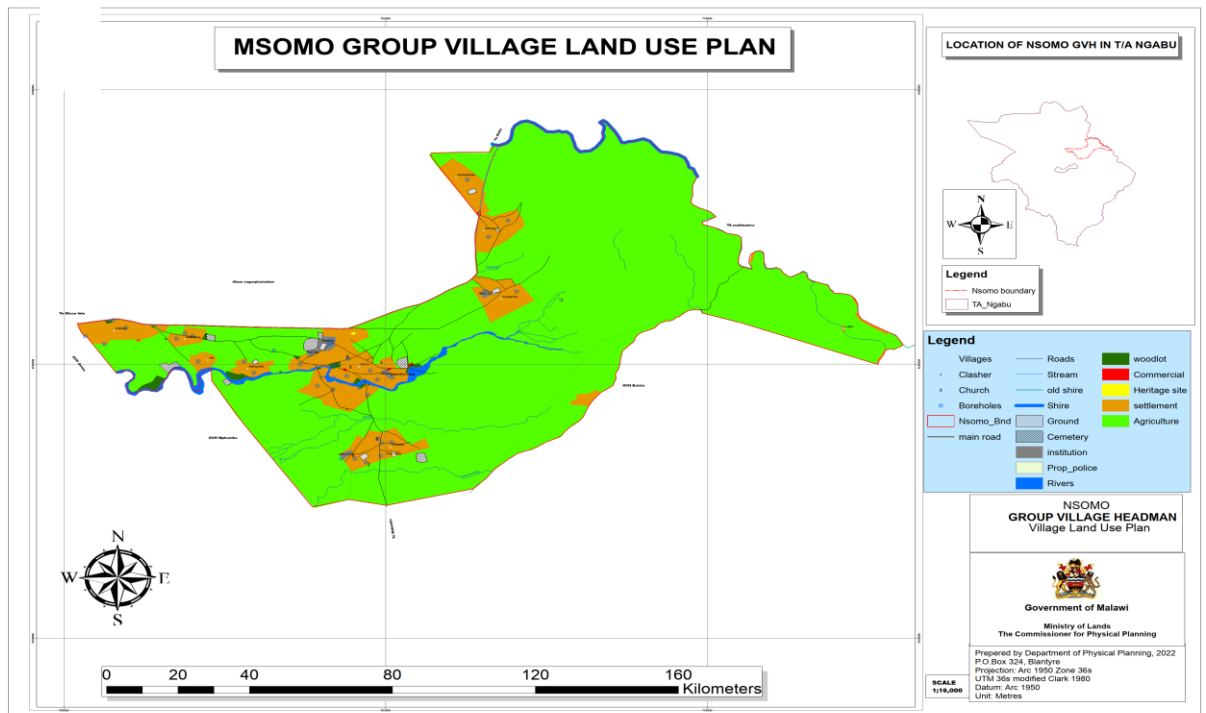


# Chikwawa District Council

## NSOMO GROUP VILLAGE LAND USE PLAN



DECEMBER 2022

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## FOREWORD

Nsomo Land Use Plan is a reflection of the will of the people the group village. The plan was prepared using a bottom-up approach and the process was guided by existing policies, legislations and regulations. It has been prepared as part of the Shire Valley Transformation Project which is focusing on making land available for irrigation among other Chikwawa District projects and developments' set-up.

The main objective of Nsomo Village Land Use Plan is to provide a spatial framework for the sustainable development and utilization of land and land based resources. Among others, the plan has been guided by the Physical Planning Act (2016) which mandates the planning team to engage beneficiary communities in defining the boundary of the planning areas and solicit their aspirations on how they want their areas to be developed. Therefore, the plan has been prepared through a participatory approach whereby the beneficiary communities are the main actors. The group village is located in Traditional Authority Ngabu in Chikwawa District. The village land use plan covers an area of 3263.85ha.

The landscape of Group Village Nsoma is generally flat with dark rich makande soils. The area is covered with greenery as there are a lot of small woodlots and isolated trees around the homestead. Along Namikalango River, there are scattered trees in the river banks. The area also experiences flooding because of the Namikalango River, Monjo, Chimbamira and Chimbiri Streams.

Assessment of the socio-economic situation of Group Village Nsomo reveals that the area lacks a number of services and facilities notable being lack of a health facility, inadequate boreholes, inadequate schools, saline water and droughts or heavy rainfall that affect crop production. As an agricultural community, the absence of reliable markets has greatly affected the general livelihoods of people in Group Village Nsomo.

People's aspirations were solicited through the customary land committee, village development committee and the village leadership and this is reflected in the provisions of the plan. The village land use plan has made provisions for the following major land uses; agriculture, settlements, institutional and forestry with agriculture as a dominant land use. The institutional land has been extended to accommodate a proposed police post. In compliance with the aspirations of the people, the plan has also proposed the following; water supply provision, electricity connection, construction of a community hall, construction of produce market, undertaking forestry and conservation activities, and rehabilitation of access roads.

Nsomo Village Land Use Plan will be implemented by several stakeholders through Chikwawa District Council but the customary land committee will play a key role in ensuring that its provisions are complied with. It will also be monitored bi-annually, but shall be reviewed once every five years. The village land use plan will be implemented through an integrated approach as the area is part of an impact area of the Shire Valley Transformation Project and its successful implementation hinges on collaboration of all stakeholders from national to local levels.

