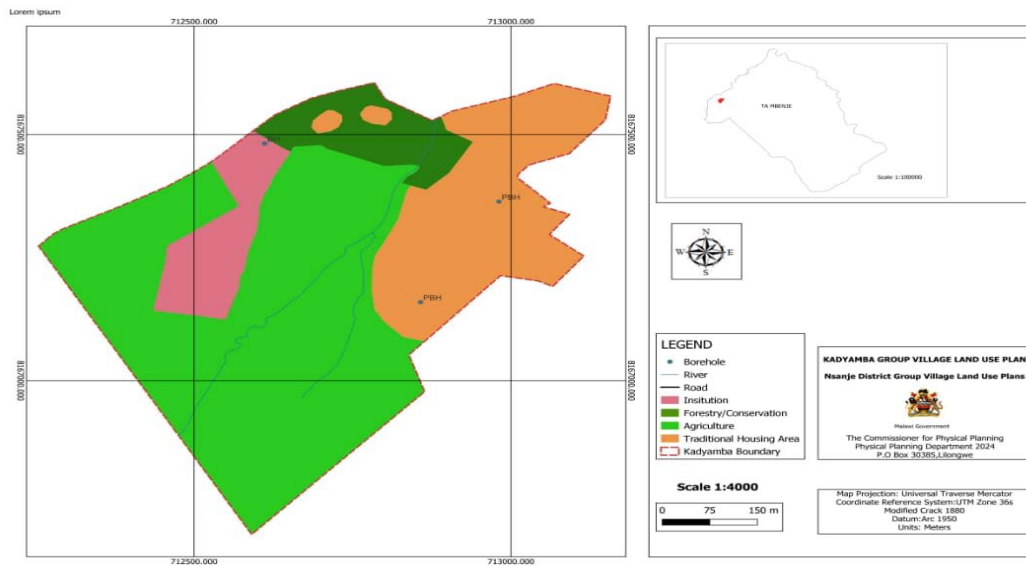




Nsanje District Council

KADYAMBA GROUP VILLAGE LAND USE PLAN



SEPTEMBER 2024

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FOREWORD

Kadyamba Group Village Land Use Plan reflects the development vision of the people under Group Village Kadyamba. 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 Kadyamba within Traditional Authority Mbenje in Nsanje 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 Nsanje District.

The landscape of Group Village Kadyamba 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 Nyamatudzwi and Nyagugu River which affect both settlement and farm land.

Assessment of the socio-economic situation of Group Village Kadyamba 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 Kadyamba, 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 will be implemented by several stakeholders through Nsanje 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 Nsanje 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 Mbenje, Group Village Head Kadyamba, the Village Development Committee, the Customary Land Committee and the entire Kadyamba Community.

Prior to the endorsement of the Kadyamba Village Land Use Plan by the Nsanje District Council contributions by DEC and Council were incorporated into the plan. The planning team hopes and believes that the community in Group Village Kadyamba 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 Kadyamba 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, 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 Kadyamba was prepared by the Department of Physical Planning in collaboration with Nsanje 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 Kadyamba 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 Kadyamba Group Village Land Use Plan was prepared within the spatial framework of the Nsanje District Physical Development Plan. Other laws which are critical for the preparation and implementation of the Kadyamba 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 Introduction

Group Village Head Kadyamba is in T/A Mbenje and shares its borders with GVH Melo to the North and GVH Bande to the South. It comprises 9 gazetted villages namely: Kadyamba village, Mbotomani, Gumbala, Lazalo, Philimoni, Kaliza, Phatilile, Mphaso and Batisoni village. Its total land area is 538 hectares.

