



ESIA REPORT



ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT (ESIA) REPORT

PROJECT: ZIMRA CORPORATE HEAD OFFICE
PROJECT N^o: 11581
DISTRICT & PROVINCE: HARARE METRO

PROPONENT:



CONTACTS:

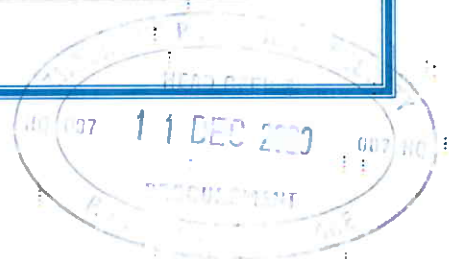
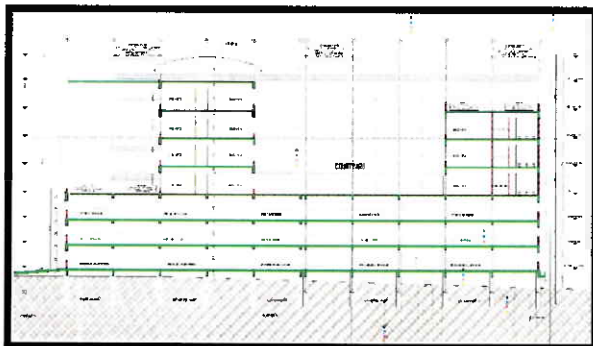
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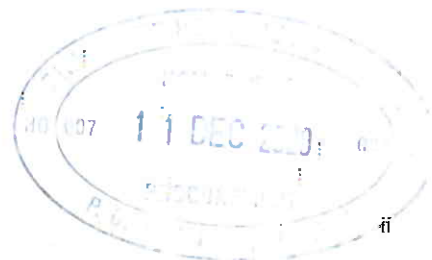
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REVIEW FEE PAYMENT DETAILS

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<p>ZIMBABWE REVENUE AUTHORITY PO Box 4363 263 HARARE</p>	<div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;"> <p>Bill Advice</p> <p>Number/Date 20108520 / 31.01.2020 Reference no./Date EIA Review Fee / 31.01.2020 Delivery date Day 31.01.2020 Cust. no. 26271 Validity period 31.01.2020 bis 02.02.2020</p> </div>																																																																																	
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PROPONENT'S FULL DETAILS

1.	CONSULTANT DETAILS			
	CONSULTANT(S)		SUSTIGLOBAL (PVT) LTD	
2.	ESIA REVIEW PAYMENT DETAILS			
	PROJECT COST (US\$)	ZWL 390,938,710.20	QUOTATION No.	
	AMOUNT QUOTED	ZWL4,700,060.65	INVOICE No.	
	DATE INVOISED		DATE OF PAYMENT	
	AMOUNT PAID		RECEIPT No.	
3.	PROPONENT/ DEVELOPER'S DETAILS			
	COMPANY NAME		ZIMBABWE REVENUE AUTHORITY (ZIMRA)	
	FIRST NAME (S) OF CONTACT PERSON		LAMECK	
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	TITLE (MR, MRS, MISS)		MR	
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	EMAIL	IMakura@zimra.co.zw	CELL	+263 712 845 296
	ADDRESS	Zimbabwe Revenue Authority, 2nd Floor, Kurima House, P.O. Box 4360, Harare, Zimbabwe		
4.	PROJECT DETAILS			
	NAME OF PROJECT	ZIMRA HEAD OFFICE CONSTRUCTION		
	PROJECT TYPE	INFRASTRUCTURE DEVELOPMENT		
	PROJECT NUMBER	11581	TELEPHONE ON SITE	
	PHYSICAL ADDRESS OF THE PROJECT			
	DISTRICT	MT PLEASANT		
	PROVINCE	HARARE		



DOCUMENT CONTROL AND ESIA TEAM

NAME	EXPERT TYPE	RESPONSIBILITY/ QUALIFICATIONS
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KEY	
SE	Special Expert (those registered under our name with the EMA).
AE	Associate Expert (those co-opted in our team when special experts are committed elsewhere).

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EXECUTIVE SUMMARY

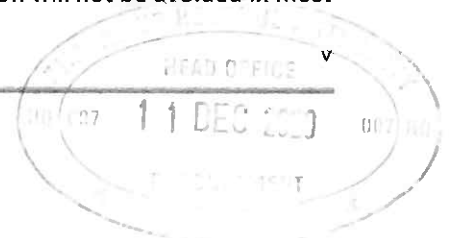
The Zimbabwe Revenue Authority (ZIMRA) proposes to undertake a head office construction project in Mt Pleasant. The project is located on a piece of land that is 6,992m² in size, located in the Mt Pleasant business park, next to the British Embassy. The complex shall have seven (7) floors; three (3) for parking and four (4) for offices all above the ground standing on columns. The proposed project involves clearing of land for the construction of buildings, driveways and trenching for the water, and sewer system. The proposed project will cost **ZWL 390,938,710.20** to implement. The consultant contracted to carry out the Environmental Impact Assessment is SustiGlobal Consultancy Private Limited. SustiGlobal Consultancy (Pvt) Limited is registered with the Environmental Management Agency as an ESIA Consultancy Company in Zimbabwe. Therefore the Company is authorised to undertake Environmental & Social Impact Assessment (ESIA) studies for all development projects in Zimbabwe.

During the ESIA study, the consultant visited the project site and conducted detailed field surveys in topography, hydrology, geology, socio - economics and other aspects. As a requirement by EMA and World Bank (IFC) guidelines, a stakeholder consultation process was conducted through meetings, interviews, focus group discussions, and administration of a questionnaire to various stakeholders, starting from local villagers to provincial government offices. During the meetings which were conducted, the consultant investigated the potential socio-economic and ecological impacts likely to arise from the implementation of the project and the actions required to avoid or mitigate the identified negative impacts while enhancing the predicted positive impacts.

Criteria used for assessing the different positive and negative impacts, their magnitude or significance, spatial and temporal extent, potential for mitigation, degree of acceptability of the impact, and the degree of certainty of the occurrence of the impact were determined using criteria which comply with World Bank (International Finance Corporations) Standards and Equator Principle Funding Institutions (EPFIs). Apart from the immense economic benefits which the country is set to derive from the implementation of the project, local people will also benefit thorough employment opportunities particularly during the construction phase of the mall. The study recommended that all non-technical jobs should be reserved for the local people of Mt Pleasant. The potential negative impacts investigated include; health risks from diseases such as HIVs and AIDs and sexually related infections (STIs), increased pressure for service provisions and noise effects. It was also noted that most of the negative impacts can be avoided or mitigated at a low cost; therefore it is recommended that the project be allowed to proceed on condition that the measures and recommendations contained in this report are fully and religiously adopted and implemented by the proponent.

An Environmental Management and Monitoring Plan (EMMP) which ensures the implementation of the actions required to ensure that negative impacts are prevented and positive impacts are maximized, is included in this report. The EMMP ensures continuous monitoring of critical environmental parameters. It is highly recommended that the EMP be fully implemented in order to ensure that all mitigation measures are enforced, while positive impacts are enhanced.

The potential negative environmental impacts of this project also include minimum vegetation destruction during land clearing, land degradation and soil erosion during trenching. These impacts will be mitigated using a number of approaches. Destruction of vegetation will not be avoided in most



cases due to the nature of the project, the host area is however a plain ground with a few trees haphazardly distributed. After examining the project scope, the accompanying environmental impacts and ZIMRA commitment to environment protection; the consultant is confident that all the negative impacts of the project will be adequately mitigated. SustiGlobal Consultancy recommends that the proponent considers engagement of a SHE personnel to enhance its capacity to adequately implement the Environmental & Social Management Plan (ESMP). It is also recommends that the project be accepted to proceed with due compliance to the ESMP.



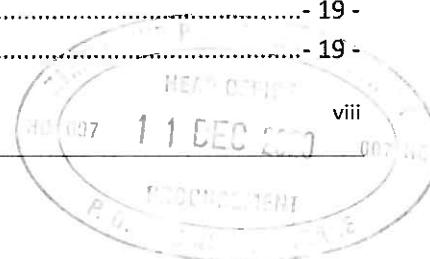
ACRONYMS

ACRONYM	MEANING
CBD	Central Business District
CCP	Critical Control Points
CCTV	Closed Circuit Television
CEC	Cation Exchange Capacity
CSR	Corporate Social Responsibility
DDC	District Development Coordinator
EIA	Environment Impact Assessment
EMA	Environment Management Agency
EMP	Environmental Management Plan
ESIA	Environment & Social Impact Assessment
ESMP	Environmental & Social Management Plan
GDP	Gross Domestic Product
HRA	Hazard Risk Assessment
MDGs	Millennium Development Goals
MOU	Memorandum of Understanding
HCC	Harare City Council
NSSA	National Social Security Authority
OVC	Orphan and Vulnerable Children
PV	Photovoltaic
PVC	Polyvinyl Chloride (pipes)
SDG	Sustainable Development Goals
TOR	Terms of Reference
ZESA	Zimbabwe Electricity Supply Authority
ZIMRA	Zimbabwe Revenue Authority
ZINWA	Zimbabwe National Water Authority
ZRP	Zimbabwe Republic Police

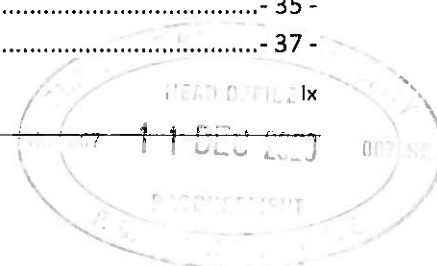


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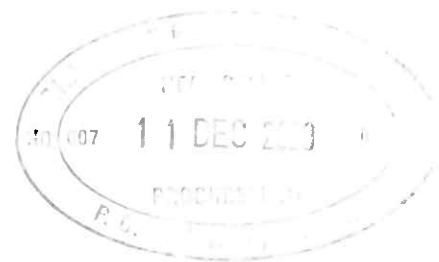
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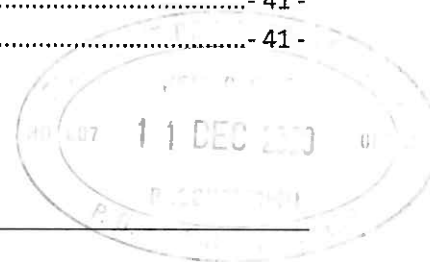


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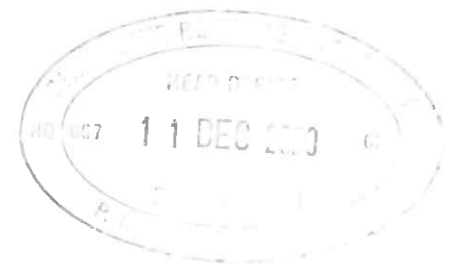
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CHAPTER 1: INTRODUCTION

1.1 PROJECT BACKGROUND & ESIA PROCESS

This report is a presentation of an Environmental & Social Impact Assessment (ESIA) that was conducted for the Zimbabwe Revenue Authority (ZIMRA) corporate seven (7) floor Head Office that shall be located in Mt Pleasant Business Park in Mt Pleasant District of Harare. The building consists of a basement, ground floor (consisting mainly of parking), first floor, second floor and third floor. The ZIMRA HQ project will be located on a stand in an office park which was developed and serviced by a developer providing individual stand connections for sewer and water for each stand as well as storm water connections. The developer connected these services to council reticulation after carrying out due diligence. The office park is about 50% developed with offices which include multi-storey buildings.

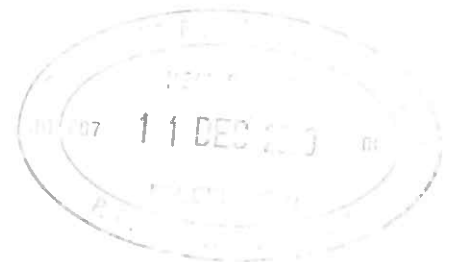
ESIA is listed amongst a set of effective environment management tools, according to Thompson Dixon (2002). Compilation of this ESIA for the proposed and related projects help project proponents to foresee impacts linked to the projects in question and thus develop a mitigation plan to ensure sustainable running of projects. The consultant who compiled this ESIA reports did justice to all mentioned aspects of an ESIA in line with international best practices, African Development Bank (AFDB) and World Bank guidelines. The United Nations Conference (3-14 June 1992) on Environment and Development states that an Environment & Social Impact Assessment (ESIA) shall be undertaken for proposed activities that are likely to have a significant adverse impact on the physical and socio-economic environment. Incorporation of ESIA in decision making decreases chances of irreversible environmental degradation as a result of projects.

The first step in the ESIA process is the screening of projects. Screening is an evaluation of a proposal/prospectus to find out if the project should be subjected to an Environment Management Plan (EMP) or a full Environmental & Social Impact Assessment (ESIA). In any of the two options the following aspects should be articulated about the proposed project;

1. Land acquisition
2. Land clearing
3. Construction of access roads
4. Excavations
5. Construction of the office complex
6. Electrification
7. Collection of residual rubble
8. Commissioning of the offices
9. Operation of the offices

According to Equator Principle screening guidelines, the project falls in Category B that requires a full ESIA and this was in agreement to the decision of Environmental Management Agency (EMA). The categories are as follows;

1. **Category A** – Projects with potential significant adverse environmental and social risks and/or impacts that are diverse, irreversible or unprecedented;



2. **Category B** – Projects with potential limited adverse environmental and social risks and/or impacts that are few in number, generally site-specific, largely reversible and readily addressed through mitigation measures; and
3. **Category C** – Projects with minimal or no adverse environmental and social risks and/or impacts.

In compliance with the Environmental Management Act (20:27) Section 97 and the S.I 7 of 2007, the proposed project was screened into "prescribed projects" category after reviewing the prospectus that was submitted by the consultant. The consultant; SustiGlobal P/L subsequently moved on to carry out an Environmental Impact Study that culminated in compilation of this ESIA report.

In line with the World Bank guidelines an Environmental & Social Impact Assessment (ESIA) is an instrument to identify and assess the potential environmental impacts of a proposed project, evaluate alternatives, and design appropriate mitigation, management, and monitoring measures. Projects and sub-projects need ESIA to address important issues not covered by any applicable regional or sectoral. Zimbabwean environmental legislation requires Environmental and Social Impact Assessments (ESIA) to be carried out for projects such as the power generation and water pipelines and mining before they are implemented. The ESIA process has to take into account the impacts as a result of the project and the mitigation measures that may be put in place.

1.2 THE PROPONENT: ZIMBABWE REVENUE AUTHORITY (ZIMRA)

The proponent, Zimbabwe Revenue Authority, or ZIMRA founded in 2001, is the body responsible for collecting taxes and other revenue streams for the government in Zimbabwe. The Zimbabwe Revenue Authority derives its mandate from the Revenue Authority Act [Chapter 23:11] and other subsidiary legislation. Her mandate is to:-

- Collect revenue.
- Facilitate trade and travel.
- Advise Government on fiscal and economic matters.
- Protect civil society.

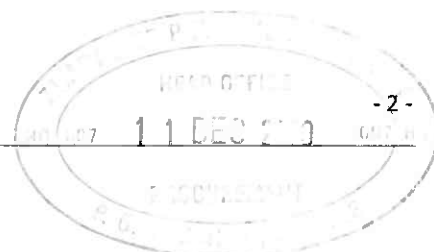
Their vision is to be a leader in innovative fiscal services for a competitive business environment and their mission is primarily to mobilize revenue and facilitate sustainable compliance with fiscal and customs laws for the economic development of Zimbabwe.

The proponent wants to ensure that their operations are in harmony with the dictates of the environmental laws of Zimbabwe and international best practice. Thus, compilation of this report is a proof that the organization wishes to conduct its business in a sustainable manner, i.e. ensuring that the environment is adequately protected and the local community have maximum benefit through equitable employment conditions and sound corporate social responsibility (CSR) plans.

1.3 THE CONSULTANT: SUSTIGLOBAL (PRIVATE) LIMITED

SustiGlobal (Pvt) Ltd is a global sustainability consultancy company that is a full member of the Environmental Professionals Council of Zimbabwe (EPCOZ). The firm is also registered with the Environmental Management Agency (EMA) as an Environmental & Social Impact Assessment (ESIA) consultant. SustiGlobal P/L is a multi-disciplinary consultancy firm that is pillared on the following;

1. Environmental Scientist (Mr. O. Mutasa - MSc)
2. Pedologist/ Soil Scientist (Mr. A. Shumba – Mphil)
3. Social Scientist (Mrs. R Kasimba – PhD)



4. Hydrologist/ GIS Expert (Mr. K. P. Nyarugwe - MSc)
5. Environmental Engineer (Mr. B. Muradzikwa– BSc)

We have vast expertise and a hands-on experience in offering a wide range of services in environmental management, earth sciences, mining, infrastructure development, telecommunications and mineral exploration, occupational health and safety, geology, surveying, and GIS services which cater for both local and international companies. Since our inception we have maintained quality in all similar projects embarked on and in partnership with other companies; this has been necessitated by our uncompromised compliance with World Bank and other financial institutions' standards and guidelines on environmental management. We are the first consulting firm to be contracted by African Development Bank (AfDB) to develop an Environmental & Social Management System for Zimbabwe Electricity Transmission & Distribution (ZETDC) that harmonizes AfDB's Integrated Safeguards System (ISS); Operational Safeguards (OSs) and World Bank's IFC performance standards to present a framework to guide on formulation of all ESIA's for ZETDC. In addition to environmental & social impact assessments (ESIAs) the consultant also offers the following products;

- Stack emission (flue gas) surveys for generators, kilns, incinerators, boilers,
- Geotechnical (soil) surveys for roads and foundations (where applicable)
- Supply and fixing of Low Density Poly-ethene (LDPE) lining for fish & sewer ponds and landfills.
- Implementation of Integrated Management Systems (IMS) [ISO 9001, 14001 and 45001] among other services.

1.4 TERMS OF REFERENCE

The proponent; ZIMRA hired SustiGlobal Consultancy (Pvt) Ltd to carry out an Environmental and Social Impact Assessment Report for her head office in Mt Pleasant Business Park, in Harare. A team of five experts were deployed to carry out the baseline survey and work out reports for this project. The ESIA was expected to cover the following areas in detail:

- Describe the project in detail
- Carry out public/stakeholder consultations
- Identify the possible and known impacts of the project
- Carry out detailed analysis of the impacts
- Produce a legislative framework compliance plan
- Produce an Environmental & Social Management Plan (ESMP) for the project.

1.5 ESIA METHODOLOGY

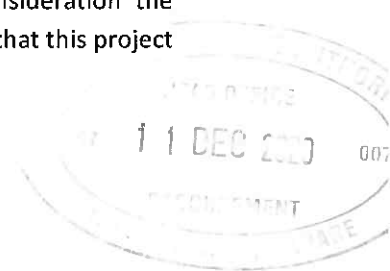
1.5.1 ENVIRONMENTAL SCREENING

Screening was done to assess the expected impacts of the proposal on the environment are likely to be significant or not on the prospectus that was submitted. This took into consideration the requirements of the Environmental Management Act (CAP 20:27), it was understood that this project will cause significant impacts on the environment.

1.5.2 ENVIRONMENTAL SCOPING

The scoping process was undertaken to conduct the following:

- Appropriate boundaries of and ESIA (ESIA scope)
- Identify community and scientific concerns about the proposal of the project



- Evaluate these concerns to determine the key issues for the purpose of the environmental impact assessment (and eliminate these issues which are not significant)
- Organize and communicate these to assist in the analysis of issues and the ultimate making of decisions
- Inform potentially key people of the project and the alternatives of the project processes and designs
- Understand how the quality of the environment is valued by individuals and groups that might be affected by the project
- Determine the nature of any necessary, additional assessments in terms of analytical methods and consultation procedures
- Identify the possible effects on the environment of the project

1.5.3 DESKTOP STUDY

This involved documentary review of the project documents, old associated ESIA reports and drawings, legal and institutional frameworks. Documents containing climatic, demographic and hydrological data of the host area were also relied upon.

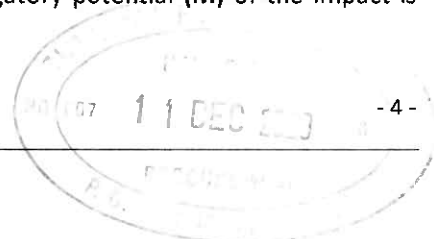
1.5.4 SITE VISITS AND PUBLIC PARTICIPATION

Site visits were conducted for physical inspections of the project site in order to gather information on the state of the host environment. Several photos of the project site were taken and are included in this study report. A comprehensive and wide ranging public consultation exercise was conducted in accordance with requirements of the Environmental Management Act (CAP 20:27) to ensure that the ESIA study accurately addresses the concerns of the communities in that area and other major stakeholders such as relevant authorities. Questionnaires were prepared and administered to the communities, business people, relevant authorities, councilors and chiefs. Letters were sent to all the relevant authorities seeking comments and input this proposed project.

1.5.5 IMPACT ASSESSMENT

Following identification of the various potential social, health and environmental impacts through public consultation and literature review an impact analysis and evaluation framework is established. The framework looks at the impacts under the following aspects;

- Nature of the impact:** This dimension reveals if the impact is direct or indirect, cumulative or instantaneous and whether the impact is positive or negative.
- Magnitude:** This parameter discusses the intensity of the impact, whether it is low, moderate or high intensity.
- Extent / Scale:** The extent gives the quantitative aspects of the impact and the spatial distribution of the impact.
- Timing:** This shows when the impact would occur in terms of the project life cycle.
- Duration:** The parameter reveals whether the impact is short term or long term, intermittent or continuous.
- Permanence:** This shows whether the impact is reversible or irreversible. In the table below means permanent, means semi-permanent while means temporal.
- Likelihood:** This tells us the probability of the impact occurring.
- Significance:** This quantifies the overall value of the impact after Extent (E), Duration (D), Probability (P), Severity (S), Acceptability (A) and Mitigatory potential (M) of the impact is considered.



- i) **Residual Impact:** This is a general measure of effectiveness of mitigation exercise. Residual impacts are those that remain after the mitigation process has been administered to the impact.

The analysis of the environmental impacts is focusing on the entire project life; from planning to decommissioning phase.

1.5.6 REPORTING

This Environmental & Social Impact Assessment (ESIA) was prepared as an integration of all specialist studies (legal framework, Ecological and Archaeological studies). The report was submitted to the proponent for internal review before final submission to EMA for review and subsequent certification of the project. Combination of desk studies and fieldwork methods of data collection were used in compiling this report. The site was visited several times to enable the compilation of the baseline data on whose basis project sustainability will be judged. Desk studies covered review of relevant literature especially concerning applicable pieces of legislation. Standard scientific methods formed basic framework for all surveys that were conducted for the purpose of this report. Secondary data that was used in the survey was obtained from MeteoBlue Climate Website, Zimbabwe National Water Authority (ZINWA) and other reputable organizations.

1.6 ESIA REPORT STRUCTURE

The ESIA report has been categorised into the following sections arranged chronologically.

- Chapter 1- Introduction.
- Chapter 2- Policy, Legal and Administrative Framework.
- Chapter 3- Project Description and Justification.
- Chapter 4- Environmental and Socio-economic Setting.
- Chapter 5- Stakeholders Consultation.
- Chapter 6- Environmental and Social Impacts Assessment.
- Chapter 7- Environmental and Social Management Plan.
- Chapter 8- Conclusion and Recommendations.
- Appendices-



CHAPTER 2: POLICY, LEGAL & ADMINISTRATIVE FRAMEWORK

This section looks at the legislative framework within which the project has to work. It focuses on compliance with the legislation during the implementation. The section reviews various applicable Zimbabwean legislations that govern the facets of the project, social safeguards, ISO standards and international protocol ratified by Zimbabwe. The ultimate objective of the section is to ensure that the proposed project is in consistent with the legal requirements, international standards, organizational performance standards, and environmental best practices. ***The proponent will have to abide by the provisions of all the relevant statutory provisions with assistance of a legal register which should be developed from this chapter.***

2.1 ZIMBABWEAN ESIA ADMINISTRATION PROCESS

2.1.1 THE ESIA PROCESS

The Environmental Management Agency (EMA) administers the ESIA process in Zimbabwe. EMA is a parastatal under the Ministry of Environment Tourism and Hospitality Industry. The agency registers consultancy firms to undertake ESIA studies for what are termed “prescribed activities”. These developmental activities cannot be implemented unless an ESIA study has been undertaken and approved by the Agency. The Agency receives ESIA studies from registered Consultancy firms, reviews the studies and if convinced that potential impacts have been identified and appropriate mitigation measures put in place, an ESIA approval certificate is granted for the project. Implementation of the project on the ground will only begin on or after issuance of the approval certificate. The project life (from project inception) will go through four of the standard phases of a project life cycle (planning, construction, operation and decommissioning). Figure 2.1 shows the steps that were taken to fulfil the ESIA requirements as set down by Environmental Management Agency.

In line with the requirements of the process as shown in figure 2.1 to follow, a prospectus report was prepared by the consultant and approved by the Environmental Management Agency (EMA). Then this ESIA study becomes a second phase in which the project impacts and mitigation measures are identified and analysed in detail compared to the prospectus stage. Once the ESIA study is completed, it should be submitted to the Environmental Management Agency for the review process. That process will culminate in the issuance of an ESIA approval certificate. The ESIA certificate is valid for two (2) which if the proponent fails to implement the project an renewal is applied for resulting in issuance the second ESIA certificate that is valid for one year.



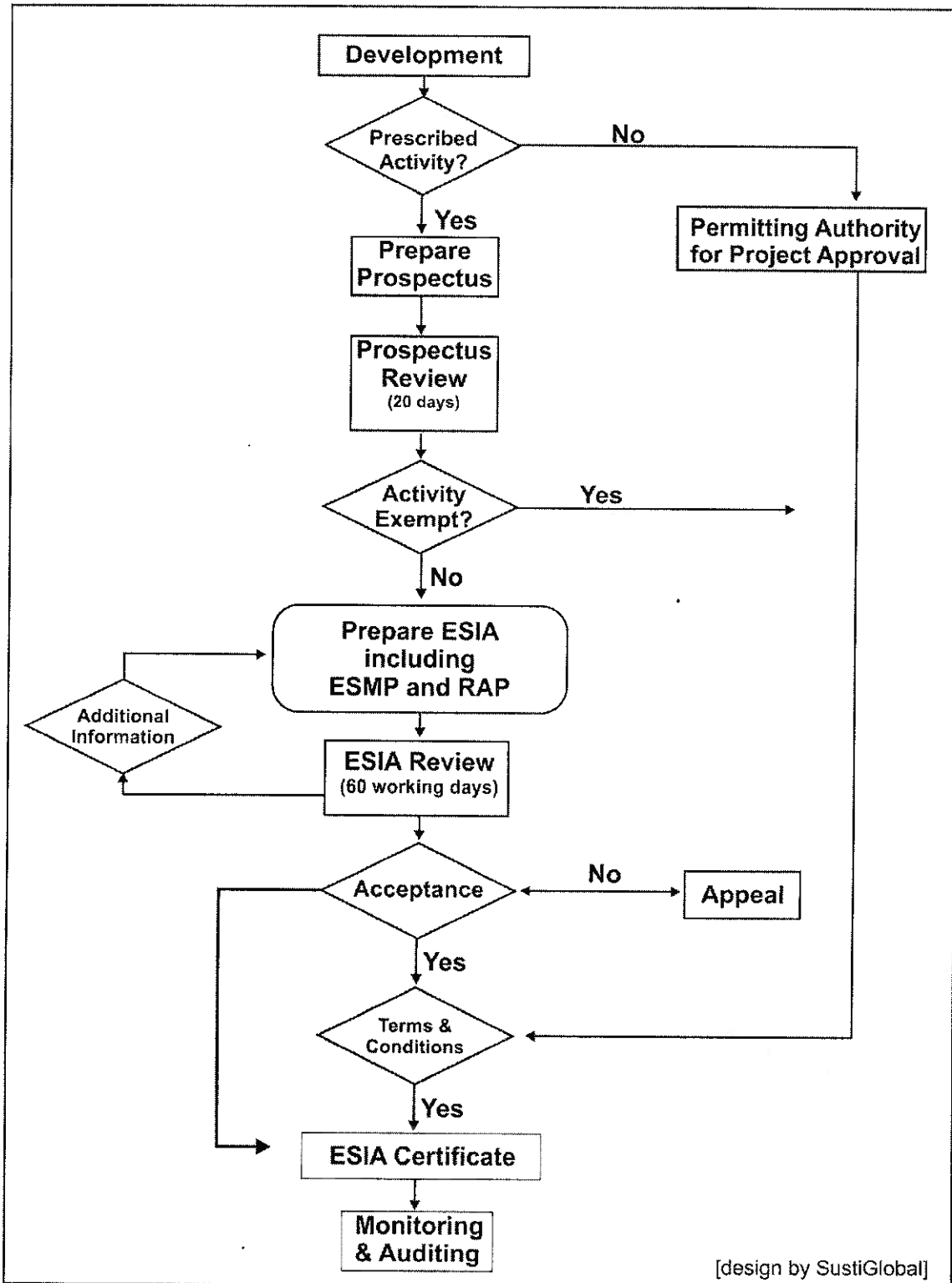
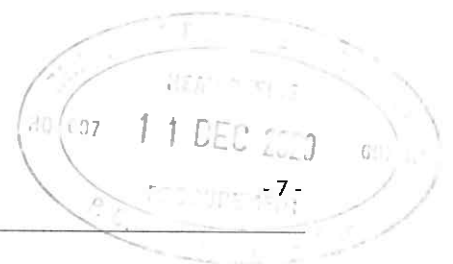


Figure 2.1: The ESIA process and the project life cycle (Source: ESIA Guidelines)



2.2 APPLICABLE LEGAL FRAMEWORK

2.2.1 THE CONSTITUTION OF ZIMBABWE AMENDMENT (No. 20) ACT, 2013

The Constitution of Zimbabwe Amendment (No. 20) Act, 2013, which entered into force on May 22, 2013, is the supreme law in Zimbabwe. CHAPTER 4 of Constitution of Zimbabwe Amendment (No. 20) Act, 2013 declares fundamental human rights and freedom to citizens.