## ACKNOWLEDGEMENTS

The Department of Physical Planning would like to express its heartfelt gratitude to the entire Ministry of Lands, Housing and Urban Development for the technical and logistical support rendered throughout the process of preparing this plan. The planning team also appreciates the role played by the Shire Valley Transformation Project in the financial support. The Chikwawa District Council needs to be commended for its efforts in linking the planning team with respective communities.

Furthermore, the team is indebted to various stakeholders at local level for their valuable contributions and co-operation during the preparation of this plan. Particularly, the team wishes to express great appreciation to Group Village Headman Nsomo, the customary land committee, the village development committee and the entire Nsomo Community.

Prior to the endorsement of the Nsomo Village Land Use Plan by the Chikwawa District Council, contributions by DEC and the council were incorporated into the plan. The planning team hopes and believes that the community in Group Village Nsomo will offer its support and cooperate during the implementation, monitoring and evaluation of this plan. Special recognition should also go to every member of the planning team both in the field and at the office for the various roles they played at every stage of the plan preparation.

## ACRONYMS

|        |                                                    |
|--------|----------------------------------------------------|
| ADC    | Area Development Committee                         |
| ADMARC | Agricultural Development and Marketing Corporation |
| CLA    | Customary Land Act                                 |
| CLC    | Customary Land Committee                           |
| DEC    | District Executive Committee                       |
| GVA    | Group Village Area                                 |
| GVH    | Group Village Headperson                           |
| NGO    | Non-Governmental Organization                      |
| NLP    | National Land Policy                               |
| PPA    | Physical Planning Act                              |
| SVTP   | Shire Valley Transformation Project                |
| VDC    | Village Development Committee                      |



## 1.0 BACKGROUND

### 1.1 Introduction

Land-use planning is the systematic assessment of land and water potential, alternatives for land use and economic and social conditions in order to select and adopt the best land-use options. Its purpose is to select and put into practice those land uses that will best meet the needs of the people while safeguarding resources for the future. Participatory Land Use Planning (PLUP) is essentially a bottom-up land use planning carried out with active participation of the concerned community (International Fund for Agricultural Development, 2014).

#### Planning Goal and Objectives

The main goal of Nsomo Village Land Use Plan is to provide a spatial framework for the sustainable development and utilization of land and land based resources. Specifically, the plan aims to achieve the following objectives:

- To identify land for irrigation purposes in order to boost agricultural production.
- To promote optimum and sustainable use of water, land and land based natural resources.
- To improve infrastructure and socio-economic services for the villages within the Shire Valley Transformation Project 2.
- To facilitate the implementation of land related laws and regulations.
- To assist in resolving land use conflicts and disputes among land users.
- To ensure and empower the participation of communities and other stakeholders in the preparation of land use plan.
- To promote resilience and mitigate the impacts of natural disasters

### 1.2 Planning Principles and Approach

The planning process in all the villages in the Shire Valley Transformation Project Area adopted the basic principle of participatory planning. This is so because participatory land use planning provides an opportunity for local land users to play a central role in decision-making processes concerning the land and resources upon which they depend.

Basically, the approach to the planning exercise involved preparation, discussion and adoption of data collection guide (questionnaire), and sensitization of concerned traditional authorities and group village heads. Socio-economic information was collected through structured questionnaires and focus group discussions and observations. In addition, perimeter boundary identification was also done for the group village area while at the same time picking boundaries of various land uses such as housing, forestry, cemetery and farming areas. All the activities were done with community representatives.

### 1.3 Legal and Policy Framework

The Physical Planning Act 2016 is the principal legal instrument governing physical planning in Malawi. The main objective of the act is to provide for orderly and progressive development of land in both urban and rural areas in order to guide and facilitate the country's social and economic development. This is in line with one of the prime objectives of the National Land Policy (NLP) 2002 of extending land use planning and development controls to all types of land in effect making the whole country a planning area. The NLUP also provides guidelines for village land use planning. Among other things, the guidelines stipulate that land use planning should be done as a dual process in which the community participates fully by offering local knowledge of their environment and existing land use patterns.

Section 42 of the Physical Planning Act, 2016 gives power to the Commissioner for Physical Planning to prepare land use plans within an area under the jurisdiction of the local government authority. Therefore, the village land use plan for Nsomo was prepared by the Department of Physical Planning on behalf of Chikwawa District Council under powers conferred on the Commissioner for Physical Planning under the aforementioned section of the Act.

The Physical Planning Act also provides for public participation at all levels of planning in the country. Specifically, Section 23 (4) of the PPA gives freedom to the responsible authority to hold meetings with any persons or organizations for the purpose of explaining the proposed plan and receiving representations and comments thereon. In order to be in line with the provisions of the PPA and the NLP guidelines for village land use planning, the planning approach adopted in the preparation of Nsomo Group Village Land Use Plan was fully participatory.

Section 43 (1) of the PPA recognizes the mandate of the customary land committee provided for under Section 6 of the Customary Land Act (CLA), 2016 relating to authorization of use and occupation of customary land within its area of jurisdiction. Customary land committees which are established at group village level, whose secretary is the land clerk, form part of the village development committee.

Section 6 (2) of the CLA provides that in the management of customary land, customary land committees shall have the responsibility to plan for sustainable development within the area. In addition, Section 8 (3) (d) of the CLA stipulates that the land clerk shall be responsible for the preparation of land use plans in accordance with the PPA, 2016.

