



MALAWI: ZOMBA URBAN PROFILE



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HS Number: HS/084/11E

ISBN Number(Volume): 978-92-1-132376-4

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ACKNOWLEDGEMENTS

Design and Layout: Florence Kuria



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MALAWI: ZOMBA URBAN PROFILE

UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME

REGIONAL AND TECHNICAL COOPERATION DIVISION

TABLE OF CONTENTS

FOREWORDS	5
EXECUTIVE SUMMARY	8
BACKGROUND	10
GOVERNANCE	14
SLUMS AND SHELTER	16
GENDER AND HIV/AIDS	18
ENVIRONMENT AND URBAN DISASTER RISKS	20
LOCAL ECONOMIC DEVELOPMENT	23
BASIC URBAN SERVICES	25
LAND	30
PROJECT PROPOSALS	
GOVERNANCE	32
SLUMS AND SHELTER	35
GENDER AND HIV/AIDS	37
ENVIRONMENT AND URBAN DISASTER RISKS	40
LOCAL ECONOMIC DEVELOPMENT	42
BASIC URBAN SERVICES	44
LAND	48

FOREWORDS



According to research published in UN-HABITAT's 'flagship report, The State of the World's Cities 2010-2011, all developing regions, including the African, Caribbean and Pacific states, will have more people living in urban than rural areas by the year 2030. With half the world's

population already living in urban areas, the challenges we face in the battle against urban poverty, our quest for cities without slums, for cities where women feel safer, for inclusive cities with power, water and sanitation, and affordable transport, for better planned cities, and for cleaner, greener cities is daunting.

But as this series shows, there are many interesting solutions and best practices to which we can turn. After all, the figures tell us that during the decade 2000 to 2010, a total of 227 million people in the developing countries moved out of slum conditions. In other words, governments, cities and partner institutions have collectively exceeded the slum target of the Millennium Development Goals twice over and ten years ahead of the agreed 2020 deadline.

Asia and the Pacific stood at the forefront of successful efforts to reach the slum target, with all governments in the region improving the lives of an estimated 172 million slum dwellers between 2000 and 2010.

In sub-Saharan Africa though, the total proportion of the urban population living in slums has decreased by only 5 per cent (or 17 million people). Ghana, Senegal, Uganda, and Rwanda were the most successful countries in the sub-region, reducing the proportions of slum dwellers by over one-fifth in the last decade.

Some 13 per cent of the progress made towards the global slum target occurred in Latin America and the Caribbean, where an estimated 30 million people have moved out of slum conditions since the year 2000.

Yet, UN-HABITAT estimates confirm that the progress made on the slum target has not been sufficient to counter the demographic expansion in informal settlements in the developing world. In this sense, efforts to reduce the numbers of slum dwellers are neither satisfactory nor adequate.

As part of our drive to address this crisis, UN-HABITAT is working with the European Commission and the Brussels-based Secretariat of the African, Caribbean and Pacific (ACP) Group to support sustainable urban development. Given the urgent and diverse needs, we found it necessary to develop a tool for rapid assessment and strategic planning to guide immediate, mid and long-term interventions. And here we have it in the form of this series of publications.

The Participatory Slum Upgrading Programme is based on the policy dialogue between UN-HABITAT, the ACP Secretariat and the European Commission which dates back to the year 2002. When the three parties met at UN-HABITAT headquarters in June 2009, more than 200 delegates from over 50 countries approved a resounding call on the international community to pay greater attention to these urbanization matters, and to extend the slum upgrading programme to all countries in the ACP Group.

It is worth recalling here how grateful we are that the European Commission's 9th European Development Fund for ACP countries provided EUR 4 million (USD 5.7 million at June 2011 rates) to enable UN-HABITAT to conduct the programme which now serves 59 cities in 23 African countries, and more than 20 cities in six Pacific, and four Caribbean countries.

Indeed, since its inception in 2008, the slum upgrading programme has achieved the confidence of partners at city and country level in Africa, the Caribbean and in the Pacific. It is making a major contribution aimed at helping in urban poverty reduction efforts, as each report in this series shows."

I wish to express my gratitude to the European Commission and the ACP Secretariat for their commitment to this slum upgrading programme. I have every confidence that the results outlined in this profile, and others, will serve to guide the development of responses for capacity building and investments in the urban sector.

Further, I would like to thank each Country Team for their continued support to this process which is essential for the successful implementation of the Participatory Slum Upgrading Programme.

A handwritten signature in black ink, which appears to read 'Joan Clos'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Dr. Joan Clos
Executive Director, UN-HABITAT

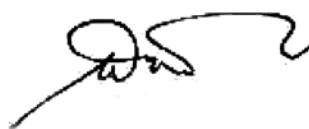
Poverty reduction is the Malawi Government's overriding development objective as espoused in the Malawi Growth and Development Strategy. In line with this, the Government recognizes the critical role played by cities and other urban centres in the socio-economic development of this country. Thriving and well functioning cities will in turn lead to thriving national economic development.

Our cities and other urban areas which are growing rapidly face a number of challenges, key among them is urban poverty characterized by, among others, poor housing, poor access to water and sanitation, as well as unemployment. The cities also face environmental challenges that are in part heightened by poor urban planning and environmental degradation.

The Government therefore welcomes the Participatory Slum Upgrading Programme (PSUP) that is coordinated by the Ministry of Local Government and Rural Development (MLGRD) and is being implemented in all the four cities of Lilongwe, Blantyre, Mzuzu, and Zomba. The urban profile for Zomba City is an important document that sets out the key challenges faced by the city in the areas of governance, land and housing, slums, basic urban services including water and sanitation, local economic development, gender and HIV/AIDS, energy, disaster risks, environment, and waste management.

Through a consultative process of city stakeholders, the city council has identified the priority actions to be carried out in support of efforts to achieve sustainable urban development and reduce urban poverty. The challenge is now to implement these priority actions that seek to improve the quality of life of the urban poor. In this regard, the Government of Malawi will continue to support the city council under the decentralized framework in achieving the poverty reduction goals. Zomba City Council will need to redouble its efforts and ensure that more resources are allocated towards pro-poor activities in the city. The goal of ensuring sustainable urban development and poverty reduction cannot be achieved by the efforts of central government and the city councils alone. More importantly, it will need the concerted efforts of all stakeholders involved in the development of Zomba including the private sector, civil society, political and community leaders, development partners, and city residents.

The Government of Malawi would like to thank UN-HABITAT¹, the European Union and the ACP² Group of States for the technical and financial support towards the formulation of this profile. The commendable role of Mzuzu University in facilitating the process of the urban profile formulation as well as that of the chief executive, the PSUP city focal point, and management of Zomba City Council is appreciated. Special mention is made of the first National Coordinator of the PSUP in Malawi, the late Mr. Dalitso Mpoola who dedicated his time, skills and effort to ensure the successful implementation of this phase. May his soul rest in peace.



Kester E. Kaphaizi

Principal Secretary for Local Government
and Rural Development

¹ UN-HABITAT - United Nations Human Settlements Programme
² ACP - Africa, Caribbean and Pacific

Zomba City Council is very pleased to present this profile for slum upgrading. The profile was prepared through a consultative process of a wide range of the council's stakeholders, following UN-HABITAT¹ guidelines. It highlights seven major themes that are crucial to the overall improvement of the livelihood of the city's residents, more especially the urban poor, in the areas of Governance, Local Economic Development, Land, Shelter and Slums, Environment and Urban Disaster, Gender and HIV/AIDS, and Basic Urban Services.

Malawi is urbanizing rapidly and Zomba is not an exception in this regard. This rapid urbanization is important for national development by diversifying incomes, expanding options for more affordable service delivery, and widening the horizons for innovation and skill acquisition; but has its own challenges as well. These challenges are more evident with the majority of the city residents living in appalling conditions due to poor urban governance and lack of basic urban infrastructure and services among others. This situation requires urgent redress to enhance positive contribution of urbanization to city as well as national development. As such the profile has proposed projects considered to be the prime focus areas of intervention in this initiative.

I would therefore wish to emphasize and highlight the significance of this document for the city's development as well as national development. The Zomba urban profile is intended to focus on the most important issues that the city grapples with and to steer investment towards improved urban development.

I would like to thank the National Steering Committee under the Ministry of Local Government and Rural Development for taking the lead in coordinating the process of preparing this urban profile. Special thanks go to Mr John Chome, the UN-HABITAT Country Programme Manager for his support and assistance in all stages of the profiling process. Furthermore I would like to thank UN-HABITAT and the European Commission, which financed the profiling process. Without their financial support, we would not have been able to undertake this elaborate process. I thank Mzuzu University for undertaking this elaborate process as consultant through Mr Lucky Kabanga and Mr Dominic Kamlomo. I am also greatly indebted to all the stakeholders that made contributions to this profile through the consultation process. Thank you.



Charles Kalemba
Chief Executive Officer
Zomba City Council

¹ UN-HABITAT - United Nations Human Settlements Programme

EXECUTIVE SUMMARY

INTRODUCTION

The Participatory Slum Upgrading Programme (PSUP) is an accelerated and action-oriented urban assessment of needs and capacity-building gaps at the city level. The programme is supported by funds from the European Commission's European Development Fund and is currently being implemented in 23 African countries, 59 African cities, 4 Pacific countries, 3 Caribbean countries, and 21 Pacific and Caribbean cities. The Participatory Slum Upgrading Programme uses a structured approach where priority interventions are agreed upon through consultative processes. The PSUP methodology consists of three phases: (1) a rapid participatory urban profiling at national and local levels, focusing on Governance, Local Economic Development, Land, Gender, Environment and Urban Disaster Management, Slums and Shelter, Basic Urban Services, and Waste Management, and proposed interventions; (2) detailed priority proposals; and (3) project implementation. The Participatory Slum Upgrading Programme in Malawi encompasses a national profile, as well as profiles for Blantyre, Lilongwe, Mzuzu and Zomba, each published as a separate report. This is the Zomba report and it constitutes a general background, a synthesis of the seven themes; Governance, Local Economic Development, Land, Gender, Environment and Urban Disaster Risks, Slums and Shelter, and Basic Urban Services; and priority project proposals.

BACKGROUND

Under the motto of "Floriante Zomba" (Make Zomba a Flowery City) Zomba City, the first capital of Malawi up to 1975, is undergoing rejuvenation since it was declared a city in March 2008. The city is experiencing rapid population growth with a population of 88,314 in 2008 and an annual growth rate of 3 percent. Some 51 percent of the city's population is male and 49 percent is female. The city has a population density of 2,264 per km². The local economy of Zomba comprises of trade and distribution, community and social services, agriculture, and some light industries. Poverty stands at 29 percent and over 60 percent of the population lives in informal settlements. Comprehensive urban management and development of land use and local economic development plans will help in positively addressing various challenges being faced. The city council needs to foster public-private partnerships (PPP) in order to maximize the potential in urban development and poverty alleviation and improve its capacity in terms of physical economic infrastructure and environmental planning.

GOVERNANCE

Zomba City Council is mandated to implement by-laws and legally binding policies and decisions with support from central government departments, statutory institutions and other private and civil society organizations. The city has had no councilors since 2005 and some of the by-laws are yet to be approved by the city council and the Ministry of Local Government and Rural Development. The lack of a comprehensive land use plan, land tenure insecurity and unplanned and illegal developments are some of the challenges facing the city. Service delivery and maintenance of infrastructure is inadequate. Unless popular support and good governance are regained through the restoration of elected councilors; recruitment of skilled staff; and development of a comprehensive physical, economic and environmental plan; the city will continue to face the current challenges.

LOCAL ECONOMIC DEVELOPMENT

Zomba City Council's economy largely depends on the informal sector for employment. The absence of an economic development plan makes economic investment difficult. Having emerged from a predominantly administrative background, formal employment in Zomba is dominated by financial services at 29 percent, agriculture and mining at 26 percent, marketing at 25 percent, manufacturing at 9 percent, and construction at 4 percent². The economy is dominated by small-scale enterprises at 93 percent, medium enterprises at 6 percent and large-scale enterprises at 1 percent. The majority of the small and medium sized enterprises (SMEs) are informal businesses operated by vendors and petty traders. The agro-processing sector plays a significant role in the local economy but lacks the capacity to utilize raw materials from the surrounding areas. There are 1,465 entrepreneurs and only 23 percent are women.