Guaranteed under these fundamental rights are the right to life, right to dignity in private and public life, the right to have that dignity respected and protected, freedom from slavery or servitude, freedom from forced or compulsory labour, equality and non-discrimination. In this regard, women and men have the right to equal treatment, including the right to equal opportunities in political, economic, cultural and social spheres.

Every person has the right not to be treated in an unfairly discriminatory manner on such grounds as their nationality, race, colour, tribe, place of birth, ethnic and social origin, language, class, religious belief, political affiliation, opinion, custom, culture, sex, gender, marital status, age, pregnancy, disability or economic or social status. Chapter 4 (63) guarantees citizen to use the language of their choice and participate with cultural life of their choice. In terms of labour rights, every person is entitled to fair and safe labour practices and standards and to be paid a fair and reasonable wage.

In terms of property rights, the Constitution confers the right to acquire, hold, occupy, use, transfer, hypothecate, lease or dispose of all forms of property, individually or association with others. The law provides for payment of fair and adequate compensation for the acquisition of the property and within a reasonable time. The Constitution confers the following environmental rights:

- Right to an environment that is not harmful to their health or wellbeing.
- Environment protected for the benefit of present and future generations.
- Prevent pollution and ecological degradation.
- Promote conservation and
- Secure ecologically sustainable development and use of natural resources while promoting economic and social development.

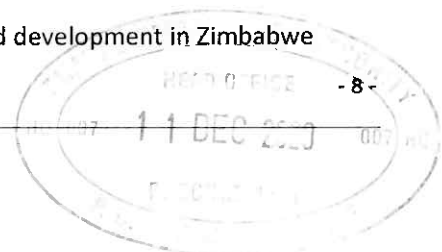
Other rights conferred in the constitution include among others, right to food and water, right of movement, rights of children, rights of the elderly and right to persons with disabilities.

In executing the project, the proponent will need to observe fully the bill of rights for the communities in the project area as enshrined in the Constitution. It has to ensure, non-discrimination, ensure fair and safe labour practices and standards and to pay fair and reasonable wages. The proponent will need to ensure that there is no discrimination on such grounds as their nationality, race, colour, tribe, place of birth, ethnic and social origin, language, class, religious belief, political affiliation, opinion, custom, culture, sex, gender, marital status, age, pregnancy, disability or economic or social status.

2.2.2 NATIONAL ENVIRONMENTAL POLICY OF ZIMBABWE & STRATEGIES

The Environmental Impact Assessment Policy was published in July 1994. This Policy has been amended after taking into account submissions from stakeholders and the experience of the Ministry of Environment and Tourism in implementing the policy. The final policy was published in August 1997, and the goals of this policy are:

- To encourage environmentally-responsible investments and development in Zimbabwe



- To maintain the long term ability of natural resources to support human, plant and animal life
- To conserve a broad diversity of plants, animals and ecosystems and the natural processes that they depend upon
- To conserve the social historical and cultural values of people and their communities

The ESIA Policy has nine (9) principles which include:

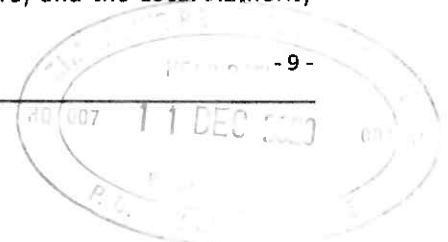
- Sustainability for future generations is the cornerstone of the environment management systems
- Our dependency on a complex and diverse ecosystem requires management approaches which integrates economic, social, cultural, and natural environments
- ESIA must enhance development and contributing to its environmental sustainability, not to inhibit it
- ESIA is a means of project planning, not just evaluation
- Project impacts must be monitored throughout the life of the development
- The ESIA policy depends on the normal regulatory functions of permitting authorities to implement ESIA results
- The ESIA policy involves participation of all government agencies with a mandated interest in the project
- Particular attention must be given to the distribution of project costs and benefits
- Many developments concerning the environment are dependent upon meaningful public consultation

The above principles are embedded in the ESIA policy to serve as guidelines when judgments need to be made on how the policy is implemented in general or on specific projects. ***The proponent has complied with the requirements of this policy by undertaking the ESIA process and committing itself to sustainable development in its project.***

2.2.3 THE ENVIRONMENTAL MANAGEMENT ACT (CAP 20:27)

The Environmental Management Act was enacted to provide for, among other things, the sustainable management of natural resources and protection of the environment, the prevention of pollution and environmental degradation, the preparation of National Environmental Plan and other plans for the management and protection of the environment, the establishment of the Environmental Management Agency and an Environmental Fund. In the application of this Act in relation to other laws, it shall be used in addition to and not in substitution for any other law that is not in conflict or inconsistent with this Act. If any other law is in conflict or inconsistent with this Act, the Act shall prevail on all environment management issues. The Act emphasises on the following four principles;

- That the project requires an ESIA to be carried out and the information is to be given by the ESIA report.
- It also regulates environmental aspects such as water, air and noise pollution. Other aspects included are invasive Alien Species and hazardous substances.
- This Act provides for protection of soil, minerals, animals vegetation and natural features such as springs, vleis and reed beds. The underlying principle of the Act is conservation and improvement of natural resources.
- It also provides for the formulation of an Environmental Plan for all the prescribed projects. These should however conform to the National Plan (if it's there) and the Local Authority Environmental Plan (or District Action Environmental Plan)



Section 4 of the EMA establishes environmental rights, where every person shall have a right to (among others):-

- a) A clean environment that is not harmful to health;
- b) Protect the environment for the benefit of present and future generations and to participate in the implementation of the promulgation of reasonable legislative, policy and other measures that prevent pollution and environmental degradation; and
- c) Secure ecologically sustainable management and use of natural resources while promoting justifiable economic and social development.

Any person who causes pollution or environmental degradation shall meet the cost of remedying such pollution or environmental degradation and any resultant adverse health effects, as well as the cost of preventing, controlling, or minimizing further pollution, environmental damage, or adverse health effects.

Section 83 compels every authority to ensure that all litter is disposed of in a specifically designated place such as waste receptacles and dumpsites. We hope that the local council shall do well to assist the proponent's waste to reach its destination so that illegal dumping of waste is avoided according to this section of the mother Act.

The foundation for the implementation of the ESIA process in Zimbabwe is laid from Sections 97 to 108 of this act. The Act lists projects that require compulsory ESIA. The proposed project is listed for ESIA. In this section, the Act spells out the details expected in an ESIA report and the general process for the review of the ESIA report. In compliance with the provisions of the Act, proponent has submitted this report and will implement the proposed project within the confines of the provisions of the ESIA certificate.

2.2.3.1 ENVIRONMENTAL IMPACT ASSESSMENT GUIDELINES 1997

These guidelines, prepared by the then Ministry of Mines, Environment, and Tourism (MMET), cover mining, forestry, agriculture, transport, energy etc. They highlight issues that need to be considered when preparing Environmental Impact Assessments. These are mainly principles of environmental impact assessment as interpreted in the Zimbabwean context. These principles set the importance of impact assessments for any developmental project. It is through these guidelines that the necessary steps followed in an environmental impact assessment were set before it was enacted in the mother Environment Management Act (CAP 20:27) of 2002. The two however now are being used in conjunction with each other. To give effect to the provisions of the aforementioned mother Act, the following statutory instruments have been prescribed and gazetted:

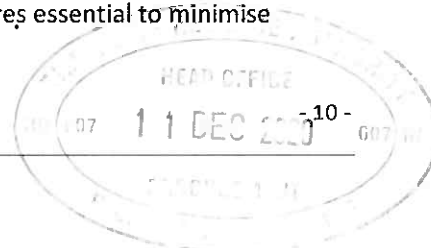
2.2.3.2 ENVIRONMENTAL MANAGEMENT (EFFLUENT AND SOLID WASTE DISPOSAL) REGULATIONS, (SI 6:2007).

The SI states that; (1) No person shall discharge or dispose of any wastes, whether generated within or outside Zimbabwe, in such a manner as to cause pollution to the environment or ill health to any person.

(2) No person shall transport any waste other than—

- (a) In accordance with a valid licence to transport wastes issued by the Board; and
- (b) To a wastes disposal site established in accordance with a licence issued by the Board.

(3) Every person whose activities generate waste shall employ measures essential to minimise wastes through treatment, reclamation, and recycling.



This statutory instrument illuminates sections (60-62, 69-70) of the Environment Management Act (CAP 20:27). It gives minimum requirements for the granting of an effluent and solid waste disposal licence as well as the special conditions for the validity of the permit. No local authority operating a sewerage system or owner or operator of any trade or industrial undertaking operating within the jurisdiction of two or more contiguous local authorities shall discharge any effluents or other pollutants into the environment without an effluent discharge licence issued by the Board. It also provides for the categorisation of waste into four classes depending on quality and outlines requirements for licensing of disposal. Part V, section 17, subsection (1)-(3) states that every authority operating or proposing to operate a waste collection, relocate or alter any premises for the purpose of a waste management should apply for a waste management licence from EMA. EMA shall verify to see if the enterprise has capability to handle the waste adequately and safely.

In section 18 the operator of every waste management enterprise shall appoint a waste manager whose duties shall include the monitoring and compliance of the waste management enterprise with the regulations. Provisions of Statutory Instrument 6 of 2007, the Environmental Management Act (Effluents and Solid Waste Disposal) Regulations, 2007 as read with the Environmental Management Act (Chapter 20:27) is quoted below. ***The proponent should comply with all these regulations so as to achieve sustainable development on corporate and national level.***

2.2.3.3 ENVIRONMENTAL MANAGEMENT (ENVIRONMENTAL IMPACT ASSESSMENT AND ECOSYSTEMS PROTECTION) REGULATIONS (SI 7: 2007).

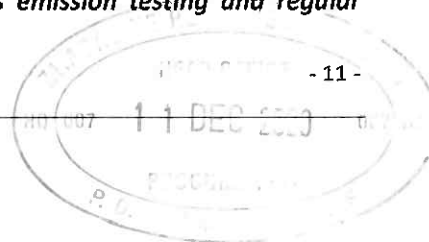
These regulations are premised on Sections (97 to 104) of the EMA. This S.I outlines the process of conducting Environmental Impacts Assessments for prescribed project. It also makes it mandatory for the developer to submit a prospectus before engaging registered consultants to conduct the ESIA. It also postulate the registration of persons engaged in ESIA consultation and the conditions for the awarding, amendment, suspension, or cancellation of an ESIA certificate. Under these regulations, the proponent complied by engaging Sustiglobal Consultancy (Pvt) Ltd; a registered ESIA consultant in the formulation of this ESIA. The organization needs to comply with the quarterly environmental reports required under these regulations. Section 13(2) makes it mandatory for developers to submit quarterly reports on issues raised in the ESIA report or issues that may arise as a result of the implementation of the project. Failure to submit will make the developer liable to a fine not exceeding level 14 or imprisonment for twelve months or both- such fine and imprisonment.

2.2.3.4 ENVIRONMENTAL MANAGEMENT (HAZARDOUS SUBSTANCES, PESTICIDES AND OTHER TOXIC SUBSTANCES) REGULATIONS, (SI 12: 2007)

The regulations provide for the classification of hazardous substances and the procedure for licensing of the storage: use and/or transportation of hazardous substances, pesticides and other toxic substances. ***The proponent requires a licence for his onsite storage of chemicals and fuel.***

2.2.3.5 ENVIRONMENTAL MANAGEMENT (ATMOSPHERIC POLLUTION CONTROL) REGULATIONS (S.I 72 OF 2009).

This piece of regulation pertains to air pollution management and calls for the registration of all stake emissions and industrial generators. It sets the minimum standards for such emissions. Under these regulations, the proponent needs to facilitate registration of generators by its members. ***The proponent also needs to make sure that vehicle fleet undergoes emission testing and regular servicing so as to minimize air pollution from exhaust emissions.***



2.2.3.6 ENVIRONMENTAL AND NATURAL RESOURCES MANAGEMENT (ESIA & ECOLOGY PROTECTION) (AMENDMENT) REGULATIONS. (SI 3 of 2011).

This amendment of S.I 7 of 2007 has section 3 (1) advocates for abstraction licence. It illustrates that no person shall excavate, remove, possess, transport or licence the removal of clay or sand deposits in excess of one tonne or for commercial purposes without a licence issued by Environment Management Agency (EMA). Also, sand removal from undesignated site or point is not allowed without the licence. ***Since this is a construction project sand abstraction issues may also be triggered so much care must be exercised by the developer.***

2.2.4 WATER ACT (CAP 20:24)

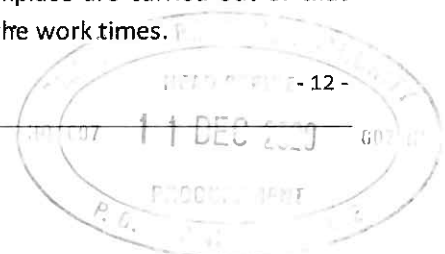
The purpose of the Water Act (Chapter 20:24) as stated in the act is to “provide for the development and utilization of the water resource of Zimbabwe;” to “provide for the protection of the environment and the prevention and control of water pollution;” and to regulate the use of water among many things;

Section 32 under Part IV provides for the use of water giving the right to any person who is a holder of a permit to abstract water not exceeding 5000 cubic metres unless the Catchment Council is notified. The permit issued in terms of this act is valid for 20 years. The Catchment Council which can cancel the permit if the holder fails to make use of it for a continuous period of three years fixes period of validity for renewals. Section 42 specifies the control of use of water whereby the Catchment Manager must be notified of the existence of storage works, boreholes, and wells on site. Control of use of water is also done through the installation of meters for measuring and recording the amount of water abstracted as spelt out in Section 43.

2.2.5 NATIONAL SOCIAL SECURITY AUTHORITY (S.I 68 OF 1990) (ACCIDENT PREVENTION AND WORKER’S COMPENSATION SCHEME)

This Statutory instrument established the accident prevention and workers compensation scheme for the provision to workers of compensation in respect of injuries arising from their employment and for the promotion of occupational health safety. The Statutory Instrument outlines the duties of the employer in relation to accident prevention. Employers are expected to ensure that;

- Equipment, materials and protective device provided by him for the purpose of protecting workers, health and safety are maintained in good condition.
- Health and safety measures and procedures at his work place are carried out.
- Equipment, materials, and protective device provided by him are established.
- Accurate records of handling, storage, use, and disposal of biological chemical or physical agents are kept on the site.
- Compliance with such standard limiting the exposure to biological, chemical or physical agents.
- Only a worker who has undergone such medical examination test, X-rays as may be prescribed and who is found to be physically fit to do the work in that workplace be permitted to do that work.
- The worker is provided with instructions on measures and procedures to be taken for the protection against risks to health or safety, and such instruction shall be given in writing or in the manner or language understood by the majority of workers in the workplace.
- Occupational health and safety training program at the workplace are carried out or that workers be released to attend such training programs during the work times.



- He or she prepares and regularly update a written policy that addresses the health and safety problems at the workplace and develops and maintains a program for the implementation of that policy.
- The establishment of a safety committee is effected and necessary assistance and cooperation afforded to the committee in carrying out its functions.
- A supervisor or health and safety representative who shall take all necessary measures to ensure the health and safety of workers is appointed.

The proponent should be aware of the dangers likely to be faced during development and construction process and therefore work out a management plan to combat such anticipated dangers.

2.2.6 FACTORIES AND WORKS Act (CAP 14:08) of 1996

The ACT provides for the registration and control of factories, the regulation of conditions of working factories, supervision of the use of machinery, precautions against accident to persons employed on structural work and for matters incidental to the foregoing.

2.2.6.1 SAFETY WEAR OR PERSONAL PROTECTIVE CLOTHING

Part V section 17 regulates the use of proper gear to be worn during construction respectively. Section 17 (2) stipulates that no building employee shall perform structural work except on scaffolding erected in terms of the regulations if such work cannot be performed in safety otherwise than on scaffolding. Section 18 (2) stipulates that no building employee employed on structural work shall use any gear which is not of adequate strength, free from patent defect and in good working order. Part 1V Section 13 and 14 regulates the inspection of machinery by inspectors and maintenance of accident register and notification of accidents respectively. The proponent must then make sure that all employees working at the project site must have proper personal protective clothing to avoid incidences, injuries and fatalities at work.

2.2.6.2 DRINKING WATER

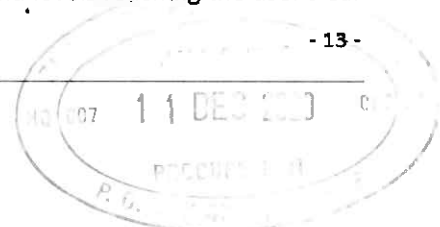
Part II section 9 stipulates that every occupier or builder shall provide a supply of wholesome drinking water sufficient for the use of, and reasonably accessible to, every person employed in the factory or on structural work, as the case may be. In this case all the workers that will be employed for the project must be provided with safe drinking water by the proponent. Since the job needs much of physical work people also need a lot of drinking water to avoid or reduce dehydration.

2.2.6.3 FIRST AID KIT

Part II section 10 subsection 1 says that in all factories and on premises where persons are employed on structural work , the occupier or builder, as the case may be, shall provide and maintain in good and clean condition, properly equipped first-aid box. It goes on to say on (i) where the number of persons employed exceeds 100, an additional first-aid box for every additional 100 persons or fraction thereof, shall be provided and maintained. This regulation calls for the proponent to have a first aid box at the project site where it close to the workers so that it is easily accessible in case if injuries.

2.2.6.4 NOISE

Section 6 (1) states that, no person shall be exposed to sound -levels exceeding the limits prescribed in sections (2), (3) and (4) of this section unless such person has been supplied with, and is using, ear protectors of a type approved by an inspector which reduce the sound levels reaching the user's ear



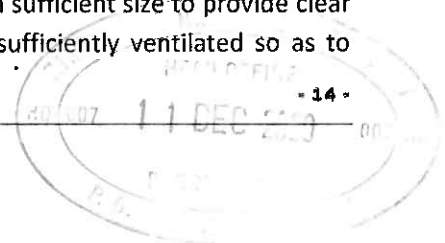
to elbow the limits allowed for an unprotected ear. (3) Under no circumstances should the unprotected ear be exposed to a sound-pressure-level measured with an instrument set to the "fast" response exceeding 135 Db(A) or in the case of impulse noise ,an instantaneous sound-pressure exceeding 150dB(A). Ear protectors such as earplugs must be provided by the proponent as part of personal protective clothing.

2.2.6.5 RHODESIA GOVERNMENT NOTICE NO. 303 OF 1976 (PRESSURE VESSELS)

The Factories and works act (CAP 14:08) of 1996 Rhodesia Government Notice No. 303 of 1976 talks of the handling of pressure vessels at a work place. Part I sections 5 to 8 talks of maintenance of these pressure vessels, record books, installation, access, inspection of ports and openings. On maintenance of the pressure vessels this Rhodesia Government Notice stipulates that No user shall use of cause or permit a pressure vessel to be used unless it is kept clean and free from carbonised oil or other flammable matter which may ignite under working conditions or any matter foreign to the intended use of the vessel or matter which is liable to chemical reaction which may cause an uncontrollable rise in pressure and it should at all times be maintained in safe working conditions. The notice goes on to say on section 6 Every user of a pressure-vessel shall keep on the premises a record book which shall be open to inspection by an inspector and in which shall be entered a written record of all tests, internal and external examinations, cleaning and repairs, and which shall be signed by the person carrying out tests, examinations, cleaning and repairs. Section 7 talks of installation and it says that, a user shall cause every pressure vessel to be so installed as to be readily accessible for inspection and test. On access and inspection of ports and opening the notice regulates that, a user shall cause every pressure vessel to be fitted with suitable inspection openings, so situated that all internal surfaces, longitudinal seams and circumferential seams may be conveniently cleaned and inspected; and at least 1 manhole, where the dimensions of the pressure vessel are such as to permit of entry into the vessel which shall not be less than 380 mm by 280 mm in the case of elliptical manholes, and at least 380 mm in diameter in the case of circular openings. ***In this case the proponent will use pressure vessels such as gas bottles and hence there is need to adhere to this notice for the safety of the workers.***

2.2.6.6 RHODESIA GOVERNMENT NOTICE NO.304 OF 1976 (ELECTRICALS)

According to **Chapter 14.08: Factories and Works (Electrical) Regulations of 1976**, Rhodesian notice **no 304 of 1976** ***It is by rule that the proponent has to fence all electrical machinery in the plant which includes the transformers, switching apparatus, linking apparatus and all apparatus with the use of electricity and also put notices on these electrical machineries*** so as for the employees, employers, visitors and everyone who got access to the plant is clearly directed to where he or she is supposed to go. This marks protection to the employees against all the dangers that might happen either intentionally or unintentionally. Notices have to be exhibited at suitable places within electric generation stations and all premises where electrical and dangerous apparatus are installed. The proponent shall cause all the electrical machinery ,apparatus and conductors to be installed, worked, maintained and identified as to prevent danger to persons and to be protected in such a manner that no injuries can be caused to any person by in advertent contact with any portion as stated in **Chapter 14.08:Factores and Works (Electricals) Regulations of 1976**.The switch boards must have a maximum clear space of least 1,2 meters at the back which shall be kept closed all time and locked expect for the purpose of inspection or repair or any activity of importance. On installation , the proponent have to make sure that the transformers, switch rooms and houses are of a sufficient size to provide clear working space for operating or maintenance personnel and to be sufficiently ventilated so as to



maintain the equipment at a safe temperature and it should be known that no person other than a competent person shall enter or be required or permitted by the user to enter a transformer or switch house unless all live conductors which are not adequately insulated against inadvertent contact are screened off. If so the competent person may be assisted by any other person acting under his immediate supervision. ***The proponent has to adhere to the laws in this legislation so as to protect both the employees, occupancy of the complex and visitors.***

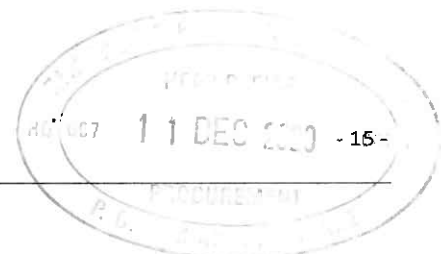
2.2.7 URBAN COUNCILS ACT (29:15)

The Act provides for the establishment of municipalities and towns and the administration of municipalities and towns by local boards, municipal and town councils; to provide for the conferring of town and city status on growth points, municipalities and towns; to provide for the declaration of local government areas and the administration of local government areas by local boards; to confer functions and powers and impose duties upon municipal and town councils and local boards; to provide for the establishment of the Local Government Board and to provide for the functions thereof; and to provide for matters connected with or incidental to the foregoing.

Section 177 States that, a council may, by agreement with the owner or occupier of any premises—
 (a) Undertake to render any services in connection with the sanitation of the premises concerned; or
 (b) Undertake any maintenance referred to in section *one hundred and seventy-six*.

Section 180 (1) States that no person shall, except with the consent of the council and subject to such conditions as it may impose— (a) construct any building or other structure over a public sewer or public drain or in such a position or in such a manner as to be likely to interfere with or endanger a public sewer or public drain; or (b) excavate, open or remove the ground above, next to, under or near a public sewer or public drain; or (c) discharge or put into or permit to enter a public sewer or public drain any solid, liquid or gaseous substance which the council, by notice in writing to the person concerned, has prohibited from being discharged into that sewer or drain on the grounds that it is likely to injure or damage that sewer or drain, interfere with the free flow of sewage or storm-water or cause a nuisance or involve danger to the health of persons entering that sewer or drain or employed at the sewage works or to endanger, destroy or be injurious to the structure of any public sewer, public drain, sewage works or land or to the processes used therein or thereon; or
 (d) Discharge or put into or permit to enter a public sewer and storm-water; or
 (e) Discharge or put into or permit to enter a public drain any sewage; or
 (f) Make any opening into a public sewer or public drain; or
 (g) Take any action which might injure, endanger or destroy a public sewer or public drain.

(2a) If an owner or occupier contravenes subsection (2) (a) he shall be guilty of an offence and liable to a fine not exceeding level two; and (b) whether or not he is prosecuted for an offence under paragraph (a), the council may cause the number of the owner's house or building to be marked, affixed or renewed, as the case may be, and recover the expenses of doing so from the owner or occupier. (3) No person shall, without the permission of the council - (a) destroy, remove or deface any name affixed or painted by the council in terms of subsection (1); or (b) destroy, remove or deface any number marked or affixed by a person in terms of a direction given under subsection (2) or by the council in terms of that subsection; or (c) fail to keep marked or affixed the number specified in the notice given under subsection



(4) Any person who contravenes subsection (1) shall be guilty of an offence and liable to a fine not exceeding level three. ***The proponent shall ensure that they abide by the requirement set forth in this Act and its associated by-laws***

2.2.8 PUBLIC HEALTH ACT (CAP 15:09 – REVISED 1996)

The relevant sections of this Act are those dealing with sanitation and housing which will be applicable when accommodating workers. The Act prohibits the creation of nuisance, and the relevant definitions of nuisance given are:

- Any dwelling or premises which is or are of such construction or in such a state or so dirty or so venomous as to be injurious or dangerous to health, or which are liable to favour the spread of any infectious disease ;
- Any sanitary so foul or in such a state or situated or constructed as to be offensive or to be injurious or dangerous to health; or any collection of water which may serve as a breeding pool for mosquitoes.
- Any well or other source of water supply, whether public or private the water of which is used or likely to be used by man which is polluted or otherwise liable to render such water injurious or dangerous to health;
- Any accumulation or deposit of refuse or other matter whatsoever which is offensive or which is injurious or dangerous to health;
- Any dwelling which is so overcrowded as to be injurious to the health of the inmates.

The act also establishes powers of health officials, local authorities and has several regulations made subservient to it, including the following statutory instruments (regulation) below.

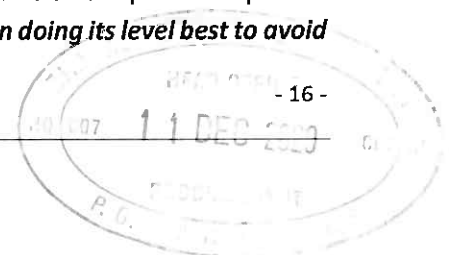
2.2.8.1 PUBLIC HEALTH (EFFLUENT) REGULATIONS 1972 (SI.639 OF 1972)

The regulations serve to control the disposal of effluent into the environment. Subsection (1) of section 13 states that no person shall discharge any effluent or use it for irrigation of land without first applying for and receiving the approval of the appropriate health authority.

Any person requiring the approval shall give full details of the use, or discharge of the effluent and any other information required by the authority. Approval of the discharge is done when all or any of the conditions given in paragraphs (a) to (e) of subsection (3) of section 68. These include that all pipe connections are below the ground and reticulation system is provided for the effluent entirely separate from any system for the reticulation of potable water. To adequately satisfy the requirements of these regulations, the proponent will ensure that the sanitation issues be addressed to the fullest for the benefit of its members.

2.2.8.2 SANITATION AND HOUSING

The section say no person shall cause a nuisance, or shall suffer to exist on any land or premises owned or occupied by him, or of which he is in charge, any nuisance or other condition liable to be injurious or dangerous to health and it shall be the duty of local authorities to take all lawful, necessary and reasonably practical measures to maintain cleanliness and prevent nuisance. If satisfied of the existence of a nuisance the local authority shall serve a notice on the author of the nuisance to remove it within the time specified. If the author of a nuisance fails to comply with any of the requirements thereof within the specified time the court may by such order impose a fine on the person as per the provisions of subsection (3) of section 87. ***The proponent should do well in doing its level best to avoid***



waste build-up at the offices and enforcement of waste characterization at each source (shop, office and etc.).

2.2.9 PNEUMOCONIOSIS ACT (CHAPTER 15:08)

This act prohibits employment of workers suffering from pneumoconiosis from employment in a dusty occupation. According to this act, employment of workers in dusty occupations should be holders of valid certificate. The certificates are in two types namely:

- 1) Initial certificate issued to persons who would have complied with prescribed standards of fitness and have not previously held an initial or periodic certificate.
- 2) Periodic certificate are issued to persons who would have complied with prescribed standards of fitness and are holders of or have previously held an initial certificate.

The proponent should comply with the Act by making sure that contractors are tested for pneumoconiosis among other respiratory diseases.

