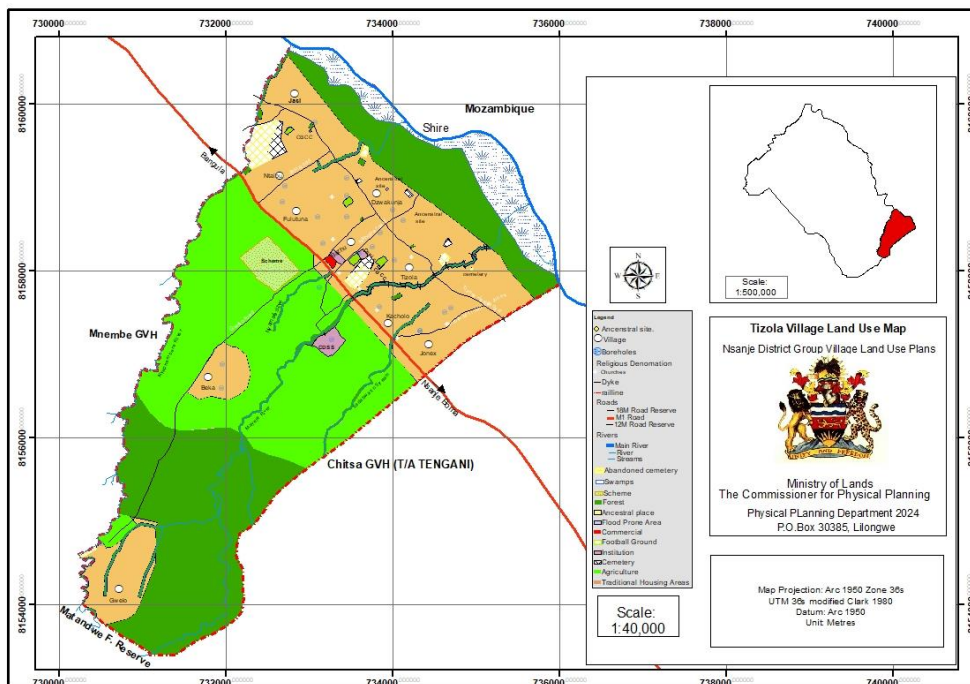




Nsanje District Council

TIZOLA GROUP VILLAGE LAND USE PLAN



AUGUST 2024

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FOREWORD

Tizola Group Village Land Use Plan reflects the development vision of the people under Group Village Tizola. 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 Tizola 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.

Group Village the Tizola area has a gentle slope to the north and north-east, with the terrain dropping towards the shire river. The slope is gentler in the south and southeast of the area, but there is some raised ground. The slope that ascends to Matandwe Forest is very steep. The region is dominated by settlement land. There are also isolated tree species within the homesteads, river banks and farmland. The area also experiences flooding mainly because of Shire, Nyaphembere and Mayele Rivers which affects both settlement and farm land.

Group Village Tizola's socioeconomic status assessment makes it abundantly evident that the community lacks a number of services and facilities, including a sufficient supply of portable water, suitable land for agriculture, dependable markets, a relatively small-scale irrigation system, flooding, drought, shoddy access roads, and inadequate educational resources. Being an agrarian community, the general standard of living has been significantly impacted by the lack of stable markets and extremely small-scale irrigation farming. The Customary Land Committee, the Village Development Committee, and the village leadership all gathered the aspirations of the populace. With agriculture as the predominant land use, the plan has provisions for the following major land uses: forestry, conservation, settlements, institutions, and agriculture. In line with the ambitions of the Tizola community, the plan additionally proposes building more staff housing and learning blocks for the primary and secondary schools, adding more boreholes, assigning medical staff to the recently constructed clinic and improving the main roads. In addition, the plan calls for building a dyke, setting up an evacuation centre, a market, a clutch and extending the area's electrical connection. The Customary Land Committee will be crucial in ensuring that the plan's provisions are followed. The successful implementation of the plan depends on the cooperation

of all stakeholders, from the national to the local levels, and will be carried out by a number of parties through the Nsanje District Council.

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.

In addition, the team owes a debt of gratitude to numerous local stakeholders for their invaluable assistance and cooperation in the development of this plan. The team would especially like to thank GVH Chitsa and GVH Mnembe from T/A's Tengani and Mbenje, respectively, for their cooperation in helping the team resolve boundary issues in the absence of T/A Mbenje, as the T/A's office is still unoccupied. The group also wants to thank the Customary Land Committee, the Village Development Committee, Group Village Head Tizola, and the Tizola Community as a whole.

Prior to the endorsement of the Tizola 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 Tizola 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 Tizola 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, cemetery, forestry, 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 Tizola 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 Tizola 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 Tizola 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 Tizola 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

2.2 Location

Tizola Group Village is located in the Mbenje Traditional Authority area, to the northeast of the Shire River. It is bounded by GVH Chitsa to the east and south, Mnembe to the west, Khungubwe to the south, and Matandwe Forest to the southwest. (Refer to Figure 1) The GHV Tizola area includes ten main villages. These include Tizola, Jonex, Kacholo, Dzwakunja, Bazhu, Beka, Fulutuna, Jasi, Gwero, and Ntaibu. The Group Village Tizola covers an area of approximately **1945.242097** hectares.