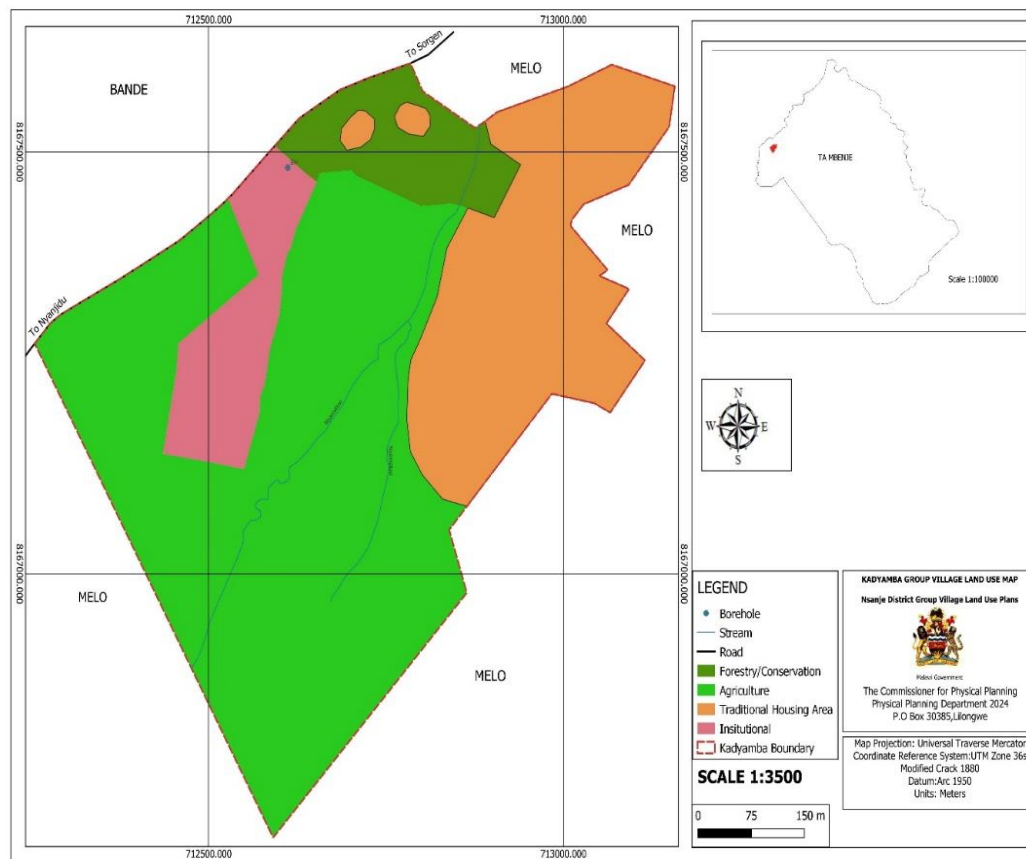


Figure 1: Location of Kadyamba GVH in T/A Mbenje (Physical Planning Department, 2024)

2.2 General Landscape

Group Village Kadyamba area is generally flat with adulating ground and scattered development pattern. The settlement area is confined to the north eastern part of Kadyamba. There is a forestry area on the northern part along the main road leading to Sorgho Trading centre. The existing CBC centre known as Nyamikuta is surrounded by agriculture land. Settlement is located into three different areas and all are confined on the northern part of the area. The houses are scattered with no order and the majority are traditional type. Few countable semi-permanent houses are also found.

Apart from natural trees such as Senya, Mkunikhu, bao bao are also found. The area is covered with exotic tree species that include Neem and Molinga, There is a seasonal stream called Nyamatudzwi that passes at the middle of Kadyamba. The stream collects water from Nyagugu River to Lalanje River. The natural trees are short developed from shootings regenerating from the stump after tree cut. There is one woodlot planted with Mkunikhu and molinga tree species.

2.3 Soils

GVH Kadyamba area has dark grey sandy loam soils on the northern and southern parts of the area. The dark grey sandy soils are capable of soaking fast but easily drain the water. With the presence of loam soil which is high in humus makes the soil rich in soil nutrients and potentially good for crops such as sorghum and groundnuts that do not need much water maturity. In the eastern part, the soils are brownish mixed with gravel. The soils are hard making it unproductive to crops because water fails to penetrate the soils. Almost the whole settlement area sits on this brownish and gravel soil.

2.4 Forestry, Conservation, Vegetation and Wildlife

There is one conservation woodlot within the settlement area of Kadyamba. The woodlot is managed by the community forestry committee with support from various non-governmental organizations and religious organizations. The committee is composed of youths. The commonly planted trees are Mkunikhu, Neem and Molinga. The woodlot is a source of raw materials such as wood for house and furniture timber for the community. The trees also control the fast movement of wind thus protecting house roofs from blowing off. Trees also reduce soil erosion and also provide shade to people, domestic animals and poultry. The committee is responsible for safe guarding trees from wanton cutting of trees and also responsible for planting and replanting of trees. The natural tree called Sanya is also conserved in the area of Kadyamba.