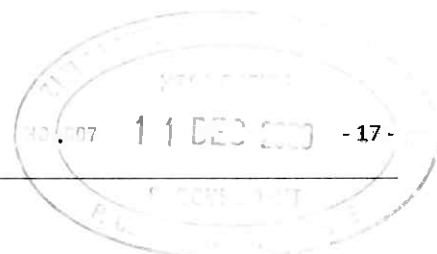
2.2.10 EXPLOSIVES ACT (CAP 10:08)

The Act provides for the manufacture, transportation, handling, and storage of explosives. Section 3 prohibits any person to purchase, acquire, or have in his possession any explosive unless he holds a permit. Section 7 of the Act prohibits the storage of explosives except in licensed premises. No person is allowed to store explosives in any premises unless he/she is a holder of a blasting license. As per section 9, no person shall prepare, press home or fire an explosive charge or conduct any blasting operations unless he is a holder or is under the direct supervision of the holder of a blasting license. ***Given that the proponent will be using explosives in its trenching operations ; compliance with this regulation is advisable.***

2.2.10.1 EXPLOSIVES REGULATIONS (SI 72 OF 1989)

This legislation is divided into 5 main sections, which detail sections 3, 7, and 9 of the mother Act. Section 27(2) of the SI prohibits any person from storing or carrying or allowing any person to store or carry explosives without holding a blasting license. Section 27 (3) says that no person shall carry or allow any other person under his control or supervision to carry explosives from storage place to working place unless they are carried in stout canvas sacks or unopened box of origin or other containers of a type approved by an inspector. If the boxes are open, it should be under the direct supervision of a holder of a blasting licence.

Section 73 provides for the application of a license to keep or store explosives. The application shall be made in writing and shall be lodged with the inspector of the mining district where the explosives are to be kept or stored. Explosives should be stored in a magazine as provided by the regulations. Section 80 specifies that any person who wishes to construct a magazine shall submit plans of the design and specifications of the magazine to the Chief Inspector. The magazine in which explosives are stored shall be kept securely locked at all times other than when explosives are being received or issued out, as given in the S.I. Blasting constitutes one of the major environmental concerns so ***the proponent/contractor needs to ensure that the charging rate and all precautions are taken into consideration to protect the nearby community, structures and animals. He also should hire a registered blaster.***



2.2.11 REGIONAL, TOWN AND COUNTRY PLANNING ACT (CAP: 29: 12)

The Act provides for the planning of regions, districts, and local areas with the object of conserving and improving the physical environment and in particular promoting health, safety, order, amenity, convenience and general welfare as well as efficiency in the process of development and improvement of communication. This Act also empowers the local authority to make proposals for the acquisition of land for the development of the local area through the formulation of master plans that will have to be authorized by the Minister in consultation with all relevant stakeholders. The Act also empowers the City Council to issue an order for the protection of any natural forests that may fall under its jurisdiction in consistency with the Parks and Wild Life department's objectives.

2.2.12 NATIONAL MUSEUMS & MONUMENTS ACT (CHAPTER 25:11)

The Act provides for the preservation of ancient, historical and national monuments, relics and other objects or artefacts of historical or scientific value. The Act protects the archaeological and paleontological heritage of Zimbabwe. Section 20(c) requires all commercial developers to carry out archaeological and paleontological impact assessments before any development takes place. In 1998 National Museums and Monuments of Zimbabwe published Archaeological Impact Assessment Guidelines for Planners and Developers.

Part IV of the Act, Section 21 provides for the notification of discovery of ancient monuments and relics to the National Museum and Monuments. In terms of Section 24, no person shall excavate any ancient monument, and in terms of Section 25, alter, damage or remove from its original site any national monument or relic without the consent of the Executive Director of National Museum and Monuments. ***In the event of discovery of artefacts, the developer shall have to engage the Museums Department to ensure that they are handled by the authorities according to the dictates of the law.***

2.3 WORLD BANK GUIDELINES

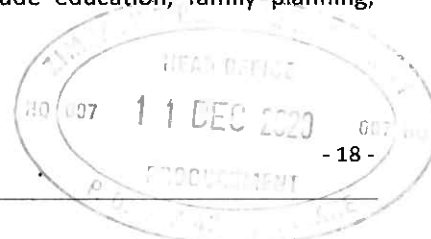
2.3.1 ENVIRONMENTAL SCREENING

Environmental screening is undertaken during project identification and pre-feasibility studies of a prescribed project. The purpose of screening is to categorize whether or not a project requires a full ESIA, partial ESIA or no ESIA at all. This is because certain projects may have less impact than others (World Bank, 1991). For example, the World Bank has four screening categories namely:

Category A: An ESIA is normally required because the project may have diverse significant impacts (projects in this category are forestry, large industrial plants, irrigation and drainage, mineral development (including oil and gas), pipelines (oil, gas, and water), resettlement, rural roads, tourism, urban development, large transmission lines, etc.).

Category B: A limited environmental analysis is appropriate, as the project may have specific environmental impacts. Projects in this category include agro-industries (small scale), aquaculture & marine-culture, small industries, mini-hydropower station, public facilities (hospitals, schools, housing complexes, rural electrification, telecommunications, small-scale tourism, rural water supply, etc.

Category C: Environmental analysis is normally unnecessary, as the project is unlikely to have significant environmental impacts. Projects in this category include education, family planning, nutrition, institutional development, technical assistance, etc.



Category D: Environmental projects for which separate ESIA's are not required, as the environment is the major focus of project preparation.

It is important to note that each country may have its own categorization procedures in the screening process but harmonizing procedures is essential where joint or trans-boundary projects are concerned. *The proponent recognizes the World Bank projects categorization; that is why the proponent classified the proposed project as a prescribed one. All prescribed projects needs an ESIA because of the level of destruction they are likely to have on the environment, health and social status of the host communities.*

2.3.2 STAKEHOLDERS INVOLVEMENT IN THE ESIA

Public and stakeholder involvement in the ESIA process is widely recognized as being an essential component. It leads to better and more acceptable decision-making. This can help to identify whether all impacts have been included and whether all risk groups have been identified.

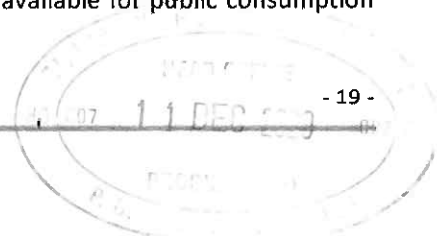
Taking stakeholders viewpoints into account improves project viability. The World Bank (1991) has found that where such views are seriously considered and incorporated in the ESIA process, projects are likely to be more successful. Public and stakeholder involvement is particularly important during the scoping, impact assessment, and mitigation phases of an ESIA. During scoping, public involvement is undertaken to ensure that all the significant issues are identified, local information about the project is gathered and alternative ways of achieving the project objectives are considered. Public involvement is particularly important in understanding the nature and extent of potential socio-cultural impacts

The form of participation needs to be realistic and participants need to be able to see that they can influence the direction of a project. Participation has the advantages that it can help to demonstrate that vested interests are not having an undue influence and it can play a role by promoting dialogue in consensus building. *Proponent has done well in consulting stakeholders that includes government officers and the host community. In a move to deal with some unforeseeable impacts that may pop up, Proponent should work closely with its stakeholders to ensure smooth running of the project and remediation of the impacts.*

2.3.3 PUBLIC CONSULTATION

There should be adequate public consultation and participation in all the phases of a project. This helps in the identification of preferred project alternatives. The objective being to give the affected people a chance to influence the direction of the development project with a view to enhancing their well-being (World Bank, 1987). Different countries have different requirements for consultation but the general format is that meetings are conducted at which the proponent explains all aspects of the project and seeks stakeholders' views. Together any likely impacts to arise out of the project implementation are identified and mitigation measures proposed.

Consultation in the ESIA process is of paramount importance and should be a continuous process from scoping, during ESIA Study report preparation, draft ESIA report and during ESIA finalization and review. After the Environmental & Social Management plan (ESMP) has been prepared, it should be disseminated as widely as possible to enable the concerned parties to comment on it. Adequate time should be allowed for review of the findings and recommendations before public hearings are held. After the ESIA has been finalized, the ESIA report should be made available for public consumption



and review. *Proponent's community liaison section shall see to it that these requirements are executed.*

2.4 AFDB INTEGRATED SAFEGUARDS SYSTEM

The following Operational Safeguards (OS) were examined and a reflection on how the project complied with the operational safeguards was made:

2.4.1 OS 1 – ENVIRONMENTAL AND SOCIAL ASSESSMENT

The objective of this overarching Operational Safeguard (OS), along with the OSs that support it, is to mainstream environmental and social considerations— including those related to climate change vulnerability—into Bank operations and thereby contribute to sustainable development in the region.

The specific objectives are to:

- Mainstream environmental, climate change, and social considerations into Country Strategy Papers (CSPs) and Regional Integration Strategy Papers (RISPs);
- Identify and assess the environmental and social impacts and risks— including those related to gender, climate change and vulnerability—of Bank lending and grant-financed operations in their areas of influence;
- Avoid or, if avoidance is not possible, minimize, mitigate and compensate for adverse impacts on the environment and on affected communities;
- Provide for stakeholders' participation during the consultation process so that affected communities and stakeholders have timely access to information in suitable forms about Bank operations, and are consulted meaningfully about issues that may affect them;
- Ensure the effective management of environmental and social risks in projects during and after implementation.

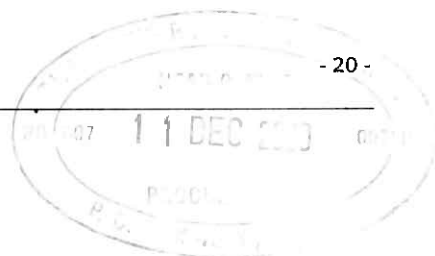
The project has complied with this operational safeguard by conducting this ESIA. Its implementation, monitoring and evaluation with the involvement of all stakeholders will ensure compliance throughout the project life cycle.

2.4.2 OS 2 – INVOLUNTARY RESETTLEMENT: LAND ACQUISITION, POPULATION DISPLACEMENT AND COMPENSATION.

This Operational Safeguard (OS) aims to facilitate the operationalization of the Bank's 2003 Involuntary Resettlement Policy in the context of the requirements of OS1 and thereby mainstream resettlement considerations into Bank operations. Reference to the Involuntary Resettlement Policy will be made and the justification and requirements for a Full Resettlement Action Plan and an Abbreviated Resettlement Action Plan if need be. However, the proposed project does not trigger this OS.

2.4.3 OS 3 – BIODIVERSITY, RENEWABLE RESOURCES AND ECOSYSTEM SERVICES.

This Operational Safeguard (OS) outlines the requirements for borrowers or clients to identify and implement opportunities to conserve and sustainably use biodiversity and natural habitats, and observe, implement, and respond to requirements for the conservation and sustainable management of priority ecosystem services. The project complied with this operational safeguard through conducting of a detailed Biodiversity Assessment as part of the ecological baseline assessment for the project ESIA. The ecological study also confirmed that there are no protected or endangered plant species that will be lost because of the project.



2.4.4 OS 4 – POLLUTION PREVENTION AND CONTROL, HAZARDOUS MATERIALS AND RESOURCE EFFICIENCY.

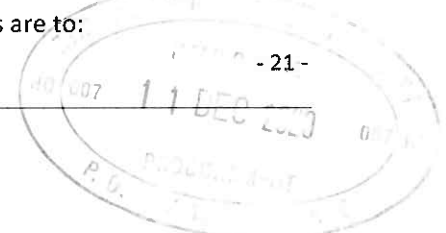
This OS outlines the main pollution prevention and control requirements for borrowers or clients to achieve high quality environmental performance, and efficient and sustainable use of natural resources, over the life of a project. The specific objectives are to:

- Manage and reduce pollutants resulting from the project—including hazardous and non-hazardous waste—so that they do not pose harmful risks to human health and the environment;
- Set a framework for efficiently using all of a project’s raw materials and natural resources, especially energy and water. This OS draws on and aligns Bank operations with existing international conventions and standards related to pollution, hazardous materials and waste, and related issues. It also requires compliance with internationally accepted environmental standards, particularly the World Bank Group Environmental Health and Safety (EHS) Guidelines such as the following:
 - **Operational Safeguard 1: Environmental and social assessment.** This overarching safeguard governs the process of determining a project’s environmental and social category and the resulting environmental and social assessment requirements.
 - **Operational Safeguard 2: Involuntary resettlement: Land acquisition, population displacement and compensation.** This safeguard consolidates the policy commitments and requirements set out in the Bank’s policy on involuntary resettlement, and incorporates a number of refinements designed to improve the operational effectiveness of those requirements.
 - **Operational Safeguard 3: Biodiversity and ecosystem services.** This safeguard aims to conserve biological diversity and promote the sustainable use of natural resources. It also translates the commitments in the Bank’s policy on integrated water resources management into operational requirements.
 - **Operational Safeguard 4: Pollution prevention and control, hazardous materials and resource efficiency.** This safeguard covers the range of key impacts of pollution, waste, and hazardous materials for which there are agreed international conventions, as well as comprehensive industry-specific and regional standards, including greenhouse gas accounting, that other multilateral development banks follow.
 - **Operational Safeguard 5: Labour conditions, health and safety.** This safeguard establishes the Bank’s requirements for its borrowers or clients concerning workers’ conditions, rights and protection from abuse or exploitation. It also ensures greater harmonisation with most other multilateral development banks.

The major project material related to this operational safeguard is land clearing and storage of hazardous chemicals such as fuels on site during construction phase. This safeguard also ties in well with the local environmental legislation that require a hazardous substances storage license on site.

2.4.5 OS 5 – LABOUR CONDITIONS, HEALTH AND SAFETY

Labour is one aspect of a country’s most important assets in the pursuit of poverty reduction and economic growth. The respect of workers’ rights is one of the keystones for developing a strong and productive workforce. This OS outlines the main requirements for borrowers or clients to protect the rights of workers and provide for their basic needs. The specific objectives are to:



- Protect workers' rights;
- Establish, maintain, and improve the employee– employer relationship;
- Promote compliance with national legal requirements and provide supplementary due diligence requirements where national laws are silent or inconsistent with the OS;
- Align Bank requirements with the ILO Core Labour Standards, and the UNICEF Convention on the Rights of the Child, where national laws do not provide equivalent protection;
- Protect the workforce from inequality, social exclusion, child labour, and forced labour; and
- Establish requirements to provide safe and healthy working conditions.

Compliance to this operational safeguards is guaranteed by many local statutes including the Constitution of Zimbabwe which defines the bill of rights, the Labour Relations Act that ensures fair conduct between the employers and employees and the NSSA Act that requires establishment of safe work environment and full compensation of employees for work related injuries. The proponent is obliged to comply with these requirements.

2.5 THE EQUATOR PRINCIPLE

The Equator principles (EP) are a risk management framework, adopted by financial institutions in order to ensure that the project they finance is developed in accordance with socially responsible and reflect sound environmental management practices. The signatory banks have principally committed not to provide any loans to projects where the project proponent is unable to comply with the Equator principles. The principles that are applicable to the borrowers include:

2.5.1 PRINCIPLE 1: REVIEW AND CATEGORIZATION OF THE PROJECT

The projects are reviewed and categorized by Equator principles Financial Institution (EPFIs) in terms of their magnitude of potential impacts and risks as part of their internal social and environment review and due diligence.

Category A: the projects with potential significant adverse social and environment impacts that is diverse, irreversible and unprecedented.

Category B: The projects with potential limited adverse social and environmental impacts that are few in number, site specific, largely reversible and readily addressed through mitigation measures; or

Category C: The project with minimal or no adverse social or environmental impacts

2.5.2 PRINCIPLE 2: SOCIAL AND ENVIRONMENTAL ASSESSMENT

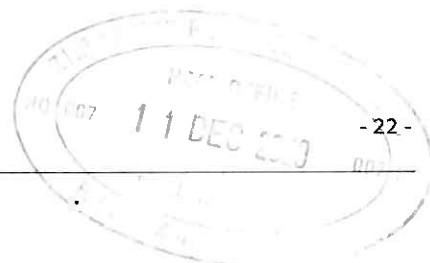
For a project categorized as A or B, the project should carry out a social and environmental assessment to appropriately address social and environmental impacts and risks.

2.5.3 PRINCIPLE 3: APPLICABLE SOCIAL AND ENVIRONMENTAL STANDARDS

The assessment process should address compliance with the relevant laws, regulations, permits that pertain to the country's social and environmental issues.

2.5.4 PRINCIPLE 4: ACTION PLAN AND MANAGEMENT PLAN

In relation to projects from low income countries, the project Proponent has to prepare an environmental management action plan which addresses relevant findings and highlights priorities, corrective actions and monitoring measures to be undertaken. This should be in accordance with the relevant permitted and regulating requirements of Zimbabwe. The Project Proponent should maintain a Social and Environmental Management Systems.



2.5.5 PRINCIPLE 5: CONSULTATION AND DISCLOSURE

The proponent should throughout the life of the project consult extensively with the affected communities in a structured and culturally appropriate manner. The process should ensure free and informed consultation of the participants.

2.5.6 PRINCIPLE 6: GRIEVANCE MECHANISM

The consultation should ensure that disclosure and community engagement continues throughout the construction and operation phase of the project.

2.5.7 PRINCIPLE 7: INDEPENDENT REVIEW

For category A and B projects, Independent Social and Environmental Experts who are not directly associated with the Project Proponent, should review the assessment, Action Plan, consultation process documentation and assess compliance to the Equator principles.

2.5.8 PRINCIPLE 8: COVENANTS

The [project proponent should comply with all relevant social and environmental laws, regulations and permits of Zimbabwe in all respects.

2.5.9 PRINCIPLE 9: INDEPENDENT MONITORING AND REPORTING

To ensure ongoing monitoring and reporting over the life of the loan, EPFIs require the appointment of an Independent Environmental and/or Social Expert, or require that the Project Proponent retain qualified and experienced external experts to verify its monitoring information which should be shared EPFIs.

2.5.10 PRINCIPLE 10: EPFI REPORTING

The IFC requires that the EPFI that have adopted the EPs commits to reporting publicly at least annually about its EPSs implementation process and experience and should take into account appropriate confidentiality considerations.

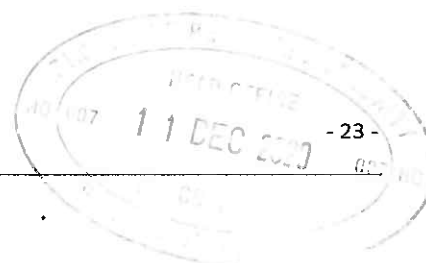
2.6 APPLICABLE INTERNATIONAL ENVIRONMENTAL CONVENTIONS

2.6.1 UNITED NATIONS FRAMEWORK CONVENTION ON CLIMATE CHANGE (UNFCCC)

The Convention encourages parties to promote the sustainable management and conservation of sinks and reservoirs of greenhouse gases i.e. biomass, forests as well as terrestrial ecosystems which are important in the absorption of greenhouse gases. The Convention actively promotes the use of renewable energy. The construction activities will necessarily result in the loss of biomass in the form of vegetation. This is contrary to the spirit of the convention as the vegetation lost represents a reduction in the biomass and the carbon sinks. Another contribution to climate change shall be the use of vehicles that produce carbon dioxide. ***The proponent should compensate for the loss of vegetation by planting trees since they are important carbon sinks.***

2.6.2 UNITED NATIONS CONVENTION ON DESERTIFICATION (UNCD)

This Convention aims at fostering international co-operation and national and regional initiatives towards combating desertification and mitigating the impacts of drought, particularly in Africa. The Convention's regional implementation annex for Africa emphasizes the need for African countries to focus on improving the economic environment with a view to eradicating poverty, developing measures to conserve natural resources and monitoring and assessing the effects of droughts. ***The proponent shall do will to reduce her foot-print in this.***



2.6.3 THE CONVENTION ON BIODIVERSITY (CBD) (1994)

This convention came into force on 29 December 1993 to provide a global mechanism to ensure conservation and sustainable use of biodiversity for the benefit of the present and future generations. Biodiversity (biological diversity) refers to a variety of life forms, different plants, animals and micro-organisms. Zimbabwe signed and ratified the convention to see protection of flora and fauna. The proponent should play its part to protect biodiversity.

2.6.4 AFRICAN CONVENTION ON THE CONSERVATION OF NATURE AND NATURAL RESOURCES (2003)

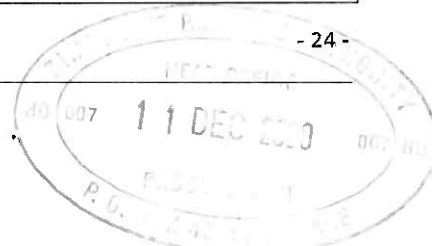
The founding principle required contracting African States to adopt the measures necessary to ensure conservation, utilization and development of soil, water, flora and faunal resources in accordance with scientific principles and with due regard to the best interests of the people.

2.6.5 RAMSAR CONVENTION (1971)

The Convention aims for international cooperation and national action to protect wetlands and their resources. The convention led to listing of Wetlands of International Importance included 2,331 Ramsar Sites in May 2018 covering over 2.1 million square kilometres (810,000 sq mi). The countries with most sites are the United Kingdom with 175 and Mexico with 142. And, the country with the greatest area of listed wetlands is Bolivia, with around 148,000 square kilometres (57,000 sq miles). The 2nd of February each year is World Wetlands Day, marking the date of the adoption of the Convention on Wetlands on 2 February 1971. Established to raise awareness about the value of wetlands for humanity and the planet, WWD was celebrated for the first time in 1997 and has grown remarkably since then. In 2015 World Wetlands Day was celebrated in 59 countries. As at 10 June 2016 Zimbabwe had Ramsar Sites covering over 450,000 hectares in total, they include unique wetland sites which are crucial to the country's people as well as its wildlife, and table 2.1 has more details.

Table 2.1: Local RAMSAR sites in Zimbabwe

	RAMSAR SITE	NAME & BACKGROUND
1	Site no. 2108	Dominated by a unique vegetation of mopane forest and miombo woodlands, and characterized by basaltic gorges shaped by the Zambezi River, the Victoria Falls National Park.
2	Site no. 2106	Mana Pools is a national park characterized by four large permanent pools formed by the meanderings of the middle Zambezi River, and shaped by a unique vegetation of large mahogany, wild fig, acacia and baobab trees which provide undisturbed nesting habitats for many birds of prey in the area. There are hippopotamus, elephants, buffalo, zebra and giraffe with associated predators such as Nile crocodile, leopards, hyena, cheetah and lions in this area.
3	Site no. 2103	Chinhoyi Caves Recreational Park is a rare near-natural Karst system composed of limestone, dolomite, and a pool of cobalt blue water which is so clear that silver-hued fish and underwater rock formations are seen many metres below the surface. It supports a unique flora and a wide variety of bird and fish species.
4	Site no. 2105	Lake Chivero and Manyame is dominated by miombo woodlands which provide ideal habitat for several animal species including the white rhino, the plains zebra and the ground pangolin.
5	Site no. 2104	Driefontein grasslands of water for the city of Harare and its neighbouring towns, the wetland is of great hydrological importance to the country. It provides an ideal



		breeding and feeding environment for over 400 bird species, and at the peak of the dry season, more than 20,000 waterbirds can congregate in the area. The Driefontein Grasslands is home to about 85% of the total national population of the globally vulnerable wattled crane and the endangered grey crowned crane.
6	Site no. 2102	Cleveland Dam is a unique peri-urban wetland within the Zambebian biome. It is the largest protected natural area in Harare and is known as a key biodiversity hotspot and important bird area.
7	Site no. 2107	Monavale Wetland (Monavale vlei), is an urban wetland characterized by miombo woodlands. It plays an important role in the fragile ecosystem of the Manyame catchment basin, the main supplier of water for the city of Harare and its suburbs. It supports a variety of birds, mammals, rodents, amphibians and reptiles

Source URL: <https://www.ramsar.org/news/updated-information-on-zimbabwes-ramsar-sites>.

However, the proposed project does not fall in a Ramsar site so the convention is not triggered.

2.7 CONCLUSION

The National legislation, regulations, and standards afore-sited will guide the basis for the Environmental & Social Management Plan (ESMP). They form the basis for standards, procedures and other operational codes of conduct and practice that shall guide the proposed project towards sustainability. The ESMP will have clear environmental objectives that will ensure that the proponent and the residence, comply with all applicable legislation and policies. The table 2.2 below shows key licences that the proponent should apply for from EMA.

Table 2.2: Legal Licences/Permits required for the project

No	LICENCE/PERMIT	STAGE	ISSUING/ REGULATORY AUTHORITY
1	ESIA Permit	Pre-operation	Environmental Management Agency
2	Approved layout plans	Pre-Operation	Department of Physical Planning
2	Approved building plans	Pre-Operation	National Social Security Authority
3	Hazardous substances storage and use	Operational	Environmental Management Agency
4	Water abstraction permit	Operational	Zimbabwe National Water Authority



CHAPTER 3: PROJECT DESCRIPTION & JUSTIFICATION

3.1 RESOURCES

The proposed project needs some resources that includes water, energy, sand, cement and other materials. Extraction and use of those resources shall have to be done in a sustainable way if the proposed project is to be considered a sustainable one. Those the sources of those resource are geographically a distant from the proposed project, the scope of this ESIA shall cover those sources including waste sinks to ensure that the project's environmental and social impacts are fully identified and mitigated.

3.1.1 WATER

The project area will be using water from the municipality since there is a network of distribution pipes already, justified by the presence of a valve which is about 150 meters away from the nearest boundary. The construction works will take advantage of the piped water for both drinking and construction works. Plate 3.1 below shows the presence of a portable water valve.

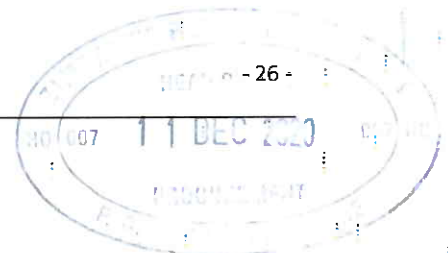


Plate 3.1: Nearby portable water valve (photo by consultant)

3.1.2. ENERGY SOURCES

Electricity will be used as the main source of energy, Solar Energy will be the main source of electrical power while ZESA will be back-up source. There already exists a ZESA power line less than 70 meters from the site. Power Supply shall be from two sources:

- (a) Solar power mainly dedicated for the essential services. No impact on the environment as the Solar PV, panels will be restricted to the roof. In fact the office complex roof shall bear Segment 1, 2, 3, 6 and 10 that will have 208, 169, 216, 195 and 195 solar PV modules that are expected to give a power throughput of 67600W, 54925W, 70200W, 63375W and 60050 respectively. The system can be expanded s the project expands. Energy for the solar PV Modules shall be stored in batteries on two battery page on the ground floor.
- (b) The Zimbabwe Electricity Transmission Distribution (ZETDC) power supply will be by a dedicated ring fenced supply. This will not be necessarily from the existing 11.0 K line as ZESA is currently looking into it. But we anticipate significant environmental impact since any line that shall be constructed will be in parallel with the existing 11.0kV line as it is the ZESA way



leave for the services. In case of grid and solar power outages, the office shall be run by a stand-by generator.

3.1.3 RAW MATERIALS

The project shall have raw materials such as; sand, cement, earth moving machines, crushed rock (gravel/ ballast), PVC pipes, steel metal bars, paint/painting materials among others. All these will be obtained from licensed dealers and especially those that have complied with the environmental management guidelines and policies. The construction of the, drainage systems, culverts and parking area among other components of the project will relatively involve pipework, concrete slabs, pavers and related activities. Construction shall be conducted by machines that include trucks, concrete mixers, masonry tools and other relevant manual construction equipment. These will be used for excavation of the land, transportation of raw materials and the resulting construction debris. Most of the machinery will use diesel or petrol as a source of energy. Both skilled and non-skilled workers will be required at all phases of the project. Labour force to be employed during the project implementation will include general workers for site clearance. It will also include skilled or qualified workers for machine operators, brick layers, electricians, welders, plumbers and painters. Storage of materials during construction, idle construction, vehicles and temporary site offices shall be housed on an adjacent vacant stand (Stand 866).

3.2 PROJECT LOCATION

The project is located inside of the Mt Pleasant Business Park, in Mt Pleasant. A total of about 7000 m² is earmarked for the proposed infrastructure development project. The table 3.1 below shows the GPS coordinates of the site which have been referenced to ARC 1950 geographic datum with the assumption that the earth is ellipsoidal in shape together with the altitude, above the Cape Town Datum. Figure 3.1 below shows the exact location in a 1: 50 000 map and its legend.

