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FOREWORD

Phata Scheme Land Use Plan is a reflection of the will of management and members of the cooperative. The plan was prepared using a bottom up-approach and the process was guided by existing policies, legislations and regulations. Phata Scheme Land Use Plan has been prepared as part of the Shire Valley Transformation Project which is focusing on identifying and making available land for irrigation among other projects in Chikwawa District.

The main objective of Phata Scheme 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 where the scheme members and management are the main actors. Phata Sugarcane Outgrowers Cooperative is located in Traditional Authority Maseya, within Chikwawa District. The Plan covers an area of about 842.74 ha.

The general landscape of Phata Irrigation Scheme is generally flat and it is characterized by sugar cane plantations and seasonal streams that form as a result of flood water. The area also experiences flooding because of Shire and Mthumba Rivers.

Assessment of the socio-economic situation of Phata Scheme shows that the area lacks a number of social services and facilities, notable being lack of a reliable health facility. As an agricultural community that relies on irrigation farming, exorbitant electricity bills from ESCOM are negatively affecting operations at the scheme.

People's aspirations were solicited through the Scheme management and the cooperative members and these are reflected in the provisions of the plan. Phata Scheme Land Use Plan has made provisions for the following major land uses; agriculture, offices, fish ponds and conservation. Agriculture is the dominant land use and the community needs support towards irrigation farming. In compliance with the aspirations of the scheme management and members, the plan has adopted the proposed extension of the scheme to cover land earmarked for phase 3 subject to availability of Nchalo Sugar mill and funding; and recommended that the scheme land should be registered as customary estates in line with the Customary Land Act of 2016.

Phata Scheme Land Use Plan will be implemented by several stakeholders such as the Scheme Management, Cooperative Members, Traditional Leaders and the Chikwawa District Council. It will also be monitored bi-annually, but shall be reviewed once every five years. Implementation of the plan shall be 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 stakeholders at all 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 Shire Valley Transformation Project for the financial support. The Chikwawa District Council needs to be commended for its efforts in linking the planning team with scheme management and cooperative members.

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 Traditional Authority Maseya, management and members of Phata Sugarcane Outgrowers Cooperative.

Prior to the endorsement of the Phata Scheme Land Use Plan by the Chikwawa District Council, contributions by District Executive Committee (DEC) and Council were incorporated into the plan. The Planning Team hopes and believes that the scheme management and members will offer 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 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
ESCOM	Electricity Supply Corporation of Malawi
GVA	Group Village Area
GVH	Group Village Headperson
LUP	Land Use Plan
NGO	Non-Governmental Organization
NLP	National Land Policy
PLUP	Participatory Land Use Planning
PPA	Physical Planning Act
SVTP	Shire Valley Transformation Project
VDC	Village Development Committee

1 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).

1.2 Planning Goal and Objectives

The main goal of Phata Scheme Land Use Plan (LUP) 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 infrastructures and socio-economic services for the villages within the Shire Valley Transformation Project 1.
- 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 LUP.
- To promote resilience and mitigate the impacts of natural disasters

1.3 Planning Principles and Approach

The land use planning process in all the villages in the Shire Valley Transformation Project Area adopted the participatory planning approach. 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 Authority, Group Village Heads and Scheme management and membership. Socio-economic information was collected through structured questionnaires and focus group discussions and observations. In addition, a perimeter boundary identification was also done for the irrigation scheme while at the same time picking boundaries of various land uses such as settlements/offices, forestry and farming area. All the activities were undertaken with Scheme Management and Cooperative Members.

1.4 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) of extending land use planning and development controls to all types of land, in effect, making the whole country a planning area. The NLP 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 LUPs within an area under the jurisdiction of the local government authority. Therefore, the LUP for Phata 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 Phata Scheme LUP was fully participatory.

