

FORM IX  
LILONGWE CITY COUNCIL



PHYSICAL PLANNING ACT (AMENDMENT) 2022  
No. 12 of 2022  
(Section 46(7))

Reference Number: 267 - 6 - 2024  
Date Issued: September 6, 2024

From: Chairman, Lilongwe Town Planning Committee, P.O. Box 30396, Lilongwe 3.  
To: M/S HABITAT FOR HUMANITY MALAWI, P.O. BOX 1638, LILONGWE.  
cc: Commissioner for Physical Planning, Box 31081, Lilongwe 3.

The Lilongwe Town Planning Committee, appointed under section 20 of the Physical Planning Act (Amendment) 2022, has considered your application dated,  
June 14, 2024

**GRANT OF DEVELOPMENT PERMISSION TO SUBDIVIDE LAND**

In pursuance of the powers conferred under the above mentioned Act, the Lilongwe Town Planning Committee hereby **GRANTS** in accordance with the terms and conditions authorised by the Act permission to undertake the the following:

**DETAILED LAYOUT PLAN - SETTLEMENT UPGRADING**

On plot number: AREA 27, SECTOR 3

In accordance with approved plans (two sets returned herewith), and subject to the following conditions:

- Permission granted for detailed layout for upgrading settlement subject to the submission of a full application with detailed drawings, which must be approved before any development can be undertaken.
- The premises to be used only for the specific use applied for and for no other purpose without the consent of the Council.
- No unnecessary felling of mature trees on the site except with the express consent of the Council.

**NOTES:**

- You may appeal to the Physical Planning Council against the conditions imposed on this grant of detailed development permission. Any appeal must be made on the appropriate form within 30 days of the date of notification of this grant.
- This grant of development permission is valid for two (2) years from the date of approval. If, within that period of two years, you have not commenced development for which you have obtained this grant of detailed development permission, the grant lapses and ceases to have effect. You may, however, before the end of the period of the two years, seek an extension of the period from the Lilongwe Town Planning Committee (See Section 45 of the Physical Planning Act).
- If the period of two (2) years has passed and you wish to renew your application, you may do so by submitting a new application and paying the appropriate fee for that application. Any new application will be considered on its merits as an application and the Lilongwe Town Planning Committee will have the power to reject the application or impose such conditions as it thinks fit on such an application irrespective of whether they were imposed on a previous application for a grant of detailed permission for the same development.
- In terms of Section 98 of the Physical Planning Act, penalties are provided by law for carrying out work in a Planning Area without permission of the Lilongwe Town Planning Committee and for failing to comply with conditions and requirements

Hilary Kamela  
Director of Planning and Development  
For: Chairman of the Lilongwe Town Planning Committee

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FORM NO. 3

LILONGWE CITY COUNCIL  
PHYSICAL PLANNING ACT  
(No. 17, 2016)

PHYSICAL PLANNING (FEES AND FORMS) REGULATIONS  
APPLICATION FOR DEVELOPMENT PERMISSION  
(SECTION 46)

THIS FORM, WHEN COMPLETED,  
SHOULD BE DELIVERED TO:

For official use only

- (a) The Planning Committee, if the proposed development is within a Planning Area (together with four copies of the Plans).

Plot Number Area 27, sector 3  
Application Number 267-6-2024  
Date Received 14/06/24

I/We hereby apply for permission to carry out the development described in this application and on the attached plans and drawings.

Signed: P. H. Z. Mkwezalamba

If signed by an Agent:

Name of Agent: P. H. Z. Mkwezalamba

Profession: Land use Planner



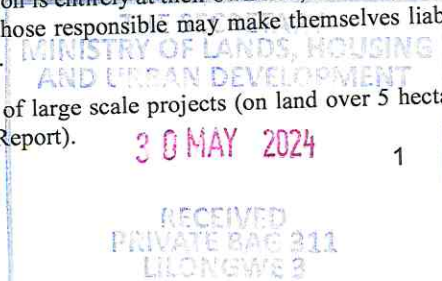
Address of Agent: \_\_\_\_\_

Telephone Number: 0999 259 160

Date: 30-05-2024

\*Note (1) 'Development' in relation to any land means any building, rebuilding, engineering or mining operations in, on, under, or over land and any material change in the use of land or building.