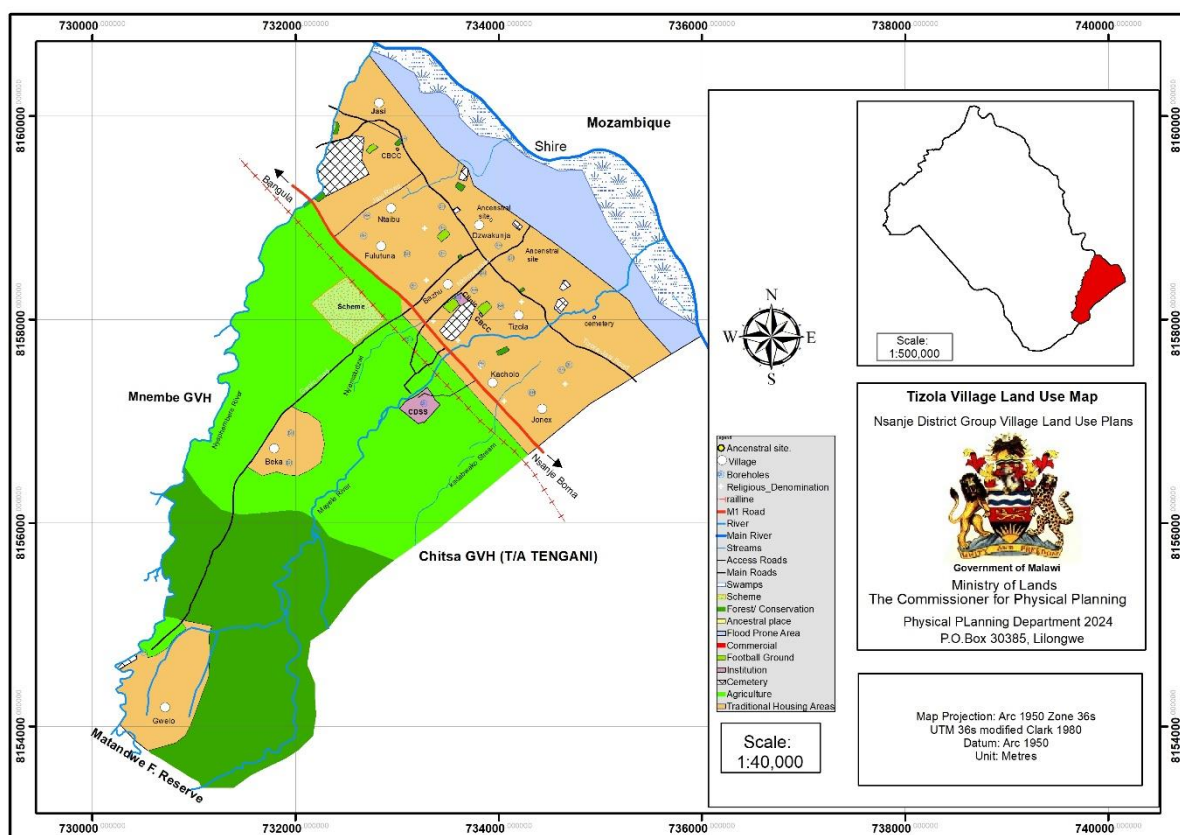


Figure 1: Location of GVH Tizora in T/A Mbenje (Source: Department of Physical Planning 2024)

2.3 General Landscape

Group Village the Tizola area has a gentle slope to the north and north-east, with the terrain dropping towards the shire river. The slope is gentler in the south and southeast of the area, but there is some raised ground. The slope that ascends to Matandwe Forest is very steep. The region is dominated by settlement land. The majority of the settlements are located in the north and north-east of the area, with the exception of Beka and Gwelo villages, which are located in the centre and south-west of the area,

respectively. With the exception of Gwelo village, all settlement areas are surrounded by farm land. There are also isolated tree species on homesteads, riverbanks, and farmland. Planted tree species have replaced natural ones. However, planted tree species have occupied the place of natural tree vegetation in the majority of settlement areas throughout the Village. The settlement area contains eight woodlots.

2.4 Soils

Sandy loam soils are the most common type in Group Village Area Tizola. These are soils that develop in terrain that is level or gently slopes. Loam soils are typical in regions with moderate slopes, especially those that lead to the Matandwe Forest in the region's north-west. In the north-eastern site of the area, sandy soils typically make up the top layer. Clay soils, also referred to as makande soils in the area, are another type of soil. This is commonly found near the Shire River and in swamps.

2.5 Forestry, Conservation, Vegetation and Wildlife

There are eight conservation woodlots in the settlement area. These are the primary conservation areas within GVH Tizola. All eight woodlots are managed by various committees overseen by the GVH. Whereas the committee obtains permission from the GVH prior to any development. The woodlots are a source of medicine, and when certain trees are sold, the woodlots generate revenue. The trees also serve as windbreaks for the homesteads while riverside woodlots help to protect riverbanks. The land under existing woodlots is estimated to be 2.719 hectares. Crocodiles, hippos, birds, and snakes are the most common animals seen here. The most common trees are Neem and Matondo.