The only wildlife found in Kadyamba are birds and snakes of various types.

2.5 Incidence of Disasters

The common disasters affecting Group Village Kadyamba are floods, strong winds, pests and dry spells. The area is frequently affected by floods due to overflowing of the surrounding rivers and streams in particular Nyamatudzwi Stream and Nyagugu River.

The community alert each other through cellphone calls, blowing whistles and screaming. However, the community has no evacuation centres. The victims seek shelter at Nyamikuta CBCC.

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 the beginning of rainy season and these winds mostly affect houses in the settlement area as roofs of some houses are blown off and tree branches broken.

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 Kadyamba Group Village Headman.

3.2 Population

Group Village Kadyamba has an approximate total population of 588 people. The population is expected to rise in the next ten years due to natural increase. Based on the population growth rate of 2.1% for Nsanje District, the estimated population in the next 10 years will be 724 people and the estimated number of households will rise from 125 to 151. The increase in number of households by 26 can create pressure on land, water, forest and forestry products as well as community facilities and utilities. The current average land holding size of **0.042 of a hectare** 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 Kadyamba has a total land area of 42.249 hectares. This land has been distributed among different land uses as summarized in the **Table 1** below.

Table 1 : Summary of Existing Land Uses in GVH Kadyamba

Item No.	Use	Existing
1	Agriculture	25.04
2	Residential	10,61
3	Forestry	3.064
4	Institution	3.535
Total		42.249

Source: Physical Planning Department (2024)

3.4 Economic Activities and Sources of Livelihood

The main source of livelihoods for the people of Group Village Kadyamba is subsistence farming. The residents sell farm produce such as sorghum, millet, tomatoes and vegetables. Households have inadequate parcels of land for agricultural activities at an average size of 0.042 hectare per household. Some people engage into small scale cash generating activities e.g. working in people's fields (piece work), fetching nyika, weaving baskets, gathering masao fruits, reeds for sell. However, Floods and dry spell occurrence intervenes with agriculture production. Apart from the fore mentioned economic activities, there are no other forms of commercial activities such as groceries or maize mills instead Kadyamba GVH relies on the neighboring communities. People find it difficult to sell their farm produce because there is no market. Therefore, the plan proposes a 0.069 ha commercial land use that will enable to cater for small businesses.

Table 2: Summary of commercial activities GVH Kadyamba

Item No.	Commercial Activities	Total Number
1	Hawkers/Kiosks	0
2	Maize mills	0
3	Brick moulding	0
4	Beer point	0
5	Shoe repair	0
6	Wielder	0

Source: Physical Planning Department (2024)

3.5 Community Services

In Kadyamba GVH, there is a very popular CBCC known as Nyamikuta CBCC, The Nyamikuta CBCC has an enrolment of 128 children. Some of the children come from neighbouring GVHs. Besides being a CBCC, the facility acts as a focal point for crucial meetings among neighboring GVHs thus its popularity. Being the case the area requires land and the plan has adopted the existing land of 3.535ha as Institutional land use. GVH Kadyamba depends most of its services on neighbouring GVHs including cemetery. Funeral burials are done at Melo GVH because Kadyamba has no provision

for a cemetery. The British cemetery standard is 1 hectare of land caters for 1550 burial spaces, This implies that at present Kadyamba requires 0.38 of a hectare land for cemetery and in 10 years' time , it shall require 0.467 hectare of land. Therefore the plan recommends the people of Kadyamba should provide land between 0.5 to 1 hectare so that a cemetery can be planned for in terms of siting requirements.

In spite of theft incidences, Kadyamba GVH has neither a police unit nor a community police forum. Instead, all issues pertaining to unlawful acts are referred to Sorgin which is 3 kilometres away.