LAND

Zomba City Council currently does not own enough land to manage and administer. The city council is confronted with inadequate capacity in development control, lack of an up to date urban structure plan and multiple players in land administration including the Ministry of Lands, Housing and Urban Development (MLHUD), Malawi Housing Corporation (MHC), and Zomba City Council. Land is administered through the Plot Allocation Committee while the Town Planning Committee manages physical development in the city. UN-HABITAT³ (2010) indicates that private land is only 0.5 percent, public land is 9 percent and 90.5 percent of land is under customary practices.

¹ National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.

² National Statistical Office, 2008, Statistical Yearbook.

³ UN-HABITAT - United Nations Human Settlements Programme

GENDER AND HIV/AIDS

Zomba City Council is responsible for coordinating gender and HIV/AIDS at the local level. About 28 percent of females and 24 percent of males in Zomba are illiterate. 7 percent of Zomba residents have obtained a Junior Certificate Examination (JCE) while 9 percent of males and 5 percent of females have obtained the Malawi Schools Certificate of Education (MSCE)⁴.

Zomba City Council has an HIV/AIDS Workplace Policy in place. Various development and humanitarian organizations compliment the efforts of the city council in gender and HIV/AIDS. In 2006, it was estimated that Zomba had 19,000 reported HIV/AIDS cases. Zomba has 36 service providers addressing various HIV/AIDS issues in areas of prevention, treatment, care, support, and impact mitigation.

ENVIRONMENT AND URBAN DISASTER RISKS

Environmental management is led by Zomba City Council. Zomba City Council's engineering department manages environmental issues and the Public Health Department manages environmental pollution and waste management. Environmental degradation is linked to a number of factors such as poor land use planning, lack of waste management services in residential areas, poor farming practices, and deforestation. Addressing issues of insufficient solid and liquid waste management capacity will also improve sanitation in the city. The contribution of the Planning and Development Department, the Agriculture and Forestry Department and the private sector has a key role to play in environmental management.

SLUMS AND SHELTER

Rapid urbanization and lack of proper land use planning has led to an increase in the informal settlements and unsafe housing developments. Housing challenges are ranked fifth in Zomba City Council's Urban Development Plan for 2007 – 2012. Informal settlements are growing rapidly and these residents of these settlements do not have access to the basic urban services or basic infrastructure⁵.

BASIC URBAN SERVICES

The Southern Region Water Board (SRWB) supplies 12,200m³ of water daily to the city's residents⁶. About 27 percent of Zomba's residents have piped water in their homes⁷.

The Electricity Supply Commission of Malawi (ESCOM) is the sole supplier of electricity in Zomba. 49 percent of Zomba's households rely on electricity for lighting.

WASTE MANAGEMENT

Solid and liquid waste management in the city is a shared responsibility between the central government, Zomba City Council and the private sector. Due to limited capacity in terms of human resources and equipment, waste management services are only available in the low-density areas and the city centre. The uncollected waste in the informal settlements is dumped in open spaces, on the road sides, in the rivers and streams, and in other undesignated areas. This has resulted in environmental degradation and pollution. The sewer system has a conventional treatment plant situated at Chikanda Traditional Housing Area (THA) which serves about 20,000 people in the low density housing areas, commercial and public institutions such as the army barracks, hospitals, Zomba Central Prison, and Chancellor College⁸.

The National Statistical Office (September 2009) highlights that majority of the residents in the city, who reside in the informal settlements rely on pit latrines for human waste disposal. This has resulted in high rates of pollution of the water table. The major challenge facing the city council is how to expand and extend waste management services to all residents of the city, both in the formal and the informal areas.

⁴ National Statistical Office, 2008, Statistical Yearbook.

⁵ National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.

⁶ National Statistical Office, 2003, 1998 Malawi Population and Housing Census: Population Projections Report 1999-2023.

⁷ National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.

⁸ Zomba Municipal Assembly, 2007, Zomba Urban Socio- Economic Profile 2007.

BACKGROUND

INTRODUCTION

Urban Profiling

The Zomba urban profiling consists of an accelerated and action-oriented assessment of urban conditions, focusing on priority needs, capacity gaps and existing institutional responses at local and national levels. The purpose of the study is to develop urban poverty reduction policies at local, national, and regional levels, through an assessment of needs and response mechanisms, and as a contribution to the wider-ranging implementation of the Millennium Development Goals (MDGs). The study is based on analysis of existing data and a series of interviews with all relevant urban stakeholders, including local communities and institutions, civil society, the private sector, development partners, academics, and others. The consultation typically results in a collective agreement on priorities and their development into proposed capacity-building and other projects that are all aimed at urban poverty reduction. The urban profiling is being implemented in 30 ACP¹ countries, offering an opportunity for comparative regional analysis. Once completed, this series of studies will provide a framework for central and local authorities and urban actors, as well as donors and external support agencies.

METHODOLOGY

The Participatory Slum Upgrading Programme consists of three phases:

Phase one consists of the rapid profiling of urban conditions at national and local levels. The capital city, a medium-sized city, and a small town are selected and studied to provide a representative sample in each country. The analysis focuses on eight themes; governance, local economic development, land, gender, environment, slums and shelter, basic urban services, and waste management. Information is collected through standard interviews and discussions with institutions and key informants, in order to assess the strengths, weaknesses, opportunities, and threats (SWOT) of the national and local urban set-ups. The findings are presented and refined during city and national consultation workshops and consensus is reached regarding priority interventions. National and city reports synthesize the information collected and outline ways forward to reduce urban poverty through holistic approaches.

Phase two builds on the priorities identified through pre-feasibility studies and develops detailed capacity-building and capital investment projects.

Phase three implements the projects developed during the two earlier phases, with an emphasis on skills development, institutional strengthening, and replication.

This report presents the outcomes of **Phase One** at the local level in Zomba.

URBAN PROFILING IN ZOMBA

The urban profiling in Zomba is one of four similar exercises conducted in Malawi; the other urban profiling centres are Blantyre, Lilongwe and Mzuzu.

Zomba City Council representatives participated in the national consultation process, a partnership platform co-developed with Malawi's Ministry of Local Government; the Ministry of Lands, Housing and Urban Development; parastatals; and national and international development and humanitarian organizations. The aim was to develop options for formal inter-agency collaboration in order to create a coordination body integrating a wide range of urban stakeholders in a single response mechanism.

REPORT STRUCTURE

This report consists of:

1. a general background of the urban sector in Zomba City, based on the findings of the Zomba City Assessment Report, a desk study, interviews, and a city consultation that was held in Zomba on 18 August 2010 (see back cover for a list of participants in the City Consultation). The background includes data on administration, urban planning, economy, the informal and the private sector, poverty, infrastructure, water, sanitation, public transport, street lighting, energy, health, and education;
2. a synthetic assessment of the following seven main thematic areas: governance, local economic development, land, gender, environment and urban disaster management, slums and shelter, and basic urban services in terms of the institutional set-up, regulatory framework, resource mobilization, and performance; this second section also highlights agreed priorities and includes a list of identified projects;
3. a SWOT analysis and an outline of priority project proposals for each theme. The proposals include beneficiaries, partners, estimated costs, objectives, activities, and outputs.

¹ ACP - Africa, Caribbean and Pacific

ZOMBA IN DATA

Zomba is experiencing rapid population growth, with a population of 88,314 and an annual growth rate of 3 percent in 2008. About 51 percent of the population is male and 49 percent is female, with a population density of 2,264 per km². The city ranks fourth in the country in terms of population density. There are several informal settlements in the city.

ZOMBA'S DEVELOPMENT

Zomba served as the capital of Malawi under the British colonial rule until 1975 when the capital function was transferred to Lilongwe. Historically, the city boasts of magnificent colonial relics and classical buildings. The city's population has grown from 70,134 people in 1999 to 88,314 people in 2008, and over 60 percent of the current population lives in informal settlements². The population is projected to reach 164,898 by 2015 and 202,076 by 2020. The table below shows the population in each ward³.

TABLE 1:

POPULATION DISTRIBUTION IN ZOMBA	
Ward	Population
Chambo	6,072
Chikamveka	2,978
Chikamveka North	13,710
Chilunga	3,636
Chilunga East	6,960
Likangala Central	7,696
Likangala North	12,855
Likangala South	1,541
Masongola	872
Mbedza	4,207
Mtiya	9,688
Sadzi	9,103
Zakazaka	6,423
Zomba Central	2,573

Source: National Statistical Office (2003). 1998 Malawi Population and Housing Census: Population Projections Report 1999-2023.

² National Statistical Office (2003). 1998 Malawi Population and Housing Census: Population Projections Report 1999-2023.

³ National Statistical Office (2009). Population and Housing Census 2008 Main Report.

ADMINISTRATION

Zomba City Council is mandated by the Local Government Act of 1998 and the Decentralization Policy of 1998. Empowered by section 6 of the Local Government Act number 42 of 1998, the city council makes policies and decisions on local governance and development of the city. The mayor heads the city council while the chief executive officer heads the secretariat which is divided into 11 departments, each headed by a director (see below).

TABLE 2:

ZOMBA CITY COUNCIL	
Department / Section	Sector
Mayoral	Local governance
Chief Executive	Local governance and city management
Administration Services	Local governance and city management
Financial Services	City financial management and services
Trade and Commerce	Local economic development
Health and Social Services Department	Health and social services
Engineering Services Department	Infrastructure provision and environmental management services
Agriculture and Public Health Services Department	Public and open spaces and environmental health services
Planning and Development Services Department	Town planning, development control and land administration services
Education Services Department	Urban education services
Internal audit Section	Internal auditing services

URBAN PLANNING

Zomba City Council is responsible for planning and development control in the city through the Department of Planning and Development. The city lacks a City Development Strategy, an Urban Master Plan and an Economic Development Plan to ensure guided development. The city has some legal urban planning frameworks in place but enforcement is a challenge. The local authorities have failed to accommodate the growing population in a well planned manner. The poor implementation of integrated economic development and planning results in disorderly economic development. Environmental planning needs to be taken on board to encourage sustainable urban development.

ECONOMIC SITUATION

Some of the economic activities in Zomba include trade, agriculture and industry. The informal sector in Zomba is very vibrant. Zomba City Council gets its revenue mainly from property rates (major source), market fees, licensing fees, parking fees, and plan application and scrutiny fees. However, poor financial management and lack of transparency in revenue collection has resulted in low revenue in the city council, for the improvement of infrastructure and basic urban service provision.

INFORMAL AND PRIVATE SECTOR

The economy of Zomba comprise largely of informal income generating activities, and few formal activities. There is no data to indicate the actual size of the informal sector, and the sector also lacks adequate regulation and support. Inadequate infrastructure and basic urban services, lack of access to business capital for expansion, and lack of entrepreneurial and business skills are major obstacles to economic growth.

POVERTY

Unemployment, rapid population growth and an economy largely dependent on small and medium enterprises are the major factors that contribute to high levels of poverty in the city. Some 66 percent of Zomba's population lives in the informal settlements amid high levels of unemployment and lack of basic urban services and social infrastructure⁴. Access to adequate loan facilities for economic development is difficult for the poor due to high interest rates on loans and collateral requirements. The city council needs to develop an economic development plan and establish pro-poor policies to aid the economic empowerment of the poor.

⁴ National Statistical Office 2008, *Statistical Yearbook*.

INFRASTRUCTURE AND BASIC URBAN SERVICES

Provision of infrastructure and basic urban services to the city residents favours the planned areas while the high density and informal settlements do not have adequate access to these services. The city council is mandated through the Local Government Act of 1998 to provide social infrastructure and basic urban services to all city residents, both in the formal and informal areas.

WATER

Water supply in Zomba is not evenly distributed. The formal areas of Zomba have adequate access to water supply while the poorer informal settlements, where majority of the population live, have little or no access to water supply. Residents of informal settlements mainly rely on communal water points for their water needs, and are sometimes forced to acquire their water from unprotected water sources when the communal water points run dry.

