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FOREWORD

Kholongo Group Village Land Use Plan reflects the development vision of the people under Group Village Kholongo. The plan was prepared using a bottom up-approach and the process was guided by existing policies, legislations and regulations. Among these, 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 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 beneficiary communities are the main actors.

The main objective of plan is to provide a spatial framework for the sustainable development and utilization of land and land-based resources in Group Village Headman Kholongo within Traditional Authority Ngabu in Chikwawa district. The 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 landscape of Group Village Kholongo is generally flat with raised ground to the southern and western part of the area. There are also isolated tree species within the homesteads, river banks and farmland. The area also experiences flooding because of Phwadzi and Chinkobwe River which affects both settlement and farm land.

Assessment of the socio-economic situation of Group Village Kholongo shows that the area lacks a number of services and facilities, notable being lack of reliable health facility and secondary school. As an agricultural community, the absence of reliable markets and electricity has greatly affected the general livelihoods of people.

People's aspirations were solicited through the Customary Land Committee and Village Development Committee and the village leadership. The plan has made provisions for the following major land uses; agriculture, settlements, forestry and drainage with agriculture as a dominant land use. In compliance with the aspirations of the people of Kholongo, the plan has also proposed the following; construction of additional learning blocks and staff houses at the primary school, provision of additional boreholes, construction of a secondary school, rehabilitation of main roads.

The plan also endorsed the upgrading of Mafale health post to a health centre, construction of a dyke, construction of a drainage, allocation of mixed housing area, allocation of both institutional and commercial areas and connection of electricity.

The 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 its successful implementation hinges on collaboration of all stakeholders from national level to local level.

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 and logistical support. The Chikwawa District Council needs to be commended for its efforts in linking the planning team with respective communities as well as providing technical personnel to work in collaboration with the physical planning team.

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 Ngabu, Group Village Head Kholongo, the Village Development Committee, the Customary Land Committee and the entire Kholongo Community.

Prior to the endorsement of the Kholongo Village Land Use Plan by the Chikwawa District Council, contributions by DEC and Council were incorporated into the plan. The planning team hopes and believes that the community in Group Village Kholongo 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 plan preparation.

ACRONYMS

ADC	Area Development Committee
CBO	Community Based Organization
ADMARC	Agricultural Development and Marketing Corporation
CLA	Customary Land Act
CLC	Customary Land Committee
DEC	District Executive Committee
ECDC	Early Childhood Development Centre
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. 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 Kholongo Group 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 infrastructures and socio-economic services for the villages within the Shire Valley Transformation Project.
- 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

1.3 Planning Principles and Approach

The Planning methodology used in the planning of the village is participatory 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 planning process involved preparation, discussion and adoption of data collection guide and sensitization of concerned Traditional Authorities and Group Village Heads. Socio-economic information was collected through structured questionnaires, 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 settlements, forestry, and cemetery and farming area. All the activities were done with the guidance of community representatives.

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 land use plans within an area under the jurisdiction of the local government authority. Therefore, the village land use plan for Kholongo was prepared by the Department of Physical Planning in collaboration with 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 Kholongo Group Land Use Plan was participatory planning approach.

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 are established at group village level, whose secretary is the land clerk, form part of the planning team

Section 6 (2) of the CLA provides that in the management of customary land, a customary land committee 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 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 Kholongo 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 Kholongo 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.