3.6 Existing Infrastructure

3.6.1 Housing and Settlements

In GVH Kadyamba, settlement is located into three different clusters and all are confined on the northern part of the area. Generally, within the clusters, houses are moderately scattered in non-orderly manner. The traditional houses are in majority while countable ones are semi-permanent. The situation is an indicator of poverty which is very high. The total settlement land is 10.541 hectares. Currently, Kadyamba has 125 households. Based on the average size of land of 0.045 of hectare occupied per household, 5.625 hectares have already been occupied by 125 households. This means currently, there is adequate land for settlement.

Based on the population growth rate of 2.1%, the estimated population in the next 10 years will be 724 and number of households will rise up to 151 which will need to occupy the estimated area of about 6.80 hectares. This means settlement land will still be more than adequate by 3.81 hectares of land. This plan therefore, proposes an orderly development through preparation of simple detailed layout plans, the plan also recommends for permanent dwellings which can withstand harsh conditions. In addition, in order to cushion people's poverty, the government should come in to support the community with socio-economic aspects.

3.6.2 Health

Kadyamba GVH accesses its health services at Sorgin Health Centre 3kilometres away because there is no facility of any kind. The under 5 Clinic services are also accessed at Sorgin. The lack of the under 5 clinic creates a problem to maternal related cases in the area.

3.6.3 Education

The school that is found in Group Village Kadyamba is not operational because is still under final completion stage. However, this plan provides details on the number of classrooms and teachers houses that are available. **Table 3** below is showing number of classrooms and the pupil-classroom ratio at Nyamikuta St Peter Primary School.

Table 3: Teacher-Pupil ratio

Name of School	No. of Teachers	No of Pupils	Pupil-teacher Ratio	Number of Classrooms available	Pupil-Classrooms
Nyamikuta St. Peter Primary School.	9	789	88	8	99

Source: Physical Planning Department (2024)

Table 3 indicates, Nyamikuta has a total of 789 pupils with only 8 classroom blocks. This indicates that the school has 99:1 pupil to classroom ration which is very high than the recommended standard. The shortage of teachers is also evident at the school with only 9 teachers available for 789 pupils

Meanwhile students access secondary education in neighboring GVHs such as Sorgin which is at a distance of 3 kilometres. During the rainy season the roads to various places are impassable hence affect students to access secondary school education.

Additionally, there is no any vocational education services in the village resulting into lack of skilled labour among most active population.

3.6.4 Utilities

3.6.4.1 Water

In GVH Kadyamba the source of portable water are boreholes. The whole group village area has 1 borehole. The other borehole though it is being used by the community, it belongs to the school. Kadyamba has a population of 588. Based on a standard of 1 borehole per 250 people, 2 boreholes are not adequate for current population. About

88 people are not covered by the available 2 boreholes. After ten years 3 boreholes will be adequate for the population of 724.



Figure 2: One of the Boreholes in GVH Kadyamba (Physical Planning Department, 2024)

In Kadyamba GVH, at present two boreholes are not enough to cater for 588 people. However, in 10 years' time Kadyamba shall require additional borehole to serve 724 people.

3.6.4.2 Energy

Majority of the population use firewood for cooking. Charcoal energy is also used at a minimal scale. These sources of energy are fetched from settlement area and gardens within the area. Some fetch firewood from distant areas. Men use bicycles to carry firewood home, while women carry on their heads, Firewood collection leads to depletion of vegetation resulting into soil degradation/erosion.

The GVH is not connected to electricity. The community use alternative power sources such as solar for phone charging and lighting. In addition, they use cell powered torches as well as cellular phones for lighting. Using electricity lessens the wanton cutting of trees for fire wood. Uncontrolled cutting of trees leads to land degradation and increases effects of climate change.

3.6.4.3 Means of Transport

GVH Kadyamba is only accessed by one main road that comes from Sorgin to Nyanjidu. This is so because the group village lies along the above indicated road. There are no feeder roads to access the hinterland except for small footpaths. It is difficult for vehicles to access the area.

The main modes of transport in the area are bicycles and motorcycles. Motorcycles are more used than other modes of transport especially in emergencies like sickness. However, walking is the major mode of transport within the area.