Section 43 (1) of the PPA recognizes the mandate of the Customary Land Committee (CLC) 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. CLCs 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. A CLC shall have the responsibility to plan for sustainable development within the area. In addition, Section 8 (3) (d) of the CLA stipulate that the land clerk shall be responsible for the preparation of LUPs 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 CLC 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 Phata LUP 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 Phata LUP 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 Draft 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 easier where this basic right is respected because the public fully owns the plan. In 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 stipulate that planning and implementation processes must ensure public participation at all times.

2 DESCRIPTION AND ANALYSIS OF PHYSICAL FEATURES

2.1 Introduction

Phata Sugarcane Outgrowers Cooperative is located in Traditional Authority Maseya. It has a total area of 842.74 hectares. Land that comprises Phata Irrigation Scheme falls under four Group Village Areas, namely Kalima, Frank, Kadzumba and Chambuluka. Phata Scheme LUP is focusing on the irrigation scheme only because the group village areas surrounding the scheme have their own LUPs prepared under the same project (Refer to Frank and Kalima Village LUPs for details).

2.2 Location

Phata is located to the south of Chikwawa Boma and it is approximately 2 km from the M1 Road towards Shire River. The scheme is in Traditional Authority Maseya.

2.3 General Landscape

Phata Irrigation Scheme, just like most parts of Traditional Authority Maseya, is generally flat with slope gradient of not more than 2% and the slope direction is eastwards and northwards towards the Shire River. The elevation ranges between 101m and 106m above sea level. The scheme is involved in large scale growing of sugar cane. Therefore, the sugar cane is the dominant land cover in the scheme.

2.4 Soils

A description of soil types in the scheme 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).

The dominant soils in Phata Irrigation Scheme are fluvisols. These soils are mineral rich and their topographic/physiographic setting markedly influenced their formation. Fluvisols accommodate genetically young, azonal soils in alluvial deposits, which show stratification or other evidence of recent sedimentation. Sediments are either fluvial, lacustrine or marine. Fluvisols are generally suitable for the growing of a variety of crops.

Cambisols soils are also found, especially in the southern part of the scheme. These soils are characterized by the absence of a layer of accumulated clay, humus, soluble salts, or iron and aluminium oxides. The parent materials of cambisols consist of medium and fine textured materials derived from a wide range of rocks. Cambisols are suitable for agricultural exploitation because of their favourable aggregate structure and high content of weatherable minerals. Soils in the eastern part of the scheme are not classified. However, this is the land very close to Shire River and the soils are predominantly sandy and sandy clays. The soils outside the scheme in the eastern side are not suitable for growing of sugar cane.

2.5 Forestry, Conservation, Vegetation and Wildlife

There is no forest in the area, but there are three woodlots. Additionally, there is land reserved for conservation in the area but it is currently bare.