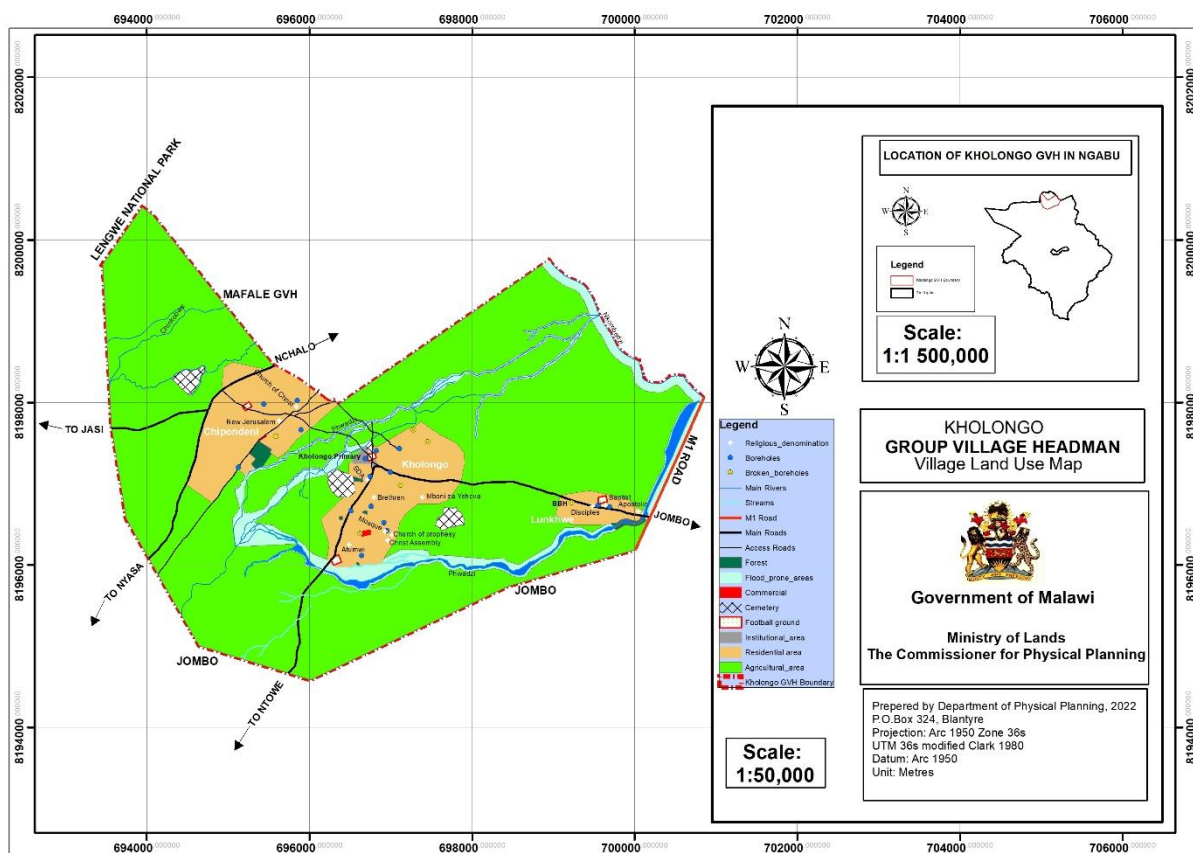
Additionally, the Draft Land Use Policy acknowledges that the public has the right to demand and participate in decision making at all stages of land use planning and management. Experience has shown that plan implementation is easier where this basic right is respected because the public fully owns the plan. In 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 stipulate that planning and implementation processes must ensure public participation at all times.

2. DESCRIPTION AND ANALYSIS OF PHYSICAL FEATURES

2.1 Location

Group Village Kholongo is located in the area of Traditional Authority Ngabu, west of M1. It is bordered by Mafale village to the North West, Jasi to the South West, Jombo to the South and South east, Nkombedzi River to the North and Lengwe National Park to the West (Refer to figure 1) There are 7 villages in the area of GHV Kholongo. These are; Nsanjama, Dwaliti, Lukhwe, Thenesi, Maya, Chipondeni and Kholongo. The Group Village Kholongo covers about 2447.608 hectares.

Figure 1 : Existing Land Use Map



Source: Physical Planning Department, 2022

2.2 General Landscape

Group Village Kholongo area is generally flat with a raised ground on the southern and western part of the area. It is dominated by agricultural land. Settlements are located to the Western, central and Eastern part of the area. Farm land surrounds all the settlement areas. There are also isolated tree species within the homesteads, river banks and farmland. However, planted tree species have replaced natural tree vegetation in most settlement areas within the Village. The settlement area is dotted with 6 woodlots.

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).

The dominant soils in Group Village Area Kholongo are luvisols. These are soils that form on flat or gently sloping landscapes. They have pedogenetic differentiation of clay content, with a lower content in the topsoil and a higher content in the subsoil, without marked percolating or advanced weathering of high-activity clays. Luvisol soils have a high mixture of minerals, high nutrient content and are well drained, thereby making them suitable for a variety of crops such as grains and fruits.

Another soil type in the area is called fluvisols. These accommodate genetically young, azonal soils in alluvial deposits, which show stratification or other evidence of recent sedimentation. Parent materials are predominantly recent fluvial deposits and are also suitable for various crops. All the above soil types can support the growth of various crops.

2.4 Forestry, Conservation, Vegetation and Wildlife

There are six conservation woodlots within the settlement area. These are the main conservation areas in GVH Kholongo. All the 6 woodlots are managed by the community forestry committee when donor funding is available and the GVH once the project funding elapse. These woodlots are source of raw materials such as wood for development projects.