Section 43 (2) (d) of the PPA makes provision for the preparation of a simple layout plan for a 'village' for use by a traditional authority and customary land committees in the authorization of use and occupation of customary land. It is therefore noteworthy that the term 'village' in both the PPA and CLA should be understood to be group village and this serves as the lowest planning unit. The Nsomo Group Village Land Use Plan was prepared within the spatial framework of the Chikwawa District Physical Development Plan. Other laws which are critical for the preparation and

implementation of the group land use plan include the following: The Land (Amendment) Act 2016, the Land Survey Act 2016, the Forestry (Amendment) Act 2016, the Local Government (Amendment) Act 2016 and the Environmental Management Act.

Additionally, the National Land Use Policy acknowledges that the public has the right to demand and participate in decision making at all stages of land use planning and management. Experience has shown that plan implementation is easy where this basic right is respected because the public fully owns the plan. In the light of the above, the policy aims to promote participatory and community driven planning to ensure ownership and effective implementation of plans by all stakeholders and the public. Similarly, Land Use Planning and Management Guidelines and Standards stipulates that planning and implementation processes must ensure public participation at all times.

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## **2.0 DESCRIPTION AND ANALYSIS OF PHYSICAL FEATURES**

### **2.1 Introduction**

The area of Group Village Nsomo is in T/A Ngabu and shares its borders with GVH Goma to the West, old Shire River to the North East (T/A Makhwiira), Illovo Sugar Plantation to the North, GVH Mphamba to the South West and GVH Balala to the South East. It comprises 58 villages. Its total land area is about 3263.85.

### **2.2 General Landscape**

Nsomo Group Village area is a typical village with clearly demarcated land use patterns; villages are concentrated in the north western part and agricultural land in the south and eastern part. The area of Group Village Nsomo is a bit raised/ on higher ground than most of the land in Chikwawa. The settlement area and the farm land are flat. The area is covered with greenery as there are a lot of small woodlots and isolated trees around the homestead as well as the invading thorny tree species of jacaranda. Along Namikalango River and some streams, there are scattered trees in the river banks.

### **2.3 Soils**

A description of soil types in the various group village areas (GVAs) is based on broad classes in the first level of soil types according to Food and Agriculture Organization (FAO) classification. A detailed assessment of the soils in the Shire Valley Irrigation Project area was done by a joint venture of Korea Rural Community Corporation and Dasan Consultants Company Limited (2016).

GVH Nsomo area has soils classified as luvisols. They form on gentle slopes and have lower content of clay soils in the top soil while higher content is found in subsoil but they do not have advanced weathering of high-activity clay soils. These soils are rich in various minerals, have high nutrition content and well-drained. Various crops such as maize, sorghum, sweet potatoes, vegetables, cotton and sesame do well in these type of soils.

Another type of soil in the area is called fluvisols. They contain genetically young azonal soils in alluvial deposits showing stratification or any other recent sedimentation evidence. Their parent materials are predominantly recently formed fluvial deposits which are also suitable for various crops.

### **2.4 Forestry, Conservation, Vegetation and Wildlife**

There are 31 small forests/ woodlots in this community with a combined total area of 12.21ha. Neem trees are grown in almost all these woodlots. This is so because according to the community members other tree species do not do so well due to little soil moisture as a result of little rainfall amounts/droughts. The management of these woodlots is in the hands of village forest committees. Besides these manmade mini

forests, natural vegetation with invading thorny tree species of jacaranda is also visible throughout the area.

The forests are very beneficial to the community according to the VDC and CLC members of the group village area. Apart from beautifying the area, the forests help to control soil erosion, wind speed and they also provide shelter for both the villagers and the wild animals. For example, all the meetings during the plan preparation were held under some trees of one of the village woodlots.

Jacaranda trees are used for firewood and fencing by the community but a concern is the tremendous speed and easiness with which they grow and spread. These species has potential to chock the natural vegetation here.

Wild animals like velvet monkeys, rabbits, birds (Guinea fowls) and snakes are also common in this area.

***Figure 1; Village Woodlot Sample at Nsomo***



*Source; Department of Physical Planning*

## **2.5 Disaster Occurrence**

GVH Nsomo is affected by the following disasters; floods, drought, strong winds, fall army worms, ground-worms (kodi-kodi) and locusts. There are also some incidences of earth-tremors in this area.

The village settlement area is on a higher ground that is not affected by floods but the fields and access roads on all sides experience frequent floods. The village is cut off during the rainy season as the rivers overflow and roads become impassable. The village

has Namikalango River, Chimbamira River, Mojo and Chimbiri streams which close them off from the neighbouring villages when flooded.

Crops, in severe cases of flooding, are washed away. In addition, the flooding river and streams sometimes deposit fertile alluvial soils in the area which is good for crops. In other circumstances the same floods remove the top fertile soils through erosion and deposits of sand rendering some of the areas unproductive agriculturally. The earthquakes damage some houses.

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### 3. EXISTING SOCIO-ECONOMIC SITUATION

#### 3.1 Introduction

This section gives an overview of the existing social, economic and infrastructural services found in villages under Group Village Nsomo. It is a rural community with the majority of the population engaged in agriculture. The figure below shows the existing land uses in the area.

#### 3.2 Population

The group village area of Nsomo is inhabited by 2,801 households with a total population of 11,204 persons. Projecting this current population to 2032 which is the lifespan of this plan. Using an annual growth rate of 2.5% for Chikwawa District the population of Nsomo is expected to increase with 3,043 persons from 11,204 to 14,247 people within the plan period. An increase in population means that the demand for social services such as housing, schools, health facilities and police will also increase. This will exert pressure on the already limited resources. It is therefore imperative that the situation be checked before things get out of hand through family planning to control population growth, and proper land use planning to maximize the best use of available land.