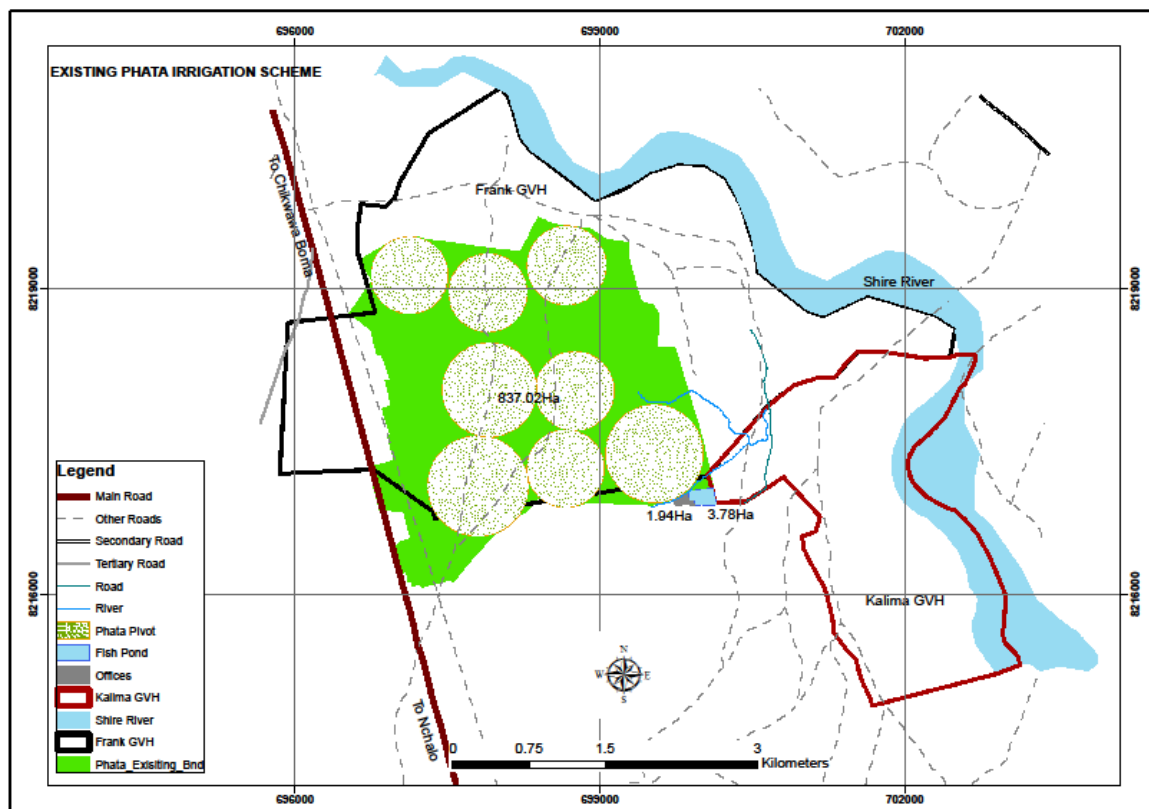
Neem and mitondo trees constitute a greater proportion of vegetation. While nimu trees are also used for commercial purposes as a medicinal plant, the other types of trees are used for firewood. Mitondo trees are used for making curios and dug-out canoes.

Wild animals are regularly spotted in the area. These animals escape from Lengwe National Park because some sections of the electric wire fence have been destroyed and animals are found inside the sugarcane plantations.

2.6 Incidences of Disasters

The most notable and common disasters that occur in the area are floods. Floods only affect villages near the scheme but farmland is not affected. Flooding occurs due to overflow of the Shire River.

Figure 1: Phata Scheme Existing Land Use Map



Source: Physical Planning Department, 2019

3 EXISTING SOCIO-ECONOMIC SITUATION

3.1 Introduction

This section contains the population of the scheme membership, availability of land, sources of livelihoods, community services and infrastructure developments within and around Phata Scheme.

3.2 Population

Phata Irrigation Scheme has a total number of 1,112 members. Each of these people have different landholding sizes, which they have contributed to the scheme. The membership of the scheme comes from 19 villages that fall under four Group Village Areas, namely Kadzumba, Frank, Kalima and Chambuluka.

3.3 Land Availability

The existing Phata Irrigation Scheme is about 842.74 ha. This land was developed under Phases 1 and 2 but there is additional land earmarked to accommodate Phase 3 of the scheme comprising 197.57 ha.

3.4 Economic Activities and Sources of Livelihood

The main source of livelihood in Phata Cooperative is growing of sugar cane while few members are engaged in formal employment in the fields of education, health, casual labours at Illovo and Lengwe National Park. The cooperative members get dividends as per their shareholding levels once sugar cane is sold to Illovo Group of Companies. Others are engaged in informal employment in businesses, carpentry (making furniture for sale) and other related activities. There are some hawkers in the surrounding villages, and few people are engaged in cottage industries, which include bicycle repairs and bakeries. There is one maize mill inside the scheme, which the villagers use.

3.5 Community Services

There is no community hall around the scheme, but scheme members meet in one of the conference rooms at Phata Cooperative Administrative Office. Refer to Figure 1 showing a planning consultation meeting in session at the office. There are no playgrounds but cemeteries exist within villages around Phata Irrigation Scheme. LUPs for surrounding group village areas have been prepared separately. Refer to Kalima and Frank Village LUP for details.