They also act as wind break around the school and some homesteads. The woodlots that are along the river, conserve the river banks. Land under existing woodlots is estimated to be 8.258 ha. The most common wildlife here are birds and snakes. While the common trees are Neem, Acacia and Njale.

2.5 Incidence of Disasters

The common disasters affecting Group Village Kholongo are floods, strong winds and dry spells. The area is frequently affected by floods due to overflowing of the surrounding rivers and streams in particular Phwadzi and Chinkobwe. The floods affect both the settlement and agriculture fields except the farm land to Southern and western part of the area as they are located on a relatively higher ground. The community alert each other through beating drums, blowing whistles and screaming. However, they are no any evacuation centres. The victims seek shelter from the primary school. The total land area earmarked as flood prone is 158.379 ha.

Drought affects the rain fed agriculture. Here, crops wilt before maturing hence causing food insecurity and poverty to farmers. Strong winds are usually experienced towards beginning of rainy season and these winds mostly affect houses in the settlement area as roofs of some houses are toppled.

3. EXISTING SOCIO-ECONOMIC SITUATION

3.1 Introduction

This section gives an overview of the existing social, economic and infrastructure services available in villages under Group Village Headman Kholongo.

3.2 Population

Group Village Kholongo has a total approximate population of 9470 people of which 4039 are males, 5431 females and 1096 children. The population is expected to rise in the next ten years due to natural increase and immigration. Based on the population growth rate of 2.5% for Chikwawa District, the estimated population in the next 10 years will be 12122 people and the estimated number of households will rise from 1894 to 2425. The increase in number of households by 531 will create pressure on land, water, forest and forestry products as well as community facilities and utilities.

The current average land holding size of **1.29 hectares** per household shows that families have inadequate land holding size to support their livelihood considering that the standard land holding size is 2 hectares per household.

3.3 Land Availability

GVH Kholongo has a total land area of 2447.608 hectare. This land has been distributed among different land uses as summarized in the table below; (Refer to table 1).

Table 1: Summary of Existing Land Uses in GVH Kholongo

ITEM NO.	EXISTING LAND USES	ESTIMATED AREA (HA)
1	Housing and Settlements	355.427
2	Agriculture	1864.168
3	Woodlot	8.257
4	Area occupied by Rivers	29.855
5	Cemetery	23.810
6	Football grounds	3.239
7	Commercial	1.044
8	Institutional	3.428
9	Flood prone	158.379
TOTAL		2447.608

Source: Physical Planning Department, 2022

3.4 Economic Activities and Sources of Livelihood

Major source of livelihoods for the people of Group Village Kholongo is farming. These people drive their income mainly from the sale of sesame and cotton. Households have inadequate parcels of land for agricultural activities at an average size of **0.9842** of a hectare per household. Some people are engaged into small scale businesses while some are engaged as casual labourers. Few have full time employment in both private and public institutions. Chipondeni and Thenesi are their market centres while Jombo and Nchalo are main centres of commercial activities. However, Agriculture is hampered by floods and excessive droughts or both, Lack of established market, Lack of livestock market, Lack of employment opportunities and Inadequate farming land.

Table 2: Summary of commercial activities GVH Kholongo

ITEM NO.	COMMERCIAL ACTIVITIES	TOTAL NUMBER
1	Shops	9
2	Maize mills	2
3	Bakeries	0
4	Shoe repairing	1
5	Bicycle repairing	5
6	Bars	1

Source: Physical Planning Department, 2022

3.5 Community Services

There are 11 notable Christian churches and a mosque in the area. These are: Apostolic Assemblies of God, Atumwi, Baptist, Brethren in Christ Church, Christ Assembly Church, Church of Christ, Church of Prophecy, Disciple, Mboni za Yehova, New Jerusalem Church, Seventh Day Adventist Church and a Mosque. In addition, there are 4 cemeteries in the area. The total land area for cemeteries is 23.81 ha. Currently, Kholongo has a population of 9470. According to British standards, 1 ha provides 1550 burial spaces. The available cemetery land can serve the population of 36906 people. This means Kholongo has more than adequate burial spaces for the current population of 9470. In 10 years' time, the population is projected to rise to 12,122 and will need 7.8 ha, this means the cemetery land will still be adequate.

Three of the cemeteries, two from Kholongo village and another one from Chipondeni village are located within the range of 250 meters from the river bank. According to standards and guidelines, cemeteries should be located 250 meters away from the river bank. This means that part of one cemetery and the other one in whole within Kholongo village do not meet the standards. While the whole cemetery in Chipondeni also falls within the range 250 meters from the river. Regardless of this issue, the remaining cemetery land is adequate for both current and projected population.