The Southern Region Water Board supplies 12,200m³ of water daily to the city and has the capacity to supply water to a population of around 145,000 people per day. This roughly equals the population expected to be living in the city by 2012⁵. About 27 percent of Zomba's residents have access to piped water⁶.

SANITATION AND REFUSE COLLECTION

Sanitation and waste removal services are poor in Zomba. While the high income areas have their waste collected at regular intervals, the informal settlement residents are forced to find ways to dispose of their waste because the city council does not provide any waste management services to them. Most of their waste ends up in pit latrines, rubbish pits, on the road sides, on river banks, and in any available open spaces. Zomba City Council, private companies and Malawi Housing Corporation provide septic tank emptying services at a fee.

⁵ National Statistical Office, 2003, *1998 Malawi Population and Housing Census: Population Projections Report 1999-2023*.

⁶ National Statistical Office, September 2009, *Population and Housing Census 2008 Main Report*.

PUBLIC TRANSPORT

Zomba residents depend largely on minibuses and bicycles to transport them from one location to another. There are buses that offer long distance transportation services and taxis which offer transport services both within and outside the city. With the increasing numbers of cyclists, the roads are getting more and more congested. Footpaths and bicycle paths have not been provided adding to the challenge of congestion and frequent conflicts between cyclists, pedestrians and motorists.

STREET LIGHTING

Street lighting is restricted to the central business district and the low-density housing areas. The informal settlements do not have adequate street lighting, further worsening insecurity in these areas. The city council needs to put up street lights in all areas and security floodlights in the informal settlements where electricity supply is minimal.

ENERGY SOURCES

The most common sources of energy in Zomba are electricity, charcoal, firewood, and petroleum fuels (petrol, diesel and paraffin). At a very small scale, some households use solar power, gel oil, crop residues, and gas for heating and lighting. The major energy source for industrial development is electricity provided by Electricity Supply Commission of Malawi⁷. The high use of wood fuel has resulted in deforestation and environmental degradation. Cheaper alternative energy sources should be explored in order to avert this trend.

HEALTH

Medical care services in the city are provided at the central hospital, health centres and clinics run by the government and private organizations. Zomba residents also rely on traditional healers and traditional birth attendants for health services. The current health facilities are inadequate and lack enough medical equipment and qualified staff to handle the high number of patients. Major health challenges facing Zomba include high rate of HIV/ AIDS and malaria which are major killer diseases and affect the development of the city.

EDUCATION

Zomba has 17 public primary schools and 270 classrooms with a total of 21,748 pupils, with a ratio of almost 1:1 between boys and girls. The public schools have 175 male teachers against 424 females⁸. Primary school in Zomba is free and there is a good teacher-pupil ratio. In addition, there are private schools which also provide good quality education, but only the well-off can afford to take their children to private schools.

The quality of education in Zomba's schools has been suffering lately due to inadequate learning equipment, lack of instructional material, vandalism of school facilities, and uneven distribution of teachers. The current secondary schools in Zomba are inadequate to cater for all the students who graduate from primary school. Zomba City has several colleges and technical schools, both public and private.

⁷ National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.

⁸ National Statistical Office (2008). Statistical Yearbook.

GOVERNANCE



Zomba has not had any councilors since 2005. The amended Local Government Act of 2009 empowers the State President to set the date for local elections. The Minister for Local Government and Rural Development has powers to nominate chief executive officers for the city council according to the amended Local Government Act. The mayor is elected from among the councilors. Zomba City Council has inadequate resources to provide adequate infrastructure and basic urban services to all its residents. In addition, the slow pace of decentralization is constraining good governance. Political interference by councilors in technical matters has led to inappropriate decisions being taken and multiplicity of land owners and land managers makes land governance difficult. Zomba City Council does not have adequate land and this complicates the delivery of low income housing. Revenue collection by the Zomba City Council is also low due to inadequate capacity, inadequate property database, high number of tax defaulters, lack of transparency in revenue collection, and unreliable billing practices and systems. A Service Charter that defines the city council's responsibilities to the city residents is not in place. In the absence of councilors, communication between the city authority and residents is poor.

The lack of a comprehensive physical, economic or environmental plan affects the ability of the city council to collect and generate revenue, to efficiently deliver services and to maintain orderly development and an attractive environment for economic growth in the city.

COMMUNITY INVOLVEMENT AND EMPOWERMENT

Zomba City Council with support from the German Development Services (DED), the Malawi-German Programme for Democracy and Decentralization (MGPDD) and the Malawi Local Government Association trained Ward Development Committees (WDCs) on their roles and responsibilities. The aim was to empower communities to contribute to city development effectively by participating in governance and the decision making process.

AGREED PRIORITIES

- Strengthen community development structures.
- Establish an urban coordination body of various urban stakeholders, for example Zomba Urban Network.
- Improve financial management systems and revenue base.
- Review legal frameworks and improve enforcement.
- Review the structure of the city council (organogram) and conditions of service to reduce staff turnover.
- Establish a monitoring and evaluation system (MES) as a learning tool.
- Civic education for members of parliament and councilors on their roles and responsibilities.

REVENUE ENHANCEMENT INITIATIVE BY THE COUNCIL

Zomba City Council developed a local Revenue Mobilization Strategy as a guide to improve local revenue collection. The strategy highlighted the need to maximize revenue collection on the existing revenue sources and outlined new and potential revenue sources to be explored by the city council.

INSTITUTIONAL SET-UP

- The Ministry of Local Government and Rural Development oversees governance issues in Zomba and is supported by the Local Government Finance Committee.
- Zomba City Council is headed by a mayor elected from among the elected councilors.
- Zomba City Council secretariat is headed by the chief executive officer.
- There are no specific regulatory frameworks to control service provision in the informal areas.

REGULATORY FRAMEWORK

- The Local Government Act (1998), the National Decentralization Policy (1998) and the Town and Country Planning Act (TCPA) of 1988.
- Zomba City Urban Structure Plan.

PERFORMANCE AND ACCOUNTABILITY

- Weak communication and coordination between Zomba City Council, other stakeholders and city residents.
- Absence of a Service Charter weakens the city council's obligation in service delivery.
- Zomba City Council encourages participatory governance.
- Alleged corruption by the public.
- No monitoring and evaluation system is in place for performance measurement and improvement.

RESOURCE MOBILIZATION

- Taxation and property rates are the major sources of the city council revenue.
- Zomba City Council is supported by the central government and donors in various projects.

GOVERNANCE N°1	Project proposal	Page 33
	Zomba City Council capacity building programme	

GOVERNANCE N°2	Project proposal	Page 33
	Zomba City Council public awareness campaign	

GOVERNANCE N°3	Project proposal	Page 34
	Local Urban Observatory (LUO)	

SLUMS AND SHELTER



The population of Zomba was estimated at 88,314 people with an annual growth rate of 3 percent between 1998 and 2008 and a population density of 2,264 people per km² in 2008, up from 1,690 people per km² in 1998¹. Over 60 percent of the population lives in the informal settlements. The high density areas are split into permanent and Traditional Housing Areas and the informal settlements. The population in the informal settlements is rapidly growing due to the rapid increase in population and migration of people from the rural areas into the city in search of better economic opportunities². Housing in the informal settlements lack the minimum requirements for low-income housing and have little or no access to the basic urban services or infrastructure. Zomba City Council ranks Shelter and Slums in Zomba in fifth position in order of priority in the Urban Development Plan for 2007-2012.

In the high-density permanent housing areas, the Malawi Housing Corporation charges rent between MK 3,000 to MK 25,000. Challenges facing the housing sector in Zomba include inadequate supply of serviced housing plots, inadequate capacity of Zomba City Council to implement concrete slum upgrading programmes, and involvement of chiefs in land administration in the city which has led to increased incidences of illegal developments. Several development organizations operating in Zomba, such as the Malawi Homeless People's Federation (Federation), Centre for Community Organization and Development (CCODE) and Habitat for Humanity Malawi (HfHM), are involved in slum upgrading activities.

INSTITUTIONAL SET UP

- The Ministry of Lands, Housing and Urban Development, Malawi Housing Corporation and Zomba City Council are responsible for housing and land issues.
- Zomba City Council is responsible for slum upgrading.
- New entrants into the housing market from the private sector are helping to relieve the housing shortage in the city. However more pro-poor housing construction needs to be done to help prevent further development of informal settlements.

REGULATORY FRAMEWORK

- The Zomba Municipal Urban Development Plan (2007-2012), the Town and Country Planning Act (1988), the Public Health Act, the Local Government Act (1998), the Environmental Management Act, the Procedures, Management and Administration of Traditional Housing Areas (1994), Zomba City Urban Structure Plan.

¹ National Statistical Office, September 2009. Population and Housing Census 2008 Main Report.

² National Statistical Office, September 2009. Population and Housing Census 2008 Main Report.

AGREED PRIORITIES

- Develop new pro-poor housing estates and resettle the poor informal settlement residents.
- Upgrade and expand existing social infrastructure.
- Formulate a city resettlement and compensation scheme.

SLUMS AND SHELTER
N°1

Project proposal

Page 36

Zomba City Council informal settlements upgrading project

PERFORMANCE AND ACCOUNTABILITY

- There is weak coordination between Zomba City Council and other public and private institutions involved in housing programmes.
- There is lack of transparency in land allocation procedures and high cases of corruption among officials involved in land administration.
- There is no Service Charter that obligates the city council to provide basic urban services and infrastructure to the city residents, or empowers the residents to demand for services and infrastructure.
- Outdated legal frameworks and absence of strategies to address urbanization challenges facing the city.
- Zomba City Council has inadequate land and capacity to make meaningful contributions towards low-income housing.

RESOURCE MOBILIZATION

- The city lacks the capacity (financial, human and technical) needed to carry out significant slum upgrading.
- Development organizations such as Habitat for Humanity Malawi and Centre for Community Organizations and Development are using their resources to construct pro-poor housing.
- The poor are not able to access housing finance/ loans due to the high interest rates.

GENDER AND HIV/AIDS



Gender and HIV/AIDS are treated as crosscutting issues in all development programmes in the city. The current stand of the city council is that gender and HIV/AIDS issues are guided by national policies supported by the city's HIV/AIDS Workplace Policy. More males have attained education beyond the Junior Certificate Examination. Females marry earlier, between ages 12 and 19, unlike their male counterparts¹. Women representation in governance and leadership positions account for 40 percent.

HIV/AIDS prevalence in Zomba stands at 13.9 percent, and majority of those infected are women². There is no direct link between education levels and HIV/AIDS prevalence in women. However HIV/AIDS prevalence in men increases with increase in socio-economic status. HIV infection is lowest among single people and highest among married people³. In terms of economic development, only 23 percent of small and medium enterprises are owned and run by women.

Most development and humanitarian organizations support gender equality and affirmative action for women. Gender-based violence is a major challenge facing women in Zomba and various institutions are involved in creating awareness on the negative effects of violence against women.

INSTITUTIONAL SET-UP

- The Ministry of Women and Child Development leads in implementing gender activities.
- The Ministry of Health and Population leads in implementing HIV/AIDS activities.
- The National AIDS Commission (NAC) funds most HIV/AIDS programmes in the city.
- Zomba City Council leads in the implementation of HIV/AIDS programmes at the local level and works together with development and humanitarian organizations.

REGULATORY FRAMEWORK

- The National Gender Policy, the National HIV/AIDS Policy of 2003, the National Plan of Action for 2005-2010, the National Response to Combat Gender Based Violence (2008), and Zomba City Assembly HIV/AIDS Workplace Policy (2003).
- Zomba City Council does not have a localized gender policy.

¹ National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.

² National Statistical Office, 2008, Statistical Yearbook.

³ National Statistical Office, Malawi and ORC Macro. 2005. 2004 Malawi Demographic and Health Survey Key Findings

AGREED PRIORITIES

- Development of a gender policy for the city council.
- Offering counselling and rehabilitation for victims of gender-based violence.
- Supporting women entrepreneurs to expand their businesses by providing them with low interest loans.