Figure 2: Interface Meeting with Phata Cooperative Members



Source: Physical Planning Department, 2019

3.6 Existing Infrastructure

Phata Sugarcane Cooperative has these physical infrastructures; office buildings, fuel pump, water pumps and water reservoirs.

Figure 3: Phata Water Intake Point



Source: Physical Planning Department, 2019

3.6.1 Housing and Settlements

Most of the houses are in the nearby villages but the whole area is not planned, hence development has been done haphazardly.

3.6.2 Health

There is no health facility at Phata Scheme and nearby villages but there is an ambulance, which carries patients from the surrounding villages to Chikwawa District Hospital, which is located 13.5 km north-west of the scheme.

3.6.3 Education

There are both primary and secondary schools in the area under the area of Group Village Headman Maseya.

3.7 Utilities

Communities around Phata have access to piped water. The water is treated and supplied from a water scheme run by Phata Cooperative. In addition, water is also accessed from 11 boreholes that were sunk by government and are located within the surrounding villages. Group Village Kadzumba has 6 boreholes while water supply situation in Group Village Frank is detailed in the respective LUP under Frank.

Although electricity is available at the scheme, the surrounding communities do not have electricity. Their main source of energy is fuel wood for cooking, while solar energy is used on a small scale, mainly for lighting. The majority uses torches for lighting in their homes.

3.7.1 Means of Transport

The main modes of transport are bicycles and motorcycles. The villagers rarely use cars, unless when they are travelling to distant destinations.

3.8 Agriculture

The main crops grown in the scheme are sugar cane, fruits and vegetables. In addition, every family practices livestock farming in their respective villages. The most common animals that are reared include goats, cattle and pigs.

The presence of Shire River, which is the reliable source of water, has contributed to both large scale and small-scale irrigation farming to be practised in the area. Fish farming is however, practiced on a small scale at Phata Scheme. Some people are also engaged in fishing in the Shire River. Figure 3 is a sugar plantation and vegetables at Phata Scheme.

Figure 4: Sugar Plantation and Vegetables at Phata



Source: Physical Planning Department, 2019

4 KEY ISSUES FOR PARTICIPATORY LAND USE PLAN

4.1 Introduction

This section gives an overview of factors that determine the LUP, challenges identified during the analysis of the existing situation and what management and cooperative members would like to have at the scheme.

4.2 Land Use Determinants

Several factors affect and will continue to affect the land uses at Phata Scheme and the surrounding areas. The first one is flooding of the area that mostly affects settlements. The second factor is lack of finances to develop the land that has been earmarked for Phase 2 of the scheme. The third determining factor is the type of soils dominant in the area. Other important determinants include the desire to maintain and conserve the environment and efficient and optimum utilization of available land.

4.3 Summary of Issues affecting the Cooperative

Incidents of flooding, inadequate financial resources, lack of proper infrastructure at the market, high electricity bills and inadequate equipment for irrigation. The challenge of high electricity bills charged by ESCOM is a major factor negatively affecting operations of the scheme.