#### 3.3 Land Availability

GVH Nsomo covers a total area of 3263.85ha. It has been used for various purposes. Most of the land is being used for farming while cultural heritage occupies the smallest land area though it is a crucial use to the community (see table below).

**Table 1: Summary of Land Uses in GVH Nsomo**

| Item No. | Existing Landuse        | Estimated Area |
|----------|-------------------------|----------------|
| 1        | settlement              | 390.2823       |
| 2        | agriculture             | 2800.71        |
| 3        | woodlot                 | 12.21          |
| 4        | cemetery                | 15.6           |
| 5        | commerce                | 0.72           |
| 6        | Football grounds        | 4.6            |
| 7        | institutional           | 8.906683       |
| 8        | River reseves           | 30.65471       |
| 9        | Cultural heritage sites | 0.166307       |
|          | <b>Total</b>            | <b>3263.85</b> |

**MSOMO GROUP VILLAGE LAND USE MAP**

**Legend**

- Villages
- Clasher
- Church
- Boreholes
- Nsomo\_Bnd
- main road
- Stream
- Roads
- old shire
- Shire
- Ground
- cemet
- institution
- woodlot
- Commercial
- Heritage site
- settlement
- Agriculture
- Rivers

**Scale**  
0 20 40 80 120 160 Kilometers

**Government of Malawi**  
Ministry of Lands  
The Commissioner for Physical Planning

Prepared by Department of Physical Planning, 2022  
P.O.Box 324, Blantyre  
Projection: Arc 1950 Zone 36s  
UTM 36s modified Clark 1960  
Datum: Arc 1950  
Unit: Metres

Major source of livelihood in Group Village Nsomo is farming. Food and cash crops are grow such as maize, sweet potatoes, sorghum, cotton and sesame. They also keep livestock like poultry (chickens, guinea fowls, pigeons), rabbits, goats and cattle. Some people also do small business and others earn a living through piece work in farms. Few individuals are employed by Illovo Sugar Co. Ltd.

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centres of commercial activities for this group village are Ngabu, Makande and Miseu-folo. People from this village access higher order goods from Blantyre City (see below).

***Table 2: Existing Commercial Activities at Nsomo GVH Area***

| ITEM NO | ACTIVITY/SERVICE          | NUMBER |
|---------|---------------------------|--------|
| 1       | Hawkers                   | 19     |
| 2       | Grocery                   | 6      |
| 3       | Butcheries                | 0      |
| 4       | Diesel powered maize mill | 2      |
| 5       | Bakery                    | 0      |
| 6       | Shoe repairer             | 2      |
| 7       | Bicycle Repairer          | 3      |
| 8       | bars                      | 2      |
| 9       | Produce Markets           | 4      |

***Figure 3: Some of the Economic Activities at Nsomo***



***Figure 4: Diesel-Engine Maize-Mill at Msomo***



*Source; Department of Physical Planning*

### 3.5 Social services/Amenities

#### 3.5.1 Community Policing Forum

There is a 10-member community policing service/forum in the area that deals with all issues pertaining to security of the village. However, the community still feels that there is need to tighten up security in the area by having a police unit since livestock theft is very rampant.

#### 3.5.2 Cemeteries

The community is served by 8 grave-yards covering 15.6ha but Mwanakakula Village does not have graveyard. The space in these graveyards is enough to cater for the needs of the current and the projected population and beyond applying the British standards of 1 hectare accommodating 1550 burial spaces.

#### 3.5.3 Bwalo La Mfumu/Village Court

Group village area holds community meetings under a tree, a place called 'Bwalo la Amfumu'. There is no structure whatsoever in which to hold community meetings. The problem with this arrangement is that when it is raining, meetings end prematurely and also that even important and or emergency meetings still have to wait for the rainfall to stop to be held.

#### 3.5.4 Religious Institutions

The area is predominantly a Christian community and it has a number of religious institutions with designated structures. Nsomo Village alone has 44 churches. Some of them are Evangelical Lutheran, New Apostolic, Triumph, Covenant Life Church, Baptist Church, Pentecostal, Church of Christ, Samaritan, Agape, Africa Continent Church and Seventh Day Adventist Church (See Fig. 5)

**Figure 5: Africa Continent Mission Church at Msomo**



*Source; Department of Physical Planning*

## **3.6 Existing Infrastructure**

### **3.6.1 Housing and Settlements**

Moving around the community of group Nsomo shows that the area has all the three types of houses; traditional, semi-permanent and permanent. Most of the houses are in poor conditions and really depicts the socio-economic standing of the villages themselves to a large extent. There is not any particular order in the way the houses and other structures are built. These are haphazardly scattered all over the place. In contrast though, there seems to be a clear pattern of settlement as houses are concentrated almost at one place in the north-western part of the group village while farms are located to the north-eastern part. The pattern displayed resembles the nuclear type of settlement. Settlements covers about 390.2823ha of the total land area. This is adequate for the current and future housing needs which are 126.045ha and 129.078ha respectively.

### **3.6.2 Education**

There are three primary schools in Group Village Head Nsomo. The challenge with the primary education is access roads which are impassable during the rainy season due to lack of bridges and culverts. This poses difficulties for some pupils to go to school. There is also congestion of pupils in these schools due to classroom shortage.

There is no secondary school in the area and the secondary school education is accessed at Ngabu Secondary School and Makande CDSS (GVH Malemia) which are about 8km and 5km respectively. The long distance of schools in the area is heavily felt during the rainy season as the roads are waterlogged and with the rivers flooding, children miss classes and some do not even go back after the waters have receded. Another problem is that because schools are far and the road far more treacherous for young ones, most children in the area start school very late, between the ages of 8 and 10. This poses a challenge in that most do not transition so well to school life which results in high dropout rates. It can therefore be argued that the earlier school children are introduced to school life the easier the transitioning and once used to school life they feel out of tune staying home thereby staying in school longer.