GENDER AND HIV/AIDS N°1	Project proposal	Page 38
	Formulation of a city council gender policy	

GENDER AND HIV/AIDS N°2	Project proposal	Page 38
	Zomba City Council social support programme	

GENDER AND HIV/AIDS N°3	Project proposal	Page 39
	Establishment of recreational facilities for the youth	

PERFORMANCE AND ACCOUNTABILITY

- Development and humanitarian organizations as well as various private sector organizations are actively involved in gender and HIV/AIDS issues.
- Voluntary counselling and testing (VCT) facilities are available in public and private institutions.
- Lack of coordination among development and humanitarian organizations in carrying out gender and HIV/AIDS programmes.

RESOURCE MOBILISATION

- Donor funding is available for carrying out gender and HIV/AIDS awareness.
- The Malawi Government, through the National AIDS Commission, provides funds to the city council and other agencies involved in HIV/AIDS prevention and control.
- Micro-financing agencies are providing low interest loans to women entrepreneurs to enable them to set up their own businesses.
- Zomba City Council has set aside funds in its budget to deal with HIV/AIDS control and prevention.

ENVIRONMENT AND URBAN DISASTER RISKS



Environmental degradation in the city is linked to a number of factors such as poor land use planning, lack of basic urban services - especially in the informal settlements, poor urban farming practices and deforestation. A number of stakeholders and departments are involved in environmental management and they include various non-governmental, community based and faith based organizations. Rapid population growth in the city is putting pressure on land and is one of the causes of deforestation, as people clear trees to make way for human settlements. Rapid population growth has also resulted in people migrating to marginal land areas which are prone to disasters such as land slides. The limited coverage of the sewer system in the city has led to high reliance on pit latrines, especially in the informal settlements, which has resulted in high levels of pollution of the water table. The absence of specific regulations for the management of informal settlements is further worsening the situation. Indiscriminate liquid and solid waste disposal in rivers, and along the roads is a huge challenge. Many rivers in the city are heavily polluted by industrial and domestic effluents.

The planned and formal areas of the city are regularly serviced while the informal settlements and traditional housing areas hardly have any access to the basic urban services. Most recreational parks, green belts and playgrounds are in poor condition due to lack of maintenance by the city council. Vandalism of sewer lines and manhole covers is also a major challenge.

INSTITUTIONAL SET-UP

- Zomba City Council provides environmental management services within the city through the Department of Engineering and the Department of Health.
- The Departments of Environmental Affairs and Forestry is involved in tree planting exercises and has put in place measures to control environmental pollution.
- The Malawi Environmental Endowment Trust (MEET) works with various institutions in the implementation of the Environmental Management Act.
- Some development and humanitarian organizations operating in Zomba are involved in environmental management.

REGULATORY FRAMEWORK

- The following legal frameworks are applicable: The Environmental Act, the Environmental Management Policy and Guidelines, the Public Health Act, city by-laws on health, the Forestry Act, the Town and Country Planning Act, Mining and Minerals Act, Sanitary Arrangements by-laws, The City of Zomba (Plot Allocation in Townships and Improvement Areas) by-laws of 2006, and the City of Zomba (General Cleanliness, Refuse and Rubble Disposal) by-laws of 2006.

AGREED PRIORITIES

- Carry out awareness campaigns on the need for proper environmental conservation practices.
- Update and reform the existing environmental by-laws and formulate new ones if need be.
- Carry out afforestation and re-afforestation exercises, especially in the water catchment areas.

PERFORMANCE AND ACCOUNTABILITY

- Lack of a specialized department to manage environmental services makes environmental management challenging.
- Liquid and solid waste management capacity remains a big challenge due to lack of capacity.
- Zomba City Council lacks a City Strategic Plan to guide implementation of policies and regulate urban development.
- Involvement of traditional leaders in land matters encourages unplanned development which negatively affects the environment.
- Lack of a City Land Use Plan is stalling environmental projects such as tree planting.
- There are high levels of pollution due to poor liquid and solid waste management. Majority of residents rely on pit latrines which pollute the water table.
- In order to further heighten environmental awareness, environmental studies including climate change have been introduced in the university curriculum in Malawi.

RESOURCE MOBILIZATION

- The Malawi Environmental Endowment Trust provides funding for environment related projects and scholarships for capacity building on proper environmental management at the postgraduate level.
- A few private organizations provide waste disposal services at a fee to those who can afford.
- There are several development and humanitarian organizations involved in environmental conservation initiatives such as tree planting.

URBAN DISASTER RISKS

The main urban disaster risks facing the city include floods, landslides, wind storms, environmental degradation, high incidences of road accidents, and disease epidemics. Landslides have become increasingly common and are an effect of environmental degradation and illegal developments on fragile land. Some of the mitigation measures put in place by the government to reduce the effects of disaster include shifting households from flood prone areas to safer locations and provision of necessary road signs on the roads to warn motorists of any impending dangers on the road.

INSTITUTIONAL SET-UP

- The Ministry of Poverty and Disaster Management Affairs and Zomba City Council leads on disaster management.
- The National Disaster Preparedness and Relief Committee (NDPRC) and subcommittees for disaster management work together with the office of the Commissioner for Disaster Preparedness, Relief and Rehabilitation.
- Other key stakeholders in disaster management include the police, the Ministry of Health and Population, Electricity Supply Commission of Malawi, the Southern Region Water Board, the Forestry Department, and the Department of Meteorological Services and Climate Change.

AGREED PRIORITIES

- Develop the participation of communities in urban disaster risk management.
- Increase fire fighting equipment and provide water hydrants in the informal settlements in case of fire outbreaks.

ENVIRONMENT
N°1

Project proposal **Page 41**

City rehabilitation and afforestation project

ENVIRONMENT
N°2

Project proposal **Page 41**

Zomba urban community disaster risk management programme

REGULATORY FRAMEWORK

- The Disaster Preparedness and Relief Act (1991).
- Zomba City Council has no by-laws on disaster management activities.

PERFORMANCE AND ACCOUNTABILITY

- The government is involving communities in the implementation of disaster management activities but this is limited by lack of knowledge about disaster risks and hazards by the communities. Disaster awareness among the communities and their involvement in disaster mitigation activities will help to greatly reduce the effects of disaster when they occur.
- Absence of regulatory frameworks on disaster risks at the local level interferes with the planning and implementation of disaster risk management activities.
- Deforestation and poor farming practices such as overgrazing and over cropping have led to the increased occurrence of landslides and flash floods.

RESOURCE MOBILISATION

- The Department of Poverty and Disaster Management Affairs receive funding from the central government and donors for disaster risk reduction.
- There are several development and humanitarian organizations that are assisting the government in the implementation of disaster risk reduction initiatives.
- The National Disaster Preparedness and Relief Fund distributes funds to various organizations involved in disaster risk reduction.

LOCAL ECONOMIC DEVELOPMENT

There are numerous economic opportunities in Zomba, especially in the agro-processing industry. The majority of economic activities in Zomba fall under small-scale activities (93 percent) while medium scale activities stand at 6 percent and large scale at 1 percent. Retail trade, construction, manufacturing, transport, marketing, finance, social services, and public administration are the most important local economic development activities. Employment activities include agriculture and mining, manufacturing, construction, marketing, finance, and social services. The informal sector is also very vibrant in Zomba¹. Many informal settlement residents work in the informal sector. Poverty in Zomba stands at 29 percent, with 12 percent being ultra poor. The poor are unable to access loans for economic development due to the high interest on loan repayments and lack of collateral. The Malawi Government has introduced the Local Development Fund to support various economic development activities and several programmes to support access to micro finance by the poor.

INSTITUTIONAL SET-UP

- The Ministry of Trade and Industry and the Zomba City Council are the leading institutions in issues of local economic development.
- The One Village One Product (OVOP) initiative has created economic opportunities in Zomba.
- Development organizations such as the Centre for Community Organization and Development are coming up with new local economic development initiatives that will benefit the poor.
- Some micro-finance institutions such as Malawi Rural Finance Company and Malawi Rural Development Fund (MARDEF) offer basic training and give loans for supporting small businesses.

REGULATORY FRAMEWORK

- The Local Government Act of 1998, the Decentralization Policy of 1996, the Town and Country Planning Act of 1988, and the Taxation Act.

PERFORMANCE AND ACCOUNTABILITY

- Local Economic Development activities are not well coordinated in the absence of a Department of Trade and Commerce and an Urban Economic Development Plan.
- There are high rates of unemployment and poverty.
- Availability of a growing local market which presents economic opportunities.
- Weak communication and coordination and poor consultations between Zomba City Council, the private sector and small and medium enterprises.
- The Informal sector lacks adequate support from Zomba City Council and operates in a disorderly manner.
- Local Economic Development activities are greatly hindered by unreliable energy supply by the Electricity Supply Commission of Malawi.
- Insufficient capital loans from micro-finance institutions, high interest rates and use of 'katapila' (informal financial sources).
- Poor infrastructure and supply of basic urban services is a major obstacle to local economic development.
- There are high incidences of illegal street vending and hawking in undesignated places due to the inadequate capacity of the market to accommodate all traders in the city.
- There are no pro-poor local economic development policies in place.
- Zomba City Council lacks the adequate resources required to meaningfully invest in local economic development infrastructure and basic urban services.
- Lack of entrepreneurial skills among local traders.

¹ National Statistical Office 2008, Statistical Yearbook.



RESOURCE MOBILISATION

- Zomba City Council depends largely on revenue collected from property rates and taxes.
- The informal sector can also be a major source of city council revenue if properly managed.
- Exploring the possibility of public-private partnerships with micro-finance institutions will ease accessibility to capital loans for the poor, without the use of collateral.
- Rehabilitate and expand existing infrastructure to stimulate business growth and revenue collection.

AGREED PRIORITIES

- Formulate an economic development plan.
- Provide entrepreneurial training to small scale businessmen.
- Improve the capacity of Zomba City Council's financial management systems.
- Promote public-private partnerships.
- Provide basic urban infrastructure for local economic development.

LOCAL ECONOMIC
DEVELOPMENT
N°1

Project proposal Page 43

Putting in place an economic
development plan

BASIC URBAN SERVICES

Zomba City Council is responsible for the provision of basic urban services such as waste collection and disposal, health services, education, roads and sanitation. Water is supplied by the Southern Region Water Board while electricity is supplied by the Electricity Supply Commission of Malawi. The provision of basic urban services is inadequate, particularly in the informal settlements which have little or no access to basic urban services. Zomba City Council lacks adequate financial, technical and human resource capacity to expand the provision of basic urban services to all city residents. The Malawi Housing Corporation and several private companies offer waste collection and septic tank emptying services at a fee. Roads construction and maintenance in the city are the responsibility of Zomba City Council and the National Roads Authority (NRA).

WATER SUPPLY

The Southern Region Water Board supplies about 12,200m³ of water per day through a gravity-fed system from Mulunguzi Dam located in the Zomba Plateau Forest Reserve. This volume is adequate to supply a population of 145,000 people per day. This roughly equals the population expected to be living in the city by 2015. Majority of the population in Zomba live in the informal settlements and access their water through communal water points provided by the Southern Region Water Board¹. Most public schools and health facilities are connected to piped water.

INSTITUTIONAL SET-UP

- The Ministry of Irrigation and Water Development oversees water development and supply matters in the city.
- The Southern Region Water Board is the sole supplier of piped water in Zomba.
- Zomba City Council coordinates and facilitates water supply to all residential areas of Zomba.

REGULATORY FRAMEWORK

- The Local Government Act of 1998, the Decentralization Policy of 1998, the Public Health Act, the Environmental Management Act, the Water Works Act, the Town and Country Planning Act, the National Sanitation Policy, and Zomba City by-laws.

AGREED PRIORITIES

- Afforestation and re-afforestation of all water catchment areas in the city.
- Expansion of existing water sources or finding alternative water sources for future water supply.
- Awareness creation among the community members on the importance of preserving the water catchment areas.

PERFORMANCE AND ACCOUNTABILITY

- The Southern Region Water Board supplies water to any applicant as long as they can afford to pay for the services.
- Water supply is intermittent in some areas in the city.
- The city council lacks adequate financial, technical and human resource capacity to improve basic urban service provision in the city.
- There is no Service Charter that obligates the city council to provide basic urban services and infrastructure to the city residents, or empowers the residents to demand for services and infrastructure.
- The city council needs to review the city's urban structure plan and come up with policies and strategies for protecting the water catchment areas in the city.
- Basic urban service provision is normally interrupted by vandalism of basic urban service infrastructure.