Table 3.1: Location coordinates

POINT	LONGTUDE (°)	LONGTUDE (°)	ELEVATION(m)
A	-17.759746°	31.034078°	1510.6
B	-17.759818°	31.034601°	1513.7
C	-17.760536°	31.034930°	1512.7
D	-17.760642°	31.034949°	1514.3
E	-17.760564°	31.034003°	1511.8



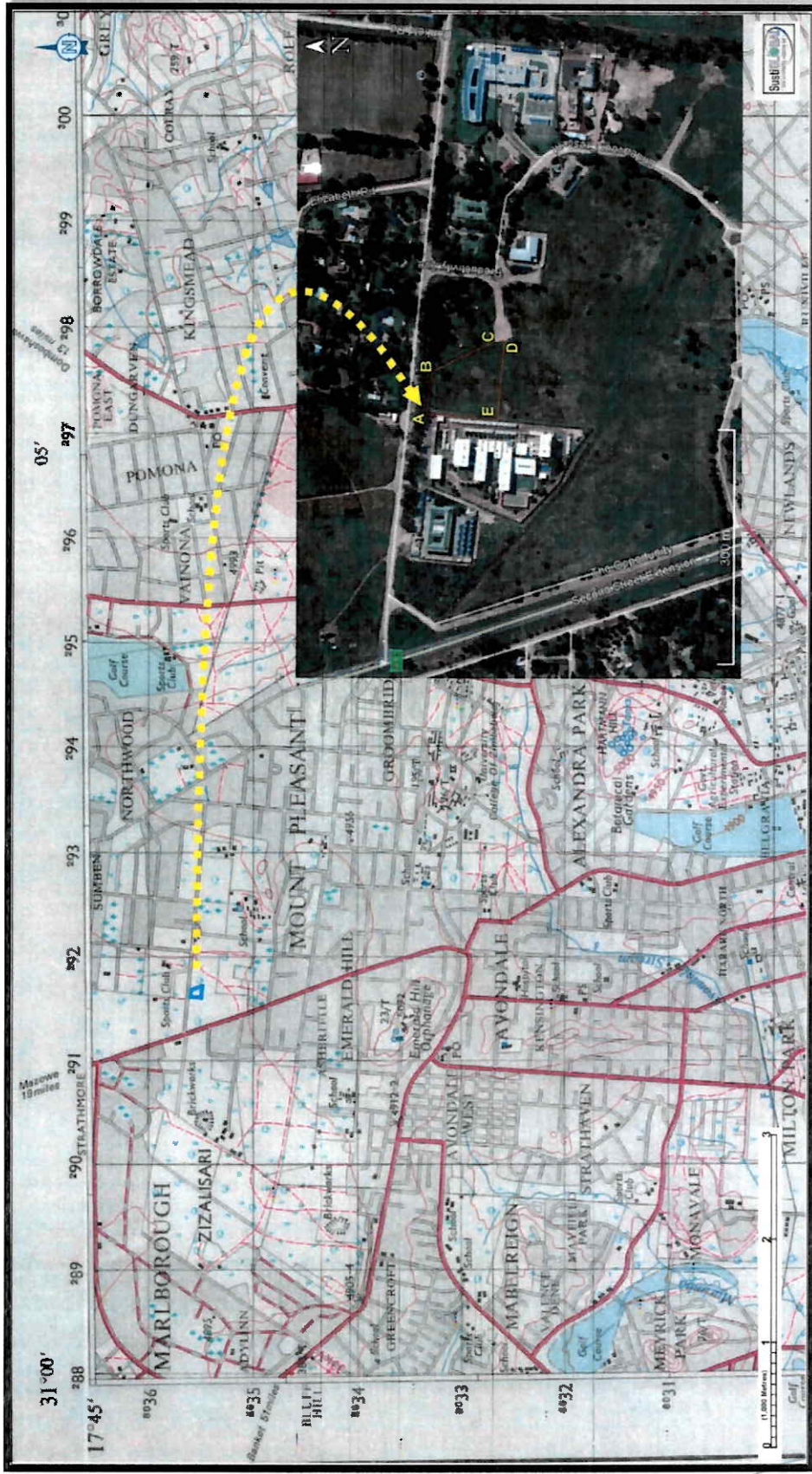


Figure 3.1: Project location in yellow with reference to Mazowe (map by Surveyor General Zimbabwe and designs by: consultant)



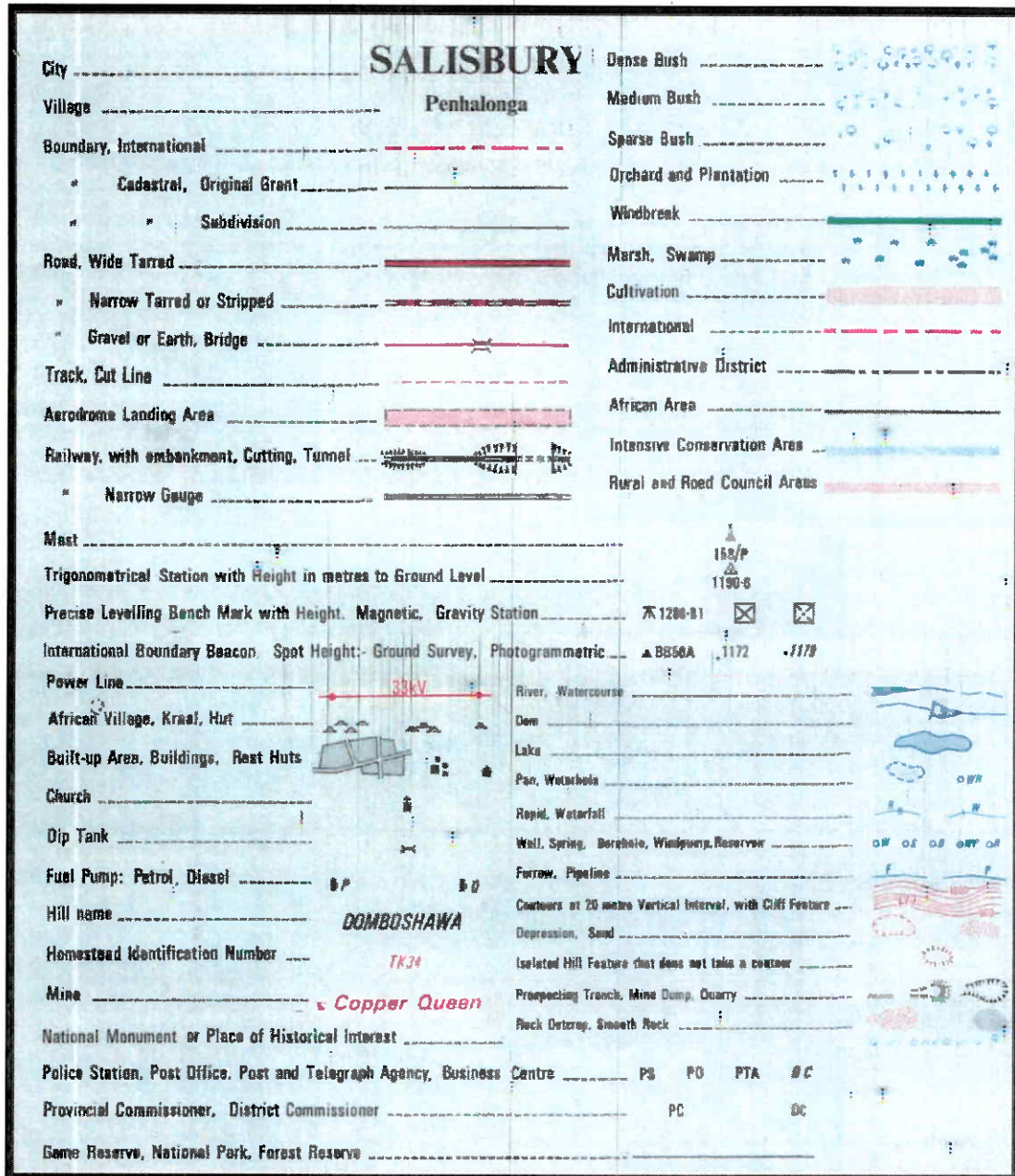
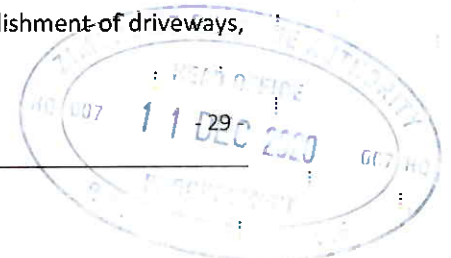


Figure 3.1(a): Legend for the 1:50 000 map (.by Surveyor General Zimbabwe)

3.3 PROJECT SCOPE

3.3.1 INTRODUCTION

The project is still in its planning phase; there is no activity as yet at the project site. The project scope covers the following aspects of project development; the implementation of this project will start by the servicing of the area and ends by commissioning of the fully furnished Head Office. The process of servicing will involve trenching, installation of water reticulation pipes, establishment of driveways,



construction of Head Office and electrification process. The process flow for the project is shown in figure 3.2 to follow. The project scope is divided into the following aspects;

- Land Clearing.
- Excavation and construction of driveways.
- Laying of pipes and power cables.
- Building of the office complex.
- Installation of Solar panels and other auxiliary fittings.
- Collection of rubble.
- Commissioning of the Head Office.

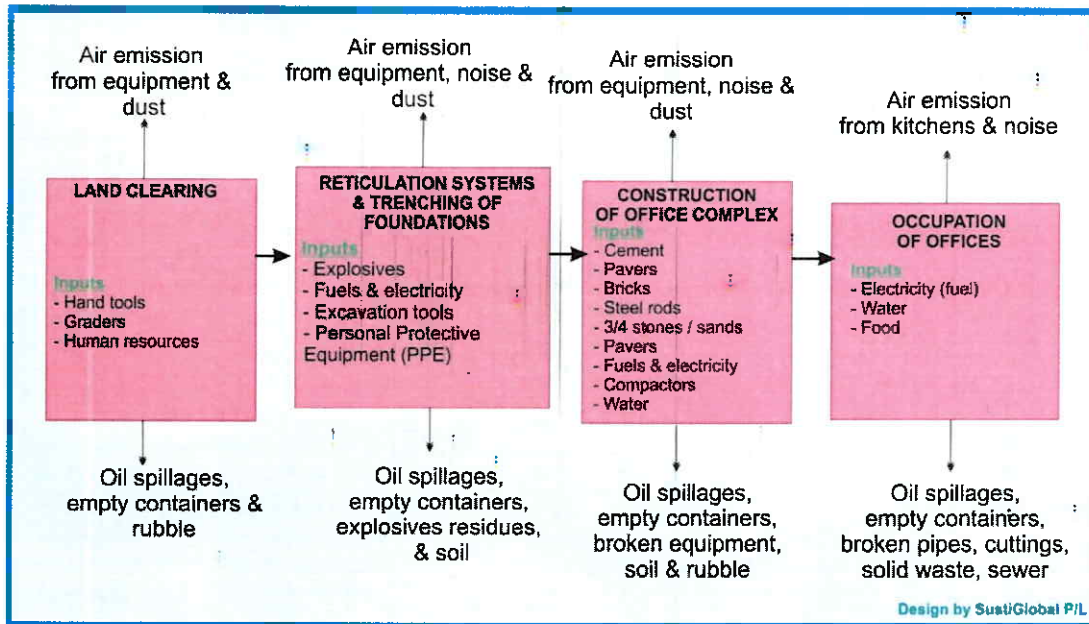


Figure 3.2: Project description layout & its respective impacts on the environment.

3.3.2 CONSTRUCTION PHASE

3.3.2.1 LAND CLEARING

The project area is occupied by densely populated grasses with indigenous trees sparsely dotted around the 7000m² area. The area has a low tree density however there are a number of grass species that were noted during the ESIA baseline study, this is because the area has been subjected to urban agriculture and continual veldt fires. The clearing process to pave way for the corporate head office, will produce organic waste that should be disposed of properly either by composting or land-filling by the local authority. On the same note, clearing exposes soils to the local high rainfall climate that will result in siltation of water bodies that drain from the project site. Plate 3.2 below shows the type of vegetation that was noted during the baseline survey.

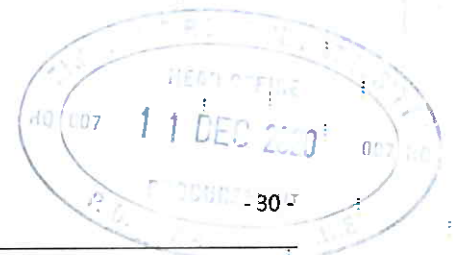




Plate 3.2: Dominant vegetation at the project site (photo by consultant).

3.3.2.2 EXCAVATION

Trenches for water pipes shall be approximately 2m deep. An excavator and manual labour shall be involved in the trenching process. Strong safety skills implementation is required to ensure 'ZERO' tolerance to accidents during trenching. Generally, the type of soil found on the area is stable and landslides during trenching will not present a significant risk. The trenches wall should be cut in a partial 'V-shape' to ensure more stability. Stringent policies on PPE should be addressed by the proponent to ensure that workers put on their PPE when in dangerous area. Excavations are likely to result in dust propagation that may affect the residential area near the project site.

3.3.2.3 PIPE INSTALLATION AND BACKFILLING

There is not much aspects and environmental impacts linked to pipe installation. The trenches shall be clearly marked with barricades and reflective ribbons for the safety of public and animals during the process. Since Harare is one of the areas in Zimbabwe that receives high rainfall, the proponent is advised to do excavations and backfilling during a dry season so as to reduce soil erosion that may result in siltation of downstream water bodies. Sewer and water pipes shall be connected to manholes and pipes that are adjacent to the project site. The ZIMRA HQ project will be located on a stand in an office park which was developed and serviced by a developer providing individual stand connections for sewer and water for each stand as well as storm water connections. The developer connected these services to council reticulation after carrying out due diligence. The office park is about 50 % developed with offices which include multi-storey buildings.

3.3.2.4 CONSTRUCTION OF DRIVEWAYS

Graders and bulldozers shall open access road in the area. This will increase the amount of land to be cleared and such clearing will result in soil erosion if not carefully managed. The access route shall be compacted but the compaction shall not totally prevent percolation of rain-water that chiefly results in soil erosion. Therefore, compaction shall be minimal to enhance infiltration and also for the

contractor to be able to prevent dust propagation that compromises safety of the workers and nearby community. These will also need to be monitored so as to minimize environmental degradation. Issues of safety will be addressed well in the ESMP chapter of this report to ensure compliance to the NSSA regulations. During construction of the driveways a lot of dust will be produced therefore, dust suppression measures represented below should be implemented.

3.3.2.5 CONSTRUCTION OF OFFICE COMPLEX

The first step in construction is selection of a project team. Typically, a project team has the task to prepare the construction site before the work begins. As a rule, it consists of the following specialties:

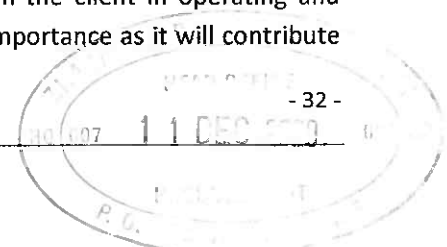
- Contract administrator
- Project manager
- Superintendent
- Field engineer
- Health and safety manager

In close collaboration with the contractor, the project team is responsible for visiting the field in order to complete a site examination. The site examination will allow the project team to detect or predict any environmental challenges that might emerge during the building process. Soil testing is also an integral part of this step.

Once the plans are completed, the contractor must get a building permit and the construction works start. Depending on the design and functionality, the order of the construction process shall be as follows; site excavation, the installation of underground utilities, concrete pouring, steel erection, framing, roofing, exterior and interior work, etc. Each of these steps are inspected by the project manager and an official state construction inspector. This phase ends once construction is complete.

Cement, sand and steel will be the main material that shall be used to raise the multi-storey office complex. The complex shall have seven (7) floors; three (3) for parking and four (4) for offices all above the ground standing on columns to enable floor of water under the building. Highest levels of safety processes should be exhibited here as there shall be an inevitable machinery-human interface that may likely harm the latter in the event of complacency. Materials shall be hauled to the top of the building structure by a fixed crane. Oil spillages should be contained and treated should they happen in these areas.

Prior to occupancy, there are several steps that must be taken after the construction work is complete. One of these steps includes completing a project punch list. This list includes final walkthrough items such as the need to change paint colour, installation of air conditioners, electrification, plumbing, or replace a broken floor tile. Once the punch list is complete, the occupancy phase begins. During occupancy, equipment and furnishings (e.g., furniture, desks, and blinds) are installed or calibrated. If every requirement has been met for the building, the architect will issue a certificate of substantial completion. This certificate represents the official completion of the project. Finally, the last inspection is done. If everything is done correctly, these inspections are fairly simple to pass. The reason is that other inspections should have already been completed during the entire project. It is during those previous inspections that issues should have been found and corrected. As soon as everything has been checked, it is time for the project team to train the client in operating and maintaining the newly built structure. That is a step of considerable importance as it will contribute



to increasing the lifecycle of the project. The project shall have the components that are given in the table 3.2 below. Figure 3.3 shows the office park after completion. Appendix E premises designs of the complex.

Table 3.2: Project components

FLOOR	PROPOSED KEY SECTIONS AND STRUCTURES
Ground Floor	Columns
1 st , 2 nd & 3 rd Floor	Car park, Main switch room, 10MVA Transformer
4 th Floor	Ablution facilities, Cold room, Scullery area, Main Kitchen, Executive Canteen, Office Space
5 th Floor	Ablution facilities, CCTV room, Conference Room, Board Room and Offices
6 th Floor	Ablution facilities, Conference Room, Board Room and Offices
7 th Floor	Ablution facilities, Kitchennette, Dining room, Store, Boardroom, Commissioner General’s Office, Office space

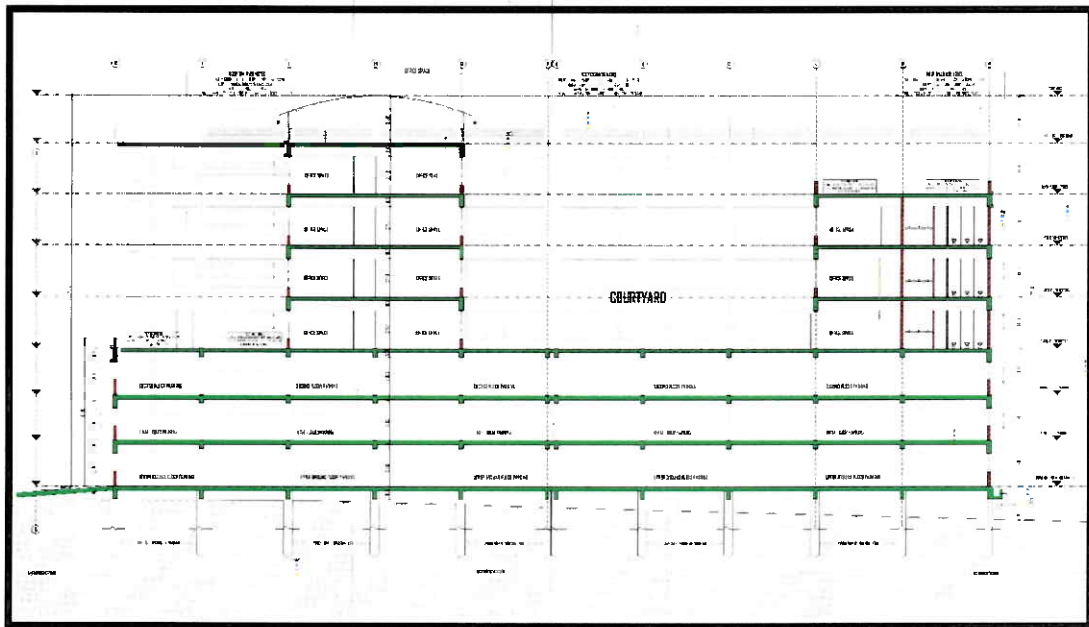
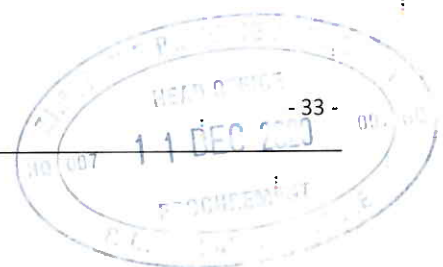


Figure 3.3: Design of the office complex

3.3.3 OPERATIONAL PHASE

3.3.3.1 MAIN USE OF THE BUILDING

After commissioning of the building the proponent shall move in to occupy the new offices and conduct day to day running of the ZIMRA business. The running of the office complex is expected to require water, electricity, paper, IT consumables among other inputs. On the other hand the project produced waste water, e-waste, beverage cans, and waste paper among other waste materials. Waste water will be directed to central sewer treatment plant while general and office waste will be carried to Pomona Dumpsite.



3.3.3.2 MAINTENANCE

During operation of the office, the following eventualities may occur; (broken glasses, expired lighting bulbs, and loss of paint, faulty lifts). Experts shall be engaged to work on this potential breakdowns to ensure smooth running of the offices. Hazardous waste such as broken fluorescent tubes and lighting bulbs shall be temporarily kept in own drums at the office pending collection by the local authority. General waste shall be collected in its own bins or skips before it is transported to disposal sites by the City Council. During painting, the painters should put own appropriate PPE to protect themselves from Volatile Organic Compounds (VOCs) that are contained in paints.

3.3.3.3 SEWAGE MANAGEMENT

The proponent shall construct sewer system that shall feed into already existing manholes. The sewage is piped to central municipal sewer treatment plant for treatment. During operation of the office block non-biodegradable plastics should not be flushed down into sewer pipes to prevent blockage of sewer pipes.

3.3.3.4 GENERAL OFFICE WASTE

Waste management is one critical issue in the proposed project that is why the consultant made it a point that he includes this aspect in the environment & social management plan (ESMP). The main types of waste that will be generated by the proposed project is soil during construction phase of the project. The various waste types will be treated as follows;

- Scooped topsoil will be stockpiled and be used in landscaping for some low lying areas close to the river. After dumping soils landscaping will accompany to avoid erosion and siltation of the rivers.
- General office waste that comprises of food stuffs from canteen, paper, plastic, beverage cans and e-waste will be collected in colour corded bins (waste segregation). Recyclable such as waste paper and plastic shall be sold to recyclers to reduce overall waste that will be dumped at Pomona Dumpsite.

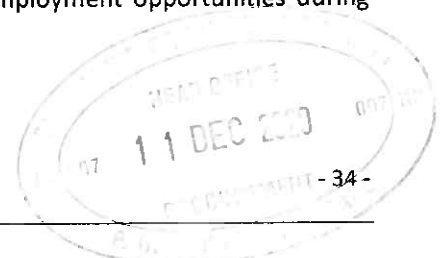
3.4 ALTERNATIVES

The without project scenario from a socio-economic perspective would mean that the use of the site continues in a marginal manner with substantial underutilisation of the land resource. Without the proposed development project, the site would continue to be unoccupied but used by nearby residence as a dumping site for domestic waste. Leaving the place idle can also encourage criminals to use the site as a hiding place while plotting attacks on the road users.

Additionally, potential for employment during and after construction of the proposed development would also be lost. This alternative is the least favourable.

3.4.1 WITH OR WITHOUT PROJECT SCENARIO

The 'with project scenario' contributes toward a national goal to expand the opportunities for infrastructural development and a foreign exchange earner. This development would also be compatible with the existing and future planned land uses. Significant forward and backward linkages associated with the local sourcing of construction material and employment opportunities during construction would be created. This alternative was acceptable.



3.4.2 ALTERNATIVE PROJECT SITES

The chosen site location was a result of factors such as coverage needed, terrain of the area, environmental setting, accessibility, stability among other factors. However, the site would not present multiple alternatives because land is a scarce commodity in the host district especially considering its proximity to the highway.

3.4.3 ALTERNATIVE ENERGY SOURCES

As mentioned in the project scope section, energy for the corporate head offices, will chiefly come from ZETDC electricity. Generators shall also be used in the event of ZETDC black-outs. The same generators will lead to air emissions that shall resultantly lead to air pollution. Therefore, the individual beneficiaries shall also be encouraged to consider solar technology in a bid to replace electricity use. Solar panels may also be used to power gadgets like fans and lighting among other things that require less energy thereby reducing total dependence of the project on national grid provisions.

3.4.4 ALTERNATIVE STRUCTURAL DESIGN

The area is classified as an area of ecological sensitivity as such more than one foundation options had to be considered as follows;

1. Normal foundation consist of columns, bases and slabs founded on the ground which entail cut and fill of exiting ground. This is the first option and cheap. However, this option affect natural flow of surface and groundwater since the area have wetland characterises.
2. Pile foundation are defined as a series of columns constructed or inserted into the ground to transmit loads to a lower level of subsoil; with high bearing capacity. A pile is a long cylinder made up of a strong material, such as concrete. This option results in the building structure sitting on columns thus resulting in minimal impact on the movement of the surface and ground that would be the case with normal foundations. Though expensive, this type of foundation was recommended as a condition for acceptance of the project by the Environmental Management Agency (EMA)

3.5 PROJECT JUSTIFICATION

The implementation of the proposed project will first and for most benefit the proponent; ZIMRA with space to conduct their day-to-day business activities. This is viewed as a release valve to the growing need for office space especially at her Harare offices at Kurima House in the Central Business District (CBD). Though the project is meant to provide a Head Office for ZIMRA, the construction phase of the project is expected to take in a significant amount of labour force, thus easing unemployment in the country.

3.6 THE PROJECT COST

This section houses the costs that are expected to be incurred in this project that. The table 2.2 below is a breakdown of all the costs adding up to **RTGS 390,938,710.20** according to the information supplied by the proponent. According to the latest EMA guidelines a review fee, EMA review fees will be calculated by the following formula

$$ESIA\ Review\ Fee = [Project\ Cost] * [Project\ Class\ Percentage] * 0.012075$$

This gives a review fee of **RTGS 4,700,065.65**

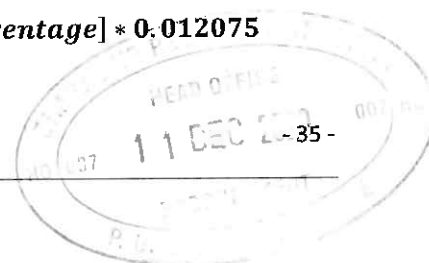


Table 3.3: Project cost

Bill No.	ZIMRA HEADQUARTERS	AMOUNT (RTGS\$)
	FINAL SUMMARY	
1	PRELIMINARIES & GENERAL	27,274,793.73
2	MAIN BUILDING	138,910,019.38
3	GATE HOUSE	352,183.11
4	ELECTRICAL OUTBUILDINGS	205,361.19
5	BATTERY PADS	142,130.75
6	GENERATOR PADS	44,420.57
7	CIVIL WORKS	47,211,004.41
8	PROVISIONAL SUMS	176,798,797.05
	TOTAL	390,938,710.20



CHAPTER 4: ENVIRONMENTAL BASELINE SETTING

This chapter premises the consultant's description of the environmental setting of the project site, which includes the biophysical environment and the socio-economic environment as observed and verified by respective experts for the ESIA process as put forth in chapter 1 of this report. Trends and anticipated environmental impacts will also be indicated. Environmentally sensitive areas of unique scientific, socio-economic and cultural value will be tabled and fully dissected to come up with sound and a practical mitigation plan. Enough information has been given to allow the reviewers to understand the environmental impacts and assessment carried out in relation to the current environmental conditions. The baseline information will also assist in monitoring of the environmental, social and health impacts linked to the project in construction, operational and decommissioning stage of the project.

4.1 TOPOGRAPHY

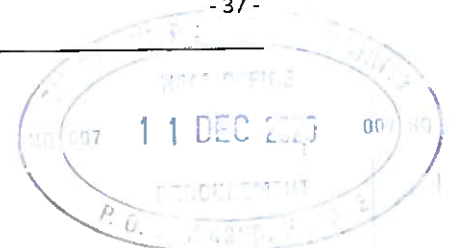
The project area lies in the gently sloping Northern part of the city of Harare, precisely in the low density suburb of Mt Pleasant; the project area is located in the Mt Pleasant Business Park which is well developed with a network of roads, power lines and municipality water. The topography of the area is shown in plate 4.1 below and Figure 4.2 which follows shows the elevation profile of the area from the north to the south.



Plate 4.1: Showing topography of the project area (photo by consultant)

4.2 SOIL CHARACTERISTICS

The soils of the project area falls in the Paraferrallitic group, these are mainly loam soils that have some essentially ferrallitic characteristics, but which are not strictly ferrallitic. These soils are characterised by a mixture of moderately deep brown to deep red coarse grained sands and shallow greyish clay loams over pale loamy sands to similar sandy loams or occasionally, sandy clays, clay fraction essentially ferrallitic but reserves of weatherable minerals are appreciable, formed on granitic rocks. Properties of the soil exert a marked influence on its behaviour with regard to plant growth, hydrology, environmental management and even engineering uses. These soils can support a wide range of crops due to their fertility. Ferrallitic soils are widespread in Central and Southern Africa and they are very suitable for the cultivation of different crops. In this case we are looking at a construction project, where the soils anchor business buildings and their associated facets. Chances of direct or



indirect alteration of the physical, thermal, biological or radioactive properties of the soil and the environment may not be very high, as to create a hazard or potential hazard to the health safety or welfare of any living species. Plate 4.2 shows soil properties that were noted at the project site.



Plate 4.2: Showing soil surface and structure at project site (photo by consultant)

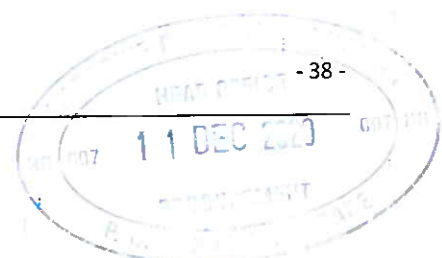
4.3 HYDRO-GEOLOGY

4.3.1 GEOLOGY

Archean granitic and gneissose rocks, Bulawaian metasediments, Shamvaian meta-sediments dolerites are the rocks which characterize the geology of the project site. However, granites and Shamvaian rocks are the significant hydrogeological systems. Formation of ground water in these systems is determined by the development of secondary structures such as fractures, faults, and regoliths. These systems have a moderate ground water potential. Shallow ground water is vulnerable to contamination from improperly built sanitation facilities, run-off, agro-chemicals, and other industrial chemicals. Water sources built downstream of sanitation facilities are at most risk of contamination. The geology map for the project site is shown in Figure 4.1 below.