The community has a childhood development center. It is conducted at any available place temporarily because they do not have infrastructure to support the same. Currently, there is no adult literacy services ever since instructors withdrew from the community due to lack of funding from their previous donors. In addition, Kholongo has community policing services but there are no Malawi Police services. The area has 4 community football grounds which are not in good condition.

3.6 Existing Infrastructure

3.6.1 Housing and Settlements

In GVH Kholongo, settlements are located on the western, central and eastern part of the area. Generally, settlements are clustered, but houses are not developed in an orderly manner. Most of the houses are semi-permanent. However, there are also permanent and temporary houses. The total settlement land is 355.427 ha. Currently, Kholongo has 1894 households. Based on the average size of land of 0.045 of ha occupied per household, 85.23 ha has already been occupied by 1894 households. This means currently, there is adequate land for settlement.

Based on the population growth rate of 2.5%, the estimated population in the next 10 years will be 12122 and number of households will rise up to 2425 which will need to occupy the estimated area of about 109.125 ha. This means settlement land will still be adequate.

3.6.2 Health

There is only a mobile under-5 clinic in GVH Kholongo. Other public health services are accessed at Nchalo, which are at a distance of about 12km respectively from the village. Private health facilities are also available at Nchalo. However, there is no any infrastructure for the under-five clinic.

3.6.3 Education

Group Village Kholongo area have its own primary school. Table 3 below shows the with student-teacher ratio, number of students and classrooms.

Table 3: Teacher-Pupil ratio

ITEM NO.	NO. OF TEACHERS	NO. OF STUDENTS	PUPIL-TEACHER RATIO	NUMBER OF CLASSROOMS
1	17	1258	74	5

Source: Physical Planning Department, 2022

The table above shows that every teacher has 74 pupils. This means that the available 5 class rooms accommodate 370 pupils at once leaving 888 pupils with no classrooms. The remaining pupils learn under the trees around the school. Currently, there is a

shortfall of 15 classrooms. According to education standards and guidelines, each teacher is supposed to teach 60 pupils. However, at Kholongo primary school each teacher has an overage of 14 pupils per class. This indicates that there is a shortfall of 3 teachers at the school. Additionally, the school has a broken borehole, inadequate learning materials, it has no office block and only two teacher's houses.

In 10 years' time, the number of pupils will be 1610 hence the problem of shortage of classrooms and teachers will worsen. This means they will be a shortfall of 22 classrooms and 10 teachers.

Students access secondary school education at Jombo and Nchalo which are located at distance of about 11Km and 12km respectively from the village. However, Kholongo – Mafale road is impassable during rainy season hence affect students to access secondary school education at Nchalo. Additionally, there is no any tertiary education services in the village resulting into lack of labour skills among most active population.

3.6.4 Utilities

3.6.4.1 Water

Figure 2: One of the Boreholes in GVH Kholongo



Source: Physical Planning Department, 2022

In GVH Kholongo, the common sources of portable water are boreholes. The whole group village area has a total of 22 boreholes with only 16 boreholes operating. Kholongo has a population of 9,470. Based on a standard of 1 borehole per 250 people, 16 boreholes are inadequate for current population.

In this case therefore, Kholongo has an under provision of 22 boreholes. There are 3 boreholes within a range of 250 meters from the edge of the cemeteries. According to

standards, boreholes are supposed to be 250 meters away from cemeteries. This means 3 boreholes were not properly located.

3.6.4.2 Energy

Majority of the population use firewood and charcoal for cooking. These sources of energy are fetched from settlement area and gardens within the area. Both are usually obtained after pruning the branches of trees and cutting down some of the trees in homestead.

The group village area is not connected to electricity. However, the community use alternative power sources such as solar for barber shops, phone charging, and lighting. In addition, they use cell powered torches as well as cellular phones for lighting.

3.6.5 Means of Transport

GVH Kholongo has 2 major roads that connect it to neighboring villages and beyond. These include: M1 via Kholongo to Ntowe and Kholongo via Mafale to Nchalo. These are narrow insitu roads. There are also feeder roads and tracks that provide linkages within and outside the GVH branching from the major roads. Those that provides linkages within the area connect homestead to other different land uses like gardens, churches and cemetery. Both main and access roads are narrow and impassable during rainy season due to lack of bridges, culverts and proper drainages.

The main modes of transport in the area are bicycles and motorcycles which serves the public and few vehicles which are mostly private or used in case of emergencies like sickness or funerals. Mostly, walking is the major mode of transport within the area and rarely on trips outside the village.