There are 28 nursery schools within GVH Nsomo. The challenge is that they do not have designated structures but they offer services in church buildings, grass structures as it is the case at Mpinganjira Village and under trees. Adult literacy classes stopped due to lack of sponsorship

### 3.6.3 Health

Nsomo group village community accesses health services at Ngabu Hospital. However, it has an under five clinic only for weighing and vaccination of children under the age of five. Unfortunately, this facility becomes inaccessible during the rainy season due to flooding of the streams and Namikalango River, thereby rendering people destitute. The community believes that the absence of a reliable health facility in the area denies them an opportunity to have a Health Surveillance Assistant who would be handy in times of emergencies, especially at night.

Patient transportation is a problem during the rainy season as the area is/gets literary cut off. It takes bravery and heavy risks to access the hospitals during this time. For example, very sick patients going to the hospital and remains of dead people from the mortuary are transported using stretchers and bicycle/motorcycle taxis that either people have to carry or are attached to a bicycle. These, however, have to wait for days for the water in these streams and rivers to recede.

*Figure 6: An Underfive Clinic at Nsomo Village*



*Source; Department of Physical Planning*

## 3.7 Utilities

### 3.7.1 Water

The group village area has 56 boreholes, 18 of which are non-functional due to technical faultst. These boreholes are distributed are not evenly distributed with some villagea having as many as 16 while other do not have According to the residents, the boreholes are not adequate to serve the whole group village area due to unequal distribution.

### 3.7.2 Electricity

Msomo Group Village Area is not connected to national electricity grid. The community depends on firewood as a main source of energy for cooking. Solar energy is also used by some individuals in the area mainly for phone charging and lighting. Specifically, for

lighting they use solar lamps and also common are candles. The community does not have complete set of equipment for solar electricity to power their homes since its startup capital is not affordable to many. As such, fuelwood plays a critical role in the lives of the people in this community without which survival would almost be impossible. This overreliance on fuelwood over long periods of time is putting pressure on the forest resources as population is increasing and forests are ever increasingly decreasing.

### 3.8 Transport and Communication

The area has accessibility problems especially during the rainy season. There are two main gravel access roads passing through the area namely; Nsomo-Makande Road (old M1)) and the road from current M1 Road to Illovo Sugar plantation. However, no maintenance work has taken place on these for about three years since MASAF projects ended in the village. Worse still, the Namikalango River and the streams do not have bridges making them impassable during the rainy season. This cuts off the village from all services such as health, education and even markets.

Bicycles and motorcycles are the only modes of transportation available in the village besides walking.

Mobile communication networks for both TNM and Airtel are available although not reliable. The network is so intermittent that making or receiving calls is almost impossible; one has to move around in search for an area where there is network connectivity to do this.

***Figure 7: Part of Bridgeless Nsomo-Makande Road across Namikalango River***



*Source; Department of Physical Planning*

### 3.9 Agriculture

Subsistence farming is practiced in the area of Group Village Nsomo for both consumption and sale. People grow crops such as maize, sorghum, vegetables, cotton and sesame. They rear rabbits, pigs, goats, cattle and poultry. People also practice irrigation farming along the streams and rivers on a small scale. However small, this



helps them improve on food sufficiency and earn a little extra something from sale of the little things they grow. Crops mostly grown under irrigation include there (okra), sweet corn, cow peas, pigeon peas and a variety of leafy green vegetables.

Droughts, strong winds, floods and livestock theft are some of the issues affecting agriculture in the area. Almost every year, crops are lost to floods and droughts and livestock theft. Despite having many livestock, there is no designated land for grazing. Livestock graze freely in a dambo at the confluence of Namikalango, Chimbamira, Mojo and Shire Rivers as well as in people's fields after harvests, a situation which is unsustainable.

### **3.10 Community Aspirations**

The community of Msomo group village meets many challenges in their day to day lives. They however have a vision of where they want to see their village progress to. This part lists down this vision in the form of aspirations. These also speak to the challenges and needs of this community that they wish to be addressed.

Below is a list of the aspirations of the people of Msomo group village area voiced through VDC and CLC committees. However, a random check with the general population puts a primary school, health centre and bridges on the rivers and streams on top of the list. These are the areas of their greatest concerns.

- Secondary school
- Piped water from Malikopo which is salt-free
- the primary schools
- Healthy facility ie health post, staff houses
- Police post
- Road maintenance ie gravel
- Dip-tanks
- Produce market structures
- Employment
- More boreholes
- Bridge construction across Msomo-Makande Roads
- Electricity
- Early childhood Development Centre/ CCBC blocks
- Irrigation farming infrastructure
- Community hall
- Evacuation centre/ safe haven
- Dredging of Namikalango and other rivers to prevent floods
- Playground
- adult literacy school
- good mobile network connectivity

## 4. KEY ISSUES FOR THE LAND USE PLAN

### 4.1 Introduction

From the preceding discussions it is clear that there are many challenges that the group village area of Nsomo faces. Addressing these challenges/issues will require a multi-faceted approach. This plan will try to provide proposals to that effect which if well implemented, would not only improve the lives of the community but also ensure orderliness in physical development that improves the areas' aesthetic beauty.

### 4.2 Summary of issues

Table 3 below sums up the discussions above highlighting the main issues/challenges that have been identified. These then among other things inform the proposals that the plan is making.