Figure 4.1: Geological formations found at project site (photo by consultant)



4.3.2 HYDROLOGY

The project site is located in the Mt Pleasant business park in Mt Pleasant which is in hydrological sub-zone CH5 of Upper Manyame sub-catchment of the Manyame catchment. The area has a Mean Annual Run-off (MAR) of 135 mm and a Coefficient of Variation (CV) of 96%, thus there is a great variation in the run-off that is experienced from year to year. The project area experiences an annual rainfall of 820 millimeters which is characterized by intra season dry spells. Maximum temperatures average 27°C and evaporation is 1 696 millimeters per annum. Figure 4.2 shows the hydrology of the project site while Table 4.1 below shows the hydro-geological status of the Mt Pleasant project site.

Table 4.1: Show the hydro-geological status of the project site.

Parameters	Description
General groundwater potential	Low to moderate
Abstraction facilities	Boreholes, deep and shallow wells
General water strike range	10-60 metres
Borehole depth	20-60 metres
Deep well depth	10-20 metres
Shallow well depth	<10 along river channels and low laying areas
Water level range	5-30 metres
General average yield	0.02-2.0 litres/ second
General water quality	Good for human consumption, crops, and livestock consumption.

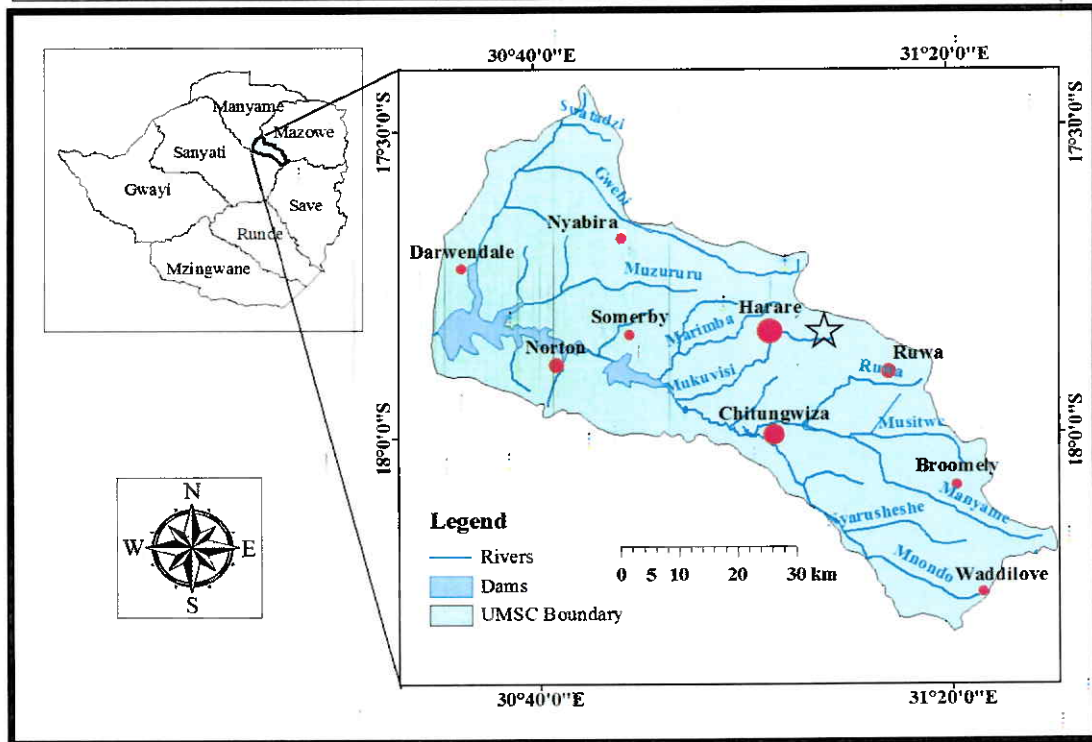
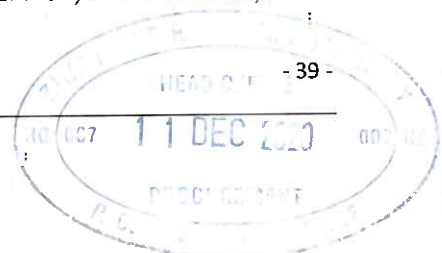


Figure 4.2: Location of the project area (represented with a star) in Upper Manyame Catchment.



4.4 ECOLOGY

Ecology is the study of the relationships between plants, animals, people and their environment and the balances between these relationships. A more scientific definition defines ecology as the study of the biotic and abiotic components of the environment and the interaction between them and their environment. An Ecosystem is a natural unit of living and non-living parts that interact to produce a stable system in which the exchange of materials between living and non-living parts cycles. It is of profound importance that all the living (*biotic*) and non-living (*abiotic* or physical) conditions that act on an organism and affect its chances of survival are examined in the construction and the implementation of the chrome washing plant project

4.4.1 THE LANDSCAPE

The proposed project is situated in a predominately Savannah biome. The vegetation is mainly comprised of various grass species creating a continuous herbaceous layer interspersed by small shrubs and trees whose distribution leave a fairly open canopy. About 500m outside the project site to the Southern side there is a wetland which is however separated by a manmade drain and is a distant away from the site. No specially protected species were identified on the site with only least concern species dominating the vegetation.

4.4.2 FLORA

The methods discussed below were used to do vegetation monitoring across the entire project area. The first stage taken when carrying out the vegetation survey was collection and study of relevant available information from libraries and internet. The relevant information included the soil, geology and vegetation studies within and around the study area. GIS /Aerial photographs from Google Earth, MODIS and EROS were used to observe and study the area and come out with areas of vegetation that are homogeneous, and marked out.

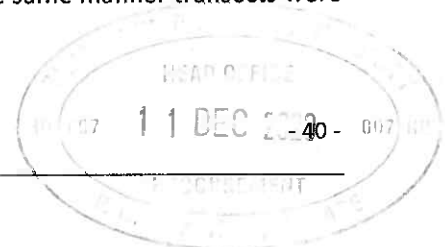
After studying background information and aerial photographs, we physically inspected the marked project site and drew up a species list of the vegetation in the area that is distinct plant and animal species existing. After the field visit, we analyzed the data collected and classified the vegetation on the basis of mainly vegetation structure and species composition. Geology and soils also were used. Data analysis and vegetation classification and description were then done in the office. Individual interviews were also conducted to acquire more knowledge on the different flora and fauna found in the area.

4.4.2.1 TRANSECT METHOD FOR TREES SAMPLING

A transect is a path along which one counts and records occurrences of the species of study. We moved along a fixed path and identified and counted species occurrence the predetermined transects. The findings from the belt transects were used to estimate vegetation species abundance and ground cover.

4.4.2.2 QUADRAT METHOD FOR GRASS SAMPLING

A quadrat is a plot used in ecology to isolate a standard unit of area for study of the distribution of an item over a large area. In this particular case, fairly regular 1m * 1m quadrats were randomly set up to sample and identify vegetation, particularly the grass species. In the same manner transects were set, quadrats were set in each of the predetermined stretches.



4.4.2.3 RESULTS

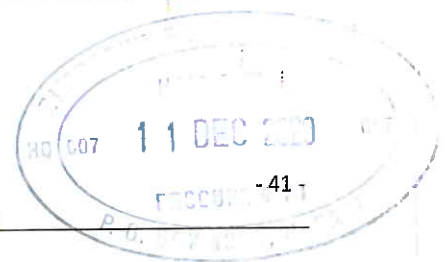
Random 30m x 30m quadrants were selected for the purposes of identifying grass species and 500m long transects were set for trees identification and quantification. Only 3 species were noted on site, these are; Eucalyptus (*Mupuranga*), Melia azedarach (*Mukina*) and Acacia galpini (*Munanga*). The present low diversity can be pin pointed to the land clearing that was done using fire initially for subsistence farming and currently for infrastructure development among other anthropogenic factors on the project site. The average tree diameter was measured as 0.2m and estimated average height is 6m. The only grass that was identified onsite is the *Heteropogon contortus* (*Spear grass*) species. Plate 4.3 and Plate 4.4 below shows some of the vegetation that was noted onsite.



Plate 4.3: Flora in the area (photo by consultant)



Plate 4.4: Flora in the area (photo by consultant)



4.4.2.4 DIVERSITY INDEX

The diversity indices in the quadrants is **1.704078** which suggest that the area is slightly diverse; basing on the Shannon-Wiener scale which ranges from 0 – 5+ as given in the following scale;

0 < H' ≤ 1: Low diversity

1 < H' ≤ 2: Slightly diverse

2 < H' ≤ 2.8: Diverse

2.8 < H' ≤ 5+: Highly diverse

The project will not cause much damage on the diversity of trees in the areas since they are common even outside the project area. The diversity index of trees in the project area was calculated using the Shannon-Wiener index (H') which is:

$$H' = - \sum_{i=1}^s (p_i \ln p_i)$$

Table 4.2: Average species abundance in the quadrants and list of species

Species	Average Abundance						
	Transect 1	piLn(pi)	Transect 2	piLn(pi)	Transect 3	piLn(pi)	Average
<i>Eucalyptus(Mupuranga)</i>	2	-0.20708	2	-0.236978	1	-0.16058	1.6667
<i>Melia azedarach(Mukina)</i>	5	-0.32679	2	-0.236978	1	-0.16058	2.6667
<i>Mudembesese(Botanical name unavailable)</i>	2	-0.20708	1	-0.15497	2	-0.24414	1.6667
<i>Rugwizhi(Botanical name not available)</i>	5	-0.32679	3	-0.291446	3	-0.29863	3.6667
<i>Psidium guajava (Mugwavha)</i>	1	-0.13242	2	-0.236978	1	-0.16058	1.3333
<i>Acacia galpini(Munanga)</i>	3	-0.25993	1	-0.15497	2	-0.24414	2.0000
<i>Grass and Others</i>	6	-0.34657	8	-0.364209	8	-0.36041	7.3333
Sum of species	24		19		18		
H' (negative)		-1.80666		-1.676531		-1.62904	
Average H' (positive)							1.704078

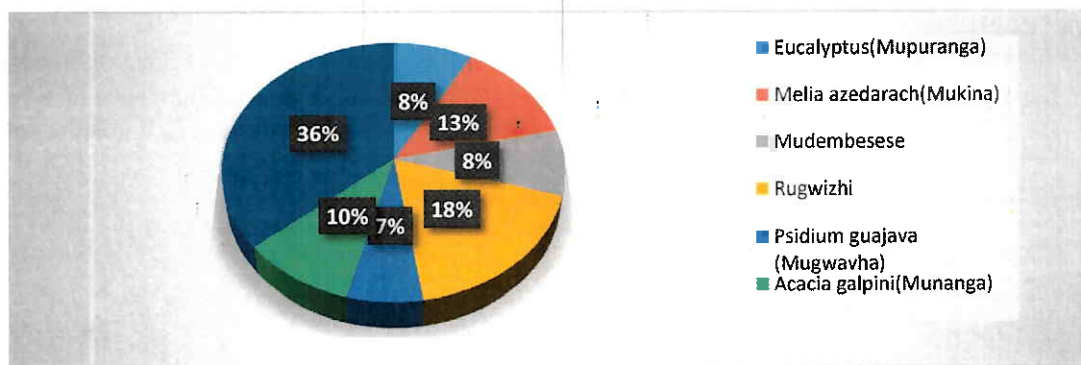


Figure 4.3: Showing species against abundances indicating ground cover

4.5 CLIMATE

The climate of in Harare can be divided into three; a warm and wet season from November to March/April, somewhat cool and dry months from May to August and a hot dry season in September/October. The average annual temperature (17.95 °C) is low due to the influence of the

south –easterly cool winds and also due to the fact that Harare is located at a high altitude. Harare climate supports the growth of natural vegetation of open woodland. July is the coldest month while October is the hottest month. The month of January is the mid-summer time in Harare. Temperature during July varies from 7 – 20 °C and that during October ranges between 13 and 28 °C. January witnesses a temperature varying from 15.5 – 25 °C. The graph below shows temperatures experienced in Harare.

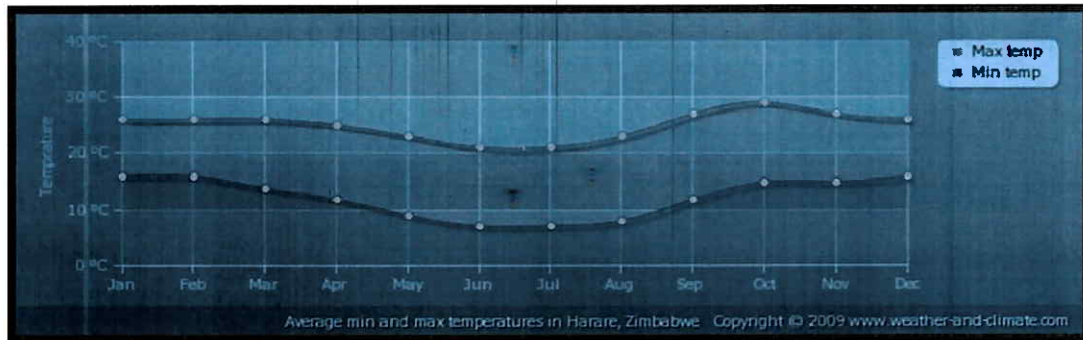


Figure 4.4: Average temperature graph for Harare

The average annual rainfall in Harare is approximately, 820mm in the south – west and 855mm on the higher land of the north-east. Such high rainfall if coupled with partial steep gradient erosion is likely to result especially during trenching. Below is a rainfall graph for Harare.

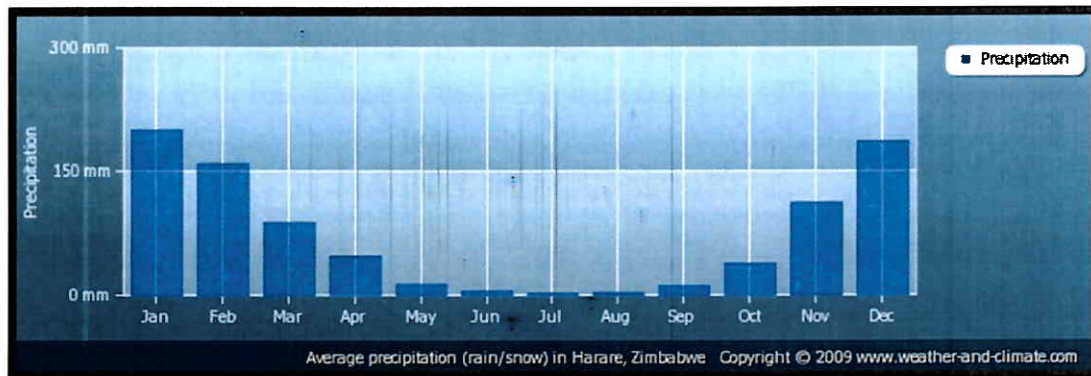
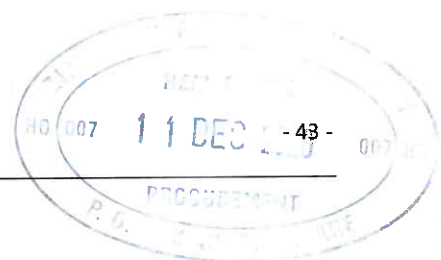


Figure 4.5: Average rainfall graph for Harare

4.6 SOCIO-ECONOMIC SETTING

This section provides a detailed analysis of the socio-economic status of the inhabitants within which this project falls. Simply put, it concentrates on people’s social behaviour and economics nexus. It thoroughly looks at how social norms, ethics and other social philosophies that influence consumer behaviour shape an economy, and uses history, politics and other social sciences to examine potential results from changes to society or the economy through economic projects which may be implemented in the area.



4.6.1 SOCIAL SERVICES

4.6.1.1 INSTITUTIONAL FRAMEWORK

There is well integrated institutional structure that starts at a provincial level and extends to the district, Mt Pleasant District in Harare Province. It is administered by the Provincial Administrator (PA) that is stationed in the city, Harare which is the capital city of Zimbabwe. The province has a Minister of State who coordinates implementation of government policies in local authority areas. There are also the municipalities which render services to the residents such as the Harare City Council. In addition to the above there is also the Minister of Local Government, Urban and Rural Development and the Ministry of Public Works which work towards developing local authority areas. The different ministries have district representatives, whose initiatives are coordinated by the (DO) through a mechanism of the District Development Committee. The District Office's office is the most powerful body in the district, given that it is where the district policies are made. The District Officer's roles and responsibilities include facilitating the implementation of district council policies and to make sure that they adhere to national policies and the District Officer is Mrs. Mvarechema. Grassroots representation at a district level are facilitated by the division of the district into a number of wards, from each of which a Councillor is elected to sit in the District Council Mr. J Mafume is the Councillor for ward 17 in which the project fall.

4.6.1.2 CURRENT TRADITIONAL PRACTICE

Chiefs continue to be held in high regard with respect to traditional practices and ceremonies over which they preside. Belief in the spirits of the tribal ancestors is very much a part of everyday life. There are no sites of particular spiritual value within the boundaries of the project site however in the district there is the National Museum.

4.6.1.3 EDUCATION

In the project area there are many various primary and secondary schools both government and private colleges, such as Arundel Girls High School, Gateway High School which is 2km from the project site and Mt Pleasant High School. In the district tertiary education is also present which is offered by the University of Zimbabwe which is located along Mt Pleasant Drive. The University has various faculties such as Science, Agriculture, Arts Commerce and Engineering just to mention a few. Literacy levels in the province are relatively high with a population of about 10% which has never been to school which is between the ages of 3-24 years with females being illiterate more than men which can be a result of early marriages and low rate of women empowerment.



Table 4.3: Population Age 3-24 who never attended school as a % in Harare Province (Zim-Stats 2012)

District	Male	Female	Total
Harare Rural	7.4	7.3	7.4
Harare Urban	61.9	62.1	62.0
Chitungwiza	19.1	19.0	19.1
Epworth	11.7	11.6	11.6
Percent	100.0	100.0	100.0
Total	48529	48928	97457

Considering that of those aged between 15 and 34 years had a literacy rate of 99% also shows high literacy levels. As expected, the literacy rate declined with increasing age, confirming that the older generation were relatively disadvantaged with regard to education. High literacy levels within the area are as a result of the project being located in an urban area where education is of great importance for surviving in the city. High literacy levels would help the project to a greater extent by providing local labour during construction and operational phase of the project. The table to follow shows the population that is attending school at different levels in Harare.

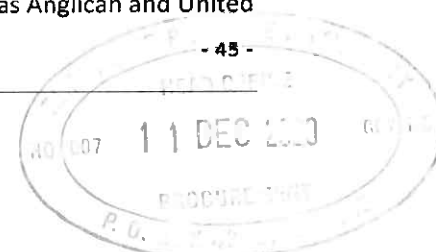
Table 4.4: Population Age 3-24 Years currently attending school as a % of Harare Province (Zim-Stats 2012)

Level of Education	Male	Female	Total
Preschool	11.0	10.7	10.8
Primary	51.7	51.6	51.7
Secondary	32.4	33.2	32.8
Tertiary	4.5	4.0	4.2
Not known	*	0.1	0.1
Missing	0.4	0.5	0.4
Total	100	100	100
Number	287099	299927	587026

4.6.1.4 ARCHAEOLOGY

The archaeological records housed at National Museum show that the project area does not have any areas of cultural significance. That fact is also confirmed by the local traditional leadership. In the event that such physical cultural resources are found in the project area, relevant government and traditional leaders will be notified.

The district, in which the project falls, offers various social services which are currently withstanding the population. Religious services are also present with various churches such as Anglican and United



Methodist. For buying various items mainly daily commodities like bread local people buy at shopping centres within the area, such as Arundel Village, Emerald Hill Shops, Groombridge and Bond Shops among others and some go to the city centre for a wide variety of goods.

4.6.1.5 ENERGY

The local people use electricity as a means of energy for lightning, cooking and other domestic uses. However the nation is currently facing insufficient electricity challenges which has caused unreliability of electricity, with very long load shedding hours therefore some residents now use solar energy and diesel in generators for instance for geysers, lightning and cooking. Liquefied Petroleum Gas is now also commonly used for cooking due to electricity unreliability accompanied by high costs of electricity. The project being located in a low density suburb there is very low usage of firewood as source of energy for cooking although there are a few who use it. At the project site various types of energy shall be used such as diesel for generators and electricity is going to be provided by Zimbabwe Electricity Supply Authority (ZESA) drawn from existing link line which is about 500 metres from the project site.

4.6.1.6 WATER AND SANITATION

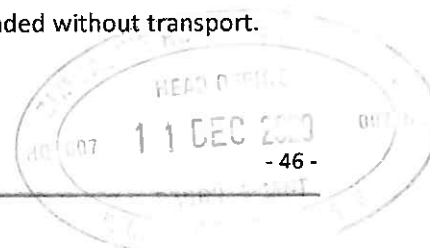
Water for domestic use is provided by Zimbabwe National Water Authority (ZINWA) and some residents have drilled boreholes due to the scarcity and unreliability of city council water which has been a long time challenge faced by Harare residents. The Sanitation levels are very low due to water shortages, unreliability of city council water and low water table levels which has resulted in boreholes not providing as much water as they should. At the project site they shall use water from the municipality since there is a network of distribution pipes already existing. Boreholes shall also be drilled to provide water at the project site although they will stress on already heavily utilised local groundwater resource due to low water table levels. The complex project will improve level of sanitation by reducing dumped litter as the project site has been used as a dumping site by residents within the area.

4.6.1.7 HEALTH FACILITIES

For medication and other health services Mt Pleasant residents go to various medical clinics located in the area such as Arundel Medical Clinic which is located 3km away from the project site and Arundel Hospital. For serious medical issues like operations and x-rays they go to Harare Hospital and Parerenyatwa Group of Hospitals. However the local residents have been facing challenges such as high medical fees, poor services and shortage of drugs in clinics and hospitals.

4.6.1.8 TRANSPORT

In Mt Pleasant road transport is the only means of transport used by the residents for their day to day activities. However due to the economic hardships in the country which has resulted in the increase of transport fares and shortages of fuel some residents walk to their working place because they cannot afford the high transport fares and some are failing to get fuel for their cars due to long queues at petrol stations. Some residents now hike for cheaper fares which have resulted in some vehicles overloading which is resulting in many road accidents. The government has put in place ZUPCO buses which charge a low fare which has helped a lot of residents however the population is higher as compared to the buses available which result in many residents left stranded without transport.



4.6.1.9 DEMOGRAPHIC DATA

The table below shows the (2012) Census profile for Harare province which is showing that the province stood at 2123132 with 1097536 being female and 1025596 males whilst the total number of people in the ward was 26412 people. In the ward the males are a bit on the lower side with 12945 while the females are on a higher note with 13467. Looking at the available figures on the table below the average family size stood at 3.3. Most of the residents in the area are educated and employed which results in the residents more focused on their careers and professions and being aware of family planning activities which results in small number of family members. The population trend shows available workforce who could be readily available to provide employment at construction and operational phase of the project. Below is a table which shows the demographic characteristics of Ward 17 Mt Pleasant District (high lightened in yellow). The map to follow in figure 4.4 and table 4.5 to follow show the demographic data in the province and the district respectively.

Table 4.5: Demographic data of ward 17 in Harare (Zim-Stats 2012)

(b) Harare Urban Ward	Population				Total	Sex Ratio	Household	
	Male	Percent	Female	Percent			Number	Average Size
2	16807	45.4	20217	54.6	37024	83	9215	4.0
3	11628	51.9	10769	48.1	22397	108	5725	3.9
4	7870	52.4	7157	47.6	15027	110	3901	3.9
5	10497	47.8	11484	52.2	21981	91	5765	3.8
6	9436	44.4	11821	55.6	21257	80	6731	3.2
7	15337	52.2	14035	47.8	29372	109	7891	3.7
8	10297	49.5	10488	50.5	20785	98	6618	3.1
9	24305	50.6	23721	49.4	48026	102	12314	3.9
10	10599	48.1	11443	51.9	22042	93	5582	3.9
11	10164	48.8	10671	51.2	20835	95	5033	4.1
12	10907	48.9	11417	51.1	22324	96	5374	4.2
13	11228	48.6	11895	51.4	23123	94	5333	4.3
14	14823	48.6	15694	51.4	30517	94	7856	3.9
15	31353	47.4	34829	52.6	66182	90	15903	4.2
16	21372	45.9	25226	54.1	46598	85	11115	4.2
17	12945	49.0	13467	51.0	26412	96	7932	3.3
18	16418	50.1	16371	49.9	32789	100	9976	3.3
19	10378	49.1	10760	50.9	21138	96	5151	4.1
44	12385	46.0	14541	54.0	26926	85	6163	4.4
45	13789	47.7	15111	52.3	28900	91	7132	4.1
46	5029	48.0	5453	52.0	10482	92	2548	4.1
Total	716595	48.2	768636	51.8	1485231	93	372862	4.0



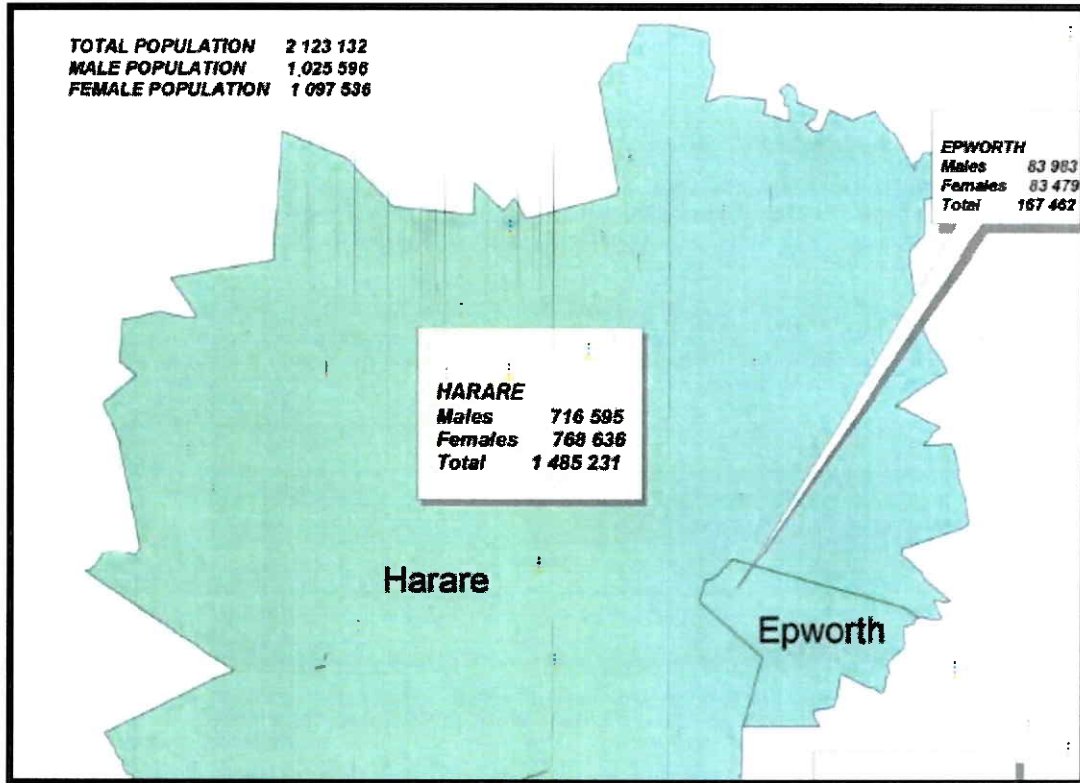


Figure 4.6: Demographic data of Harare Metropolitan Province (ZIM -STATS 2012)

4.6.2 ECONOMIC SETTING

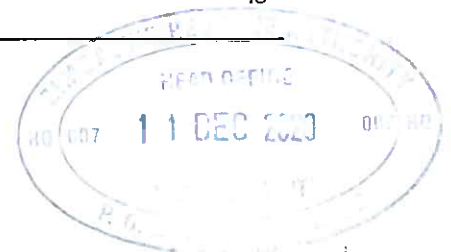
The economic life style of the residents who resides in the province is highly diversified. Industrialization, beverage processing industries and farming are the activities in which the residents partake on a way to source income. The industries range from primary to quaternary industries. The major industrial sites in Harare are Msasa, Graniteside and Willowvale industrial sites.

4.6.2.1 NATURAL RESOURCES

The local people of Mt Pleasant district exploit natural resources and use them in their day to day lives. Firewood is sometimes used as a source of energy when there is no electricity whereby residents cut down trees from local forests to use as firewood although it is the least alternative used since it is a low density suburb. Solar energy is also used as a source of energy exploited from the natural sunlight for cooking lightning and geysers. The local people are subsistence farmers due to poor soils and less available free space since it is an urban area which results in residents having small portion of land which most of them rent and most residents have gardens located in their yards where they grow vegetables, tomatoes among others. Small animals are also found such as mice on the project site.

4.6.2.2 HUMAN RESOURCE

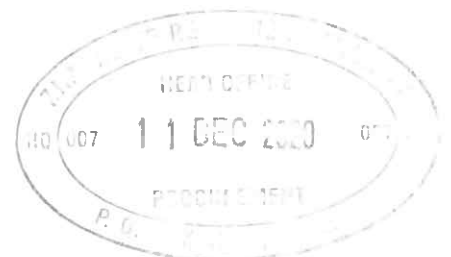
Mt Pleasant is an urban low density suburb which makes it a developed area which results in most of its residents being skilled people as a result most of the residents are employed both in the government and non-government organisations and the most frequent education is Bachelor's



Degree. However some of the residents are not employed due to the economic hardships in the country some residents have moved to high density suburbs and they rent out their houses in order to earn income whereby most of them rent out to the University of Zimbabwe students and some have turned their houses into offices and lodges as a way of earning income. Mt Pleasant residents get banking services from commercial banks such as Central African Building Society (CABS), Commercial Bank in Zimbabwe (CBZ) which are present at most shopping centres in the area where they receive various banking services such as cash withdrawals, bank transfers, deposits and loans mainly civil servants and others who have collaterals. Banc ABC is also present in the area and it's located on the eastern side, 800 metres away from the project site. However most people now use Ecocash, Telecash and One Wallet as a means of transacting money and purchasing goods which is easy to use and more convenience since small shops also have it.