RESOURCE MOBILISATION

- The Southern Region Water Board, through a statutory body, operates on a commercial basis and depends on resources received from payment of water supply services to continue its operations.

¹ National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.

ELECTRICITY

The most common energy sources in Zomba are electricity, charcoal, firewood, and petroleum fuels. At a very small-scale some households rely on solar power, gel oil, crop residue, and gas for heating and lighting. The Electricity Supply Commission of Malawi is the only supplier of hydroelectric power to the city, generated and transmitted from the Shire River. Connection to the electricity supply network is by application and the major determinant is affordability. However, electricity supply in the city is inconsistent and characterized by frequent black outs. About 49 percent of Zomba residents use electricity for lighting². Electricity supply to the informal settlements is poor and most residents rely on firewood and charcoal for their energy needs. The Malawi Government has installed solar power in some newly constructed public facilities such as hospitals. The energy policy of 2003 is promoting the use of alternative energy sources such as solar power in order to increase access to electricity.

INSTITUTIONAL SET-UP

- The Ministry of Natural Resources, Energy and the Environment oversees electricity provision in the country.
- The Malawi Energy Regulatory Authority (MERA) controls electricity pricing.
- The Electricity Supply Commission of Malawi is the sole supplier of hydroelectric power in the city.

REGULATORY FRAMEWORK

- The Electricity Act guides the supply of electricity.
- The Malawi Energy Regulatory Act controls electricity tariffs.
- Electricity by-laws developed by the Malawi Electricity Regulatory Authority are yet to be adopted.

PERFORMANCE AND ACCOUNTABILITY

- The Electricity Supply Commission of Malawi, which is a parastatal, operates on a commercial basis and depends on revenue collected from payment of electricity supply bills to continue carrying out its operations and pay its staff members.

- There is need to liberalize the electricity sector and allow private players to take part in electricity generation and supply in order to create competition and improve service delivery. Currently, the Electricity Supply Commission of Malawi operates as a monopoly.
- Application for electricity connection is expensive as connection costs include capital investments such as transformers and levies.
- Electricity supply is characterized by frequent power outages. Vandalism of electricity infrastructure such as transformers is one of the reasons for frequent power disconnections.

AGREED PRIORITIES

- Mobilize resources to upgrade and expand the existing electricity supply system.
- Sensitize communities on the availability of alternative and cheaper energy sources, such as solar power.

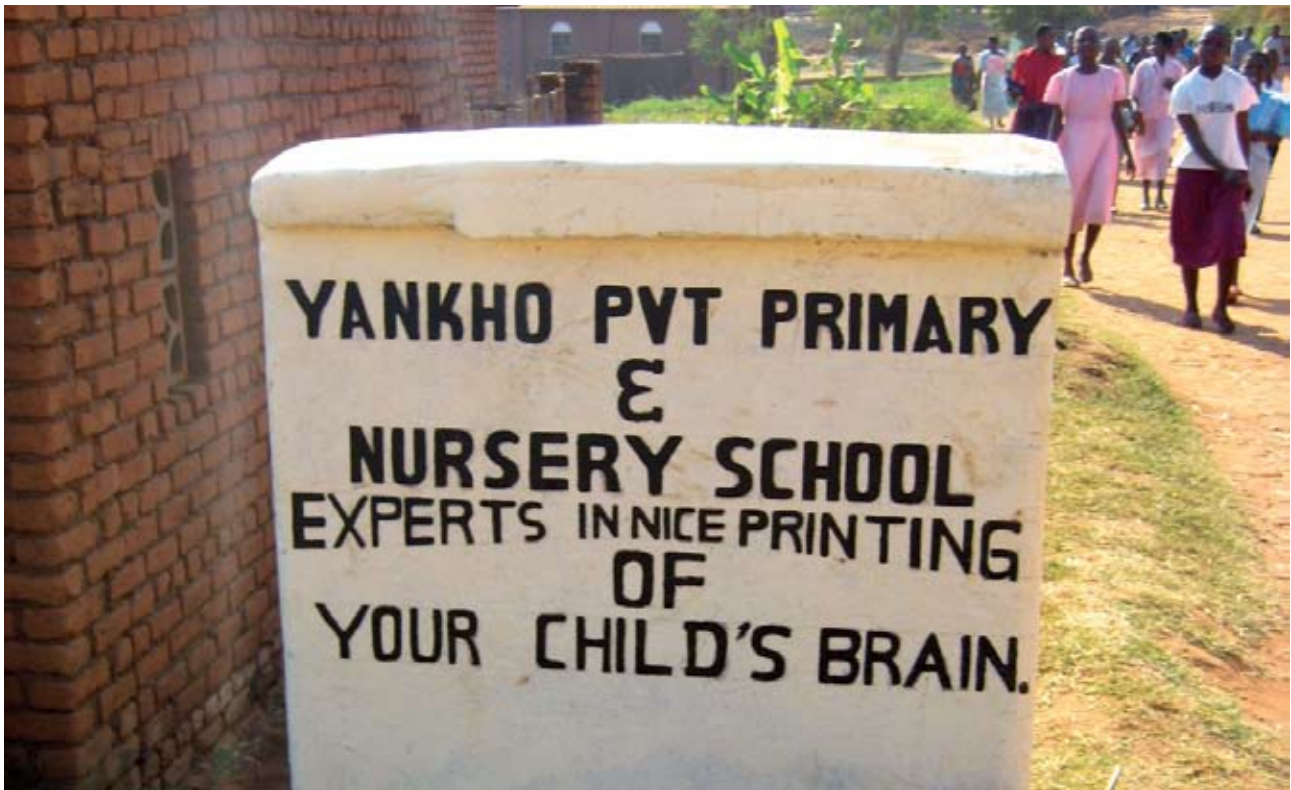
RESOURCE MOBILISATION

- The Electricity Supply Commission of Malawi depends on revenue collected from payment of monthly electricity bills by its clients, to fund its operations.

URBAN SAFETY

Zomba City Council is charged with the responsibility of protecting its residents from physical danger or harm, and ensuring a secure environment for living and doing business. The city council ensures that physical infrastructure such as public buildings and other private properties are safe and that proper building codes are followed in building construction. The police are responsible for ensuring that people and property are secure at all times and that people can go about their day-to-day businesses without fear. Police Listening Units are located around the city and are manned by police officers. There are several police stations and substations including the Eastern Region Police Headquarters in the city. The main safety/security issues facing the city include robbery, theft, rape, assault, and gender-based violence. Frequent fire outbreaks also compromise urban safety.

² National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.



Urban safety and security can be improved further through increased coordination between the community and the police, increasing funds set aside for urban safety initiatives, improving police capacity, and establishment of more police units.

INSTITUTIONAL SET-UP

- The Ministry of Internal Affairs is the overall overseer of law and order and public safety through the Malawi Police Service.
- Zomba City Council oversees urban safety through the Engineering Department and the Planning and Development Department.
- Private security firms provide security services to private companies and residential areas at a fee.
- Community policing and neighbourhood watch groups help in maintaining safety and security in the residential areas.
- Other institutions participating in urban safety initiatives include the National Road Safety Council (NRSC) and the National Roads Authority. The National Road Safety Council concentrates on road accident reduction measures by carrying out sensitization programmes for school children and teaching them how to be careful when walking along the road.

REGULATORY FRAMEWORK

- The Police Act; the Local Government Act; the Occupational Health, Safety and Welfare Act; the Crime Prevention Policy; and the Malawi Constitution forms the basis for the provision of safety and security services in the city.
- Community neighbourhood watch groups have been established with the help of the police, based on the Police Act.

PERFORMANCE AND ACCOUNTABILITY

- The Malawi Police depends on Government funding in order to carry out its operations.
- Zomba City Council does not have adequate resources to invest in urban safety infrastructure.
- Community policing and neighbourhood watch groups assist in maintaining safety and security in the residential areas.
- Recent reviews of the police law that mandate the police to arrest without a court warrant are retrogressive and violate human rights.

RESOURCE MOBILISATION

- Illegal developments in the city are not effectively dealt with.
- There is need to create public awareness on road safety rules and accident prevention measures.
- Road signs and traffic rights need to be placed at more strategic locations on the major and busy streets.
- Community policing groups and neighbourhood watch groups have been formed in informal settlements in order to improve security in these settlements.

AGREED PRIORITIES

- Increase police presence in the city's residential areas.
- Provide street lighting in all parts of the city, and especially in the informal settlements.
- Increase public awareness on urban safety.

WASTE MANAGEMENT

Waste management is a shared responsibility between Zomba City Council, Malawi Housing Corporation, and the private sector. Zomba City Council is responsible for maintaining the sewerage system, refuse collection and disposal, and maintaining good sanitation in the city. The formal, middle and high income areas receive regular waste management services. However the informal settlements are neglected, with little or no access to waste management services. In the informal settlements, majority of residents rely on communal rubbish pits for refuse disposal. Some refuse also ends up on roads, opens spaces and in water bodies. These have negative effects on the environment. The gravity-fed sewer system treatment plant serves about 20,000 people from formal areas and commercial and public institutions such as the army barracks, hospitals, Zomba Central Prison, and Chancellor College. Traditional pit latrines are the main means of disposal of human excreta in the informal settlements³. Zomba City Council lacks adequate capacity to provide waste management services in all parts of Zomba, including the informal areas, and this has led to increased environmental degradation.

INSTITUTIONAL SET-UP

- The Engineering Department, the Health Department and the Agriculture and Public Health Department of Zomba City Council are responsible for waste management, pollution control, sanitation services, and environmental health.
- The Malawi Housing Corporation operates septic tank emptying services at a fee.
- Several non-governmental and community based organizations are assisting in waste management in the informal settlements.
- There are several private companies that offer septic tank emptying services at a fee.

REGULATORY FRAMEWORK

- The Local Government Act (1998), the Environmental Management Act, the Public Health Act, and the Town and Country Planning Act.
- Zomba Municipal Assembly by-laws of 2006 and Zomba Municipal Urban Development Plan of 2007.

PERFORMANCE AND ACCOUNTABILITY

- Zomba City Council concentrates the provision of basic urban services such as waste management in the formal areas while the slums are neglected.
- There is lack of coordination between the city council and private waste management companies in waste management services provision.
- There is no Service Charter that obligates the city council to provide basic urban services and infrastructure to the city residents, or empowers the residents to demand for services and infrastructure.
- Zomba City Council lacks the financial, technical and human resource capacity to meet the demand for waste management and sanitation.
- The entrance of private companies in waste management calls for a review of the existing legal frameworks to take into consideration the new developments.
- Community awareness needs to be created on the importance of proper waste disposal.

³ National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.

AGREED PRIORITIES

- Upgrade the sewerage system in the city.
- Review existing waste management legal frameworks.
- Establish community-based waste collection services.
- Promote the establishment of private public partnerships in waste management.
- Enhance community participation and involvement in waste management.

BASIC URBAN SERVICES N°1	Project proposal	Page 46
	Provision of communal water supply in the informal settlements	

BASIC URBAN SERVICES N°2	Project proposal	Page 46
	Zomba urban safety improvement project	

BASIC URBAN SERVICES N°3	Project proposal	Page 47
	Participatory waste management project	

RESOURCE MOBILISATION

- Donor funds exist for waste management.
- Zomba City Council sets aside funds from its annual budget for waste management but these funds are not adequate to provide waste management services in the entire city.

LAND



Zomba City Council is responsible for all urban planning functions in the city and major land owners include; The Ministry of Lands, Housing and Urban Development; Malawi Housing Corporation and Zomba City Council. Local chiefs also claim to own some land. 15 percent of the city is covered by forests and agricultural farms and 85 percent is covered by residential areas¹. In terms of land tenure, private land accounts for 56 percent of all land and public land accounts for 44 percent. However, UN-HABITAT² (2010) indicates that private land accounts for only 0.5 percent, public accounts for 9 percent and 90.5 percent of land is under customary practices. Land is administered through the Plot Allocation Committee and Town Planning Committee. Challenges include the high number of illegal developments, lack of an up-to-date urban structure plan and multiple players in land administration.