- (2) An application IN OUTLINE may be made if the applicant wishes to ascertain, before preparing detailed drawings, whether the proposed development will be acceptable in principle. In this case, the words 'Outline Application' should be written in bold lettering at the top of page 2 of this Form, and no Plans other than a plan sufficient to identify the site need be required by other authorities.
- (3) This application is only for planning permission under the Physical Planning Act, and does NOT include any additional sanctions which may be required by other authorities.
- (4) All building related developments must obtain building by law approval before commencement of works.
- (5) It must be clearly understood that any action taken by applicants before receipt by them of the Planning Authority's written decision is entirely at their own risk, and that, in the event of operations proceeding without permission of the Authorities, those responsible may make themselves liable to the penalties laid down in section 98 of the Physical Planning Act.
- (6) Submissions of large scale projects (on land over 5 hectares) must be accompanied by an approved Environmental Assessment Report.



<p>7. State type and colour of materials to be used for -</p> <p>(i) walls</p> <p>(ii) roofs</p>	<p>N/A</p>
<p>8. If the building is to be used wholly or partly for commercial or industrial purposes, state -</p> <p>(i) nature of proposed business or industry, including, if for an industrial use, a description of the type of process to be carried on.</p> <p>(ii) brief description of any existing buildings, giving the present use, the ground floor area and total floor area;</p> <p>(iii) the ground floor area (new);</p> <p>(iv) the total floor area (new);</p> <p>(v) intended provisions for loading and unloading of vehicles;</p> <p>(vi) if for industrial use, the means of disposal of any trade refuse or trade effluents;</p>	<p>N/A</p>
<p>9. If the application relates to the winning and working of surface or underground minerals, state -</p> <p>(i) Types of minerals to be extracted;</p> <p>(ii) Estimated quantity to be extracted yearly;</p> <p>(iii) Method, direction and estimated rate of working;</p> <p>(iv) How it is proposed to deal with over-burden, and proposals, if any, for the treatment of the land after extraction;</p> <p>(v) In the case of surface working, the estimated maximum depths of excavations. (In place of the plans detailed on page 4 of this Form plans should be attached to this application on a scale appropriate to the proposed development, showing the land to which the application relates, together with any adjoining land in the same ownership; the area, if any, already excavated; the sites of existing and proposed buildings, tips, and means of access; and any proposals for the planting or restoration of trees.)</p>	<p>N/A</p>
<p>10. If the application relates to the sub-division of land, the reasons for sub-division should be given and plans submitted as required under paragraph 14 (5), of this form.</p>	<p><b>Regularisation of existing settlement</b></p>
<p>11. If the application relates to any development, full details of which do not appear on this form so far, further details should be given here.</p>	<p>N/A</p>
<p>12. Estimated cost of development.</p>	<p>N/A</p>
<p>13. Application Fee paid</p>	<p>K250,000 GR: 1244519</p>

THE SECRETARY  
 MINISTRY OF LANDS, HOUSING  
 AND URBAN DEVELOPMENT

30 MAY 2024

RECEIVED  
 PRIVATE BAG 311  
 LILONGWE 3

## PLANNING BRIEF

### PROPOSED REGULARISATION OF AREA 27 SECTOR 3 IN LILONGWE CITY

In an effort to improve the living conditions of those who live in Lilongwe City's informal settlements, Habitat for Humanity Malawi (HFHM) and Lilongwe City Council (LCC) are presently carrying out a project in Area 27 Sector 3 with funding from Habitat for Humanity International (HFHI) as part of the Home Equals Campaign. In order to formalize area 27 sector 3, HFHM and LCC seek permission from the Lilongwe Town Planning Committee to formally establish an informal community in area 27 sector 3 of the city of Lilongwe.

Area 27 Sector 3 is located at Magombo Village in the city of Lilongwe. The settlement is roughly 24.57 hectares in total and is bounded to the west by the Mozi River, to the north by the M14 road, to the east by the high-density residential area known as Area 27 sector 4-Chatinkha plots, and to the south by Buluzi village.

A perimeter survey was carried out and it was noted that, the village is solely a traditional housing area that lacks:

- Proper access to road network,
- Access to public utilities and public open spaces.
- Safe Environment and waste management plan, especially for the plots near the river banks.

This application proposes to formally legalize all 307 residential parcels, out of which 230 parcels are existing and 76 parcels are proposed plots for both residential and public use respectively.