*Table 1: Summary of Challenges in Nsomo Group Village Area*

| ITEM | FOCUS AREA    | CHALLENGES                                                                                                                                                                                                                                 |
|------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | Water Supply  | <ul style="list-style-type: none"><li>• Inadequate boreholes</li><li>• Lack of piped water</li><li>• Faulty boreholes</li><li>• Salty water</li></ul>                                                                                      |
| 2    | Energy        | <ul style="list-style-type: none"><li>• Lack of electricity</li></ul>                                                                                                                                                                      |
| 3    | Education     | <ul style="list-style-type: none"><li>• Lack of a secondary school</li><li>• Shortage of primary school blocks</li><li>• Lack of staff houses at the primary schools</li><li>• Lack of libraries</li><li>• Lack of school fences</li></ul> |
| 4    | Security      | <ul style="list-style-type: none"><li>• Lack of police</li></ul>                                                                                                                                                                           |
| 6    | Communication | <ul style="list-style-type: none"><li>• Poor mobile networks' connectivity</li></ul>                                                                                                                                                       |
| 7    | Health        | <ul style="list-style-type: none"><li>• Lack of health facility. I.e. Health Post</li><li>• Lack of staff houses</li></ul>                                                                                                                 |
| 8    | Access roads  | <ul style="list-style-type: none"><li>• Waterlogged access roads during rainy season</li><li>• Slippery and impassable earth roads during rainy season</li></ul>                                                                           |

|    |                         |                                                                                                                                                                                           |
|----|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                         | <ul style="list-style-type: none"> <li>• Lack of drifts, bridges and culverts where the roads cross a river or stream eg Makande Road/Old M1 Road</li> </ul>                              |
| 9  | Source of Livelihood    | <ul style="list-style-type: none"> <li>• Lack of market infrastructure</li> <li>• Unavailability of employment options</li> <li>• Disasters affecting Agriculture. E.g. floods</li> </ul> |
| 10 | Livestock               | <ul style="list-style-type: none"> <li>• livestock theft</li> <li>• Lack of dip tank</li> </ul>                                                                                           |
| 11 | Settlement              | <ul style="list-style-type: none"> <li>• Haphazard development</li> <li>• Lack of community hall</li> </ul>                                                                               |
| 12 | Forest and conservation | <ul style="list-style-type: none"> <li>• Invading thorny tree species of jacaranda</li> </ul>                                                                                             |



## **5. PROPOSED LAND USE PLAN**

### **5.1 Introduction**

Nsomo Village Land Use Plan is a reflection of how the villagers from the 58 villages that form the group village area want their community to be developed. As an impact area of the Shire Valley Transformation Project, the area needs to have a plan to ensure that land is efficiently and effectively utilized.

### **5.2 Land use Determinants**

A number of factors have been considered in determining the land use plan. These include the following:

- Topography of land in GVH Nsomo
- The type of soils found in the group village area.
- Population of Nsomo Group Village Area
- The socio-economic needs and aspirations of people in Group Village Nsomo
- The proposed irrigation canal under the Shire Valley Transformation Project
- Availability of water and land resources
- Geographical locational factors
- Income levels of the community

### **5.3 Agriculture**

Despite Nsomo being an agricultural community, the area is not benefiting much from it due to droughts and floods that affect the area almost every year. This plan therefore proposes that government should introduce irrigation farming in the area. The community should be provided with both irrigation infrastructure and extension services for the project to succeed. There is hope as the Shire Valley Irrigation Project is taking off very soon. For maximum returns, the government should ensure that stable markets are available to farmers. The plan has maintained and set aside 2800.352ha for agricultural activities which is adequate for the plan period.

### **5.4 Housing and Settlement**

As projected, the current population of the Nsomo area will reach 14342 persons within the 10-year plan period. This means that no more land for housing will be required. Given the minimum plot size of 0.045 ha (or 450 square metres, 15 by 30 plot) per dwelling house and a household number of 2801, it is estimated that Nsomo will need about 129.06ha of land for housing within this period. About 390.2823ha has been allocated to settlement in the current plan which means that there is still plenty of land for settlement and its associated developments. However, this is subject to following

an orderly development arrangement. This, therefore, calls for simple detailed layout plans to be made and implemented in the villages that provides guidance on how buildings should be arranged and provides strict adherence to space allocated to individual households. This plan further recommends the community should strive to build their dwelling houses and other structures with permanent building materials to minimise negative impact of seasonal strong winds.

### **5.5 Playing Ground**

The five play-grounds available in the area are enough for the whole population. However, the plan recommends that the community be provided with materials such as steel goal post and balls.

### **5.6 Community Hall**

A community hall should also be constructed where community meetings will be taking place and serve as village court as well. This will also cater for other functions taking place in the community such as cooperative meetings, weddings and initiation ceremonies.

### **5.7 Police**

The common livestock theft being experienced at Nsomo is an indication that the security is not adequate and that the existing community police forums are insufficient. The plan therefore proposes for the establishment of a police post in the area or surrounding villages to provide adequate security to the community.

### **5.8 Market**

Markets facilitate trade and as such they promote economic development in an area. The presence of two markets at Nsomo means the area is well geared for the development. The plan therefore proposes the improvement of the existing markets by providing necessary market structures and making them formal. Therefore, both existing sites are being maintained for this purpose in the village plan. It also proposes a produce market near the Admarc Premises.