3.7 Agriculture

Group Village Kadyamba depends on subsistence agriculture. The major food crops grown are sorghum, sweet potatoes, groundnuts, maize and vegetables. Cotton and Sesame are the main cash crop. This is done under rain-fed agriculture. But rain-fed agriculture is not reliable due to the inconsistent rainfall pattern. Most of the times, the area experiences drought conditions. Due to poor quality soils most people in Kadyamba access farming activities at their old village which they left because of being a flood prone area. They also carry out irrigation farming activities in Kadyamba Irrigation Scheme. Although it is called Kadyamba, the land is in neighbouring GVH Melo but adjacent to Kadyamba GVH.

The only challenge for Kadyamba irrigation scheme is the insufficient of ground water whereby the available solar pumps are incapable of pumping adequate water.

A variety of livestock is kept in the area. These are; goats chicken, ducks and guinea fowl (nkhanga). Goats graze within the homesteads and in farm land. As a result, these goats destroy household utensils and food. However, livestock farming is affected by pests, diseases and theft which is at an increase.

The total land area for agriculture is 25.04 hectares. The area has an average household land holding size of 0.2 of a hectare. Based on the standard landholding size of 2 hectares per household, this means that currently, there is inadequate agricultural land in GVH Kadyamba. There will be an increase of 26 households in the next 10 years, making it 151 households which relates to 0.17 hectares and reflecting insufficient of agriculture land even more.