4.6.2.3 COMMUNICATION

The project is located in an area where road transport is the main mode of transport used however railway and air transport are also available within the project region. Newspapers such as Herald and Newsday as well as various local radio stations such as Power Fm are available to the local people. Local television station Zimbabwe Broadcasting Commission (ZBC) is also available and most of the residents have DSTVs which they pay monthly subscriptions which view international channels. Public messages and announcements are passed to the residents on local radios and televisions stations. Some announcements are made at schools to students to go tell their parents. Network providers such as Econet, Telecel and Netone provide cell phone networks for the local people which they use for communication and most Mt Pleasant residents have wireless local area networking internet that is provided by service providers such as Telone.



CHAPTER 5: STAKEHOLDER CONSULTATION

5.1 INTRODUCTION

Stakeholder consultation process is a valuable source of information on key impacts, potential mitigation measures and the identification and selection of alternatives. The openness and transparency which was practiced in this process ensured that unbiased information was collected from this process. It is anticipated that the stakeholder participation will be maintained throughout the project life-cycle and integrated with the Environment Management Plan. The key stages of this public consultation process were public information, consultation and participation.

Environment Management Act (CAP 20:27), section 4 (2c) states that, the participation of all interested and affected parties in environmental governance must be promoted and all people must be given an opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation. This section makes the stakeholder consultation an integral part of the environment management process.

The Act empowers the local community to participate in the implementation and promulgation of legislation and policies that secure sustainable management of natural resources while promoting justifiable economic and social development hence public consultation forms a vital component of the ESIA process.

5.2 REASONS FOR CARRYING OUT CONSULTATION

Stakeholder consultations during the ESIA of Zimbabwe Revenue Authority Head Office Complex had the following main objectives;

- To facilitate an open and inclusive approach to consultation that provided timely and transparent information on the project to stakeholders.
- To provide an opportunity for stakeholders to provide feedback of the project and to voice their concerns.
- To gather baseline environmental, health and social data held by stakeholders.
- To aid project planning and development of mitigation measures monitoring plans to address issues raised.

5.3 PRINCIPLES GOVERNING PUBLIC CONSULTATION

In compliance with the Environment Management Act (CAP 20:27), SustiGlobal and the proponent will consistently try to uphold the following values of stakeholder consultation in pursuance of sustainable development. The following principles were followed to achieve the above goals of the stakeholder consultation;

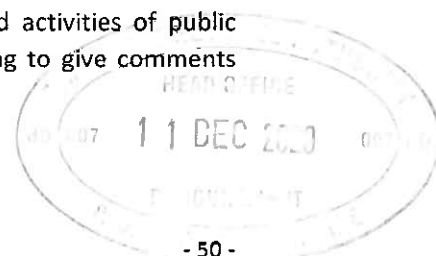
- **Inclusivity**

The public consultation process covered representation of all relevant stakeholders. To ensure this principle was held, the stakeholder list was rationalized by the proponent and the Consultant.

- **Open and transparent**

In order to enhance this principle, the consultant ensured that all steps and activities of public consultation were understood by all consulted stakeholders before attempting to give comments pertaining to the proposed project.

- **Relevant**



Relevance was also vital in this ESIA and this was achieved through remaining focused on the project issues that matter. The consultation boundaries also ensured that the consultation process remains relevant to the proposed activities.

- **Fairness and responsiveness**

To achieve the objectives of the stakeholder consultation process there was a need to ensure that the consultation was conducted impartially. All stakeholders were empowered with project information first, and then solicit their informed input. Women were also encouraged to participate in the meetings that were conducted.

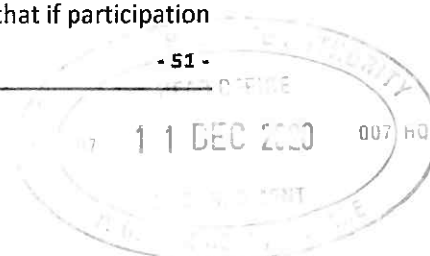
5.4 PUBLIC CONSULTATION METHODOLOGY

The tools which were used for this process are a questionnaire which was administered and on special cases open ended questions were posed to note down qualitative data. Identification of the interested and affected public was done considering major constraints to their involvement. However, all the methodology rested on the close proximity of the consultation subjects. Other comments were received through the social media platform; www.facebook.com/sustiglobal and our official website; www.sustiglobal.com. We aggregated our stakeholders into two categories that are primary and secondary stakeholders. Primary stakeholders can be defined as those with a direct interest in the resource; either because they depend on it for their livelihoods or they are directly involved in its exploitation in some way. Secondary stakeholders would be those with an indirect interest, such as those involved in institutions or agencies concerned with managing the resource or those who depend at least partially on wealth or business generated by the resource.

Participatory tools used in the areas that were consulted are a modification of the conventional tools used in Social Research. The tools were used for creating dialogue and for collecting information. However, these tools emphasize a shift from solely verbal to a combination of both visual and verbal communication in the process of data collection. For example, the dialogue that accompanies the preparation of maps is as much an objective as the end product. Furthermore, the process of data collection is not an end in itself but analysis takes place during the process. The exercises enable communities to unravel and analyze their own situations and, in optimal cases, to plan and act on their premises. Given that no situations are the same (i.e. in terms of the people who participate, their cultural context, their problems and their ideas), the tools are characterized by ingenuity and flexibility as the situation dictates. There are various tools used in stakeholder consultation. These can be used for:

- i) collecting data and information
- ii) analyzing data
- iii) both collecting and analyzing data
- iv) communication

Diagrams and maps summaries data in such a way that they can be used for different purposes: exploration and problem identification for planning; and the analysis and future for monitoring and evaluation. However, the maps and diagrams present the communities' knowledge and not that of experts. Thus, they may not be statistically accurate. Scoring (ordinal) and ranking (cardinal) provide relative values as opposed to absolute figures. The advantage of the results of these exercises is that they reflect input by various members of the community. Thus, information is verified by many people. However, for a consultation exercise to be successful, the facilitator possessed an attitude and conduct that encouraged participation by communities. For example, the facilitator encourages all participants to voice their opinions and cross check information. There is a danger that if participation



by different individuals and groups is not encouraged, the results will only reflect the opinions of the powerful and most vocal members of the communities.

The data was analyzed and presented below with a varying ranking with respect to stakeholder class for the purposed of data analysis. The stakeholder classes are Individuals, Affected Organizations, Clustered Locals and Government Offices as also defined in the table below. Basic Microsoft Excel (2010) in combination with SPSS was used to analyze the stakeholder consultation data. Table 5.1: Shows the stakeholder classes and ranking of their points.

Table 5.1: Shows the stakeholder classes and ranking of their points

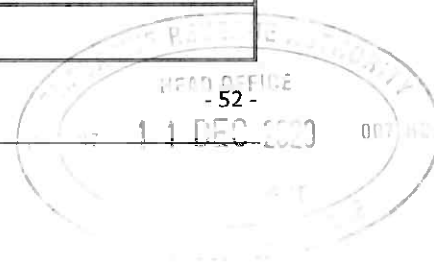
STAKEHOLDER CLASS	CONTENTS	POINTS PER CONCERN
Individuals	Those that falls within the project district and they are consulted separately in interviews or those that may be leaving out of the concerned district but are affected by the project.	1
Affected organization(s)	This class comprises of neighboring organizations, competitors, suppliers, service providers, schools, commercial farmers, neighbors, clinics and any other recognized organizations that are consulted separately	3
Clustered locals	Those that falls within the project district and they are consulted collectively in a meeting with their traditional leader(s) present	5
Government Officers	All government officers/ ministry representatives that are consulted separately or collectively through key informant interviews. Traditional leader(s) also falls in this class when they are consulted separately out of clustered local.	5

5.5 CONSULTATION PROCESS

The consultant managed to consult quite a number of stakeholders that were drawn from various classes such as government office and neighboring organizations. This was meant to ensure that a fuller stakeholder's perception about the project is noted and a balanced decision is made by the proponent so as to ensure cohesion with the concerned stakeholder and interested parties. The consultant depended on a questionnaire as the most effective research too and no gathering was convened. However, the stakeholder consultation was quite exhaustive. A community meeting was not held because the project is located in an urban business area therefore most of the residents were at work and they all have busy various schedules which could not allow them all to gather in one place for a community meeting. The following is a list of stakeholder classes and the key stakeholders that were reached during the consultation tour.

Table 5.2: Showing a list of stakeholder classes and the consulted key stakeholders

	STAKEHOLDER CLASSES	STAKEHOLDERS CONSULTED
1.	Locals	a) Neighbors, workers and suppliers.



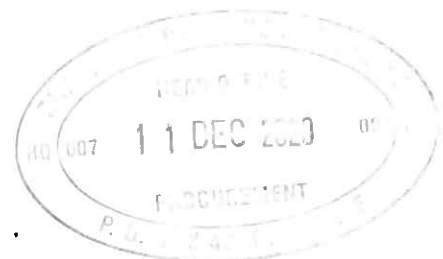
2.	Other individual stakeholders	Those conducted through consultant’s Facebook page and the website
3.	Government Departments	a) Zimbabwe National Water Authority (Harare) b) District Council (City Council) c) Forestry commission (Harare Offices) d) Neighbors (British Embassy and Anti-corruption Commission and individual households) e) Zimbabwe Republic of Police (Marlborough Police Station) f) Ministry of local government (D O Mrs. Mverechema) g) ZETDC (Harare office) h) Ward 17 Councilor (Mr. Mafume)

5.6 ANALYSIS OF THE CONCERNS RAISED

The graphical presentation below is a summarized and consolidated concerns that were raised and recommendations that were given to the proponent through the consultant. Raw comments enshrined in the questionnaires are premised in Appendix D of this ESIA report.

The main issue raised by the government officials whom were consulted during the stakeholder consultation for Zimbabwe Revenue Authority Head Office Complex such as city council and the community members was their eager to know if the project investors would develop their area as part of cooperate social responsibility through road construction, street lights among others. The stakeholders stressed the need for continuous engagement with the proponent such that they come to terms and discuss important issues with the proponent that affects them. The bar-graphs below were driven from the collected information during the consultation of the neighboring organizations and government offices. The graphs are highlighting both the positive and the negative impacts the project may have on the community. Despite the listed negatives to the project the community pledged to work closely with the proponent in addressing the challenges and making the project more sustainable.

Government officials outlined various negative impacts which are likely to be caused by the project such as biodiversity loss. However the community members did not outline any negative impacts the project is likely to cause. Figure 5.1 below shows the negative impacts presented graphically.



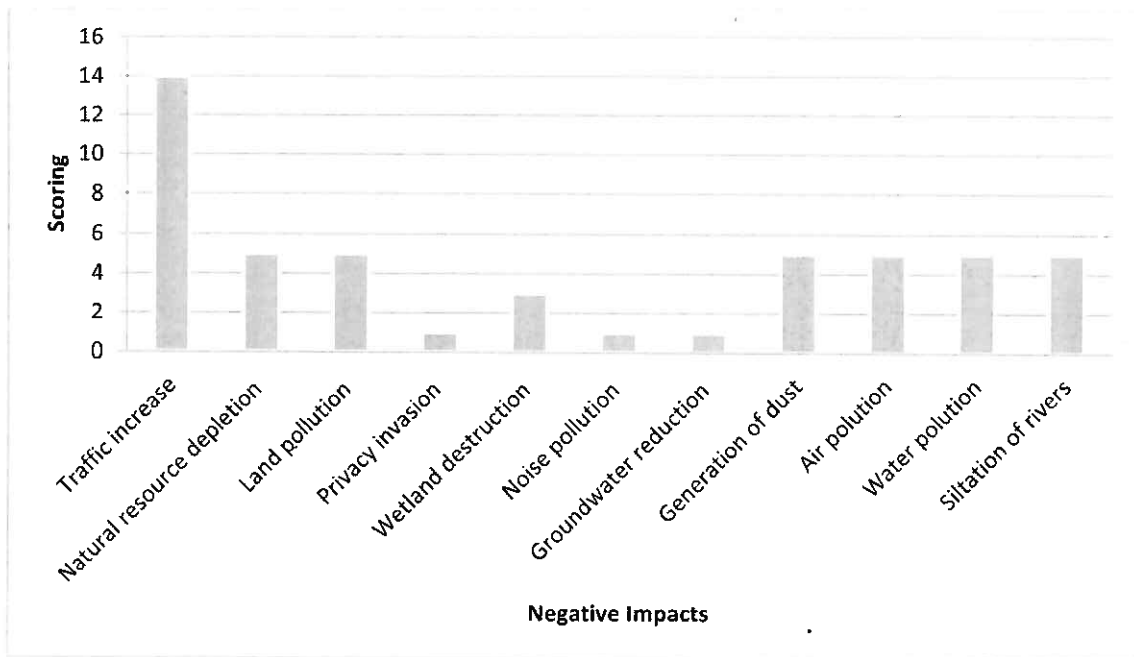
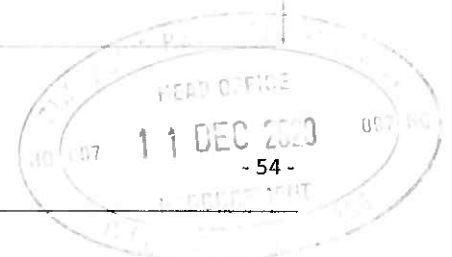


Figure 5.1: Showing negative impacts bar graph (design by consultant)

Despite the negatives presented above, the meetings gave some positives to its name. The bar graph shown in fig 5.2 to follow shows positive impacts as perceived by the various stakeholders that were consulted which include improved livelihoods, creation of employment to the locals during construction phase of the project. The main positive impact is that, the project will see ZIMRA staff well accommodated thus boosting its activities for economic growth. Mostly, all stakeholders seemed to be friendly to the proposed project because they saw positive impacts out-weighing negative impacts that may be associated with the proposed project. The above views were poised using the methodology afore-outlined where stakeholders were analysed and divided according to those who have more influence to the project.



Figure 5.2: Showing positive impacts bar graph (design by consultant)



Once the project has been a success the proponent is expected to contribute to the community in terms of corporate social responsibility (CSR). The areas that need to be improved include roads, boreholes, clinics and proper sewer disposal. Figure 5.3 below shows the list of issues that were raised as Cooperate Social Responsibilities by consulted stakeholders with funding of school being the main issue most stakeholders pointed out followed by traffic lights and road maintenance.

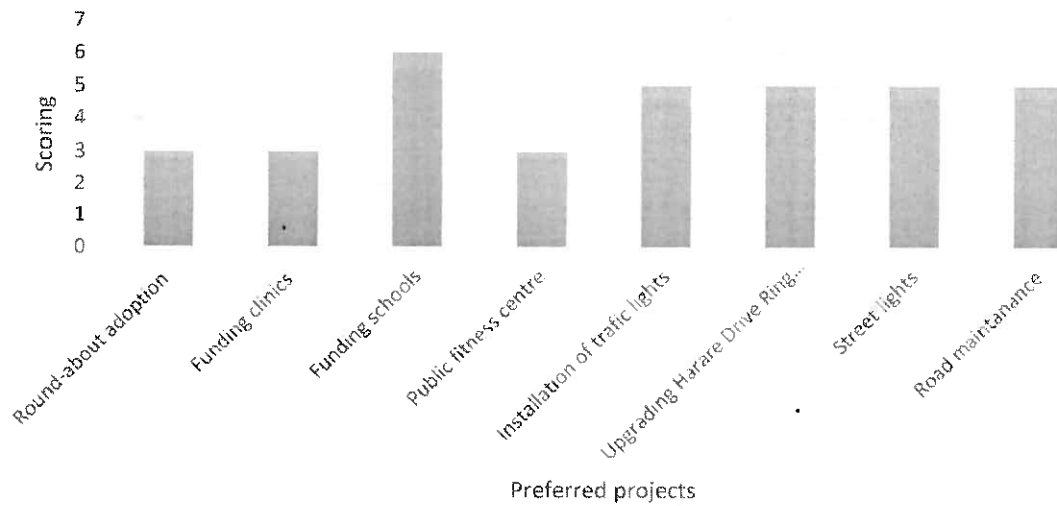


Figure 5.3: Showing corporate social responsibility focus bar graph (design by consultant)



CHAPTER 6: ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT

The process of impact assessment has two major components namely impact analysis and impact evaluation. Each of the components is discussed in this chapter. Impact assessment and evaluation form the basis of environment management by ranking various impacts and thus, apply various measures to mitigate the impacts. Mitigation is meant for significant impacts that are further discussed in the ESMP chapter of this ESIA report.

6.1 IMPACT ANALYSIS

Following identification of the various potential social, health and environmental impacts through public consultation (chapter five) and literature review an impact analysis and evaluation framework is established. The framework looks at the impacts under the following aspects;

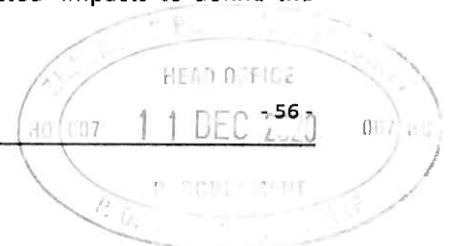
- a) **Nature of the impact:** This dimension reveals if the impact is direct or indirect, cumulative or instantaneous and whether the impact is positive or negative.
- b) **Magnitude:** This parameter discusses the intensity of the impact, whether it is low, moderate or high intensity.
- c) **Extent / Scale:** The extent gives the quantitative aspects of the impact and the spatial distribution of the impact.
- d) **Timing:** This shows when the impact would occur in terms of the project life cycle.
- e) **Duration:** The parameter reveals whether the impact is short term or long term, intermittent or continuous.
- f) **Permanence:** This tells whether the impact in question is reversible or irreversible. In the table to follow permanence is categorised into three classes namely, permanent, semi-permanent and temporal.
- g) **Likelihood:** This tells us the probability of the impact occurring.
- h) **Significance:** This quantifies the overall value of the impact after Extent (E), Duration (D), Probability (P), Severity (S), Acceptability (A) and Mitigatory potential (M) of the impact is considered. There is a numerical value calculated by the equation below.
- i) **Residual Impact:** This is a general measure of effectiveness of mitigation exercise. Residual impacts are those that remain after the mitigation process has been administered to the impact.

The analysis of the environmental impacts is focusing on the entire project life; from planning to decommissioning phase.

6.2 IMPACT ASSESSMENT

Following the identification and analysis of potential environmental impacts, this section focuses on the evaluation of the significance of the identified impacts and the impact of the potential remedial action or enhancement measures. As indicated in the impact analysis, this evaluation only focuses on the impacts arising from the planning, construction, operation and decommissioning phases of the project. A systematic process was followed in evaluating significance, distinguishing between 'as predicted' and 'residual' impacts.

- 1) This first step involved evaluating the significance of 'as predicted' impacts to define the requirements for mitigation and other remedial actions.



- 2) The second step involves evaluating the significance of the 'residual' impacts, i.e. after mitigation measures are taken into account. This test is the critical measure of whether or not a proposal is likely to cause significant impacts. It is determined by the joint consideration of its characteristics (magnitude, extent, duration etc.), that is intensity and the importance (or value) that is attached to the resource losses, environmental deterioration or alternative uses which are foregone.

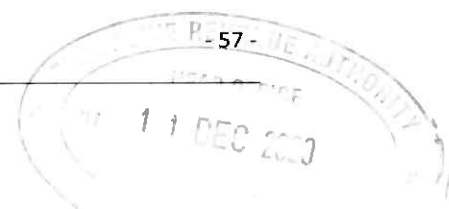
Firstly, a technical objective judgment was made to measure the extent to which mitigation will reduce 'as predicted' impacts. Secondly, a subjective value was placed on the significance of residual impacts, using criteria and tests described in the table below. Assessed significance is found as a product of intensity and importance as given below by the mathematical equation below;

$$\text{Extent} + \text{Duration} + \text{Probability} + \text{Severity} + \text{Importance} = \text{Significance}$$

In the above equation, intensity refers to the quantitative characteristics (magnitude, frequency of occurrence, duration) of the impact while the importance is based on value that the affected stakeholders place on the impact. Intensity is based on facts on the impact while the attached importance is quite subjective and is so much influenced by the perceived value. The following key will be used in the allocation of significance and importance to each and every impact.

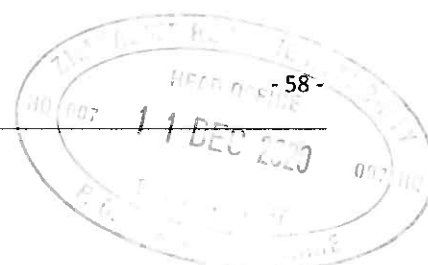
Table 6.1 Key for impact intensity, importance and significance

ASSESSMENT CRITERIA	Rating	INTERPRETATION OF RATING	CODE
1 Extent/Scale	Low	Impact will be limited to the site	1
	Medium	Impact will be felt on the region	3
	High	Impact will be felt on the provincial, national and international regions	5
2 Duration	Short term	Lifespan of impact: less than a month	1
	Medium term	Lifespan of impact: between a month and 6 months	3
	Long term	Lifespan of impact: more than 6 months	5
3 Probability	Improbable	Likely to occur once per year due to history and design	1
	Probable	Likely to occur monthly	3
	Highly probable	Likely to occur weekly or more - continuous	5
4	Low	Minimum effect on the environment	1



ASSESSMENT CRITERIA	Rating	INTERPRETATION OF RATING	CODE
Severity	Medium	Medium effect to the environment	3
	High	The impact is highly severe to the host environment	5
5 Importance	Low	People do not value the impact so much	1
	Medium	The local stakeholders slightly value the impact	3
	High	The community is highly affected by the impact and it values such that its presents is easily felt	5
6 Mitigatory potential	Low	No or little measures in place to mitigate impact	1
	Medium	Potential to mitigate negative impacts. However, the implementation of mitigation measures may still not prevent negative impacts	5
	High	High potential to mitigate impacts to the level of insignificant effect	10
7 Enhancement potential	Low	No or little measures in place to enhance the positive impact	1
	Medium	Potential to enhance positive impact. However, the implementation of enhancement measures may still not raise the significance to a significant level	3
	High	High potential to significantly enhance positive impact to very high level.	5
8 Significance	Low	5-12	
	Medium	13-19	
	High	20+	
9 Residual impact	Low	5-12	
	Medium	13-19	
	High	20+	

The conventional classification was applied for both the positive and negative impacts with the only difference being that, when considering positive impact, enhancement measures will be applicable while mitigation was applied to negative impacts. The "as predicted significance" pertains to unmitigated negative impacts and also level of positive benefit had before the enhancement measures. The residual significance refers to the magnitude of negative impacts that remain even after mitigation and also refers to the level of positive benefit after the enhancement measures are implemented in this project.



As aforementioned, this aspect is calculated from Predicted significance and available practical mitigation plan. For negative impacts the residual impact is computed by the formula below. If mitigation is significantly high, it can reduce the overall significance to acceptable levels. It should be noted that for positive impacts yellow and red colours are the most favoured however, for negative impacts green colour is the most favourable for it shows the lowest level of negativity of the impact.

Predicted significance (S) – Mitigation (M) = Residual impact

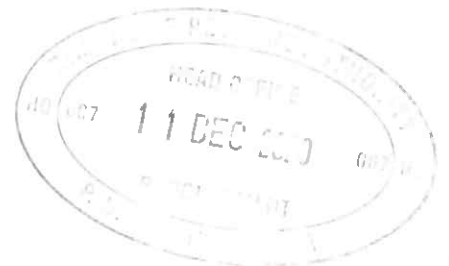
In the case of positive impacts we don't talk of mitigation, rather, we talk of enhancement measures aiming to improve the positive impacts. If the enhancement value is big enough, it can ensure a significant increase in the predicted significance of the positive impact. The equation below models how residual impact under these circumstances can be calculated. It should be noted that for positive impacts yellow and red colours are the most favoured.

Predicted significance (S) + Enhancement (En) = Residual impact



Table 6.2 Positive Impacts analysis and evaluation

IMPACT	BACKGROUND	TIMING	ENHANCEMENT REQUIRED	PREDICTED SIGNIFICANCE						RESIDUAL IMPACT	
				EXTENT	DURATION	PROBABILITY	SEVERITY	IMPORTANCE	SIGNIFICANCE	ENHANCEMENT	SIGNIFICANCE
1. Employment creation.	Pronounced benefits since a significant number of people has been employed for the project.	Occurs continuously during construction and operation phase.	Proponent shall employ locally available non-professional staff. Technical staff should come from Zimbabwean graduates from all over the country but, with first preference given to the hosting province.	5	4	5	5	5	24	3	27
2. Corporate Social Responsibility.	Applies directly to the hosting community.	Occurs continuously throughout the operational phase.	Regular meetings should be conducted between local community and the proponent to address areas of possible cooperation.	3	4	3	3	5	17	3	20
3. Creates downstream investment opportunities in host communities.	Directly benefits the whole community around the project site.	Occurs continuously during construction and operational phases.	Establishment of downstream business networks such as maintenance, cleaning services and etc. Downstream businesses should benefit the very local community first.	1	3	1	1	5	11	3	14
4. Decongestion of current ZIMRA offices	Directly benefit the ZIMRA employees that should move	Occurs during operation of the project	No over-population in the new offices should be tolerated	1	5	3	3	5	17	3	14



IMPACT	BACKGROUND	TIMING	ENHANCEMENT REQUIRED	PREDICTED SIGNIFICANCE						RESIDUAL IMPACT		
				EXTENT	DURATION	PROBABILITY	SEVERITY	IMPORTANCE	SIGNIFICANCE	ENHANCEMENT	SIGNIFICANCE	
	into to the new offices											
5. Infrastructural development	High since driveways, water and sewer networks will be opened.	Occurs in the implementation stage and lasts for the life of the infrastructure developed.	Infrastructures to be developed in the area should conform to the council standards and planning. Development should address people's needs and wishes	1	5	1	3	1	11	3	14	
6. Building material suppliers shall benefit through improved sales	This is definite considering the fact that the project shall involve purchase of cement, tiles, pipes and other materials	This shall be realised during constructional phase of the project.	The proponent should prefer materials supplied by the local community to the same products that may be supplied by distant areas.	1	3	3	3	5	15		15	

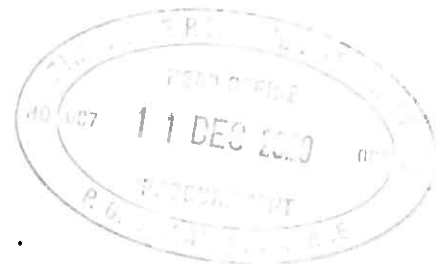
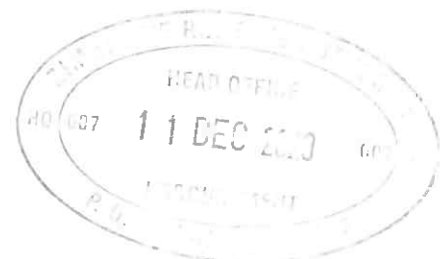
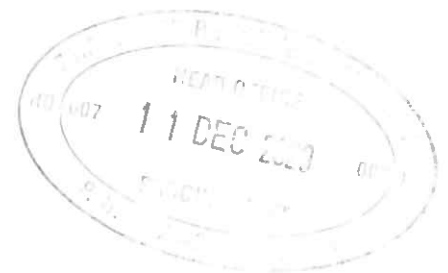


Table 6.3: Negative impacts analysis and evaluation

IMPACT	BACKGROUND	TIMING	MITIGATION REQUIRED	PREDICTED SIGNIFICANCE						RESIDUAL IMPACT	
				EXTENT	DURATION	PROBABILITY	SEVERITY	IMPORTANCE	SIGNIFICANCE	MITIGATION	SIGNIFICANCE
1. Dust from excavation of foundations	Directly affect employees	Occurs continually during construction phase of the project	The proponent shall continue to carry out dust suppression measures such as sprinkling of water. Wet the roads within heavily populated public places. Enforcement of speed limits in some areas is important to address dust challenges	1	1	3	1	5	11	5	6
2. Horizon pollution (visual intrusion impact).	Directly affect neighbouring residence who are not yet used to the obstruction.	Occurs continually during operation phase of the project	The head office should adapt to natural colours and blend with the host topology. Violent paints should not be used since this would beef up the level of negativity of this visual impact.	1	5	5	3	3	17	5	12
3. Noise from the heavy vehicles during construction equipment	Directly affects the employees and small creatures living within the project site's ecological unit.	Occurs intermittently during the construction process.	The proponent shall employ sound safety and health measures for the benefit of the workers. Operation of machinery by night shall be avoided to decrease noise levels at night.	3	3	3	3	3	15	5	10
4. Noise and vibration from construction	This impact may disturb sensitive noise	Occurs during construction phase of the project	• Sensitive local access road route selection and siting of construction facilities, accompanied where necessary by noise attenuation measures.	1	3	3	3	3	13	3	10