2.5.1 Ancestral Place

The area has an ancestral site. The GVH is in charge for protecting the site, which was once used by the community to connect with their ancestors. However, the site has been abandoned due to the arrival of other religions, such as Christianity. Nevertheless, the site has been preserved.

2.6 Incidence of Disasters

Floods, strong winds, and droughts are common disasters affecting Group Village Tizola. The area is frequently affected by floods due to overflowing of the surrounding rivers and streams, particularly Shire, Nyaphembele, and Maele Rivers. The floods affect both the settlement and agriculture fields, particularly in the north and north-east parts of the area. The community alerts each other through megaphones and drums, but there are no evacuation centres in the area. Rather, victims seek refuge from schools and churches. The total land area designated as flood-prone is 279.397084 ha. Rain-fed agriculture is impacted by drought. Crops wilt before maturing, resulting in food insecurity and poverty for farmers. Similarly, pests and diseases reduce agricultural

productivity in the village. Strong winds primarily affect houses in the settlement area, causing roofs to collapse.

3. EXISTING SOCIO-ECONOMIC SITUATION

3.1 Introduction

An outline of the current infrastructure, social, and economic services offered in the villages under Group Village Headman Tizola is provided in this section.

3.2 Population

There are roughly 4941 people living in Group Village Tizola. It is anticipated that immigration and natural growth will increase the population during the next ten years. The estimated population of 5957 people and the estimated number of households in the next ten years will rise from 1110 to 1267 based on the 2.1% population growth rate for Nsanje District. The 157 additional households will put strain on the community's utilities and facilities, as well as the land, water, forest, and forestry products. The average land holding size per household is currently **0.575** hectares, which indicates that families do not have enough land to support their way of life given that the standard land holding size per household is 2 hectares.

3.3 Land Availability

The entire land area of GVH Tizola is 1945.242097 hectares. This land has been allocated to various land uses, as indicated in the **Table 1**.

Table 1 : Summary of Existing Land Uses in Tizola

Item No.	Existing Land Use	Estimated Area
1	Housing and Settlements	638.639943
2	Agriculture	601.903605
3	Forest and conservation	382.583215
4	ancestral Place	0.056745
5	Cemetery	30.457551
6	Commercial	0
7	Institutional	8.534442
8	Flood prone	279.397084
9	Football ground	3.669512
	TOTAL	1945.242097

Source: Department of Physical Planning (2024)

3.4 Economic Activities and Sources of Livelihood

Farming is a major source of income for the people of Group Village Tizola. These people earn their living primarily from the sale of sesame, cotton, and beans. Households have insufficient parcels of land for agricultural activities, with an average size of 0.575 hectare per household. Some people run small businesses, and others fish.

The area lacks a market area, with the exception of a few shops in households, so residents rely on Phokera and Nyamithuthu markets for their commercial needs. However, agriculture is hampered by floods and/or excessive droughts, a lack of established markets, a lack of livestock markets, a lack of employment opportunities, and insufficient farming land.

Table 2: Summary of commercial activities GVH Tizola

Item No.	Commercial Activities	Total Number
1	Shops	11
2	Maize mills	0
3	Bakeries	0
4	Shoe repairing	4
5	Bicycle repairing	4
6	Motor cycle repairing	4
7	Bars	3

Source: Department of Physical Planning (2024)

3.5 Community Services

There are eight notable Christian churches nearby. These include the Apostolic Church, Saleke Kusonkhana Church, Seventh Day Baptist, Prophetess Maria Queens, and Partners in Harvest Church, as well as Reformed Church 1 and Reformed Church 2.

In addition, the area has nine cemeteries. The total land area for cemeteries is 30.457551 hectares. Tizola currently has a population of 4941. According to British standards, 1 ha provides 1550 burial spaces. As a result, the available cemetery land can serve an estimated 47,209 people. Nonetheless, of the village's 30.457551 ha of cemetery land, 21.274323 ha are within 250 meters of the river bank.

As per the established norms and directives, cemeteries must be situated a minimum of 250 meters from the riverbank. Consequently, the cemetery located within this range does not satisfy the standards. Accordingly, there are 9.183228 ha of cemetery land available for interment. In spite of this, Tizola offers enough burial space to accommodate its 4941 inhabitants. The population is expected to increase to 5957 in ten years, requiring just 3.4574 ha of land, leaving plenty of space for cemeteries.

The community has two Community Based Child Care Centres. However, they are not well managed due to a lack of caretakers. Additionally, Tizola provides community policing services. However, the nearest police stations are in Phokera and Bangura, which are 4 and 12 kilometers away, respectively. The area has four football fields, one of which is located at the primary school. The grounds are in poor condition and do

not accommodate other sports activities such as netball. The area also lacks a community hall, among other amenities.