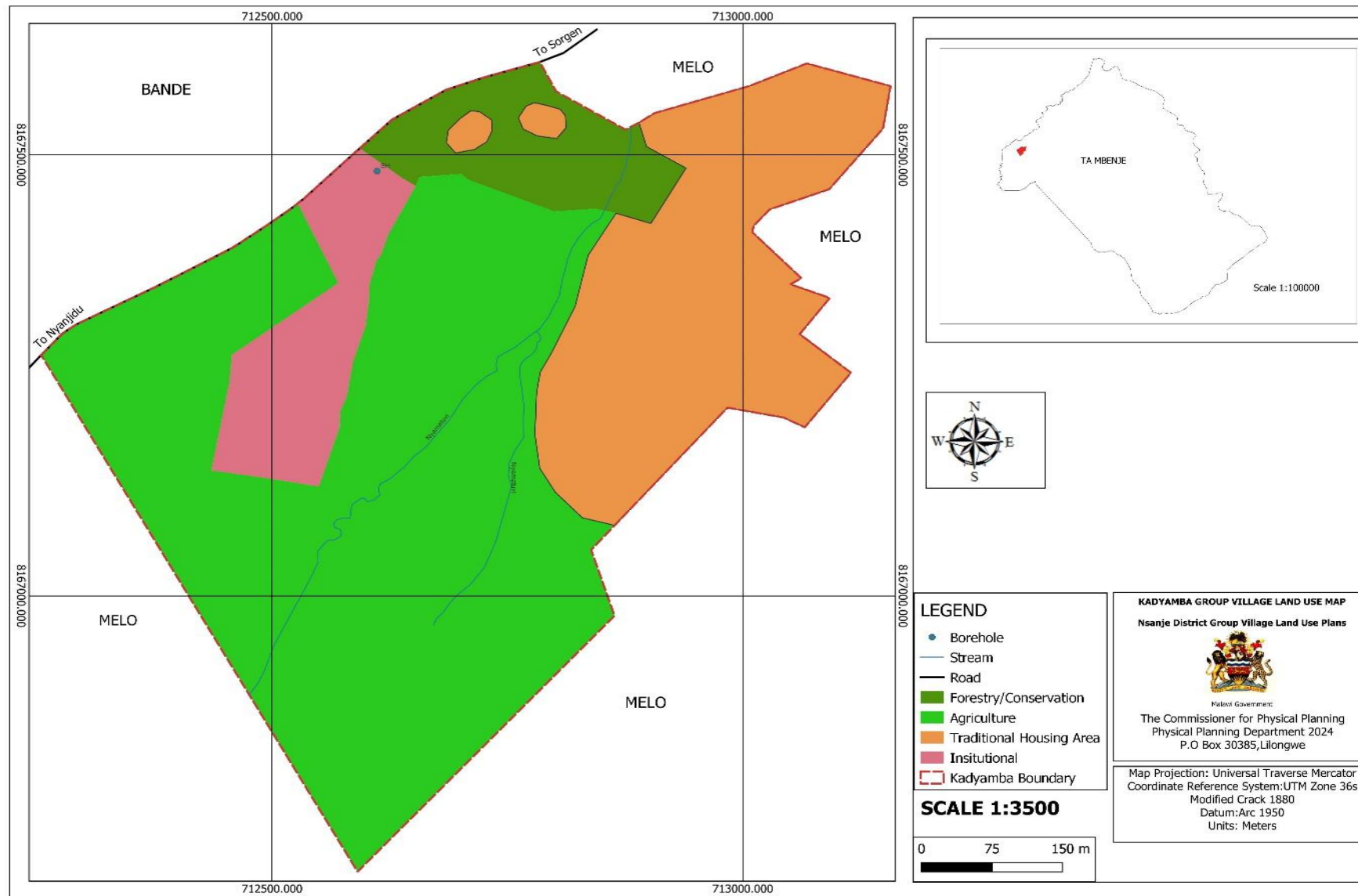


Figure 3: Existing Land Use Map (Physical Planning Department, 2024)

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 Kadyamba. It also assesses factors that determines the allocation of land for various uses as recommended in Section 3.

4.2 Summary of Issues

The community of Kadyamba meets 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 Kadyamba

Item No.	Focus Area	Challenges
1	Population	• High population
2	Sources livelihoods	• Agriculture is distracted by floods and excessive droughts or both • Lack of government socioeconomic interventions. • Lack of produce market • Inadequate farming land • Lack livestock grazing area for goats • Insufficient irrigation water in various schemes.
3	Community Services	• Lack of modern play ground • Lack of cemetery • Lack of modern playground
4	Housing and settlement	• Haphazardly development • Flooding in the settlement area • Weak housing structures
5	Health	• Lack of health services • Basic Under 5 Clinic.

6	Education	• Inadequate staff houses • Lack of secondary school • Lack of vocational education service
7	Water	• Inadequate boreholes
8	Energy	• No electricity connection • High dependency on firewood and charcoal for cooking.
9	Roads	• Main road is narrow and impassable during rainy season. • No access roads within the area • Lack of maintenance of roads, and culverts
10	Agriculture	• Lack of formal markets • Inadequate farm land • Pests and diseases • Livestock theft
11	Incidence of Disasters	• Floods • Drought • Lack of evacuation centre

Source: Physical Planning Department (2024)

4.3 Community Aspirations

Participatory approach to plan preparation requires that the community of Group Village Headman Kadyamba be consulted in order to give their aspirations of how they want land to be planned and developed. Below is a list of what this community would like to have within the next 10 years. The community aspirations are diverse and have been presented without any particular order of priority.

- Additional learning blocks at primary schools
- Additional teacher's houses
- Secondary school

- Health facility
- Irrigation farming
- Established Market
- Upgrading of roads, maintenance and their network
- Electricity connection
- Additional boreholes
- Livestock grazing area.
- Dip tank
- Community hall
- Vocation Training centre
- Evacuation centre
- Business loans
- Vocational training schools



Figure 4: Interface Meeting involving Planning Team and Members of VDC and CLC
(Physical Planning Department, 2024)

Assessment of the existing situation at Kanyamba 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