### **5.9 Access roads**

Almost all roads connecting Nsomo to the neighbouring villages are in bad condition. The plan proposes that a road running from Makande TC(Ngabu) to Nsomo should have bridges and tarmacked. The road branching off M1 road from Miseu-folo via Goma to Nsomo should be gravelled. All access roads need routine maintenance, culverts and a bridges.

## **5.10 Health**

Since the area is located very far from health facilities, the plan proposes for the provision of medical facility (health post) within the Group Village Nsomo near the under-five clinic premises.

## **5.11 Education**

The challenges school going children in Nsomo are currently facing are huge and need not be ignored. The plan therefore proposes the construction of additional school blocks at Nkavu Junior Primary, Liwiro F. P., Malikopo F. P. and Nsomo F. P. Schools, construction of a secondary school and CCBC blocks in Nsomo. An adult literacy centre which used to operate in the area needs to be revived and provided with adequate learning and teaching materials. Sites to accommodate these proposals (the secondary school, school blocks and CCBC blocks have been identified by the community itself. In the current plan 8.9 ha is earmarked for institutional use has been maintained.

## **5.12 Utilities**

### **5.12.1 Electricity**

The plan proposes that accessibility to hydro-electricity at Nsomo should be introduced through the Malawi Rural Electrification Programme. This should be complemented with solar energy. Chikwawa in general is an area which experiences blazing sun in the country. This is an untapped resource that can be highly beneficial to the communities as solar energy has no bills to be paid on a monthly basis. However, the initial costs for this are very high. The plan therefore proposes that the government should consider removing tax on all solar equipment to make them more affordable for people to start regarding solar energy as an alternative source of energy.

### **5.12.2 Water**

To ease the water problems, the community is currently facing at Nsomo, the plan recommends that additional boreholes should be sank in areas that are located far from the existing ones. It also recommends to connect the group village area to piped water scheme which is currently used at Malikopo Village.

### **5.12.3 Tele-Communication**

To improve on mobile phone network connectivity, the plan proposes an introduction of communication tower in the village or the surrounding area by the service providers.

## **5.13 Forestry and Conservation**

The plan recommends that all existing forestry areas should be retained and more trees should be planted around homesteads to ensure steady and reliable supply of firewood for energy. In addition, communities should be assisted to adopt other alternative sources of energy in order to conserve the environment. To deal with the challenge of jacaranda, an invading tree species, the plan commends/proposes the

sustenance of an initiative taken by the traditional leaders in Nsomo and the surrounding group villages to deal with this by clearing all these trees where available.

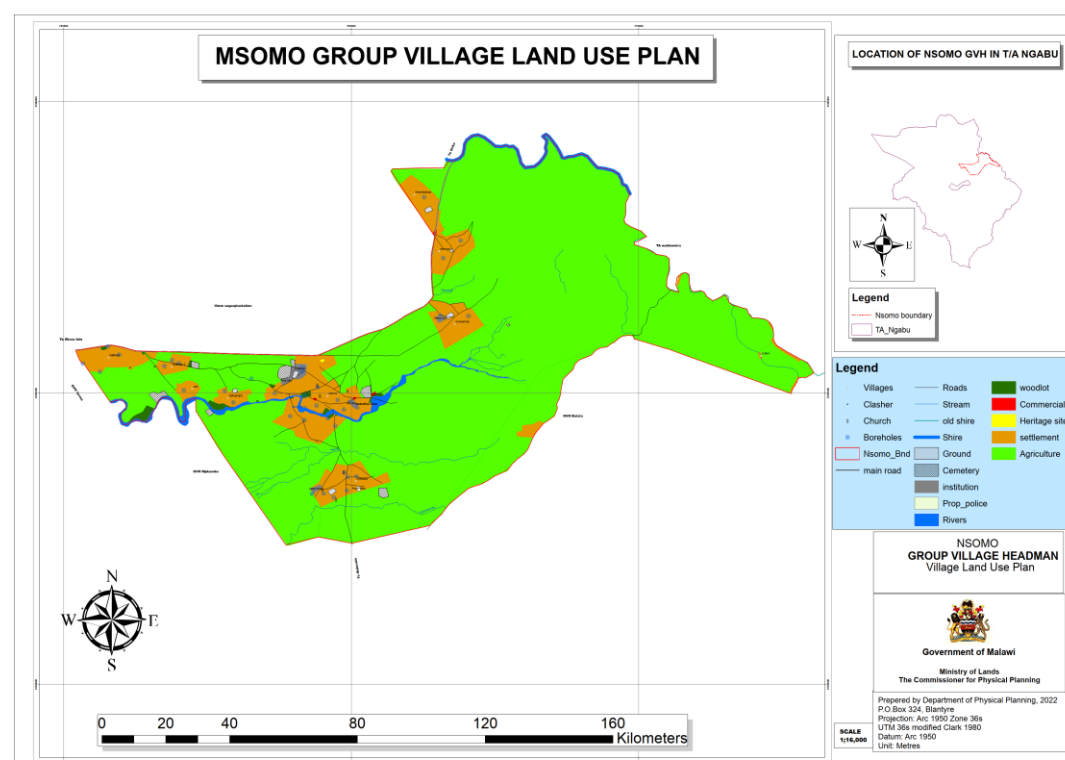
Below is a table showing the proposals in terms of land allotments. The table also gives a comparison of the existing and proposed land use coverage showing the areas of loss and gains.