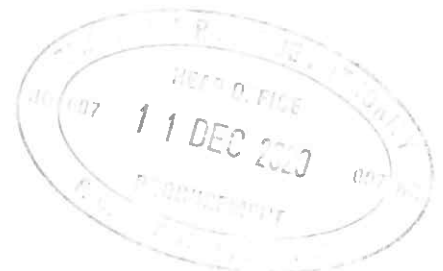
IMPACT	BACKGROUND	TIMING	MITIGATION REQUIRED	PREDICTED SIGNIFICANCE						RESIDUAL IMPACT	
				EXTENT	DURATION	PROBABILITY	SEVERITY	IMPORTANCE	SIGNIFICANCE	MITIGATION	SIGNIFICANCE
and maintenance equipment, traffic and activities.	receptors (human, fauna).		<ul style="list-style-type: none"> Use of modern, well maintained equipment fitted with abatement devices (e.g. mufflers, noise enclosures). Strict controls of timing of activities, e.g. blasting and other high noise emissions; prohibition on night working. Observance of seasonal sensitivities (e.g. breeding seasons), and alteration of activity to reduce noise levels at that time. 								
5. Possibility of soil contamination	There is possibility of fuel, oil and chemical spillages at the project site.	Occurs continuously during the construction phase.	Hazardous substances to be kept safe and secured with limited access to the workers on the site so as to reduce the chances of unauthorised use and reckless spillages. In the event of an accidental spillages, the contractor will ensure that the chemicals are neutralised before disposal.	1	5	3	3	3	15	5	10
6. Increase in demand for social services such as; health and police services.	Probable and high significance since already the health and law enforcement sectors are overwhelmed with the	Occurs continuously and significantly during the construction and operational phase.	Contractor should have first aid kits to address health emergencies that may erupt during the construction and operation of the project.	3	3	3	1	5	15	3	12



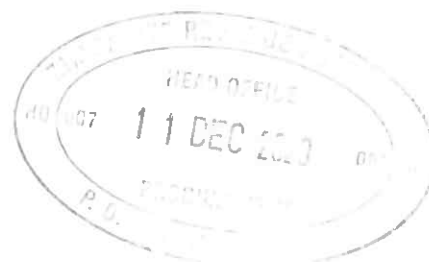
IMPACT	BACKGROUND	TIMING	MITIGATION REQUIRED	PREDICTED SIGNIFICANCE						RESIDUAL IMPACT		
				EXTENT	DURATION	PROBABILITY	SEVERITY	IMPORTANCE	SIGNIFICANCE	MITIGATION	SIGNIFICANCE	
	demand for their services.											
7.	Cultural dilution as a result of coming in of foreign labour force.	Directly affects local culture if the contractor employs labour force from other places.	Occurs during construction and operation phase of the project	Employment of the locals as professional and non-professional staff will help reduce cultural erosion.	3	3	1	1	5	13	5	8
8.	HIV and AIDS proliferation.	Directly affects that employees and the host community.	Occurs Intermittently during construction phase.	Raise awareness on self-control, integrity and HIV and AIDS before the project starts. Make announcements to the community to expect such foreigners in their territory.	1	5	1	3	3	13	3	10
9.	Possibility of veld fires at the site.	Directly affect vegetation and animals in the area. There is high likelihood of veldt fires because the surrounding is covered in grass.	Accidentally in the implementation and operation phase of the project	Establishment of fire guards around the premises and induction of workers on veld fire management and control. Construction should be done in seasons with low risk of veldt fires.	3	3	1	3	5	15	3	12
10	Possibility of soil erosion from	The soils are lose and the project area	Occurs continuously during	All excavated soils should be backfilled and spread across deep areas and compacted before it is washed away by rains.	1	3	3	1	5	13	5	9



IMPACT	BACKGROUND	TIMING	MITIGATION REQUIRED	PREDICTED SIGNIFICANCE						RESIDUAL IMPACT	
				EXTENT	DURATION	PROBABILITY	SEVERITY	IMPORTANCE	SIGNIFICANCE	MITIGATION	SIGNIFICANCE
excavated soil stock-piles.	receives heavy rains during the rainy season.	the construction phase of the project.									
11 Increase of water usage	This is very significant considering the fact that a lot of water will be used during the project processes.	This occurs during the operation of the plant.	The building contractors and proponent should ensure that they limit their water usage by practising best applicable resources efficiency methods.	3	5	3	3	5	20	3	17
12 Increase of electricity usage	This is very significant considering the fact that the project will be using a lot of electricity in most of its processes. However, solar panels shall be used as well.	This occurs during the operational phase of the project	Since electricity is a scarce commodity in Zimbabwe, the proponent should maintain the panels and batteries that shall be installed to ensure continued high efficiency of the system.	1	5	1	3	1	11	3	8
13 Increase in traffic along Norfolk and Mazowe Roads	Localized to the neighbouring area. Definite and highly significant considering the fact that the new project will bring in a significant population	Construction phase and operation.	Norfolk Road may need to be upgraded and clearly marked for the benefit of road users and also to reduce chances of accidents.	3	5	3	3	5	19	5	14



IMPACT	BACKGROUND	TIMING	MITIGATION REQUIRED	PREDICTED SIGNIFICANCE						RESIDUAL IMPACT	
				EXTENT	DURATION	PROBABILITY	SEVERITY	IMPORTANCE	SIGNIFICANCE	MITIGATION	SIGNIFICANCE
	that will access the area by this road.										
14 Occupational Health and Safety risks	Directly affect employees that shall be involved especially in construction.	Occurs in the construction phase of the project.	Use safe construction methods. Provide adequate and appropriate personal protective equipment for employees during the construction stages. The proponent should ensure that he engages a construction company with sound safety and health policy.	1	3	3	3	5	15	3	12
15 Siltation of streams / Dam	Insignificant considering that, there is no water dam/stream close by.	Occurs in the implementation stages (land clearing),	No excavated soil should remain loose on the surface for days especially during rainy season. Proper drainage system should be installed.	3	1	3	1	5	13	3	10
16 Compromised security to neighbours	Significant considering that, the multi-storey building which is taller than surrounding residential houses and buildings	Occurs during the operational stage of the project	The proponent may construct tall walls around houses that under threat of compromised security Those affected may be compensated and relocated to other secure area.	1	5	1	1	3	11	1	10



CHAPTER 7: ENVIRONMENT & SOCIAL MANAGEMENT PLAN

7.1 ENVIRONMENT MANAGEMENT PLAN

The environment management plan is an umbrella term that houses the environmental management and the environmental monitoring plan. It presents a summary of management initiatives that will be required to ensure that identified potential negative and positive impacts are mitigated and maximized respectively. However, this ESMP will be focussing on negative impacts pointed out in chapter six of this ESIA report. It also indicates who will be responsible for undertaking the management initiative. The monitoring and evaluation indicators are also tabled in this chapter. The EMP should not be used as a substitute to indigenous knowledge systems (IKS) but rather the two should complement each other for the best environmental protection.

The chapter also lays down the plan for monitoring the potential impacts during project implementation and decommissioning stages. The ESMP is also aimed at ensuring continued compliance even after the duration of project. In some cases the implementing agencies would need the assistance of the consultant to adequately formulate local area and more specific implementation strategies. It is important that the proponent implements this ESMP with reference to the impact analysis and evaluation chapters which have more detail on the impacts and the suggested mitigation measures. The EMP summarized the impacts and configured them into objectives that can be pursued sustainably for both the biophysical and the socio-economic impacts. The table 7.1 shows the environmental mile stones that should be achieved during implementation of this project.

7.2 HAZARD RISK ASSESSMENT

A site hazard risk assessment plan for food safety must be undertaken and regularly reviewed. The project plan must take account of risks to human during project's operational phase. The hazard risk assessment plan must utilise HACCP principles, these being:

1. List all potential hazards associated with each step, conduct a hazard analysis and consider measures to control hazards;
2. Determine critical control points (CCP);
3. Establish critical limits for each CCP;
4. Establish a monitoring system for each CCP;
5. Establish corrective action plans for deviations that may occur at CCPs;
6. Establish verification procedures;
7. Establish record keeping and documentation.

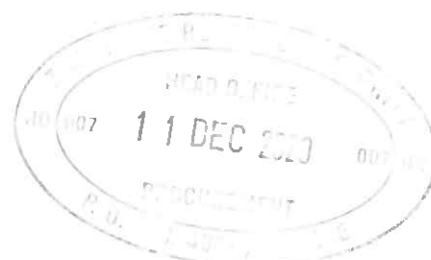
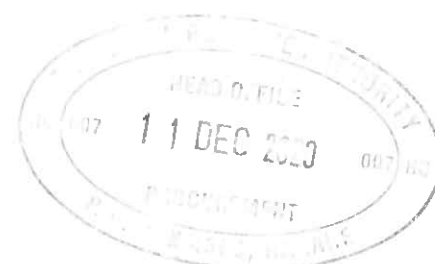


Table 7.1 Summary of the Environmental Management Milestones

ITEM	OBJECTIVE	SCOPE	CONTROL MEASURES
Soil Management.	To ensure that soil is conserved during construction through phase.	All areas where soil is disturbed during construction and where the surface is to be used for temporary or permanent construction purposes.	Excavated soil material will be protected from erosion by placing them away from water ways, and slopes or in direct line of local drainage. Loose soil will be kept covered till the time of backfill and the excess soil should be removed after casting activities are complete. The construction activities should be planned in such a way to avoid the rainy season so as to minimise any run-off water.
Dust Management Programme.	To maintain to acceptable ambient dust concentrations.	All dust and particulate emission within the site perimeter and access roads throughout the project lifespan.	Implementation of traffic control measures such as low speed limits (25 km/h) on unpaved roads and control of traffic volumes in and around the construction site. In the case of cement dust that may be produced, workers should wear respirators and ear-plugs to ensure that they are fully protected from dust. Dust producing areas should be kept humid to ensure low propagation of dust. In some areas where the driveway is still under construction, a browser should conduct daily watering to suppress dust and improve safety of the public.
Noise Management Programme.	To maintain ambient noise levels in areas bordering the project, within acceptable occupational health and safety limits and community health guideline levels.	Operation of all types of vehicles, site generators, and equipment attributable to the proposed project that may generate noise and vibrations reaching levels that may be detrimental to the health of employees and to the psychological health of surrounding communities.	The noise management programme will include the following key provisions: <ul style="list-style-type: none"> • Avoid noisy construction work and heavy vehicle movements at night in the vicinity of the project, • Institute controls for vehicle routing, access and speed limits as indicated by the level of community complaint. • Service equipment as per manufacturer's recommendations. • Limit speed of vehicles to a maximum of 25 km/hr within the project area during construction phase.



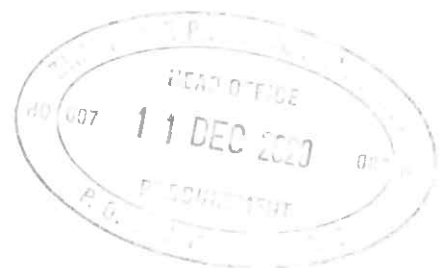
ITEM	OBJECTIVE	SCOPE	CONTROL MEASURES
Worker Health and Safety Management Plan	Ensure the safety and health of the workers is safeguarded during construction and operational phases of the project.	All areas where there will be construction activities	<ul style="list-style-type: none"> Health and safety training sessions will be provided and workers will be tested for safety procedures and regulations. Workers will be provided with personal protective equipment such as hard hats, safety shoes, <i>et cetera</i> and will be required to use these. Safety and warning signs will be placed all around the construction site. The proponent, should as much as possible put up their own facilities, especially for first aid emergency treatment on the site. The proponent should ensure that all health and safety regulations are observed by all categories of workers to minimise the risk of injuries during the construction phase. There shall be a health facility on site to cater for workers during the construction phase.
Employment Management Plan.	To maximise employment opportunities for local people during the construction phase.	The construction phase and maintenance phase.	<ul style="list-style-type: none"> Use local labour for casual jobs. Insist on minimum wages for the project as specified in the labour regulations. Use labour intensive methods. Procedures for operation of various equipment at the project site should be available to those who want to use them so that work is completed fast and properly.
Health of the Community during Construction.	To minimise risks of contracting sexually transmitted infections, HIV, and other such diseases.	The target population that the plan should target is the host community.	<ul style="list-style-type: none"> As much as possible, the proponent should employ local labour from the host communities. Education and counselling through the local health and social welfare organizations should be carried out in conjunction with the contractor/ proponent.



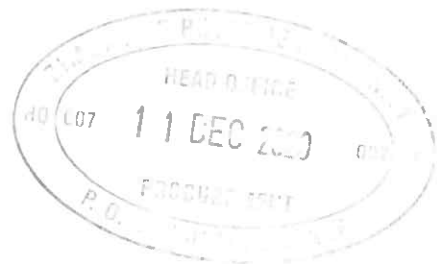
ITEM	OBJECTIVE	SCOPE	CONTROL MEASURES
			<ul style="list-style-type: none"> HIV awareness campaigns should also be carried out in conjunction with the Ministry of Health and Child Care.
Waste Management.	To minimise risks of accumulation of waste that may compromise health and safety of the public.	All areas that have potential of generating waste such as; the construction phase, and operational phase that shall produce domestic waste.	<ul style="list-style-type: none"> All domestic waste generated must be stored either in refuse bins or in a waste skip. If weather conditions are windy, nets should cover these bins or skips. The Contractor must ensure that these containers are emptied on a daily basis. All litter shall immediately be deposited into refuse bins or the waste skip. No litter must be left at the construction site. Construction waste must be removed from the site on a daily basis and disposed of at a registered waste disposal site. Contaminated construction waste must be dealt with separately. Soils that have been contaminated by diesel, petrol, oil or any other substance that may inhibit the growth of plants must be removed to a registered waste disposal site for hazardous waste. The burning of waste on site shall be prohibited since this in a way introduces dioxins and other gaseous pollutants like dioxins into the atmosphere. Waste receptacles must be provided within the boundaries of the project site to reduce littering. Used oils shall have to be sold to those who are into timber curing. Scape metal and plastics shall be sent to recyclers and those who may want to re-use them. Alternative waste management strategies such as reuse and recycle should be explored and adopted to ensure sustainability.



ITEM	OBJECTIVE	SCOPE	CONTROL MEASURES
Possibility of contamination of water sources.	To ensure that leachate from septic tanks are contained, hence it does not translocate to water sources that supply water to the community.	This looks at the construction and operational phase of the project	<ul style="list-style-type: none"> Used oils that may be produced by material bearing trucks and construction equipment should be disposed of through sewer system. Spillages from battery bank acids
Trench cover	To ensure no accidental fall of people or animals in uncovered trenches	This is during the construction phase of the project	Make sure that all open pits, trenches and drains are covered adequately to comply with all safety and health regulations on site
Storm water run-off management	<ul style="list-style-type: none"> reduce flood damage, including damage to life and property; minimize, to the extent practical, any increase in storm-water runoff from any new development; reduce soil erosion from any development or construction project; assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures; 	This cover the construction and operational phase on the project area and the surroundings.	<ul style="list-style-type: none"> -Establishment of buffer areas along the building structures and street lines separating building structures. -Establishment of lawns and trees on all bare ground. - Preservation of natural features, such as trees, brooks, swamps, hilltops, and views, be preserved whenever possible, and that care be taken to preserve selected trees to enhance soil stability and landscaped treatment of the area.



ITEM	OBJECTIVE	SCOPE	CONTROL MEASURES
	<ul style="list-style-type: none"> •maintain groundwater recharge; •protect public safety through the proper design and operation of storm-water basins. 		
Decommissioning plan.	<ul style="list-style-type: none"> -To eliminate significant adverse effects on adjacent ecological resources. -To defragment ecological habitats -To safely restore the area for alternative land uses. -Re-vegetate the project site. 	This targets the decommissioning phase of the project site which of course is not realistic and may come after a long period of time.	<p>The site area:</p> <ul style="list-style-type: none"> •Can be converted into a recreational facility through the introduction of suitable terrestrial flora and can be for activities such as picnics, a wildlife viewing platform, etc.; and/or •Trees will also be planted from seedlings or plantings following the original pattern. <p>Plant and Birds:-</p> <ul style="list-style-type: none"> •All wastes shall be safely emptied through appropriate recommended means; •Safe demolition of all associated infrastructure not destined for targeted economic viable land uses. •Land reforestation and re-vegetation using local native or recommended species; and the site can be transformed into a recreational wildlife park. <p>General:-</p> <ul style="list-style-type: none"> •All concrete and earthworks be disposed of using good disposal practices by land – filling. •Steelworks and metal works (copper and aluminium components) can be auctioned for recycling. •Some infrastructure and machinery can be auctioned and/or funds channelled towards decommissioning; and



ITEM	OBJECTIVE	SCOPE	CONTROL MEASURES
Socio-economics of decommissioning plan.	<p>-The community should not be left worse off than they were before project implementation.</p> <p>However, such projects normally do not quickly reach decommissioning.</p>	This targets the decommissioning phase of the project	<ul style="list-style-type: none"> •All decommissioning activities shall be undertaken by qualified personnel. -Provide proper protective clothing and other safety related equipment to those involved in the decommissioning process to meet recommended safety standards; -All employees will be entitled to their pension and contract termination benefits as required by the respective legislations; -Recommended workers to other related industries and where possible seek absorption of their employees; -Inform stakeholders and clients and/or business associates likely to be affected in not less than six months prior to closure, so that alternatives can be made by the respective parties; -Address social amenities withdrawals cordially, i.e. communicate with those bound to be affected six months prior to decommissioning. -Establish a budget and schedule for post-abandonment benefits. -Termination of contracts procedures should be followed in accordance with the decommissioning process to meet recommended standards.



7.3 ENVIRONMENTAL MONITORING PLAN

Monitoring of biophysical and social environmental indicators signal potential problems, facilitate timely implementation of effective remedial measures and allow for validation of assumptions and assessments made in the present study. The biophysical and social environmental monitoring plan will enable a proper assessment of any changes in baseline conditions as discussed earlier in this report. Monitoring will measure the effectiveness of proposed mitigation measures in minimizing and/or reducing potential environmental and social impacts. It allows the implementation of corrective actions or new adaptive management programs as required, should the proposed mitigation measures fail in reducing or eliminating potential negative impacts; and to meet the pre-determined levels of performance (i.e. local environmental standards/ thresholds). Monitoring allows for continual review of post-construction and operational activities based on performance data and consultation feedback.

Monitoring shall start soon after an ESIA certificate is issued. It shall be implemented throughout all project phases and managed by the proponent. The Management shall also be responsible for ensuring that the surrounding environment and social communities are protected throughout the life of the project. Table 7.2 below is a summary of the environmental monitoring plan (EMP).

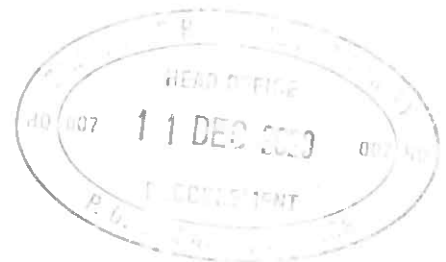
The plan details the following

- **Objective:** This is the overall goal the proponent should aim to achieve. The object should be specific, measurable, achievable, and realistic and time bound (SMART).
- **Parameter:** This is an aspect that is measured to try to assess the level of achievement of the objectives.
- **Indicator:** It is a visual or scientific attribute that seeks to describe harm or corrective measure done to the environment by the project in question.
- **Monitoring Method:** This assesses method used to assess the impact or corrective action carried to the impact. Examples are visual and laboratory assessment.
- **Responsibility:** This looks into who shall be involved in carrying out the monitoring and corrective action. This is very important to ensure stakeholders to the project are conscientious of their roles for ease of implementation of the EMP.

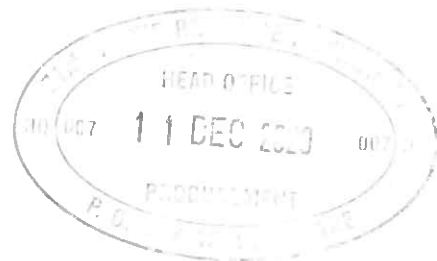


Table 7.2: Environment Monitoring Plan

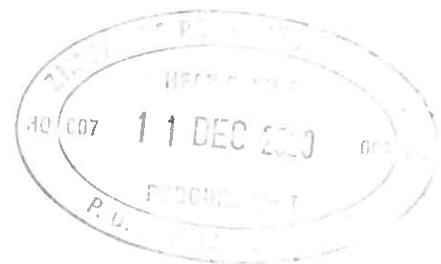
ENVIRONMENTAL OBJECTIVE.	PARAMETER	INDICATORS	MONITORING METHOD	MONITORING FREQUENCY	MONITORING COST (USD)/ SESSION	RESPONSIBILITY.
Prevention of water pollution by oil and battery acid spillages	Noticeable presence of oils in water and laboratory results	No effluent has direct access to water bodies.	Lab analysis results	Quarterly	0.00	Proponent implements. ZINWA and EMA monitors.
Prevention of soil Erosion	Presence of gullies and rills at construction area	All excavated and gullied area are backfilled	Visual	Weekly during rainy seasons and construction periods	0.00	The proponent implements this while EMA monitors
Prevention of illegal dumping of solid and liquid waste by the offices	Presence of waste stockpiles and patches of contamination on soils	All waste dumped illegally should be collected Contaminated soils should be rehabilitated	Visual and lab analysis	Quarterly	0.00	The proponent implements this while EMA monitors
Prevention of Soil contamination by chemical spillages	Workshop will be concretised to avoid contamination of the soil. Possible spillages of hazardous substances such as chemicals and acids	-Hazardous substances to be kept safe and secured with limited access to workers on the site so as to reduce the chances of	Lab analysis results	Quarterly	0.00	The proponent shall ensure that the contractor implements this and make sure that all contaminated land is rehabilitated.



ENVIRONMENTAL OBJECTIVE.	PARAMETER	INDICATORS	MONITORING METHOD	MONITORING FREQUENCY	MONITORING COST (USD)/ SESSION	RESPONSIBILITY.
		unauthorised use and reckless spillages. For accidental spillages,				
Combating Air pollution from vehicle and construction equipment fumes and standby generator fumes	Vehicle fumes	-Use efficient vehicles and machinery to limit exhaust fumes. -Vehicle and generator servicing records	Visual	Weekly during construction phase	3,000.00	The proponent implements while EMA monitors
Eliminate dust in work environment and community public places.	Dust particulates	Presence of dust Humps and low speed limits installed.	Visual	Weekly during construction phase	2,000.00	The proponent implements while RDC's Environment Health Officer and NSSA monitors
Minimize land degradation.	Presence of gullies	Presence of gullies at the project site	Visual	Weekly during wet season of construction phase	0.00	Proponent implements while the ministry of Lands and EMA monitor.
Putting in place of an effective fire management system.	Install fire guard around the contractor camps.	A standard nine mitre fire guards in place.	Visual	Weekly	3,000.00	The proponent implements while EMA monitors.



ENVIRONMENTAL OBJECTIVE.	PARAMETER	INDICATORS	MONITORING METHOD	MONITORING FREQUENCY	MONITORING COST (USD)/ SESSION	RESPONSIBILITY.
Elimination of Occupational Health and Safety Hazards. (Hazard Elimination, Engineering, Education, Administrative control & Protection PPE)	Safe work environment and procedures continually.	Work procedures.	Inspection and audits	Quarterly	0.00	The proponent implements while NSSA and EMA monitor.
	Adequate and appropriate personal protective equipment to employees.	Appropriate PPE issued correctly and the workers should be seen putting them on whenever at work.			15,000.00	Proponent implements. NSSA and EMA monitor.
	Adequate water and sanitation provisions.	Safe water and safe waste disposal system in place.			0.00	Proponent implements while council, Ministry of Health and EMA monitor.
	Maintain a documented OHS system (including HIV and AIDS, Work nutrition and stress management).	Occupational health and safety management system in place.			0.00	The proponent implements while the consultant audits and NSSA monitors.
Emergency preparedness Plan on; 1. Fires 2. Road Accidents	-Training of all personnel on safety and first aid -Create emergency assembly points -Safety briefs and inspections before any work commences	Presence of - The trained team - First aid kit - Conducting SHE talks before any	Inspection and audits	Quarterly	4,000.00	Proponent implements while NSSA and EMA implements.



ENVIRONMENTAL OBJECTIVE.	PARAMETER	INDICATORS	MONITORING METHOD	MONITORING FREQUENCY	MONITORING COST (USD)/ SESSION	RESPONSIBILITY.
3. Communicable diseases.		task is carried out.				
	-Safety checks all around the site -Safety briefs before every shift -Clearly marked points for fire extinguishers and sand buckets	Clearly marked way marks around the project.	Inspection and audits	Quarterly during construction phase	0.00	
	-Driving safety awareness -Discipline any negligence matters with heavy penalties such as fines -Servicing of vehicles and vehicle inspections every morning	Installation of proper signage around the working areas. Daily vehicle inspection reports should be available			0.00	
	Awareness campaigns on hygiene -Train people about the diseases -Take affected patient to the nearest clinics or hospitals	Records for trainings and awareness shall be kept at the at proponent's offices.			3,000.00	Consultant in liaison with the contractor.



ENVIRONMENTAL OBJECTIVE.	PARAMETER	INDICATORS	MONITORING METHOD	MONITORING FREQUENCY	MONITORING COST (USD)/ SESSION	RESPONSIBILITY.
Monitoring and Evaluation	Conduct quarterly stakeholder consultation meetings.	Stakeholder meeting conducted.	Assessment of records of meetings	Quarterly	4,500.00	The proponent with the help of consultant implements while EMA monitors.
	Submit quarterly environment report to EMA.	Quarterly report submitted.	Review of records	Quarterly	4,000.00	The consultant in conjunction with proponent implement while EMA monitors.
	Biannual environment audit.	Environment audit report submitted to EMA.	Review of audit records	Biannually	0.00	EMA audits while the ministry of Environment monitors.
Regular environment quality monitoring	Ambient water quality monitoring within the micro catchment of the project areas.	Analytical results.	Lab analysis	Quarterly for the duration of the project.	2,000.00	The proponent implements while EMA monitors.
Monitoring of solar power generation	Amount of solar energy harvested Quality of battery acid Accumulation of dust of solar panels	Reduction of electricity produced Batteries having reduced power banking capacity	Voltmeter Voltmeter Visuals	Quarterly	0.00	The proponent



ENVIRONMENTAL OBJECTIVE.	PARAMETER	INDICATORS	MONITORING METHOD	MONITORING FREQUENCY	MONITORING COST (USD)/ SESSION	RESPONSIBILITY.
		Collection of dust on solar modules				
Monitoring of the decommissioning plan	Quarterly air, water quality, scenic quality monitoring within the project site.	Meeting criteria for alternative targeted land uses. Meet Ecological Risk Assessment (ERA) recommendations. Ensure the provisions of the EMA.	Lab analysis and visual assessment	Quarterly till the environment fully returns to its original state.	0.00	The proponent implements while EMA monitors.



CHAPTER 8: CONCLUSIONS AND RECOMMENDATIONS

8.1 CONCLUSION

The proposed project will result in an increase in the demand for social services during construction and the operation phase for example; the head office will result in an increase in water connection demand, electricity, and waste collection facility demand, which will culminate in increased water supply demand from underground aquifers. The head office will also result in increased demand for solid waste collection services. On the other hand, this office development project will also solve ZIMRA's need for more office space that would directly impact on improved efficiency on revenue collection among other duties the authority should be focusing on. On the other hand, the project is set to consume a lot of electricity but solar energy shall be used since the roof of the office structure shall be covered in solar modules.

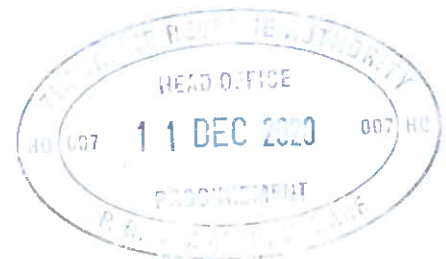
8.2 RECOMMENDATION

The proponent will ensure that this project does not in any way destroy downstream ecosystems. This will improve the social standing of the project site thus, ensuring economic and social sustainability nature of this project. The nature of the project leads to increased demand on electricity which is already scarce but solar modules shall be used. The modules shall have to be maintained and replaced should need arises to ensure that energy produced in constantly maintained. This should be a complement to initiatives that should seek to drive towards conservation of water and electricity by the beneficiaries of this infrastructure development project. The Proponent is also encouraged to apply waste segregation before the waste is sent to dump sites by the local authority. In addition the proponent should comply with all laws and regulations in line with the proposed development. The proponent is advised to work with the local council to come up with a sustainable solid waste management technology to ensure that waste generated from the proposed project and other project is handled properly. Example of such technology is construction of a landfill for disposal of waste. However, the landfill shall have its own negative and positive impacts and according to EMA's screening guidelines, such a project is also a prescribed one; which means it needs an ESIA prior to its implementation.



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<http://www.public.health.wa.gov.au/cproot/3937/2/Mine%20sites%20and%20exploration%20camps%20JUNE%202011.pdf> (15/8/2012)
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10. <http://www.newrhodesian.net/viewtopic.php?f=8&t=86-52k> – (8 June 2012)
11. <http://www.uhaul.com/Propane/> (19 August 2012)
12. <https://www.unitedarchitectsinc.com/11-steps-to-building-a-building> (12 December 2019)
13. <https://www.lefrois.com/commercial-construction-process-start-to-finish/> (15 December 2019)



Appendix A: Title Deeds

14/01/11

#2407555 -

505621 FF 14/02/05

867 / 2005

Mt Humbard Std 865.