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

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

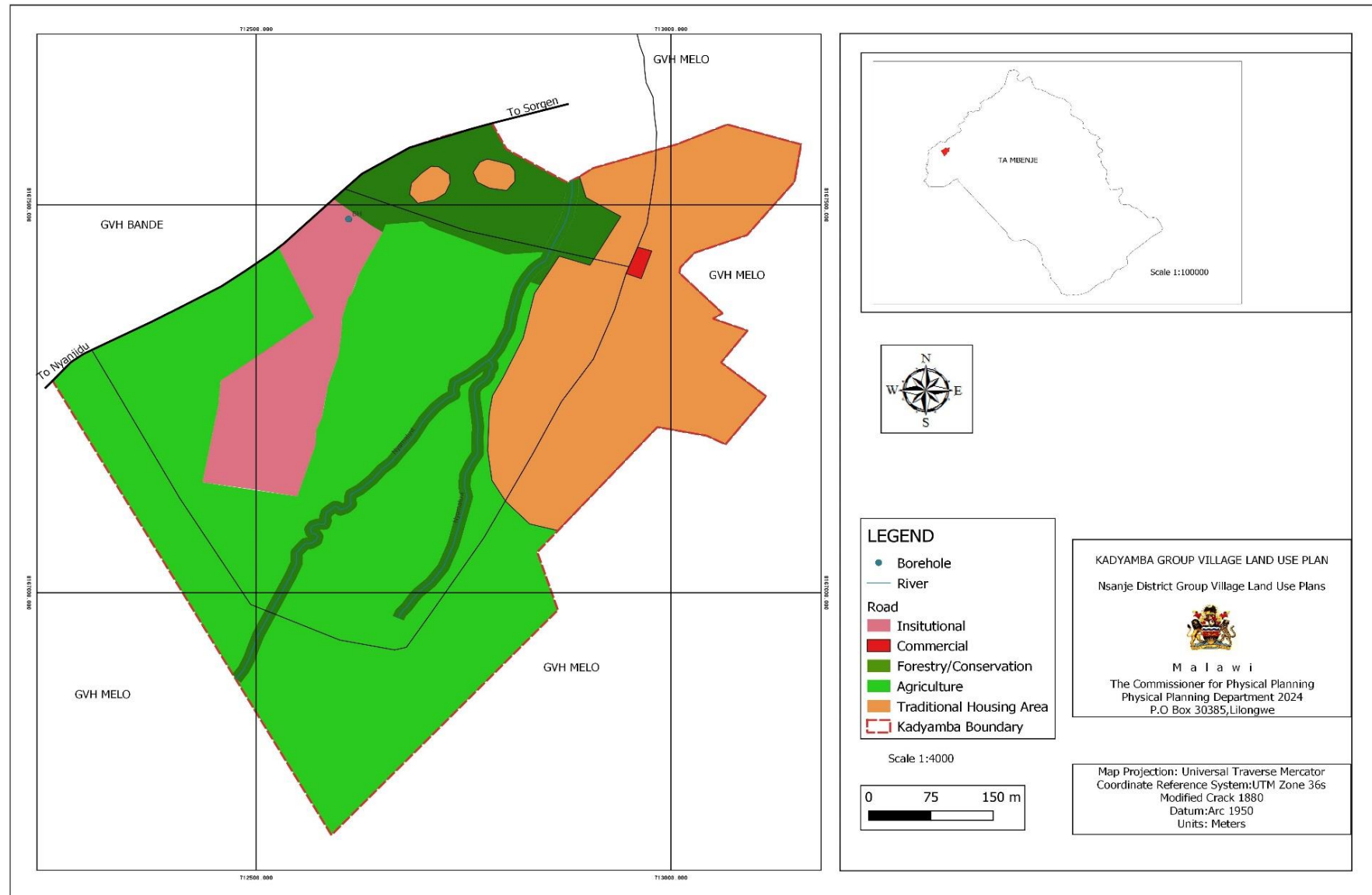


Figure 5: Proposed Land Uses in Kadyamba (Physical Planning Department, 2024)

5.3 Agriculture

Kadyamba is predominantly an agricultural community and according to the existing land uses herein assessed, agriculture is the largest land use available. But the area suffers from drought almost every year. Based on the analysis of standard landholding size of 2Ha per household, the area has an average household land holding size of about 0.2 hectares. This means that currently, there is inadequate agricultural land in Kadyamba. As the population increases the situation of land insufficiency increases too.

In this regard, the plan has set aside 25.04 hectares to alleviate the problem of agriculture land shortage. Though not enough in 10 years the plan has proposed intensive and irrigation farming. The plan has also recommended the community to provide land for livestock grazing.

The plan has also recommended that the Shire Valley Transformation Project should assist the community in establishment of irrigation schemes so that farmers can grow crops throughout the year in order to sustain food security.

5.4 Housing and Settlements

Based on the analysis, the area has sufficient land for housing. The plan has set aside a total of 10.61 hectares for settlement. Meanwhile, the plan has recommended for the preparation of simple detailed layout plans for orderly development. Additionally, there is a need to optimize the use of available land within the settlement area possibly developing vertically. This plan further recommended that the community of group village Kadyamba should strive to build their dwelling houses and other structures with permanent building materials that can withstand various disaster shocks.