INSTITUTIONAL SET-UP

- Major land owners include the Ministry of Lands, Housing and Urban Development, Malawi Housing Corporation and Zomba City Council.
- Zomba City Council is responsible for provision of high density plots.
- Habitat for Humanity Malawi, a development organization operating in Malawi, supports low-income housing through material loans.
- Chiefs allocate land without following any layout plans leading to haphazard developments.

REGULATORY FRAMEWORK

- The Land Acquisition Act, the Land Act, the Land Survey Act, and the Town and Country Planning Act are some of the land policies and regulations applied by the city council in land management.
- Zomba City relies on the Town and Country Planning Act, the Procedures Management and Administration of Traditional Housing Areas, the Local Government Act, the Decentralization Policy, and the Zomba Municipal Urban Development Plan (2007) for land administration.

PERFORMANCE AND ACCOUNTABILITY

- The Land Allocation Committees are not functioning well due to the interference of traditional leaders and they claim that 30 percent of land in the city is under customary tenure.
- The process of registration of Land Rights is lengthy and costly.
- There is corruption in land allocation and registration.
- The land register is yet to be updated as the Department of Lands is modernizing the land registration system.
- The Town Planning Guidelines and Standards are being reviewed to include current issues.

¹ Zomba Municipal Assembly, 2007. Zomba Municipal Urban Development Plan, 2007, Zomba Malawi, and National Statistical Office, 2008, Statistical Yearbook.

² UN-HABITAT - United Nations Human Settlements Programme

- Zomba City Council relies on the Department of Physical Planning to prepare land use plans and process planning applications.
- Land administration and governance in the city council is weak due to a shortage of skilled labour.
- Zomba City Council lacks the financial, technical and physical capacity to implement land use plans and urban structure plans.
- A coordination platform is lacking among the stakeholders.

LAND
N°1

Project proposal **Page 49**

Land servicing and regularization project

AGREED PRIORITIES

- Conduct intensive public awareness campaigns on land administration.
- All public land to be transferred to the city council as per the National Land Policy.
- Prepare, review and revise land use plans.
- Provide security of tenure for the residents of the informal settlements.

RESOURCE MOBILISATION

- Zomba City Council gets its revenue mainly from property rates and taxes collected from city residents.
- Resources meant for upgrading the informal settlements are inefficient to carry out any meaningful housing upgrading exercise. This forces the city council to rely heavily on donor funds.

GOVERNANCE

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Legal frameworks are in place.</p> <p>Grass-root institutions have been set-up and are ready to participate in planning and decision-making.</p> <p>The city council has a Development Plan which if implemented will deal with some of the challenges that the city is currently facing.</p>	<p>Absence of qualified senior management level staff in the city council.</p> <p>Absence of ward councilors to strengthen popular governance.</p> <p>Lack of a Service Charter to guide the city council in service delivery.</p> <p>Poor allocation of budgetary resources.</p> <p>Political interference in decision making negatively affects governance in the city.</p>	<p>The devolution of functions from central government to the city council will help increase the amount of resources available to the city council.</p>	<p>Inadequate transparency and accountability in the city council.</p> <p>Corrupt practices and fraud.</p> <p>Lack of qualified staff.</p>	<p>Strengthen community development committees.</p> <p>Establish an urban coordination body such as the Zomba Urban Network.</p> <p>Improve financial management systems in the city council and expand revenue base.</p> <p>Review the legal frameworks and the city council organogram and service conditions with a view to improving governance and service delivery by the city council.</p> <p>Establish a monitoring and evaluation system as a learning tool.</p> <p>Introduce civic education for members of parliament, councilors and other civil servants.</p>

GOVERNANCE N°1	Project proposal
	Zomba City Council capacity building project

GOVERNANCE N°2	Project proposal
	Zomba City Council public awareness campaign

LOCATION: Zomba City Council.

DURATION: 24 months.

BENEFICIARIES: Councillors, city council staff, community development committees, development organizations, civil society organizations.

IMPLEMENTING PARTNERS: German Technical Cooperation, the Local Government Finance Committee, private organizations, and Zomba City Council.

ESTIMATED COST: USD 300,000.

BACKGROUND: Zomba City Council provides basic urban services and infrastructure to the residents of Zomba. However, the adequate provision of these services is only possible if there is adequate financial, technical and human resource capacity in the city council. This is not the case. Therefore, improving the capacity of the city council is vital for ensuring that all residents of Zomba have access to the basic urban services and social infrastructure.

OBJECTIVES: To improve the capacity of Zomba City Council.

ACTIVITIES: (1) Conduct a needs assessment. (2) Reviewing existing legal frameworks. (3) Identify qualified consultants to carry out the capacity building exercise. (4) Develop the capacity building programme. (5) Conduct capacity building exercise, and (6) Monitoring and evaluation.

OUTPUTS: Improved city council capacity (and legal frameworks in all sectors), leading to improved basic urban services delivery and provision of social infrastructure.

LOCATION: Zomba.

DURATION: 12 months.

BENEFICIARIES: Zomba City Council, Zomba residents, tax payers.

IMPLEMENTING PARTNER: Zomba City Council; the Ministry of Local Government and Rural Development; tax payers; the business sector; Malawi Revenue Authority; development partners; the Local Development Fund; the Ministry of Lands, Housing and Urban Development; Local Development Fund; civil society organizations; and development and humanitarian organizations working in Zomba.

ESTIMATED COST: USD 200,000.

BACKGROUND: Most city residents are not aware of their duties and responsibilities in caring for the city's public facilities and infrastructure. This can be seen in the high cases of vandalism of public facilities experienced in the city. Sensitizing city residents on the importance of taking care of public infrastructure and facilities will help create a sense of ownership and reduce incidences of vandalism of public property.

OBJECTIVES: To empower city residents on their roles and responsibilities.

ACTIVITIES: (1) Conduct preparatory institutional meetings. (2) Conduct needs and information assessments. (3) Conduct awareness meetings. (4) Monitoring and evaluation.

OUTPUTS: Improved understanding and knowledge of roles and responsibilities by city residents.

STAFF REQUIRED: Community workers.

GOVERNANCE

N°3

Project proposal

Local urban observatory (LUO)

LOCATION: Zomba City Council.

DURATION: 12 months.

BENEFICIARIES: The public and private sector, city residents and Zomba City Council.

IMPLEMENTING PARTNERS: Zomba City Council; the Ministry of Local Government and Rural Development; the Ministry of Lands, Housing and Urban Development; Mzuzu University, the National Statistical Office; civil society organizations; UN-HABITAT¹; and development partners.

ESTIMATED COST: USD 300,000.

BACKGROUND: Zomba City Council is currently facing enormous economic, social and political challenges as it tries to improve its economic performance and reduce poverty rates in the city. Decision making is difficult with inadequate data on key urban sectors and development trends. Data and information flow is skewed. A local urban observatory could greatly improve the performance of the city council by making available the necessary data and information on key urban sectors and development trends.

OBJECTIVES: To promote good urban governance.

ACTIVITIES: (1) Mobilize stakeholders to participate in the establishment of the local urban observatory. (2) Conduct a needs assessment on data and information management. (3) Develop effective strategies of data management. (4) Establish a Local Urban Observatory. (5) Institutionalize the Local Urban Observatory processes in the city council.

OUTPUTS: Local Urban Observatory established and operational.

STAFF REQUIRED: (1) Research team with experience in urban development issues. (2) Team coordinator.

¹ UN-HABITAT - United Nations Human Settlements Programme

SLUMS AND SHELTER

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Legal frameworks in place.</p> <p>Availability of institutions to provide guidance on development of shelter programs.</p> <p>Availability of cheap building materials for low-income housing.</p> <p>Availability of land within the city which can be used for pro-poor housing construction.</p>	<p>Outdated legal frameworks for slums and shelter.</p> <p>Building codes and regulations are not adhered to in some cases.</p> <p>Lack of land use plans to guide residential developments in the city.</p> <p>Inadequate capacity to implement shelter programmes.</p> <p>Interference by traditional leaders in land and housing.</p> <p>Lack of access to adequate housing loans/finance by the poor.</p> <p>Tedious, costly and lengthy process for accessing public land for housing.</p> <p>Lack of serviced land for low income housing.</p> <p>Delays in reviewing and upgrading legal frameworks by government.</p>	<p>New land bill and housing bill awaiting parliament passing.</p> <p>Availability of development organizations that are involved in provision of pro-poor housing.</p> <p>Availability of locally available building materials.</p> <p>Opportunities to deliver pro-poor housing through private public partnerships.</p> <p>High demand for low-income housing.</p>	<p>Absence of functioning policies for upgrading of informal settlements.</p> <p>Rising cost of housing construction.</p> <p>Lack of security of tenure for informal settlement residents making slum upgrading difficult.</p>	<p>Development of new pro-poor housing estates and resettlement schemes for the informal settlement residents.</p> <p>Upgrade and expand the existing social infrastructure in the informal settlements, and improve the provision of basic urban services.</p>

**SLUMS AND
SHELTER
N°1**

Project proposal

Zomba City Council informal settlements upgrading project

LOCATION: Zomba.

BENEFICIARIES: Zomba City Council and residents of informal settlements.

IMPLEMENTING PARTNERS: Ministry of Lands, Housing and Urban Development; Southern Region Water Board; Electricity Supply Commission of Malawi; Local Development Fund; Cities Alliance; and UN-HABITAT¹.

ESTIMATED COST: USD 3,000,000.

BACKGROUND: Zomba is experiencing rapid urbanization rates coupled with high unemployment rates and poor urban planning. This has resulted in the rapid growth of informal settlements. These settlements are characterized by lack of basic urban services and infrastructure and overcrowded conditions. There is an urgent need to upgrade these areas to improve the living conditions of the residents.

OBJECTIVES: To improve the living conditions of residents living in the informal settlements.

ACTIVITIES: (1) Community sensitization and mobilization. (2) Needs assessment. (3) Provision of basic infrastructure and services. (4) Land regularization. (5) Monitoring and evaluation.

OUTPUTS: Housing upgrade conducted in the informal settlements.

STAFF REQUIRED: (1) Town planners. (2) Engineers. (3) Community workers.

¹ UN-HABITAT - United Nations Human Settlements Programme

GENDER AND HIV/AIDS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>HIV/AIDS structures are in place, for example the City AIDS Coordinating Committee.</p> <p>Legal gender and HIV/AIDS frameworks are in place.</p> <p>Existence of National AIDS Commission.</p> <p>Existence of voluntary counselling and testing centres and anti-retroviral drugs.</p> <p>Free primary education enabling more girls to attend primary school.</p>	<p>Marginalization of women in social and economic activities.</p> <p>Stigmatization of HIV/AIDS victims.</p> <p>Absence of a local authority level gender policy.</p> <p>Gender activities are biased towards women.</p> <p>Low information dissemination on gender issues such as gender-based violence.</p> <p>The city council lacks adequate financial resources and capacity to support gender and HIV/AIDS programmes.</p> <p>Lack of a local gender policy.</p>	<p>Existence of social groups for women addressing gender and HIV/AIDS issues.</p> <p>Increasing the participation of women in economic development.</p> <p>Support from government, non-governmental and community based organizations and civil society organizations.</p> <p>Donors are willing to provide funds to support gender and HIV/AIDS initiatives.</p> <p>High accessibility of anti-retroviral drugs and voluntary counselling and testing centres.</p> <p>Promotion of free primary education for boys and girls.</p>	<p>Women do not have equal access to property.</p> <p>Cultural and religious beliefs are retrogressive and hinder the advancement of women.</p> <p>High unemployment and low access to capital for Income Generating Activities.</p> <p>High incidences of gender-based violence, especially against women.</p> <p>Absence of elected councilors to promote gender and HIV/AIDS issues.</p> <p>Inadequate resources to support gender and HIV/AIDS programmes.</p> <p>High incidences of early marriages for girls and sexual exploitation of vulnerable women.</p>	<p>Development of a gender policy for the city council.</p> <p>Rehabilitation and counselling of victims of gender-based violence.</p> <p>Supporting income-generating activities of vulnerable groups.</p> <p>Putting in place policies that outlaw property grabbing and wife inheritance.</p> <p>Establishing recreational facilities to keep people occupied during their free time.</p>

GENDER HIV/AIDS N°1	Project proposal
	Formulation a city council gender policy

GENDER HIV/AIDS N°2	Project proposal
	Zomba City Council social support programme

LOCATION: Zomba.