4.4 Cooperative Members Aspirations

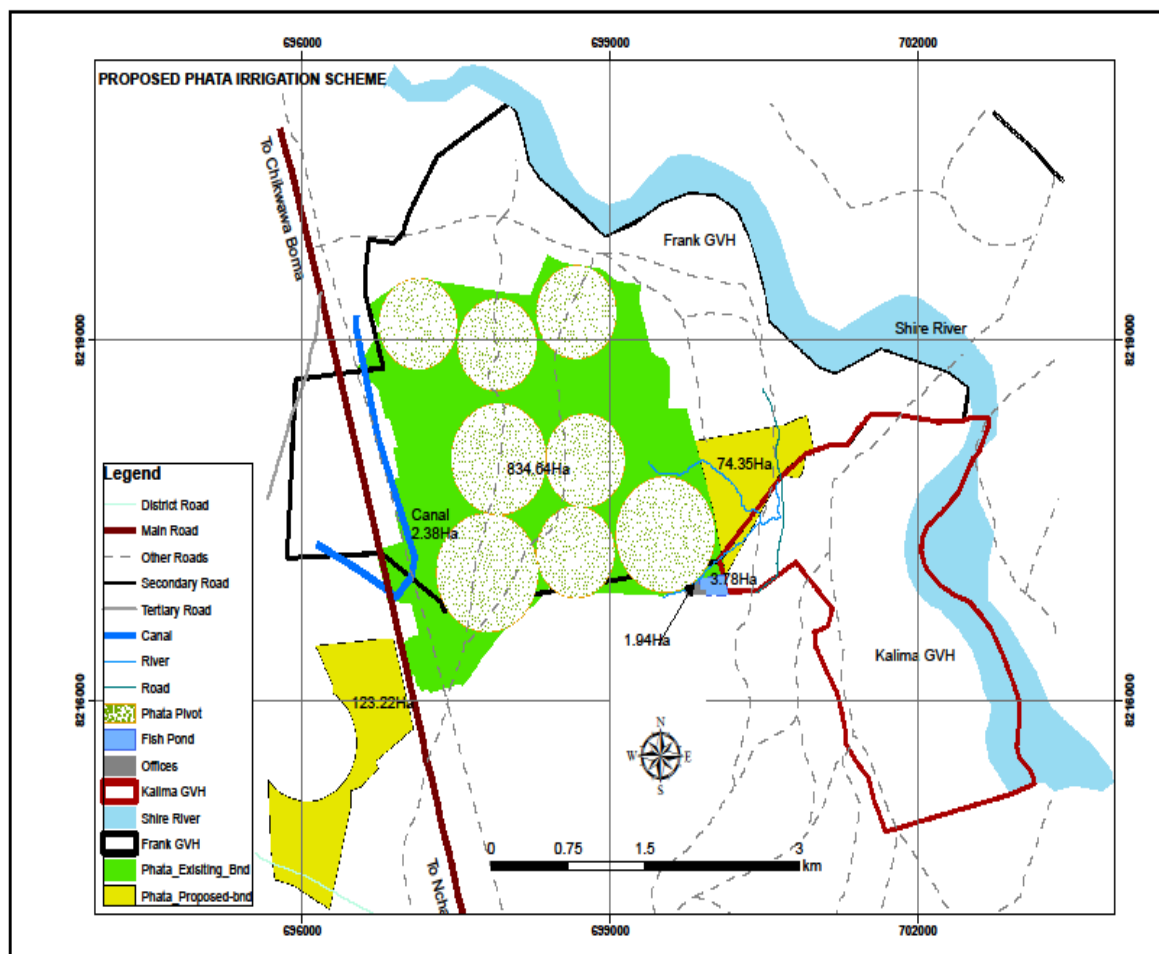
Members of Phata Cooperative aspire to have their own permanent produce market infrastructure, electricity to be supplied to their villages and adequate social services and facilities such as secondary school and a health centre. In addition, they also wish to have a community hall and have good access roads. Particularly, Phata Cooperative seeks a lasting solution to the high electricity bills, which are hampering overall operations at the irrigation scheme.

5 PROPOSED PARTICIPATORY LAND USE PLAN

5.1 Introduction

Phata Cooperative is primarily involved in the growing of sugar cane and the proposed plan is focusing on extending agricultural land, managing electricity bills and ensuring that its members' livelihoods improve. Social services to serve the members of Phata Cooperative have been adequately addressed in the LUPs for the surrounding Group Village Areas.

Figure 5: Phata Land Use Plan



Source: Physical Planning Department, 2019

5.2 Agriculture

5.2.1 Sugar Cane Growing

Agricultural land is available but there is a need to promote irrigation in order to improve productivity in the area. The area, which is uncultivated, should be utilised for agricultural purposes. Since the cost of electricity to pump water from Shire River to the cane fields is high, alternative sources of energy should be explored to complement

ESCOM's power. In addition, canal irrigation should be promoted as an option to pivot irrigation.