3.6 Existing Infrastructure

3.6.1 Housing and Settlements

The majority of settlements in GVH Tizola are located in the north and north-east parts of the area. However, there are some settlements in the centre and northern part of the area. Settlements are typically nucleated, but houses do not develop in an orderly manner. Most of the houses are semi-permanent. However, there are also temporary homes. The total settlement area is 638.639943 hectares. Currently, Tizola has 1110 households. Based on an average land size of 0.045 ha per household, 1110 households have already occupied 49.95 ha. This means there is currently enough land for settlement.

With a 2.1% annual rate of population growth, the projected population in ten years is expected to be 5957, with 1268 households. This represent an increase of 158 from the current number. These households will require an estimated 6.75 ha of space. Therefore, 268.065ha will be required in total over the course of ten years. This implies that 638.639943 ha will be sufficient settlement land for the duration of the planning period.

3.6.2 Health

There is a small clinic in the area that has been called to treat common ailments, but it hasn't opened yet because of staffing shortages. The other closest medical facility, a health centre, is accessible at Phokera and is 4 kilometers away. The village is about 12 km away from Bangula, where additional public health services are available.

3.6.3 Education

There are two schools in the area: Khombe Primary School and Nkadabwako Community Day Secondary School. But because the village lacks postsecondary educational resources, the majority of its inhabitants lack the labour skills necessary for employment.

3.6.3.1 Khope Primary School

Below is the table with student-teacher ratio and other related information.

Table 3: Teacher-Pupil ratio at Khope Primary School

Item No.	No. of Teachers	No of Students	Pupil-teacher Ratio	Number of Classrooms
1	12	917	77	6

Source: Department of Physical Planning (2024)

With six classrooms available, 360 students could be accommodated at once according to the educational standard of 60 students per classroom. 557 students do not have enough classrooms to meet standards, so they cram into the ones that are available. Some students even learn outside under the trees surrounding the school. As of right now, there is a deficit of roughly ten classrooms in relation to the aforementioned standard.

Table 3 above shows that each teacher has 77 students. However, according to educational standards and guidelines, each teacher should not teach more than 60 students. Nonetheless, at Khope Primary School, each teacher has an overage of 17 students per class. Based on education standards that recommend 60 pupils per teacher, 204 students require an additional four teachers. The school currently has a shortage of 3 teachers. Furthermore, the school is not connected to any source of power for lighting or other purposes, there are insufficient learning materials, and the teacher's houses, classes, and toilets are in disrepair.

The projected student population in ten years is expected to reach 1,106, which will exacerbate the teacher and classroom shortage issue. This implies that 12 classrooms and 7 teachers will be lacking.

3.6.3.2 Nkadabwako Community Day Secondary School

Below is the table with student-teacher ratio and other related information.

Table 4: Teacher-Pupil Ratio at Nkadabwako Community Day Secondary School

Item No.	No. of Teachers	No of Students	Pupil-teacher Ratio	Number of Classrooms
1	23	377	16	8

Source: Department of Physical Planning (2024)

There are 8 classrooms and 377 students in the school. According to the 40-student-per-classroom standard, the available eight classrooms were designed to accommodate 320 students at once. This means that 57 students do not have classrooms according to standards, so they overcrowd in the available classrooms or learn outside under the

school's trees. Based on the aforementioned education standard, there is currently a shortfall of approximately one classroom.

Table 4 above shows that each teacher has 16. According to educational standards and guidelines, each teacher is only allowed to teach a maximum of 40 students. However, at Nkadabwako Secondary School, each teacher has a class with 24 fewer students than the aforementioned standard. Based on educational standards, the school has an excessive number of teachers. The school currently has a surplus of 13 teachers. Furthermore, the school is not connected to any source of power for lighting and other related purposes, and there are insufficient learning materials, teacher houses, classrooms, and desks.

With an expected 456 students in ten years, the lack of classroom space and educational resources will only get worse. This indicates that they will be a shortage of four classrooms.

3.6.4 Utilities

3.6.4.1 Water



Figure 2: One of the Boreholes in GVH Tizola (Source: Department of Physical Planning 2024)

Boreholes serve as the primary source of portable water in GVH Tizola. There are 23 boreholes throughout the group village area, 11 of which are saline and one of which pumps warm water. Tizola's population is 4941. Based on the standard of one borehole per 250 people, 20 boreholes are sufficient for the current population. In this case, Tizola has three boreholes more than necessary. However, in 10 years, the

population will increase from 4941 to 5957. Based on a standard of one borehole per 250 people, the additional population of 1016 will experience a one-borehole shortfall. This means that during the planning period, the area will be short of one borehole.

There are six boreholes within 250 meters of the cemetery's edge. Boreholes are required to be 250 meters away from cemeteries and 100 meters away from pit latrines. This means that six boreholes were not properly located and are contaminated. Additionally, all boreholes produces saline water.

3.6.4.2 Energy

The vast majority of people cook with firewood or charcoal. These energy sources are obtained from the settlement area and the gardens within it. Both are typically obtained after pruning tree branches and cutting down some trees on the homestead. Electricity is available in some areas of the group village. However, the community relies heavily on alternative power sources like solar for phone charging and lighting. In addition, they use cell-powered torches and cell phones for lighting. Other services that require electricity, such as welding, are accessible to the community at Phokera.