5.5 Community Services

The community has no community playground. The plan has recommended for the provision of land for a modern playground, community hall and land for cemetery. The plan has given assurance that Physical planning shall provide technical support.

The plan has also recommended the community to initiate the establishment of a community police forum to enforce on minor village crimes.

The plan has recommended to scale up the irrigation water system so that ground water problem is addressed.

5.6 Social Services and Utilities

5.6.1 Primary Education

The plan has not made any recommendation toward the primary school in Kadyamba GVH because the existing school is under construction and once constructed will serve the GVH area and neighboring GVH's.

5.6.2 Secondary and Tertiary Education

Considering the 3 kilometres to Sorgin where children access secondary education, the plan has not provided for the construction of a community day secondary school because the distance covered is manageable in accordance to Ministry of Education standards and guidelines. However, the plan recommended for the improvement of roads so that they become passable at all times to school going children and to the general public.

The plan has also made recommendation for the construction of a vocational school within the proposed institutional land use.

5.6.3 Access Road

Since Kadyamba area has no roads to access hinterland, the plan has proposed a loop road to provide adequate accessibility to the area. It has also proposed a culvert on the existing stream. The plan has therefore recommended the community to provide land where the road is proposed to pass. In order to avoid eating up much of the land, the plan has proposed a 12metre loop road. The plan has made recommendation for the upgrading the main road so that it is passable to school children and to the general public.

5.6.4 Energy

Due to failure by residents of Kadyamba to afford electricity installation, the plan is lobbying the government consider finding solution to have the group village connected to national grid and solar energy as an alternative source of energy should be equally cheap. The intervention will attract people to using electricity & solar energy rather than using firewood that in the process result into degradation of vegetation.

5.6.5 Health and Potable Water

GVH Kadyamba does not have any health facility, neither has it got an under-five clinic. The plan does not find it a priority to construct a health centre due to distance

incompliance instead it has proposed for the construction of under-five clinic with modern standards.

Due to shortage of boreholes the plan has proposed for the provision of additional 1 borehole to avoid problem in 10 years' time when the population will rise to 724 and the community will need even more boreholes.

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, access roads, grazing area 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 relieve pressure on settlement land. Therefore, the plan has recommended that health committees to intensify civic education on family planning.

5.8 Incidence of Disasters

The plan has recommended for afforestation to consolidate ground cover in order to reduce soil degradation and also to control movement of strong winds. Furthermore, the plan has proposed for the constructing of the culvert across the stream to improve movement of run-off during floods in rainy season.

5.9 Forestry and Conservation

The plan recommended that the agricultural land which provides 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 protect the houses from strong winds. Further to this, the community should be assisted to adopt other sources of energy in order to conserve the environment.

Table 5: Existing and Proposed Land Uses in GVH Kadyamba

ITEM NO.	LAND USE	EXISTING LAND USES (HA)	PROPOSED LAND USE (HA)	INCREASE (HA)	DECREASE (HA)
1	Housing and Settlements	10.47	10.301	0	0.069
2	Agriculture	25.04	25.0	0.04	
3	Forest and conservation	3.064	3.253	0	0.189
4	Institutional Area	3.535	3.535	0	0
5	Commercial	0	0.069	0.069	0
TOTAL		42.249	42.089	0.109	0.258

Source: Physical Planning Department (2024)

6. IMPLEMENTATION ARRANGEMENT

6.1 Risks and Sustainability

The preparation of Kadyamba 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 Kadyamba Group Village Land Use Plan depends on commitment of various stakeholders that include the Nsanje 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	Kadyamba GVH	• Contribute towards community projects e.g. construction materials and labour, etc. • Making available land for projects
2	Nsanje 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
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	• Prioritizing 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 (2024)

6.3 Monitoring and Evaluation

Monitoring of Kadyamba Group Village Land Use Plan will be done biannually by the Nsanje 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 Kadyamba Land Use Plan should respond to concerns such as:

- The number of activities and level of funding for their implementation
- the effectiveness of resource mobilization 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 Kadyamba 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.