3.7 Agriculture

Group Village Kholongo depends on agriculture. The major food crops grown are sorghum, maize and vegetables. Cotton and Sesame are the main cash crop. This is done under rain- fed agriculture. But rain-fed agriculture is greatly affected by the inconsistent rainfall pattern. Most of the times, the area experiences drought conditions. However, the area also tends to receive large amount of rainfall within a short period of time leading to flooding which affects part of their agricultural fields. There is no prominent investment in irrigation farming in the area. Irrigation farming is done at a very small scale particularly along Nkombedzi River. However, it is anticipated that the shire valley canal will bring irrigation farming in the area.

A variety of livestock is kept in the area. These are; cattle, goats, pigs, sheep and poultry. Livestock graze in river banks, farmlands after harvest and in any available open spaces within and outside the boundaries of the group village area. Drinking water for livestock is readily available at the Boreholes, stagnant water in the homestead, nearby rivers and streams during rainy season. However, farming is affected by pests, diseases and theft.

The total land area for agriculture is 1864.168 hectares. The area has an average household land holding size of 0.9842 of a hectare. Based on the standard landholding size of 2 ha per household, this means that currently, there is inadequate agricultural land in GVH Kholongo. There will be an increase of 531 households in the next 10 years, making it 2425 households. This means the problem of insufficient agriculture land will even worsen.

4. KEY ISSUES

4.1 Introduction

This section gives a summary of issues and challenges identified after analyzing the socio-economic situation of Group Village Kholongo. It also assesses factors that determines the allocation of land for various uses as recommended in Section 5.

4.2 Summary of Issues

The community of Kholongo in Traditional Authority Ngabu is facing several challenges in different aspects of life. The table below is a summary of sectoral challenges as identified in the analyses.

Table 4: Summary of Challenges in GVH Kholongo

ITEM NO.	FOCUS AREA	CHALLENGES
1	Population	• High population
2	Sources of livelihoods	• Agriculture is hampered by floods and excessive droughts or both • Lack of established market • Lack of livestock market • Lack of employment opportunities • Inadequate farming land
3	Community Services	• 3 cemeteries are contaminating surface water used by humans and animals • Lack of infrastructure for ECDC • Lack of infrastructure for adult learning • Lack of CBO infrastructure
4	Housing and settlement	• Haphazardly development • Flooding in the settlement area
5	Health	• Lack of health services other than the mobile under- five clinic
6	Education	• Inadequate classrooms • Inadequate teachers • Inadequate learning materials • Inadequate staff houses • Lack of administration block • Lack of secondary school • Lack of tertiary education service

7	water	• Inadequate boreholes • Contamination of underground water (boreholes) by cemeteries
8	Energy	• The area is not connected to electricity • High dependency on firewood and charcoal for cooking.
9	Roads	• Main road is narrow and impassable during rainy season. • Village access roads are narrow. • Lack of bridges and culverts on some points river crossing main roads
10	Agriculture	• Lack of adequate water to irrigate agricultural fields • Inadequate farm land • Pests and diseases • theft
11	Incidence of Disasters	• Floods • Lack of evacuation centres • Drought

Source: Physical Planning Department, 2022

4.3 Community Aspirations

Participatory approach to plan preparation required that the community of Group Village Headman Kholongo be consulted in order to give their aspirations of how they want land to be planned and developed, Consultations were made and outlined. Below is a list of what this community would like to have within the next 10 years. The community aspirations of the people of Group Village Kholongo as listed below, are diverse and have been presented without any particular order of priority.

- Additional learning blocks at Kholongo primary school
- Additional teacher's houses
- Secondary school
- Health facility
- Irrigation farming
- Established Market
- Upgrading of roads and their network
- Electricity connection
- Additional boreholes
- Kalasha and dip tank
- Community hall
- CBO infrastructure

- Vocation Training centre
- Evacuation centre
- Fish farming
- Provide business loans.
- Community police infrastructure.

Figure 3: Interface Meeting involving Planning Team and Members of VDC and Traditional Leaders



Source: Physical Planning Department, 2022

Assessment of the existing situation at Kholongo shows that there is indeed a deficit of various socio-economic services and facilities and addressing the community's aspirations will reduce or eliminate these gaps.