3.6.5 Means of Transport

GVH Tizola is linked to nearby villages and other areas by four major roads. These include the roads that connect Tizora to Jasi, Jasi, Gwelo, and Kope. These are narrow natural roads. These main roads are supplemented by feeder roads and tracks that provide connections both within and outside the GVH. Those who foster community connections connect the homestead to other land uses such as gardens, churches, and cemeteries. During the rainy season, most main and access roads are narrow and impassable due to inadequate drainage systems, culverts, and bridges.

The primary modes of transportation in the area are walking, bicycles and motorcycles, which serve the public. Walking is the primary mode of transportation in the area, and only rarely used for trips outside of the village.

3.7 Agriculture

The GVH Tizola community is reliant on agriculture. Maize, potatoes, vegetables, and sorghum are the main food crops that are grown. The three primary cash crops are beans, cotton, and sesame. This is carried out under rain-fed farming. However, the irregular rainfall pattern has a significant impact on rain-fed agriculture. The majority of the time, dry spells are common in the area. Nevertheless, the region frequently experiences heavy rainfall in brief bursts, which causes flooding and damages a portion of the agricultural fields. Other than the recently established irrigation scheme, which is not yet open, there are no significant investments made in irrigation farming in the area. At the moment, Shire River is the site of small-scale irrigation farming. It is expected,

nevertheless, that irrigation farming will be introduced to the region by the shire valley canal.

The area supports a diverse range of livestock. These include cattle, goats, pigs, sheep, and poultry. Livestock graze on highlands surrounding Gwelo village, farmlands after harvest, and any available open spaces both within and outside the group village boundaries. Drinking water for livestock is easily accessible at streams, rivers, and boreholes. However, farming is hampered by pests and diseases.

There are 601.903605 ha of agricultural land in total. The average household land holding size in the area is 0.572 hectares. As per the standard landholding size of two hectares per household, GVH Tizola currently has insufficient agricultural land. Over the next ten years, there will be 216 more households, for a total of 1268 households. This implies that the issue of inadequate agricultural land will get worse.