DURATION: 12 months.

BENEFICIARIES: Zomba City Council and the general public.

IMPLEMENTING PARTNERS: Zomba City Council, the Ministry of Gender and Child Development, Chancellor College, development and humanitarian organizations, and civil society organizations.

ESTIMATED COST: USD 20,000.

BACKGROUND: The National Gender Action Plan requires all local authorities to have local gender policies. Having a gender policy in the city council will help in minimizing gender discrimination.

OBJECTIVES: To mainstream gender within Zomba City Council.

ACTIVITIES: (1) Conducting a gender situational analysis within Zomba City Council. (2) Conduct consultation workshops. (3) Draft Zomba City Council Gender Policy.

OUTPUTS: Zomba City Council Gender Policy in place.

STAFF REQUIRED: (1) Gender expert. (2) Social worker.

LOCATION: Zomba.

DURATION: 24 months.

BENEFICIARIES: Street children, victims of gender-based violence and vulnerable groups.

IMPLEMENTING PARTNERS: Zomba City Council, Chancellor College, the police, the judiciary, social welfare, development and humanitarian organizations, and development partners.

ESTIMATED COST: USD 200,000.

BACKGROUND: There are children in Zomba who have been orphaned by HIV/AIDS and do not have anyone to take care of them. Many of these children end up living on the streets.

OBJECTIVES: To provide support to vulnerable groups.

ACTIVITIES: (1) To conduct awareness campaigns on property grabbing and inheritance issues. (2) Rehabilitation of street children. (3) Provide psycho-social support to victims of gender based violence. (4) Provide support to vulnerable groups on suitable income generating activities that they can get involved in.

OUTPUTS: Vulnerable groups provided with socio-economic and psychological support.

STAFF REQUIRED: Social workers.

GENDER HIV/AIDS N°3	Project proposal
	Establishment of recreational facilities for the youth

LOCATION: Zomba.

DURATION: 36 months.

BENEFICIARIES: City youth.

IMPLEMENTING PARTNERS: Zomba City Council; the Ministry of Sports, Youth and Culture; humanitarian and development partners; and the Local Development Fund.

ESTIMATED COST: USD 1,000,000.

BACKGROUND: Zomba lacks recreational facilities that can be utilized by the youth during their free time. Provision of recreational facilities will provide the youth will constructive activities to keep them busy and prevent them from destructive activities such as drugs use and crime which in some cases is as a result of idleness.

OBJECTIVES: To provide adequate recreation facilities for the youth.

ACTIVITIES: (1) Conduct needs assessment. (2) Plan and design recreational facilities. (3) Construct recreational facilities. (4) Provide the necessary equipment.

OUTPUTS: Recreational facilities in place and operational.

STAFF REQUIRED: (1) Engineers. (2) Urban planners. (3) Architects.

ENVIRONMENT AND URBAN DISASTER RISKS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
ENVIRONMENT				
<p>National regulatory frameworks exist.</p> <p>Existence of research and academic institutions to provide knowledge and information on good environmental practices and disaster risk reduction.</p> <p>Existence of Zomba City Environmental Stakeholders Committee.</p> <p>Established departments within the Zomba City Council to manage environmental issues.</p> <p>Participation of other stakeholders including the Department of Forestry and Environmental Affairs.</p>	<p>Lack of city by-laws and regulations on environmental issues.</p> <p>The city's urban structure plan is outdated.</p> <p>There is weak enforcement of environmental by-laws and regulations coupled with lack of awareness of environmental issues by the public.</p> <p>Inadequate resources to address environmental issues.</p> <p>Lack of a city environmental management plan.</p> <p>High dependence on charcoal and firewood resulting in high rates of illegal logging.</p>	<p>Available sites for development of forest reserves.</p> <p>Entrance of the private sector into waste management services provision which has helped to improve service provision.</p> <p>Willingness of the community to participate in environmental management programmes.</p> <p>Existence of the annual national tree planting week.</p>	<p>Limited access to electricity and the high cost of electricity supply.</p> <p>Rapid population growth.</p> <p>Encroachment of informal settlements into fragile and marginal areas.</p> <p>Increasing hazards and risks such as landslides and seasonal flash floods due to environmental degradation.</p> <p>Deforestation of water catchment areas.</p> <p>Absence of specific regulations to address environmental challenges in the informal settlements.</p>	<p>Carry out public awareness on environment challenges and legal frameworks.</p> <p>Set-up local environmental committees to assist in implementing environmental conservation initiatives.</p> <p>Carry out a capacity gap analysis.</p> <p>Formulate environmental by-laws.</p> <p>Rehabilitation and afforestation of the city.</p> <p>Promoting individual woodlots and orchards in order to increase forest cover.</p>
URBAN DISASTER RISKS				
<p>National legislation in place.</p> <p>Full ministry on disaster and risks/ hazards in place.</p>	<p>Lack of local level legislation to support urban disaster risks.</p> <p>The current urban disaster risk legislations are outdated and inappropriate for addressing current challenges.</p> <p>Lack of technical capacity and financial resources to implement urban disaster risk policies.</p>	<p>Existence of the National Disaster Preparedness and Relief Fund.</p> <p>Growing awareness on the impact of disasters and need for mitigation measures.</p> <p>Political will to address disaster risks.</p>	<p>Insufficient funding for urban disaster risk management programmes.</p> <p>Uncontrolled development in fragile areas is increasing the risk of disasters occurring.</p> <p>Sub-standard and unsafe buildings as a result of weak enforcement of building regulations.</p>	<p>Improve the participation of local communities in urban disaster risk management.</p> <p>Sensitize communities on the dangers of unplanned developments.</p> <p>Increase fire fighting vehicles and provide water hydrants in the informal settlements.</p>

ENVIRONMENT N°1	Project proposal
	City rehabilitation and afforestation project

ENVIRONMENT N°2	Project proposal
	Zomba urban community disaster risk management programme

LOCATION: Zomba.

DURATION: 12 months.

BENEFICIARIES: City residents, communities, Zomba City Council, tree nursery owners.

IMPLEMENTING PARTNERS: Zomba City Council, Civil Society Organizations, local communities, Forest Department, Forest Research Institute of Malawi, Malawi Environmental Endowment Trust, and local schools.

ESTIMATED COST: USD 100,000.

BACKGROUND: Most of the trees on hills and river banks in Zomba have been cut down due to high demand for charcoal, firewood and timber for construction. The loss of trees has resulted in frequent landslides, soil erosion, reduced rainfall, and loss of water catchment areas.

OBJECTIVES: To improve tree cover in the city.

ACTIVITIES: (1) Community mobilization. (2) Land preparation. (3) Tree planting. (4) Monitoring and evaluation.

OUTPUTS: Forests restored.

LOCATION: Zomba.

DURATION: 24 months.

BENEFICIARIES: City residents and Zomba City Council.

IMPLEMENTING PARTNERS: Zomba City Council, civil society organizations, local communities, the Forest Department, Forest Research Institute of Malawi, Malawi Environmental Endowment Trust, and local schools.

ESTIMATED COST: USD 125,000.

BACKGROUND: Urban disaster risks such as fire, floods and landslides are increasing with increasing environmental degradation and climate change. Local communities are not well informed or equipped to respond to disasters when they occur. Increasing awareness and understanding of disasters, their causes and how to respond when they occur will help in mitigating the effects of disaster.

OBJECTIVES: To improve urban disaster risks management capacity.

ACTIVITIES: (1) Community mobilization and sensitization. (2) Community capacity building activities. (3) Implementation of disaster mitigation measures by communities. (4) Monitoring and evaluation.

OUTPUTS: Improved community capacity on urban disaster risk management.

LOCAL ECONOMIC DEVELOPMENT

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Availability of a large market for goods and services.</p> <p>Availability of some local economic development infrastructure, for example Zomba market.</p> <p>Availability of a young and active population to propel economic growth.</p> <p>The city is in an economically strategic location to develop its economic sectors.</p>	<p>Lack of an economic development plan.</p> <p>A disorderly and unregulated informal sector.</p> <p>Unapproved draft by-laws for local economic development.</p>	<p>A growing hospitality industry.</p> <p>Availability of raw materials for agro-industrial development.</p>	<p>Lack of an economic development plan.</p> <p>The transfer of the capital city function from Zomba to Lilongwe</p>	<p>Formulate an Economic Development Plan.</p> <p>Improve the capacity of small-scale entrepreneurs.</p> <p>Provide civic education to economic actors.</p> <p>Improve the capacity of Zomba City Council's financial management systems.</p> <p>Provide basic local economic development infrastructure, for example markets.</p>

LOCAL ECONOMIC DEVELOPMENT N°1	Project proposal
	Putting in place an economic development plan

LOCATION: Zomba.

DURATION: 12 months.

BENEFICIARIES: Zomba City Council, small and medium entrepreneurs and Zomba residents.

IMPLEMENTING PARTNERS: Zomba City Council, the Regional Physical Planning Office, small and medium enterprise owners, and the Ministry of Trade Commerce and Industry.

ESTIMATED COST: USD 50,000.

BACKGROUND: The city is currently operating without an economic development plan which has resulted in uncoordinated economic activities.

OBJECTIVES: To provide guidance to local economic development in the city.

ACTIVITIES: (1) Economic needs assessment. (2) Participatory plan preparation.

OUTPUTS: Local Economic Development Plan in place.

STAFF REQUIRED: Urban planners and small and medium enterprise experts.

BASIC URBAN SERVICES

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
WATER				
<p>There is a water supply legal framework in place.</p> <p>Water supply infrastructure is in place in most parts of the city.</p> <p>Established service providers such as the Southern Region Water Board are in place.</p> <p>Existence of the Local Development Fund to assist in the improvement of basic urban service provision.</p> <p>Availability of a development plan for the city of Zomba (2007-2012).</p> <p>Formation of public-private partnerships in basic urban service provision.</p>	<p>There are no specific guidelines on supplying water to the informal settlements and peri-urban areas.</p> <p>Lack of adequate resources to expand delivery of basic urban services.</p> <p>The cost of water connection is too high for the urban poor.</p> <p>The absence of a City Service Charter outlining the responsibilities of the city council to provide basic urban services to the city residents.</p>	<p>There is huge potential for the expansion of existing water sources.</p> <p>Gentle slopes in the city can provide cheap gravity for sewer discharge and water reticulation systems.</p> <p>Availability of donor funding to improve basic urban service provision in the city.</p>	<p>Rapid population growth and urbanization rates.</p> <p>Vandalism of the water supply network.</p> <p>The increasing cost of basic urban service provision.</p> <p>The high cost of water forces some residents to acquire their water from unsafe sources, making them vulnerable to water borne diseases such as cholera.</p> <p>Destruction of water catchment areas has led to a decline in water supply.</p> <p>Inadequate resources to upgrade the existing basic urban services infrastructure.</p>	<p>Re-afforestation of all water catchment areas in the city.</p> <p>Expand existing water sources or find alternative water sources for future water supply.</p> <p>Mobilize communities to promote community-policing activities on water catchment and forested areas.</p>
ELECTRICITY				
<p>There is an electricity supply legal framework in place.</p> <p>Electricity supply infrastructure is available in most parts of the city.</p> <p>Established service providers such as the Electricity Supply Commission of Malawi are in place.</p>	<p>There are no specific guidelines on supplying electricity to the informal settlements and the peri-urban areas.</p> <p>Illegal electricity connections affect the supply of electricity.</p> <p>The Electricity Supply Commission of Malawi has inadequate capacity to meet the electricity demands of all city residents.</p> <p>The high cost of electricity provision which makes these services inaccessible to the poor.</p> <p>The water and electricity supply sector is not liberalized.</p>	<p>Electricity supply is on individual application basis.</p> <p>Provision of electricity can be used as a development control tool to reduce squatting.</p> <p>There is huge potential for hydropower generation at Mulunguzi Dam.</p> <p>Interconnection into the regional power pool with other countries.</p> <p>Formulation of electricity by-laws to assist in the improvement of electricity service provision.</p>	<p>High cost of electricity.</p> <p>The electricity supply infrastructure is old and requires high maintenance costs.</p> <p>Increasing siltation, turbidity and reduction of water volumes at power generation stations is affecting electricity supply.</p> <p>Zomba City Council does not have adequate resources to expand and upgrade the existing basic urban services infrastructure.</p> <p>Vandalism of basic urban service infrastructure, for example electricity transformers.</p> <p>Poor electricity connection in the informal settlements.</p>	<p>Mobilize resources to upgrade and expand the existing basic urban services infrastructure.</p> <p>Promote the use of alternative sources of energy, for example solar power.</p>