5. PROPOSED PARTICIPATORY LAND USE PLAN

5.1 Introduction

Kholongo Village Land Use Plan reflects how the community want their area to be developed. The role of physical planning team was to bring together the aspirations of the people, synthesize them and plan according to the existing standards of the services and facilities as demanded. 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

Several factors have been considered in determining the land use plan. These factors are listed below:

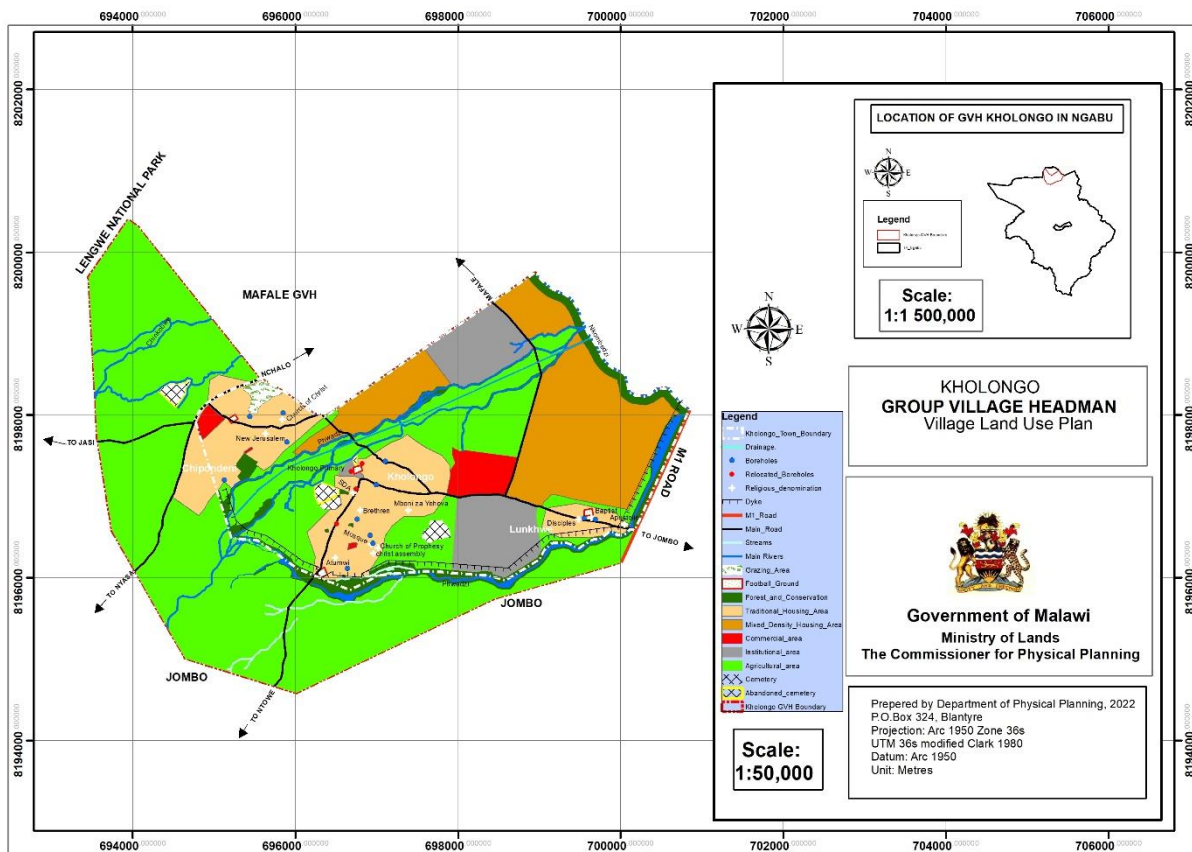
- Land availability in GVH Kholongo
- Type of soils found in the GVH Kholongo
- Population in GVH Kholongo
- Water availability in GVH Kholongo
- Terrain, rivers and streams in GVH Kholongo
- Incidences of disasters i.e. floods, droughts in GHV Kholongo

The plan also gives regard to the following recommendations from the Chikwawa District Physical Development Plan and Nchalo Urban Structure Plan:

- The proposed upgrading of Mafale health post to a health centre at Mafale by CDPDP
- Proposed upgrading of a 24-meter road from M1 via Kholongo to Ntowe by Nchalo USP
- Proposed upgrading of a 24-meter road from Nchalo via Kholongo to Nyasa by Nchalo USP
- Proposed 24-meter road from Kholongo-Ntowe road to Mafale
- The proposed allocation of mixed density housing area by Nchalo USP
- The proposed allocation of institution area by Nchalo USP
- The proposed allocation of commercial area by Nchalo USP
- Proposed construction of a dyke and a drainage by Nchalo USP
- Proposed allocation of grazing land

Details of the plan including recommendations on allocation of land for various uses is outlined in the subsequent sections below. In addition, Table 5 contains a summary of existing and proposed land uses in Kholongo. Figure 4; contains the proposed land uses in the area of Group Village Kholongo.