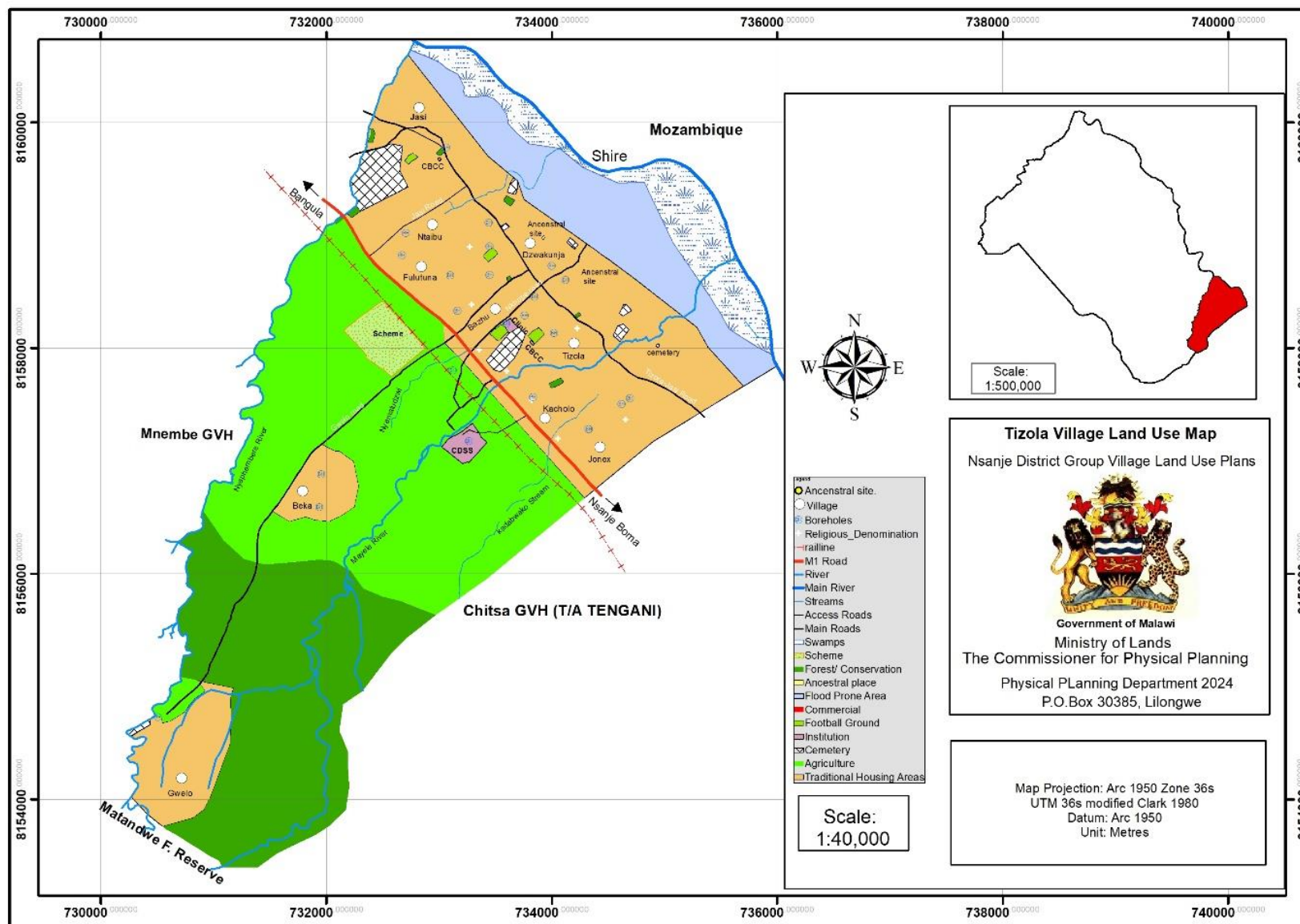


Figure 3: Existing Land Use Map (Source: Department of Physical Planning 2024)

4. KEY ISSUES

4.1 Introduction

This section provides an overview of the issues and limitations that were found when Group Village Tizola's socioeconomic status was examined. Additionally, as suggested in Section 5, it evaluates the elements that influence how land is allocated for different purposes.

4.2 Summary of Issues

Traditional Authority Mbenje's Tizola community is dealing with a number of issues in various facets of daily life. A summary of sectoral challenges found in the analyses is shown in the table below.

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	• 4 cemeteries and part of 2 cemeteries are contaminating surface water used by humans and animals • Lack of caretakers at the CBCC • Lack of instructors for adult learning
4	Housing and settlement	• Haphazardly development • Flooding in some of the settlement area
5	Health	• There is no staff at a newly constructed clinic hence not functioning
6	Education	• Inadequate classrooms at the primary school • Inadequate teachers at the primary school • Inadequate learning materials • Inadequate staff houses • Lack of tertiary education service • Not connected to power

7	water	• Inadequate boreholes • Saline water • Contamination of underground water by cemeteries • 5 boreholes inappropriately located
8	Energy	• High dependency on firewood and charcoal for cooking. • Most parts of the area are not connected to electricity
9	Roads	• Main roads are 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 equipment for irrigation • Inadequate farm land
11	Incidence of Disasters	• Floods • Lack of evacuation centres • Drought • Strong Winds

Table 5: Summary of Challenges in GVH Tizola (Source: Department of Physical Planning 2024)

4.3 Community Aspirations

Participatory approach to plan preparation required that the community of Group Village Headman Tizola 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 Tizola as listed below, are diverse and have been presented without any particular order of priority.

- Additional learning blocks and learning facilities at the primary school
- Additional teacher's houses
- Health Centre
- Established Market
- Upgrading of roads and their network
- Extension of electricity connection in the area
- Additional boreholes
- Police Post/unit
- Evacuation centre



Figure 4: Discussion on boundary confirmation involving Planning Team, CLC, VDC, neighbouring GVH members and Traditional Leaders (Source: Department of Physical Planning 2024)

An evaluation of Tizola's current state reveals that the community does, in fact, lack certain socioeconomic services and facilities. By addressing the community's ambitions, these gaps will be lessened or even eliminated.

5. PROPOSED PARTICIPATORY LAND USE PLAN

5.1 Introduction

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

The plan also gives regard to the following facilities located in the neighboring villages:

- Phokera Health centre at M'nembe GVH
- Police at Phokera in M'nembe GVH

The plan's details, including recommendations on land allocation for various uses, are outlined in the following sections. In addition, **Table 5** summarizes the existing and proposed land uses in the Tizola GVH area. Figure 4 shows the proposed land uses for Group Village Tizola.