The plan maintains the existing irrigation scheme for agricultural land use. Two land parcels; one on the south-west comprising 123.22 ha and the other one on the east consisting 74.35 ha are zoned for agriculture purposes. These have been earmarked to accommodate Phase 3 of the Scheme. The piece of land proposed for extension in the south-west is located in another group village area along the Chikwawa-Nchalo Road.

The Shire Valley Transformation Project is proposing to construct an irrigation canal to supply water to the existing scheme. The canal will occupy about 2.38 ha of the scheme land. The plan recommends that Phata Cooperative Scheme should take full advantage of the canal to access irrigation water to the cane fields. This will assist the scheme to switch from pivot irrigation to furrow irrigation. Picture in Figure 6 below depicts furrow irrigation. Therefore, management of Phata Cooperative should seriously engage Shire Valley Transformation Project to come up with an arrangement of accessing the irrigation water to boost sugarcane farming.

Figure 6: Typical Furrow Irrigation



Source: Physical Planning Department, 2019

The plan also recommends that government and development partners should assist Phata Cooperative with financial and technical support to develop furrow irrigation infrastructure to cover the existing irrigation scheme.

5.2.2 Sugar Cane Transportation

Haulage of sugar cane from Phata to ILLOVO Mill at Nchalo is done by ILLOVO using UNITRANS, a transport. Just like the case of KAMA and Kasinthula Schemes, transport costs are quite high and the cooperatives have no say on transport arrangements. The high transport costs erode the cooperative's profits. The plan recommends that there should be collaboration among the three sugar cane cooperatives to explore the possibility of establishing a semi-autonomous transport firm with shareholding from the three cooperatives. Once established, the company will be responsible for transporting cane to Nchalo Mill.

5.2.3 Existing Sugar Cane Mill

Extending the scheme to cover potential irrigable land as proposed in the plan depends on availability of additional capacity at Nchalo Mill and financing. It was reported that the current mill capacity of ILLOVO Mill cannot accommodate additional sugar cane. The plan strongly recommends that a new sugar-milling factory should be established near Presscane on the industrial land proposed in the Chikwawa District Physical Development Plan. This proposed factory will absorb sugar cane grown at the proposed schemes of Dambo, Bwana, Mthuna and Madzalume and also enable expansion of existing sugar cane schemes.

The plan also recommends that management and members of the scheme should negotiate for low interest loans from financial institutions locally and internationally, with assistance from Shire Valley Transformation Project to fund expansion proposals.

5.3 Housing and Settlements

Settlement land in the surrounding group village areas has not been economically used. Phata Irrigation Scheme endorses recommendations in Frank and Kalima Group Villages LUPs of ensuring that there is orderly and coordinated development in the area. Refer to Frank and Kalima Village LUPs for details. This will ensure that agricultural land is available for proposed irrigation schemes in Traditional Authority Maseya.

5.4 Community Services

Community services for members of Phata Cooperative are available in the villages where they come from such as Kalima and Frank. Refer to Kalima and Frank Group Village LUPs for details.

5.5 Social Services and Utilities

The need for social services such as primary and secondary schools, and health facilities has been addressed in the LUPs for Frank and Kalima Group Village Areas.

The irrigation scheme has electricity that is predominantly used to pump water from Shire River. Management of the cooperative has made efforts to resolve the issue of exorbitant electricity bills with ESCOM to no avail. It is in the interest of government and the people of Chikwawa that Phata Cooperative, which is regarded as a good business model for land-based investment for rural communities, should continue to exist. Therefore, the plan recommends that government, through Ministries of Energy;

Industry and Trade and also Malawi Energy Regulatory Authority should intervene on this matter.

In terms of mobile communication, both Airtel and TNM is accessible but the absence of base transmitting towers in the area affects quality of the network. The plan therefore recommends that both TNM and Airtel should improve their services in the area. Specifically, the plan proposes that base transmitting stations should be installed in the area just as it has been done with Illovo Campus at Nchalo.