**Table 2: Existing and Proposed Land Uses in Nsomo**

| Item No. | Land Use          | Existing       | Proposed       | Increase | Decrease |
|----------|-------------------|----------------|----------------|----------|----------|
| 1        | settlement        | 390.2823       | 389.8547       |          | 0.4276   |
| 2        | agriculture       | 2800.71        | 2800.352       |          | 0.358    |
| 3        | woodlot           | 12.21          | 12.21          |          |          |
| 4        | cemetery          | 15.6           | 15.6           |          |          |
| 5        | commerce          | 0.72           | 0.72           |          |          |
| 6        | Play-fields       | 4.6            | 4.6            |          |          |
| 7        | institution       | 8.906683       | 8.906683       |          |          |
| 8        | river             | 30.65471       | 30.65471       |          |          |
| 9        | Cultural Heritage | 0.166307       | 0.166307       |          |          |
| 10       | police            | 0              | 0.427606       | 0.427606 |          |
| 11       | Dip tank          | 0              | 0.3578         | 0.3578   |          |
|          | <b>Total</b>      | <b>3263.85</b> | <b>3263.85</b> |          |          |

The figure below is a proposed Land Use Plan for the area.

**Figure 8: GVH Nsomo Proposed Land Use Plan**



## 5.14 Implementation Arrangement

### 5.14.1 Risks and Sustainability

The preparation of Nsomo Village Land Use Plan was done with the beneficiary community. The successful implementation of this plan is based on the assumption that various government and donor agencies will be willing to provide financial resources for effective implementation. However, there is a risk that this plan may not be implemented accordingly as a result of the following:

- Changes in the priorities of government, cooperating partners and the community itself
- Delayed implementation of the project may reduce the impetus generated by the community through the proposed project
- Failure of the beneficiary community to preserve land for the proposed projects
- Lack of effective local level structures to oversee plan implementation
- Lack of commitment of beneficiary communities to contribute towards plan implementation
- Change of community leadership may relegate plan implementation to the periphery
- Political influence

The participatory approach of preparing this plan will encourage the community to own it because it is a reflection of their aspirations. The presence of the customary land committee, village development committee and able leadership of the group village head will ensure sustainability of the policy proposals and projects outlined in the plan. Moreover, if the irrigation scheme takes off, there is a high chance that the community will be excited and be willing to sustain the same.

### 5.14.2 Implementation Arrangement

Implementation of Nsomo Land Use Plan depends on commitment of various stakeholders such as the Chikwawa District Council, the area development committee, the village development committee and various local and international funding agencies. Responsibilities of each stakeholder are outlined in the table below:

**Table 3: Responsibilities of Stakeholders**

| ITEM NO. | STAKEHOLDER | RESPONSIBILITY                                                                                                                      |
|----------|-------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 1        | GVH Nsomo   | <ul style="list-style-type: none"><li>• Contribute towards community projects e.g. construction materials and labour, etc</li></ul> |

|   |                               |                                                                                                                                                                                                                                                                                       |
|---|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                               | <ul style="list-style-type: none"> <li>• Making land available for projects</li> </ul>                                                                                                                                                                                                |
| 2 | Chikwawa District Council     | <ul style="list-style-type: none"> <li>• Allocating resources for projects</li> <li>• Mobilization of resources for projects e.g. financial, technical, materials, etc</li> <li>• Ensuring that plan provisions are followed</li> <li>• Coordinating plan implementation</li> </ul>   |
| 3 | SVTP                          | <ul style="list-style-type: none"> <li>• Establishing irrigation scheme</li> <li>• Capacity building for plan implementation structures</li> <li>• Setting up appropriate business models for farming cooperative</li> <li>• Identifying markets for agricultural products</li> </ul> |
| 4 | District Executive Committee  | <ul style="list-style-type: none"> <li>• Technical support towards project implementation</li> <li>• Supervising of projects and plan implementation</li> </ul>                                                                                                                       |
| 5 | Area Development Committee    | <ul style="list-style-type: none"> <li>• Prioritising projects in the community</li> <li>• Ensuring that plan is implemented accordingly</li> </ul>                                                                                                                                   |
| 6 | Village Development Committee | <ul style="list-style-type: none"> <li>• Prioritising projects in the community</li> <li>• Monitoring effective plan implementation</li> </ul>                                                                                                                                        |
| 7 | Customary Land Committee      | <ul style="list-style-type: none"> <li>• Local land management</li> <li>• Effective plan implementation</li> </ul>                                                                                                                                                                    |
| 8 | Development Agencies/NGOs     | <ul style="list-style-type: none"> <li>• Providing financial resources for projects</li> <li>• Civic education on cross-cutting issues</li> </ul>                                                                                                                                     |

## 6. MONITORING AND EVALUATION

Monitoring of Nsomo Group Village Land Use Plan will be done biannually by the Chikwawa District Council through the District Physical Planning Office in conjunction with Monitoring and Evaluation Office and the Shire Valley Transformation Project Office. The plan will have a lifespan of 10 years and it will be reviewed once in every 5 years.

It is important that mechanisms developed for monitoring and evaluation of the land use plan should respond to concerns such as:

- The number of activities and level of funding for their implementation
- The effectiveness of resource mobilisation and technical support
- The extent of implementation of planned activities.
- The impact of the implemented activities on the community
- Extent on achievement of the goals and objectives

## 7. CONCLUSION

The Nsomo Group Village Land Use Plan is a vision of how the people want their area to be developed. It has been prepared with the community and contains their aspirations which if implemented, will result in the improvement of people's social and economic welfare. The participatory approach adopted in its preparation will result in the community owning the same. Various stakeholders have been assigned roles and it is our view and desire that they will play their rightful roles in the implementation of the plan. Specifically, the Shire Valley Transformation Project is requested to assist the community to embark on intensive farming in order to improve the people's lives.

DRAFT