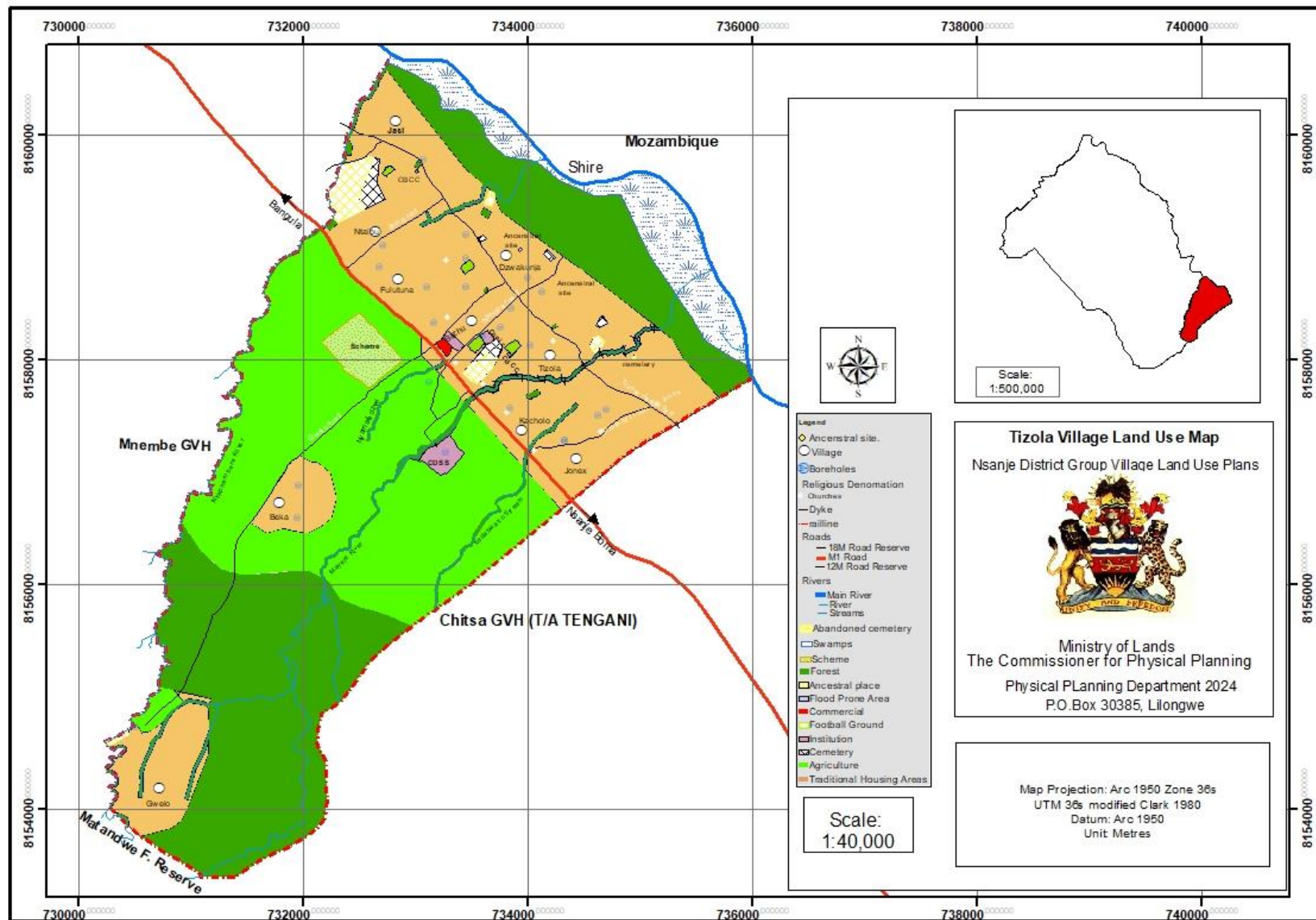


Figure 5: Proposed Land Uses in Tizola (Source: Department of Physical Planning 2024)

5.3 Agriculture

Based on the assessment of current land uses, farming/agriculture is the second most abundant land use in Tizola, making it an agrarian community. However, the region experiences drought and flooding virtually yearly. There are 578.97691 ha of agricultural land in total. Based on the analysis, there is inadequate agricultural land in Tizola, A situation that is worsening due to population growth and allocation agricultural land to various uses such as institutional.

In order to address the issue of drought and boost productivity, the plan has set aside 601.903605 ha for extensive, intensive, and irrigated farming with assistance from the Shire Valley Transformation Project in the region. Furthermore, the plan suggests clutch.

In order for farmers to make a profit commensurate with their investments, the plan also suggests that the Shire Valley Transformation Project help the community establish official markets for farm produce.

5.4 Housing and Settlements

The analysis indicates that there is enough land in the area to support housing for the next ten years. Thus, a total of 613.969069 ha was set aside for settlement in the plan. However, it is necessary to maximise the use of the land that is available within the settlement area by, among other things, promoting well-planned and nucleated settlements. In order to mitigate the damaging effects of recurring strong winds and floods, the community of group village Tizola is further advised by this plan to make every effort to construct their dwelling houses and other structures using durable building materials.

5.5 Community Services

There are four football fields in the community, but they are not in good shape. The plan suggests making improvements to the current football pitch as well as creating netball courts—at least two for women—or just plain play areas. Building a community hall, where cooperative meetings will be held, should go hand in hand with the irrigation scheme's implementation. Additionally, the plan calls for the building of an evacuation centre. Community leaders will designate land within the designated area for institutional use for these developments. The plan suggests assigning instructors for adult learning and care takers for ECDCs.

To address the issue of an unestablished market, the plan has designated 1.139324 hectares of land for commercial use, which encompasses the market. The cemetery land is sufficient for the duration of the plan, according to the analysis of the current situation. Furthermore, the investigation showed that some cemeteries—

which are situated within 250 meters of rivers—are contaminating surface waters that are utilised by both people and animals.

As a result, as shown in figure 4, the plan suggests abandoning three cemeteries in their entirety as well as a portion of the two cemeteries in Gwelo, Tizola, and Dzwakunja as well as in other villages. The availability of cemetery land will not be impacted by this development because, according to projections, only 3.4574 hectares will be needed for the planning period. Thus, 9.183228 hectares of the remaining cemetery land are retained in the plan.