5.6 Land Tenure Security

Land under Phata Irrigation Scheme is a contribution from its members but it is not yet registered. Preliminary work on cadastral survey for the land under the Irrigation Scheme was already done. Therefore, management of Phata Cooperative should be assisted to formalize occupation and use of land for phase 1 and land earmarked for the proposed phase 2 using the recently enacted Customary Land Act of 2016. This will ensure that all the land is registered as customary estates and the membership of the cooperative shall have secure tenure over the land.

5.7 Forestry and Conservation

Phata has reserved some land for planting of additional woodlots and vegetation cover to prevent soil erosion.

Table 1: Existing and Proposed Land Uses

LAND USE	EXISTING LAND USE	PROPOSED LAND USE	DECREASE	INCREASE
Sugar Cane (Phase 1)	837.02	837.02	2.38	-
Office	1.94	1.94	-	-
Fish Ponds	3.78		-	-
Canal Reserve	-	2.38	-	2.38
Proposed Phase 2 Land	-	197.57	-	-
	842.74	1040.31	2.38	2.38

Source: Physical Planning Department, 2019

Note: The figures for existing and proposed are different because of land earmarked for Phase 2. The land acquisition process is yet to be finalized.

6 IMPLEMENTATION ARRANGEMENT

6.1 Risks and Sustainability

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. There is a risk however, that this plan may not be implemented accordingly as a result of the following:

- Changes in the priorities by government, cooperating partners and Cooperative management and its membership
- Delayed implementation of the project may reduce the impetus generated by the cooperative management and membership in the proposed project
- Failure of cooperative management and members to complete the land acquisition process for the proposed phase 2 irrigation land
- Lack of commitment from potential members to contribute towards plan implementation
- Climate change
- Change of leadership within the community may relegate plan implementation to the periphery
- Political interference

The participatory approach adopted during the preparation of this plan will encourage management and members of the cooperative to own it because it is a reflection of their aspirations. Moreover, if the construction of irrigation canals takes off, there is a high chance that the potential members from the surrounding communities will be excited and be willing to sustain the plan provisions.

6.2 Implementation Arrangement

Implementation of Phata LUP depends on commitment of various stakeholders that include management and members of Phata Sugarcane Outgrowers Cooperative, Chikwawa District Council, SVTP, 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 2: Stakeholders and their Responsibilities

ITEM NO.	STAKEHOLDERS	RESPONSIBILITY
1	Phata Cooperative Management and Members	• Provide corporate leadership in scheme management • Making available land for projects
2	Chikwawa District Council	• Assisting in land registration process • Ensuring that plan provisions are followed • Coordinating plan implementation
3	SVTP	• Expanding the irrigation scheme • Capacity building for plan implementation structures

		• Setting up appropriate business model for farming cooperative • Identifying markets for agricultural products
4	District Executive Committee	• Technical support towards project implementation • Providing oversight role in projects and plan implementation
5	Area Development Committee	• Providing oversight role in projects and plan implementation • Ensuring that plan is implemented accordingly
6	Village Development Committee	• Monitoring effective plan implementation
7	CLC	• Land registration • Effective plan implementation
8	Development Agencies/NGOs	• Providing financial resources for projects • Civic education on cross cutting issues

Source: Physical Planning Department 2019

6.3 Monitoring and Evaluation

Monitoring of Phata Scheme LUP 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 shall have a lifespan of 10 years, however it will be reviewed once every 5 years. It is important that mechanisms developed for monitoring and evaluation of Phata LUP 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 core activity at Phata Sugarcane Outgrowers Cooperative is growing of sugarcane and almost 99% of the land is under sugarcane plantations. The plan endorses the desire of management and membership of Phata Cooperative to expand the irrigation land into nearby idle land in Group Village Frank. The plan recommends that Shire Valley Transformation Project should assist the cooperative with the development of the proposed phase 3 irrigation land. It is hoped that implementation of this plan will contribute towards efficient utilization of land.