## Zoning categories and regulations

- **Residential zones:** these are divided into small, medium, and high density residential areas based on the types and densities of housing that are allowed to meet the demands of households.
- **Commercial zones:** Areas set aside to support the growth of small-scale enterprises and unofficial marketplaces while also enhancing the local economy.
- **Community Facilities Zones:** These are locations of vital community facilities like leisure areas, schools, and health centers that enhance social cohesiveness and facilitate service accessibility.
- **Open Space Zones:** These are regions that have been set aside for parks, green spaces, and other natural features. They improve the settlement's recreational options and environmental quality.

## Habitat for Humanity seeks to fill in the gaps by :

- Improving and providing equitable access to adequate housing.
- Provide for viable and safe waste management practices that also protects the environment.
- Incorporating public open spaces
- Making sure each plot/parcel is accessible to a road network.  
Proposed road access width:
  - 6m road width
  - 8m road width
  - 9m road width
  - 10m road access.

with reference to the Map attached. The existing plot size ranges from 0.06Ha to 1.00Ha while for the proposed plots, the plot size ranges from 0.030Ha to 0.286Ha. Majority of the plot sizes fall within the recommended minimum density standard of a high residential area.

## **JUSTIFICATION OF REGULARISING AREA 27 SECTOR 3**

The application is being submitted for consideration on grounds that:

1. The area is already an existing high density traditional area.
2. Each development will be recognized separately in terms of secure land tenure,

- titling, and legal recognition.
3. The success of the application will help the community have access to basic urban public services, which will be in line with the LCC strategic Plan and Lilongwe Ward Level Urban Profile.
  4. the approval of the application, will facilitate Urban Planning and Integration, economic benefits, community development, and resilience building.
  5. The success of the application will help the Council to properly bill the developments according to their usage.

**Furthermore**, the narrow width of roads in area 27 sector 3, such as those with **6M road** access width reflects a combination of practical and physical constraints;

**a) Limited space.**

Area 27 sector 3 is a squatter settlement, as such it is often characterised by cramped living conditions with buildings closely packed living limited space for roads and infrastructure. In these informal settlements, roads may evolve organically based on the available space and the needs of the residents, resulting in narrower pathways between buildings.

**b) Pedestrian dominance.**

In many informal settlements, pedestrians significantly outnumber vehicles, narrower roads are sufficient to accommodate foot traffic. This is prevalent to limited vehicle ownership.

**c) Adaptation to Local Conditions.**

Habitat For humanity aims to improve the living conditions of the residents of the informal settlements.

Slums/informal settlement areas often have unique challenges, such as irregular layouts, makeshift structures/ uneven terrain. Narrower roads are more suitable for navigating these challenging environments.

**Home Equals**

## CONCLUSION

One of the most important steps in encouraging equitable urban development and raising the standard of living for the underprivileged is the formalization of area 27 sector 3. With reference to the attached layout map, this application is therefore made in order to formalize area 27 sector 3 and all of its planned and current developments.

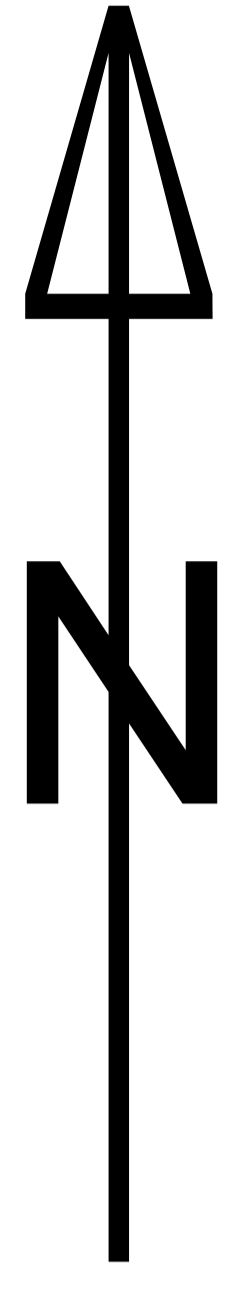


Phillimon Mkwezalamba

DEPUTY COMMISSIONER FOR PHYSICAL PLANNING

# AREA 27 SECTOR 3 LAYOUT PLAN

SCALE: 1:1,000



**Legend**

- Road
- River
- ▨ Buildings
- Existing Plots

**Proposed Plots**

- High Density
- Low Density
- Medium Density
- Community Area



<b>DRAWN BY</b>	<b>MEGHALUNO ENGINEERING AND SURVEYS</b>
<b>DATE</b>	<b>MAY 2024</b>