5.6 Social Services and Utilities

5.6.1 Primary Education

The plan suggests that Khope Primary School be renovated. This includes adding 12 classrooms and 7 staff homes. Furthermore, the plan proposes hiring an additional seven teachers and providing adequate educational resources. The map shows a location near the school that can accommodate this proposal in an area designated for institutional use. Furthermore, the plan suggests that ESCOM or solar electricity be connected to the school.

5.6.2 Secondary and Tertiary Education

The plan calls for Nkadabwako Secondary School to be renovated. This includes building four more classrooms as well as additional staff homes. The plan also calls for the provision of sufficient educational resources. According to the map, there is a location near the school designated for institutional use that can accommodate this proposal. The plan also suggests drilling a borehole at the school to increase drinking water supply and sanitation.

In order to help the young people in the area, the plan suggests conducting an assessment to consider the possibility of establishing a community technical college.

5.6.3 Access Road

Gwelo Road, Jasi Road, Kope Road, and Tizora to Jasi Road are the primary access roads that link the area. But these aren't designated roads. The roads are not wide enough to accommodate traffic, particularly large vehicles, on both sides. They also have drifts that require culverts and bridges, and they have poor drainage, particularly during the rainy season. As a result, the plan suggests upgrading and renovating the aforementioned roads into 18-meter roads. In order to increase accessibility, the plan also suggests developing an 18-meter road that will link Tizora-Jasi Road and the M1 road at Jonex.

5.6.4 Energy

According to an analysis of the current situation, the area is partially connected to electricity. However, some parts of the area are disconnected. In this regard, the plan proposes expanding electricity access to other parts of the area, including Beka and Gwelo.

5.6.5 Health and Potable Water

The closest health facility, based on analysis of the current situation, is located 4 km from the village. As per established standards, an area is eligible to have a health centre if there are no other health centres within an 8-kilometer radius or if the population is 10,000 or more. In this sense, the area is already served by the M'nembe GVH health centre, and its population is by no means 10,000. Tizola is therefore not suitable to be allocated a health centre. Thus, the plan suggests staffing the recently constructed clinic in the neighborhood.

During the plan period, the area will have under provision of 1 borehole, according to the analysis of the current situation. Therefore, the plan suggests one more in this regard.

Additionally, the analysis showed that six boreholes were situated near the graveyard, which is in violation of the suggested minimum distance of 250 meters from the cemetery's edge. As a result, the plan suggests moving these boreholes to appropriate locations. Additionally, the plan includes provisions for the supply of tap water to alleviate the issue of saline water. This can be achieved through either a gravity-fed system or connection to the water board.

5.7 Management of Population Growth

The allocation of land to different purposes, particularly the aim to increase the amount of land available for planned residential areas, institutions, and irrigation farming, will result in certain limitations on the use of available land for settlements and related purposes. Planning at the local level will determine how housing land is used, as section 5.4 illustrates. In order to relieve pressure on settlement land, households will be urged to control the number of children in their home. Consequently, the plan suggests that health committees step up public education about family planning.

5.8 Incidence of Disasters

To prevent overflowing, the plan calls for afforestation alongside every river and stream. The plan also calls for building a dyke along the Mayele River to protect Nkadabwako CDSS and the surrounding area from river overflow.

5.9 Forestry and Conservation

The agricultural land that provided trees for firewood will be intensively farmed. As a result, existing woodlots should be maintained, and new woodlots should be planted around homesteads to ensure a consistent and reliable supply of firewood for energy and to protect the houses from strong winds. Furthermore, communities should be encouraged to use alternative sources of energy in order to save the environment.

Table 6: Existing and Proposed Land Uses in GVH Tizola

Item No.	Land Use	Existing Land Use (Ha)	Proposed Land Use (Ha)	Increase (Ha)	Decrease (Ha)
1	Housing and Settlements	638.639943	613.969069	0	2.82687
2	Agriculture	601.903605	578.97691	0	0
3	Forest and conservation	382.583215	706.856211	164.412682	0
4	ancestral Place	0.056745	0.056745	0	0
5	Cemetery	30.457551	30.457551	-21.274323	21.274323
6	Commercial	0	1.139324	1.139324	0
7	Institutional	8.534442	10.116775	1.687547	0
8	Flood prone	164.412683	0	0	164.412683
9	Abandoned Cemetery	0	10.116775	21.274323	0
10	Swamp	115.202261	0	0	0
11	Football ground	3.669512	3.669512	0	0
	TOTAL	1945.459957	1945.459957	1.77636	-1.77636

Source: Department of Physical Planning (2024)

6. IMPLEMENTATION ARRANGEMENT

6.1 Risks and Sustainability

The preparation of Tizola 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 Tizola 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 7: Stakeholders and their Responsibilities

Item No.	Stakeholder	Responsibility
1	Tizola 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
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: Department of Physical Planning (2024)

6.3 Monitoring and Evaluation

Monitoring of Tizola 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 Tizola 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 Tizola 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.