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
URBAN SAFETY				
<p>Availability of an urban safety regulatory framework.</p> <p>Existence of police units in different parts of the city.</p> <p>Existence of community policing and neighbourhood watch groups.</p> <p>Existence of private security firms that offer security services at a fee.</p>	<p>Inadequate legal frameworks.</p> <p>Inadequate resources to implement urban safety initiatives.</p> <p>Inadequate urban safety infrastructure (for example poor street lighting).</p> <p>Low public trust in the police and security firms.</p> <p>Poor road safety practices.</p>	<p>Existence of the Local Development Fund to fund urban safety initiatives.</p> <p>Establishment of private public partnerships in the implementation of urban safety initiatives.</p> <p>Introduction of Victim Support Units in police stations to assist victims of crime.</p>	<p>Vandalism of urban safety infrastructure, for example street lights.</p> <p>Rising crime levels such as domestic violence, theft and rape.</p> <p>Poor coordination between the police and private security firms.</p>	<p>Increase police presence in the city's neighbourhoods.</p> <p>Provide street lighting in all parts of the city, especially in the informal settlements.</p> <p>Increase public awareness on urban safety.</p>
WASTE MANAGEMENT				
<p>National and local level legal frameworks in place.</p> <p>There is a fully fledged department in the city assembly responsible for waste management.</p> <p>Private sector participation in provision of waste management services, which has helped to improve service delivery.</p>	<p>Outdated legal frameworks in place.</p> <p>Weak implementation, coordination and enforcements of regulations.</p> <p>Indiscriminate disposal of solid waste and high use of pit latrines in the informal settlements which pollute the water table.</p> <p>High number of illegal developments which do not follow the building codes set out by the city council.</p> <p>Inadequate financial and human resource capacity in the city council to expand provision to all city residents.</p>	<p>There is high potential for production of agricultural fertilizers from the waste produced in the city.</p> <p>Local authorities are willing to invest in initiatives aimed at improving the provision of waste management services.</p> <p>Availability of development and humanitarian organizations that assist in waste management in the informal settlements.</p> <p>Opportunities for waste recycling.</p>	<p>Shortage of resources in the city council to support waste management.</p> <p>High rates of environmental pollution from domestic and industrial effluents.</p> <p>Rapid urban population growth with consequent increase in waste produced.</p> <p>Lack of specific disposal methods for plastics and other non-biodegradable wastes.</p> <p>The sewerage infrastructure system only covers the formal planned areas.</p>	<p>Upgrade the sewerage system in the city.</p> <p>Review existing legal frameworks on waste management.</p> <p>Establish community-based waste collection services.</p> <p>Promote the establishment of private public partnerships in waste management.</p> <p>Enhance community participation and involvement in waste management.</p>

BASIC URBAN SERVICES N°1	Project proposal
	Provision of communal water supply in the informal settlements

LOCATION: Zomba (Chizalo, Mandala, Chikanda, Mpondabwino).

BENEFICIARIES: Zomba City Council and informal settlements residents.

IMPLEMENTING PARTNERS: Zomba City Council, the Southern Region Water Board, Local Development Fund, Cities Alliance, UN-HABITAT¹, and other development partners.

ESTIMATED COST: USD 500,000.

BACKGROUND: Zomba is experiencing rapid urbanization coupled with high population growth rates and high unemployment rates. These factors have contributed to the growth of informal settlements that are characterized by lack of access to the basic urban services and infrastructure. Water supply is irregular and inconsistent in the informal settlements and water supply is only through communal water points. There is an urgent need to expand the water supply points in the informal settlements by installing additional communal water points which will enable more people to access water.

OBJECTIVES: To improve water supply in the informal settlements.

ACTIVITIES: (1) Community sensitization and mobilization. (2) Training communities in communal water point management. (3) Construction of communal water points. (4) Monitoring and evaluation.

OUTPUTS: Increase in the number of informal settlement residents with access to clean and safe water.

STAFF REQUIRED: (1) Urban planners. (2) Water engineers. (3) Community workers.

BASIC URBAN SERVICES N°2	Project proposal
	Zomba urban safety improvement programme

LOCATION: Zomba.

DURATION: 24 months.

BENEFICIARIES: Zomba City Council, city residents and the police.

IMPLEMENTING PARTNERS: Zomba City Council, the police, local communities, the Electricity Supply Commission of Malawi, business communities, development partners, Local Development Fund, and the National Roads Authority.

ESTIMATED COST: USD 300,000.

BACKGROUND: Zomba City Council is experiencing increasing crime rates, mostly in the informal settlements, due to little police presence and lack of urban safety infrastructure, for example street lights.

OBJECTIVES: To improve urban safety and security in the city.

ACTIVITIES: (1) Setting up more police listening units and installation of street lights. (2) Monitoring and evaluation.

OUTPUTS: Improved safety and security and reduced crime rates.

STAFF REQUIRED: (1) Security experts. (2) Urban planners. (3) Engineers. (4) Building contractors.

¹ UN-HABITAT - United Nations Human Settlements Programme

BASIC URBAN SERVICES Nº3	Project proposal
	Participatory waste management project

LOCATION: Zomba.

BENEFICIARIES: Zomba City Council, the informal settlements and city residents.

IMPLEMENTATION PARTNERS: Zomba City Council, the District Agriculture Office, the Environmental Affairs Department, the District Education Management Unit, and development partners.

DURATION: 24 months.

ESTIMATED COST: USD 300,000.

BACKGROUND: The planned and formal areas of Zomba have access to waste management services and have their refuse regularly collected and disposed. However, this is not the case in the informal settlements which have little or no access to waste management services. Waste from the informal settlements usually ends up in open spaces, on river banks, roadsides, gardens, and water tables and this increases water pollution. Most of these wastes can be processed into organic products (manure) or recycled.

OBJECTIVES: To improve waste management.

ACTIVITIES: (1) Community mobilization, sensitization and empowerment. (2) Consultative workshops. (3) Training on waste composting. (4) Procurement of necessary equipment and tools needed for composting of waste. (5) Implementation of the waste composting programme in target areas. (6) Monitoring and evaluation.

OUTPUTS: (1) Improved waste management systems in place. (2) Production of compost manure.

STAFF REQUIRED: (1) Sanitation experts. (2) Community workers.

LAND

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>National and city legal frameworks are in place.</p> <p>There is a planning and development department in place within Zomba City Council.</p> <p>Lack of political will to support low cost housing.</p> <p>There is a Plot Allocation Committee (PAC) and Town Planning Committee (TPC) in place.</p> <p>Existence of Malawi Housing Corporation and Lands Department.</p> <p>There are several development organizations offering expertise on proper land management.</p>	<p>Lack of an up to date land use plan for the city.</p> <p>Weak enforcement of land policies.</p> <p>Outdated legal frameworks.</p> <p>Inadequate capacity in the city council to properly handle the existing land management challenges.</p> <p>Multiplicity of landowners within the city which makes land management difficult.</p> <p>Scarcity of serviced land.</p> <p>Poor understanding of land matters by most Plot Allocation Committee members.</p> <p>Cumbersome land acquisition processes.</p> <p>Corruption and poor land governance.</p>	<p>The National Land Policy advocates transfer of land to the city council.</p> <p>Private public partnership opportunities available for land development.</p> <p>Delays in passing new land bills by parliament.</p> <p>Review of most land related legal frameworks.</p> <p>Establishment of land management training courses in local tertiary institutions.</p> <p>Strengthening of existing coordination in land development by various landowners.</p> <p>Existence of the Local Development Fund to support local land servicing projects.</p> <p>Equitable land allocation systems.</p>	<p>Rapid population growth and urbanization.</p> <p>Delays in reviewing and adopting legislation.</p> <p>Subsidized low-income housing plots which end up benefitting higher income groups.</p> <p>Involvement of chiefs in urban land management.</p> <p>Inadequate resources for implementation of an efficient Land Information System.</p> <p>Proliferation of informal settlements.</p> <p>Increasing land prices.</p> <p>Leasing of residential land to foreigners.</p>	<p>Conduct intensive public awareness campaigns on land administration.</p> <p>All public land to be transferred to the city council as per the National Land Policy.</p> <p>Prepare, review and revise land use plans.</p> <p>Service land for different uses (e.g. residential and commercial use).</p> <p>Provide security of tenure for residents of informal settlements.</p>

LAND N°1	Project proposal
	Land servicing and regularization project

LOCATION: Zomba City Council.

DURATION: 36 months.

BENEFICIARIES: Zomba City Council, Zomba Residents.

IMPLEMENTING PARTNERS: Zomba City Council, Lands Department, development partners, Local Development Fund, Department of Physical Planning, Surveys Department, the Electricity Supply Commission of Malawi, and the Southern Region Water Board.

ESTIMATED COST: USD 1,000,000.

BACKGROUND: Currently Zomba City Council suffers from acute shortages of serviced land and housing leading to the proliferation of informal settlements. These settlements are characterized by poor access to basic urban services and infrastructure. The last serviced plots were allocated in 1987 by Malawi Housing Corporation and the city council has never developed any land for allocation.

OBJECTIVES: To improve the accessibility to serviced land for the poor.

ACTIVITIES: (1) Acquisition of land. (2) Preparation of layout plans. (3) Provision of basic infrastructure and services. (4) Allocation of plots.

OUTPUTS: Serviced plots made available to the poor informal settlements residents.

STAFF REQUIRED: (1) Urban planners. (2) Surveyors. (3) Engineers.

ZOMBA CITY CONSULTATION

ATTENDANCE LIST

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Mr. A. R. A. Mussa	Minibus Owners Association of Malawi
Mr. H. B. Sani	Minibus Owners Association of Malawi
MR. J. J. Badili	Tourism Department
Mr. John Chome	UN-HABITAT
Mr. R. Kaunda	Bwalo Initiative
Miss. J. Kunje	Malawi AIDS Counselling and Resource Organization
Mr. W. M. Phiri	Ministry of Industry and Trade
Mr. M. W. Kachipande	Zomba Central Market
Mr. R. Namphimba	Zomba Flea Market
Mr. S. Chilasa	Electricity Supply Corporation of Malawi
Mrs. O. M. Msyamboza	District Social Welfare Office
Mr. M. Nyang'ara	UNDP-Zomba District Office
Mr. J. J. Gochi	Minibus Owners Association of Malawi-Zomba Zone
M. Gaye	Zomba Taxi Rank Association
Mr. C. Simbani	Zomba Taxi Rank Association
Mr. Munira Abdullah Shukran	Community Based Organization
Mr. R. Buleya	Zomba City Council
Mr. M. Buda	Youth for Development & Productivity
Mr. Gray Sadiki	Malawi Housing Corporation
Mr. Umar K. Chilumpha	Zomba City Council
Suzgo Gondwe	Zomba District Council
Mr. D. Jangia	Local Development Fund
Mr. M. D. Chipao	Zomba Police Station
Mr. J. Zembere Mbewe	Surveys Department
Miss Dyna Machawa	Centre for Community Organization and Development
Mr. Edison Mlongoti	Centre for Community Organization and Development
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Mr. A. Chirambo	Mzuzu City Council
Mr. Lucky Kabanga	Mzuzu University
Mr. Dominic Mike Kamlomo	Mzuzu University
Mrs. Lillian H Wachepa	Minibus Owners Association of Malawi
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