Figure 4: Proposed Land Uses in Kholongo



Source: Physical Planning Department, 2022

5.3 Agriculture

Kholongo is predominantly an agricultural community and according to the existing land uses herein assessed, farming/agriculture is the largest land use available. But the area suffers from drought almost every year. The total land area for agriculture is 1864.168 ha. Based on the analysis of standard landholding size of 2Ha per household, the area has an average household land holding size of about 0.984 of hectare. This means that currently, there is inadequate agricultural land in Kholongo. A situation that is worsening due to population growth and allocation agricultural land to various uses such as institutional.

In this regard, the plan has set aside 1297.940 ha to be used for intensive and irrigation farming at a large scale with the help from shire valley transformation project within the area to curb the problem of drought and to increase productivity.

The plan proposes to re-introduction of fish farming with the help of technical expertise and resources from Shire valley ADD and other organizations. Additionally, the plan proposes for crusher to be located in the area reserved for institution use.

The plan also recommends that the Shire Valley Transformation Project should assist the community to have formal and established markets for farm produce so that farmers may realize profits that correspond to their investments.

5.4 Housing and Settlements

Based on the analysis, the area has sufficient land for housing. Meanwhile, the plan has adopted the proposal from Nchalo USP for a mixed density housing area. The plan therefore, set aside a total of 710.292 ha for settlement. Additionally, there is a need to optimize the use of available land within the settlement area by among others, encouraging nucleated and well-planned settlements. This plan further recommends that the community of group village Kholongo should strive to build their dwelling houses and other structures with permanent building materials to offset the negative effects of seasonal strong winds.

5.5 Community Services

The community has 4 football grounds which are not in good condition. The plan recommends improvement of the existing football grounds and establishing a netball ground for women. The implementation of the irrigation scheme should also be accompanied with the construction of a community hall where cooperative meetings will be taking place. The plan also proposes for construction of CBO, ECDC and Adult learning centres. Land for these developments will be identified by community leaders within the area earmarked for institutional use.

In response to the problem of lack of established market, the plan has set aside 48.727 ha of land to be used for commercial purpose and that's include the market. The plan proposes for a police unit to be located at any accessible locality.

Based on the analysis of the existing situation, cemetery land is adequate throughout the plan period. However, the analysis revealed that 3 cemeteries are contaminating surface water that are used by humans and animals. The plan therefore, proposes to relocate two cemetery areas, Dwaliti and Chinkobwe or stop using them for burial. Furthermore, the plan also proposes to stop using part of the Kholongo cemetery. This development will not affect the availability of the cemetery land as it has been projected that only 7.8ha out of the 23.8ha will be needed for the whole plan period.

5.6 Social Services and Utilities

5.6.1 Primary Education

The plan proposes for a rehabilitation of Kholongo primary school. This includes; construction of additional 22 classrooms, administration block and additional 25 staff houses. Additionally, the plan proposes for allocation of additional 10 teachers and provision of adequate learning materials. A site to accommodate this proposal is available around the school as shown on the map on an area earmarked for institution use.

5.6.2 Secondary and Tertiary Education

The plan proposes for the construction of a community day secondary school in the area reserved as institution land if the provision of Nchalo Urban Structure Plan is to be implemented accordingly. Once constructed, it will serve all eligible students from the surrounding group village areas including Jasi. The plan also proposes that assessment be done to look at the possibility of establishing a community technical college to assist the youth with vocational skills within the threshold of Kholongo.

5.6.3 Access Road

The main access roads connecting the area are Kholongo to Ntowe and Kholongo to Jasi. These roads, however, are undesignated. The roads are not wide enough to carry traffic on both opposite sides especially big vehicles. They are also poorly drained especially during rainy season and they have drifts that needs culverts and bridges. The plan has adopted the proposals from Nchalo USP to upgrade these roads. The plan has also adopted the proposal from Nchalo USP to construct a 24 meter a road that connects Kholongo Ntowe road and Mafale. This road will also provide linkages to various districts within the area. Additionally, the plan has proposed for an upgrade and relocation of the 24m road which connects Kholongo and Chipondeni areas.

5.6.4 Energy

The area is not connected to electricity. Therefore, some people in the community use solar energy generated from smaller solar panels for lighting and phone charging. However, services that demand more power are accessed in other trading centres as far as Nchalo and Jombo. These services include welding and maize mills just to mention a few. In this regard, the plan therefore, proposes connection of electricity to the area.

5.6.5 Health and Potable Water

GVH Kholongo does not have any health facility in the area but a mobile under-five clinic. However, the CDPDP proposed the upgrading of Mafale health post to a health centre if the plan is to be implemented accordingly. Kholongo will be within the catchment area of Mafale health centre hence the health services will be accessible by Kholongo community.

Based on the analysis of the existing situation, the area has under provision of 22 boreholes and in the next 10 years the problem will even worsen. In 10 years' time the population will rise to 12122 and the community will need an addition of 33 boreholes. Furthermore, the analysis has revealed that 3 boreholes were located close the grave yard contrary to the recommended minimum distance of 250meters from the edge of the cemetery. The plan therefore, proposes relocation of these boreholes to suitable sites.

5.7 Management of Population Growth

The assigning of land to various uses, more especially the desire to make available more land for institutions, planned residential areas and irrigation farming will lead to some

controls on the use of available land for settlements and other related uses. As seen in section 5.4, use of housing land will be guided by local level planning. Households will be encouraged to manage their family sizes in order to avoid pressure on settlement land. Therefore, the plan recommends that health committees should intensify civic education on family planning

5.8 Incidence of Disasters

The plan has adopted the proposal from Nchalo USP to construct a dyke which will shield the community from overflowing of Mphwadzi River and its tributaries. Furthermore, the plan also adopted the proposal from Nchalo USP to construct a 20 Meters wide drainage that will improve the drainage system in the settlement area.

5.9 Forestry and Conservation

The agricultural land which provided trees for firewood will be under intensive farming and part of it has been allocated to various land uses. Therefore, existing woodlots should be maintained, and more woodlots should be planted around homesteads to ensure steady and reliable supply of firewood for energy and to shield the houses from strong winds. Furthermore, communities should be assisted to adopt other sources of energy in order to conserve the environment.

Table 5: Existing and Proposed Land Uses in GVH Kholongo

ITEM NO.	LAND USE	EXISTING LAND USES (HA)	PROPOSED LAND USE (HA)	INCREASE (HA)	DECREASE (HA)
1	Housing and Settlements	355.427	710.292	355.317821	0
2	Agriculture	1864.168	1297.940	0	565.90851
3	Forest and conservation	8.257	142.039	134.216291	0
4	Area occupied by rivers	29.855	29.855	0	0
5	cemetery	23.810	23.810	0	0
6	Football Grounds	3.239	3.239	0	0
7	Commercial Area	1.044	48.727	47.682943	0
8	Institutional Area	3.428	172.203	168.774968	0
9	Grazing Area	0.000	9.570	9.569792	0
10	Drainage	0.000	9.933	9.932545	0
11	Flood Prone	158.379	0.000	0	159.58585
TOTAL		2447.608	2447.608	159.58585	0

Source: Physical Planning Department, 2022

6. IMPLEMENTATION ARRANGEMENT

6.1 Risks and Sustainability

The preparation of Kholongo Group Village Land Use Plan was done with the beneficiary community. The successful implementation of this plan assumes 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 the community itself
- Delayed implementation of the project may reduce the impetus generated by the community through the proposed project
- Failure of beneficiary community to preserve land for proposed projects
- Lack of effective local level structure to oversee plan implementation
- Lack of commitment of beneficiary communities to contribute towards plan implementation
- Change of community leadership within the community 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 reflects their aspirations. The presence of the 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 plan provisions.

6.2 Implementation Arrangement

Implementation of Kholongo Group Village Land Use Plan depends on commitment of various stakeholders that include 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 6: Stakeholders and their Responsibilities

ITEM NO.	STAKEHOLDER	RESPONSIBILITY
1	Kholongo GVH	• Contribute towards community projects e.g. construction materials and labour, etc. • Making available land for projects

2	Chikwawa District Council	• Allocating resources for projects • Mobilization of resources for projects e.g. financial, technical, materials etc. • Ensuring that plan provisions are followed • Coordinating plan implementation
3	SVTP	• Establishing 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 • Supervising of projects and plan implementation
5	Area Development Committee	• Prioritizing projects in the community • Ensuring that plan is implemented accordingly
6	Village Development Committee	• Prioritising projects in the community • Monitoring effective plan implementation
7	Customary Land Committee	• Local land management • Effective plan implementation
8	Development Agencies/NGOs	• Providing financial resources for projects • Civic education on cross cutting issues

Source: Physical Planning Department, 2022

6.3 Monitoring and Evaluation

Monitoring of Kholongo 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 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 GVH Kholongo 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 plan contains development projects which, if implemented could transform the community of Kholongo and the surrounding areas and contribute towards the overall district's economy. There is a likelihood that the plan will be successfully implemented because it has taken on board the aspirations of the beneficiary community. It is also anticipated that communities will be willing to be part of the success story of participatory planning.