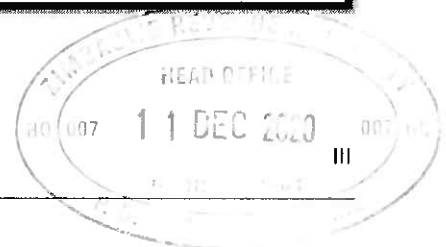
REGISTRATION
 21/95 = 49
 DC 2303 = 20:12
 25/4/95

Deed of Transfer

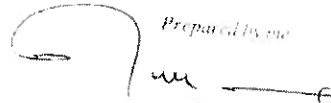
in favour of

ZIMBABWE REVENUE AUTHORITY
 COMMISSIONER GENERAL

Honey & Blanckenberg,
 Legal Practitioners.



Deed of Transfer


Prepared by me
Conveyancer

Know all men whom it may concern

That Kenneth Michael Regan appeared before me, Registrar of Deeds, he being duly authorised thereto by a Power of Attorney executed at Harare on the 25th day of January 2005, and granted to him by

ZINNIA INVESTMENTS (PRIVATE) LIMITED

and the Appearer declared that his Principal had truly and legally sold, and that he, in his capacity as Attorney aforesaid, did by these presents transfer in full and free property, to and on behalf of

ZIMBABWE REVENUE AUTHORITY
COMMISSIONER GENERAL

certain 6 992 square metres of land, called STAND 865 MOUNT PLEASANT TOWNSHIP OF LOT 53A MOUNT PLEASANT, situate in the District of Salisbury;

AS WILL APPEAR from General Plan No.DG.2303 filed in the office of the Surveyor General and from the Certificate of Consolidated Title No.3170/73 with diagram annexed in respect of the whole of Lot 53A Mount Pleasant issued in favour of Arundel Investments (Private) Limited on 17th May, 1973, and from the subsequent Deeds of Transfer the last of which No.3671/93 made in favour of the Appearer's Principal on 31st August, 1993;

SUBJECT to the conditions mentioned or referred to in the said Certificate of Consolidated Title and Deeds;

AND FURTHER SUBJECT to the following special conditons in Permit No.SD/1154 :-

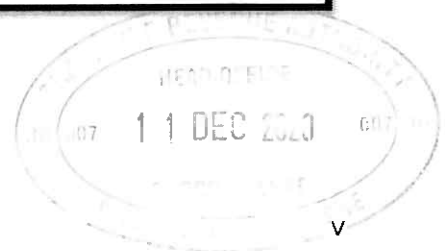
o

And/...



1. No water obtained from any well or borehole situated thereon shall be used for purposes other than gardening.
2. No new entrance shall be made except with the consent of and to the specification approved by Zinnia Investments (Private) Limited and the Local Authority.
3. No advertisement or hoarding shall be displayed except to a specification approved by Zinnia Investments (Private) Limited and the Local Authority.
4. No accommodation shall be provided for security staff or employees unless contained within the main building and for which prior approval has been granted by Zinnia Investments (Private) Limited and the Local Authority.
5. Not more than 2 security staff or employees shall be accommodated on the stand.
6. No wood and iron, pise de terre, unburnt brick or pole and dagga buildings partially built in any manner aforesaid shall be built save as a temporary measure during the construction of permanent buildings.
7. Only one building may be erected on the said stand.
8. No building shall be erected within 10 metres of any road boundary or 10 metres of any other boundary.
9. There shall be no direct point of entry to the stand from the adjacent external roadway.
10. No trees, shrubs or hedges shall be planted in any servitude or on the line of any sewer.
11. No buildings exceeding two storeys (ground and first floor) in height shall be erected on the said Stand.

And/...



And finally acknowledging the whole of the purchase price to be the sum of ONE BILLION THREE HUNDRED AND NINETY EIGHT MILLION FOUR HUNDRED THOUSAND DOLLARS (\$1 398 400 000,00).

In witness whereof I, the said Registrar, together with the Appearer, *q q* have subscribed to these presents and have caused the Seal of Office to be affixed hereto.

Thus done and executed at the Office of the Registrar

of Deeds in Harare, Zimbabwe, on this the
~~22~~ ¹⁷ day of ~~February~~ ^{MARCH} in the year of our

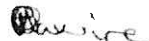
Lord two thousand and five 2005

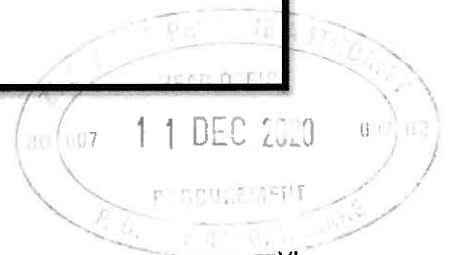


q q His Principal

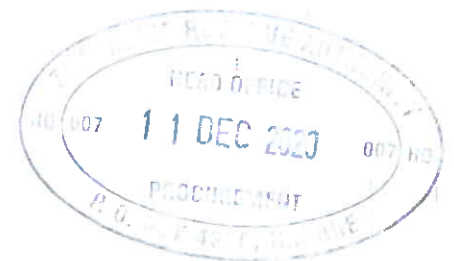
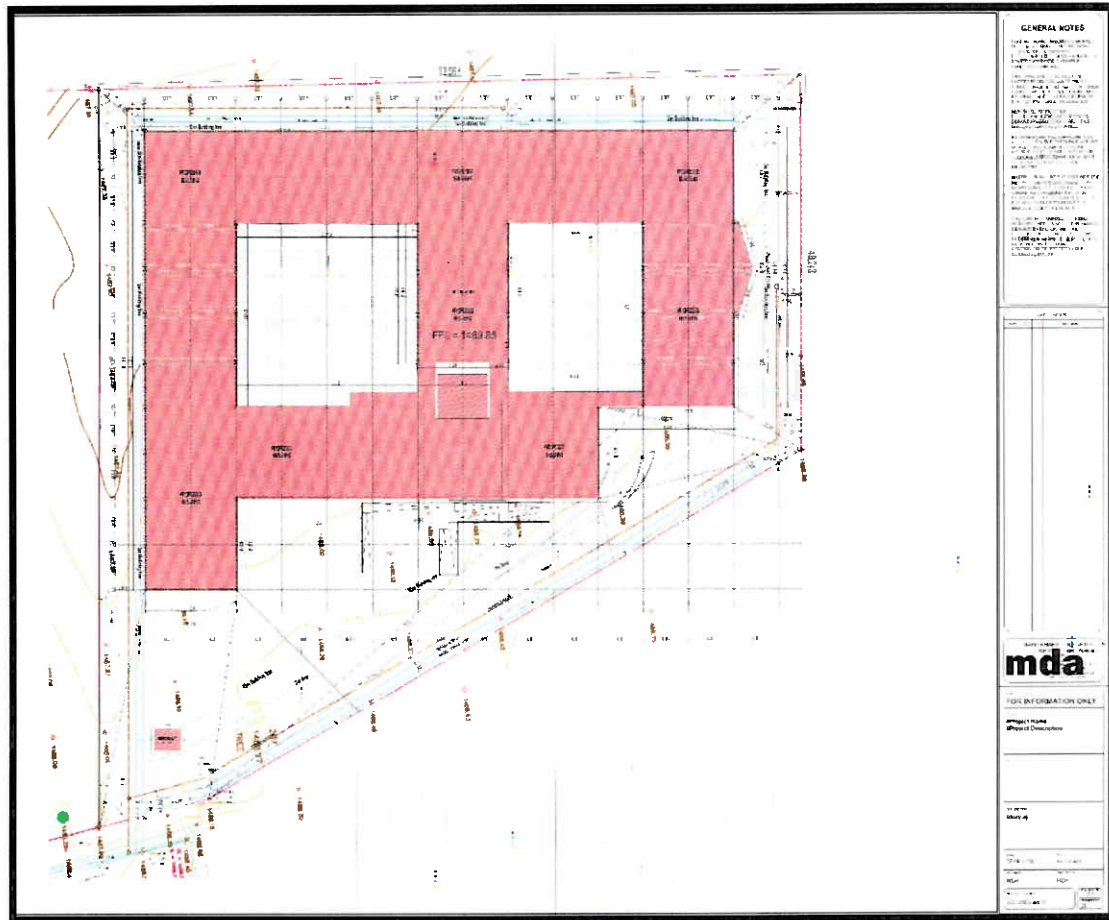
In my presence,

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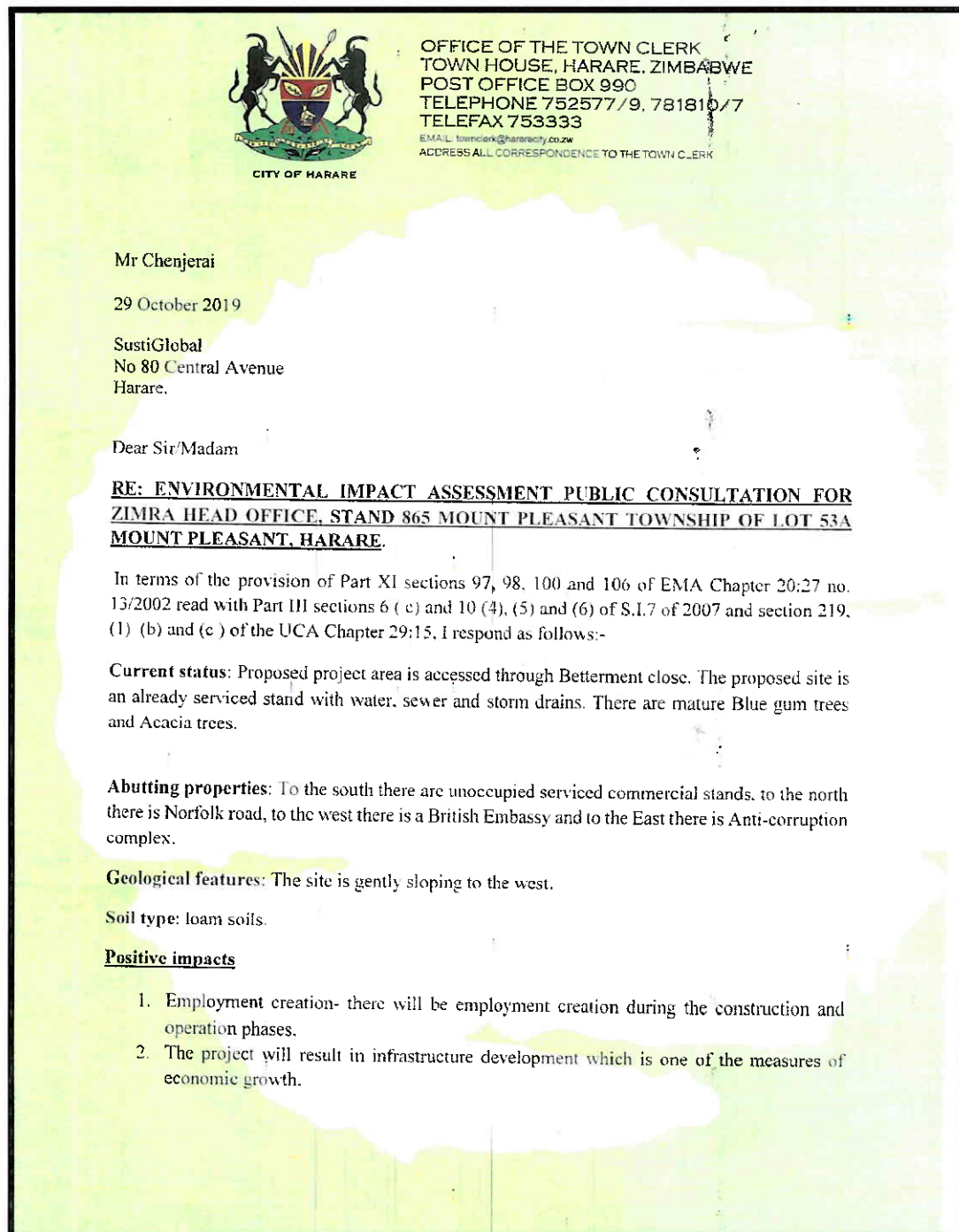

Registrar



Appendix B: General Layout Plan



Appendix D: Stakeholder Consultation Input



Mr Chenjerai

29 October 2019

SustiGlobal
No 80 Central Avenue
Harare.

Dear Sir/Madam

RE: ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC CONSULTATION FOR ZIMRA HEAD OFFICE, STAND 865 MOUNT PLEASANT TOWNSHIP OF LOT 53A MOUNT PLEASANT, HARARE.

In terms of the provision of Part XI sections 97, 98, 100 and 106 of EMA Chapter 20:27 no. 13/2002 read with Part III sections 6 (c) and 10 (4), (5) and (6) of S.I.7 of 2007 and section 219, (1) (b) and (c) of the UCA Chapter 29:15, I respond as follows:-

Current status: Proposed project area is accessed through Betterment close. The proposed site is an already serviced stand with water, sewer and storm drains. There are mature Blue gum trees and Acacia trees.

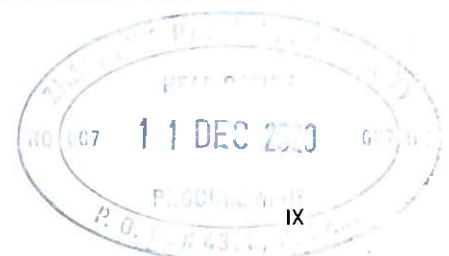
Abutting properties: To the south there are unoccupied serviced commercial stands, to the north there is Norfolk road, to the west there is a British Embassy and to the East there is Anti-corruption complex.

Geological features: The site is gently sloping to the west.

Soil type: loam soils.

Positive impacts

1. Employment creation- there will be employment creation during the construction and operation phases.
2. The project will result in infrastructure development which is one of the measures of economic growth.



Appendix D: Stakeholder Consultation Input



OFFICE OF THE TOWN CLERK
TOWN HOUSE, HARARE, ZIMBABWE
POST OFFICE BOX 990
TELEPHONE 752577/9, 781810/7
TELEFAX 753333
E-MAIL: townclerk@hararecity.co.zw
ADDRESS: ALL CORRESPONDENCE TO THE TOWN CLERK

Mr Chenjerai

29 October 2019

SustiGlobal
No 80 Central Avenue
Harare.

Dear Sir/Madam

**RE: ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC CONSULTATION FOR
ZIMRA HEAD OFFICE, STAND 865 MOUNT PLEASANT TOWNSHIP OF LOT 53A
MOUNT PLEASANT, HARARE.**

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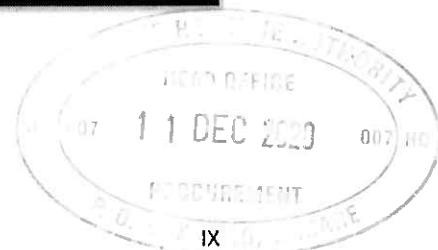
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Geological features: The site is gently sloping to the west.

Soil type: loam soils

Positive impacts

1. Employment creation- there will be employment creation during the construction and operation phases.
2. The project will result in infrastructure development which is one of the measures of economic growth.



3. The development will be capable of providing a reliable source of revenue to the City and the government in Zimbabwe through payments of rates from the business operator.
4. Idle land will be utilised.

Negative impacts

1. There will be generation of dust during the construction phase.
2. There will be air pollution and vibrations from construction vehicles.
3. Wastewater from production activities at the operation stage will negatively impact the water quality as it will result in contamination of surface and underground water
4. Clearance of land for will disturb flora and fauna, heat and carbon sinks and leads to siltation of the drainage system.

Mitigatory measures

1. Dust generation is mitigated by the use of water spray tanks. this will suppress dust generation during the construction phase.
2. There is need to use noise reduction equipment to reduce noise levels and ensure that they are in the range stipulated by the law.
3. Put in place comprehensive leakage and spillage emergency plan like cut off trench connected to an approved abatement facility (oil/silt interceptor), spill kits, assembly point etc. Roof run off should be channelled to the storm water drain and not to the cut off trench.
4. The occupiers must be encouraged to plant lawn, bushes and trees which will operate as heat and carbon sinks. to improve air quality and cooling of the environment.

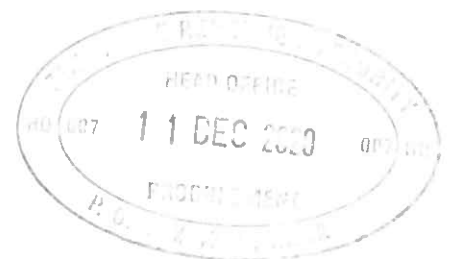
Waste management

Positive impacts

1. Efficient management of solid waste including separation at source, reuse and recycling for the operator is important in terms of income generation and environmental protection.
2. Skip bins or a bin cage should be provided for waste storage and the oil/silt interceptor should be emptied timeously before spilling into the environment.

Negative impacts

1. Potential increase in illegal dumps is a reality given the current behaviour that is prevalent in Harare.
2. Illegal dumps will increase the breeding of disease causing pests such as rats, cockroaches, mosquitoes and flies.



X

3. Illegal dumps are usually associated with illegal burning of waste thus in turn reduces the air quality, with a potential to cause respiratory diseases amongst the residents in the area.
4. Fouling of storm drains, will reduce storm water flows thus promoting flooding.
5. Decomposing organic waste is non-point sources of water pollution which lead to the reduction in dissolved oxygen and the decline in aquatic fauna and flora population (loss of biodiversity).
6. Water pollution from illegal dumps will lead to the proliferation of exotic and invasive water weeds such as: water hyacinth, water lettuce etc. as a result of nutrient enrichment from the illegal dumps.

In view of the large volume of waste generated from the project, we propose the following mitigatory measures for managing the waste:

1. Community groups can be established to separate the waste for recycling, reuse, composting and vermiculture which will lead to the production of earthworms that are sold as livelihoods strategies for the residents.

Yours faithfully



Eng. H.A. CHISANGO
TOWNCLECK





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: British Embassy , Name: Jonathan Mpunzwana

ID No. : 24-075157-Y32 ,Contacts (Phone, E-mail or Address): jonathan.mpunzwana@fco.gov.uk, 0774458029

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no. 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

You or your organization has been identified as a key stakeholder in this project. May you kindly assist SustiGlobal Consultancy to identify potential environmental, social, economic & health impacts and suggest mitigation or enhancement measures for the proposed project by participating in the stakeholder consultation process through this questionnaire? You may use a separate sheet of paper where you feel the space below is not adequate. Attached papers should bear your official letterhead.

1. What positive (environmental, social, economic or biophysical) impacts may result from the project?

2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?

- Noise, smoke/dust emissions
- Damage to Norfolk Road by construction equipment
- Proliferation of road side vendors with no access to ablutions

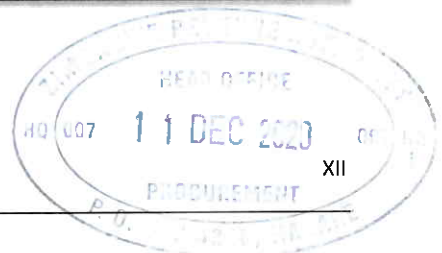
(b) How do you think these negative impacts can be mitigated?


3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?

Stakeholder Signature: _____

Designation: Estate Manager

We sincerely appreciate your participation !!!





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: THE INSURANCE (PVT) Ltd Name: IGNATIUS H. PASIMU RINDU
 ID No.: 63-1041193P50 Contacts (Phone, E-mail or Address): gnmpasi@gmail.com

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office

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1. What positive (environmental, social, economic or biophysical) impacts may result from the project?

Creation of employment, especially for the people of the community and given first preference.

2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?

There may be negative externalities emanating from noise pollution from construction work, damage to the road infrastructure

(b) How do you think these negative impacts can be mitigated?

The organization need to ensure that any damage to the infrastructure eg roads are repaired as soon as the project is completed

3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?


The developer may adopt the small roundabouts in the park in construction with Mt Pleasant Business Park

Stakeholder Signature: [Signature]

Designation: Finance Manager

We sincerely appreciate your participation !!!





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: FORESTRY COMMISSION, Name: NENISA SIMAZU

ID No.: 49-13031948, Contacts (Phone, E-mail or Address): 0771 791 710

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no. 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

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1. What positive (environmental, social, economic or biophysical) impacts may result from the project?
Reduces work-space related stress
Improves productivity in work places
Improves staff retention through their comfort, well being and environmental work place satisfaction.

2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?
The building's lighting system, heating and cooling system and toilet use all contribute to natural resources depletion through high energy use
Building waste including concrete, metals, glass, bricks, wood and plaster leads to land and air pollution

(b) How do you think these negative impacts can be mitigated?
Use of renewable sources of energy such as solar and wind power
Sensitization and awareness creation encourage people to preserve natural resources by getting involved in conservation efforts

3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?
ZIMRA may support a local charity with financial contributions or volunteer in local schools or community projects.

Stakeholder Signature: [Signature]

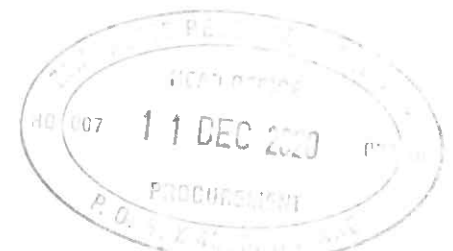
Designation: For F.E.O.


We sincerely appreciate your participation!!!

FORESTRY COMMISSION ▲▲
 CONSERVATION & EXTENSION SERVICE

30 SEP 2019

HARARE DISTRICT
 P. BAG 46139
 HIGHLANDS, HARARE





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: _____ Name: M MVERECHE NA
 ID No.: 63-7004425 Contacts (Phone, E-mail or Address): 0774 325 852

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no. 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers, land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

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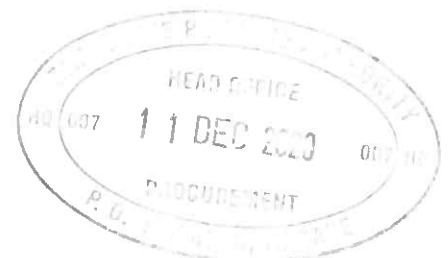
1. What positive (environmental, social, economic or biophysical) impacts may result from the project?
Adding value to the Mt Pleasant District and the Business park.


2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?
Increase in traffic, traffic lights are not working - Area will be prone to accidents as the user Road is constantly busy.

(b) How do you think these negative impacts can be mitigated?
upgrading of the Link Road (Norfolk Road) turning lanes to be created on the Road, continues working traffic lights

3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?
Install Traffic lights Mt Pleasant Drive Chase upper east improvement of the surrounding Roads, upgrading of Emerald pumping station since they are having 3 floors

Stakeholder Signature: [Signature]
 Designation: DISTRICT OFFICER
 We sincerely appreciate your participation!!
improvement of 24hr security installation of CCTV cameras upgrade Harare Drive Ring Road. Service Buses to increase, to save





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: Councillor Name: JACOB MAFUMU
 ID No.: 29-176055A22 Contacts (Phone, E-mail or Address): 0774133251

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no. 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

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1. What positive (environmental, social, economic or biophysical) impacts may result from the project?

jobs, and economic verted increase.

2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?

more people, more pressure pressure on infrastructure.

(b) How do you think these negative impacts can be mitigated?

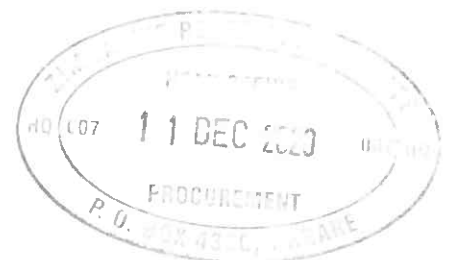
upgrade of link roads, roads to be widened.


3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?

Install health lights, improvement of roads, street lights to be installed.

Stakeholder Signature: [Signature]
 Designation: Councillor

We sincerely appreciate your participation !!!





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: YACC Name: T. DUBE

ID No.: 01-0626902-03 Contacts (Phone, E-mail or Address): 0142 269 001-5


Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

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- What positive (environmental, social, economic or biophysical) impacts may result from the project?
Improved infrastructure development
- (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?
- NONE -
- (b) How do you think these negative impacts can be mitigated?
N/A
- What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?
ASSIST THE LOCAL COMMUNITIES

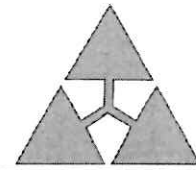
Stakeholder Signature: T. DUBE
Designation: MGR - REVENUE RECEIPTS

We sincerely appreciate your participation!!!





FORESTRY COMMISSION



HEAD OFFICE:

DATE: 30/09/19
 REFERENCE: FHO/C/6/3/12

NO. 1 ORANGE GROVE DRIVE
 HIGHLANDS
 P.O. BOX HG 139
 HIGHLANDS
 HARARE
 TEL.: (263) (4) 498436-9
 TELEX:
 FAX NO.: (263) (4) 497066

Environmental impact assessment report for the construction of ZIMRA head office in Mt. Pleasant

The above subject matter refers.

Following your request that Forestry Commission should participate in the stakeholder consultation concerning the construction of ZIMRA head office, the following observations were made on the site and suggested recommendations were given:

Observations

- The project site is within a savannah ecosystem predominated by *Isopachne combata* grass.
- Within the site are 2 under-grown eucalyptus trees and 1 overgrown *Acacia pulchra*.
- Surrounding the project site are large *Acacia robusta* tree species.
- The land had been cleared to pave way for construction.
- The site is within Mt Pleasant business park.
- There are 2 anthills.

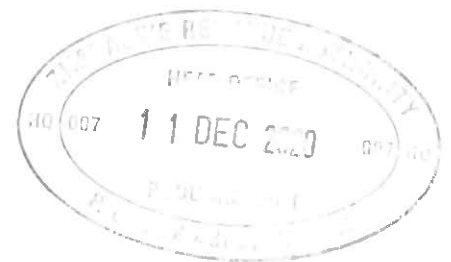
Recommendations

- I recommend the cutting down of trees that directly fall within the construction site.
- Do not disturb natural vegetation in areas where buildings will not be located.
- Plant trees after construction to replace lost vegetation.
- To retain lost aesthetic value, plant decorative shrubs and grass.

Regards

Mr. D. Chiswala (FEO- Harare Metro Province)

CC: PFM MASH EAST
 Chiswala





**ZIMBABWE NATIONAL WATER AUTHORITY
EIA Site Assessment Form**

**PORTION OF SUBDIVISION D OF MERWEDE OF GLAUDINA OF
SUBDIVISION A OF GILLINGHAM, SALISBURY.
STANDS 3622-3781 MERWEDE T/SHIP**

Name of proponent: ZIMRA
 Project type: Office Development
 Physical Address: Norfolk Road, Mt Pleasant
 Contact person: O Mutasa Designation: Proponent Rep.
 Contact Tel/Cell: 077774224 Email: _____

Official pre assessment
 Prospectus: _____
 Map: _____
 Site plan: _____

If the project relates to property development extra submissions required are
 Water Supply Proposal: _____
 Sewage/ Waste Management Proposal: _____
 Certified letter from Council: _____

Description of processes/ activities

Proposed Development on site

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Corporate Head Office on an open space (stand no. 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & leveling, excavation and construction 4 storey office complex with basement, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

Site Description and Activities consistent with Prospectus or proposal submitted to ZINWA
 Consistent

Description of the pristine environment

If operations in public stream, marshes, swamps or vleis input from Catchment Council required (Water Act Cap 20:24 Section 46)

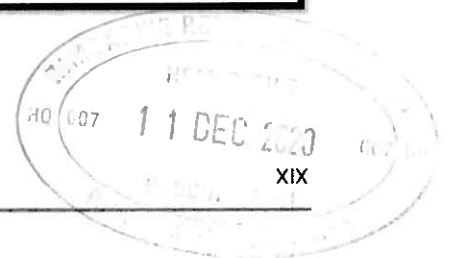
OPERATIONS SHOULD NOT DISTURB THE COURSE, BED AND BANKS OF A PUBLIC STREAM

1. WATER RESOURCES REQUIREMENTS

Source of water: Borehole/Shaft
 If river name of river: _____
 Average flow: _____
 Catchment: Manyame Sub-catchment: Upper Manyame

2. POTENTIAL IMPACTS

2.1 Surface water: _____





The development will cause strain to the existing water supply since construction activities are known to be heavy water consumers. The project occupation will also bring in very large population which will have direct impact to the water supply (hence high water demand)

Riverbed _____

Can be affected by movement of heavy vehicles across water ways

Groundwater _____

Pollution through spillages

Lowering of groundwater levels due to shaft dewatering and commercial use of borehole water

Soil _____

Soil pollution through spillages and soil compaction

Vegetation/Flora _____

Clearing of vegetation can increase surface runoff and increase erosion and siltation of rivers

Animals/Fauna _____ **Habitat disturbance**

Air/Noise/Dust _____

Prevalent during the construction and operational phase from vehicular and plant movement

Economic _____ **Employment creation**

Social _____ **Improved access to fuel by the community**

3. Proposed Mitigation Measures

Roof catchments should be provided with gutters to facilitate collection of the run-off. This water should be stored for general use i.e. cleaning, fire fighting

Effluent/sewage resulting from sanitary facilities and wastewater from washrooms is of significant importance to the environment. It must never come into contact with the surrounding i.e. water, soil, air etc. It must always drain effectively into the existing sewer systems via well designed and laid pipe networks. Sound sanitation should be ensured to influence prevention of the sporadic outbreak of diseases dangerous for the general health of the community (within the projected area), workers and the general public.

Storm water generated from roof catchments should be harvested, stored and made use in various household activities i.e. general cleaning. This will minimize resultant soil erosion and other associated impacts. It will reduce strain on the existing water supply systems. In this connection, it would be better if gutters are incorporated in the designs as well as down pipes to enhance water collection in to the storage tanks say of individual households.

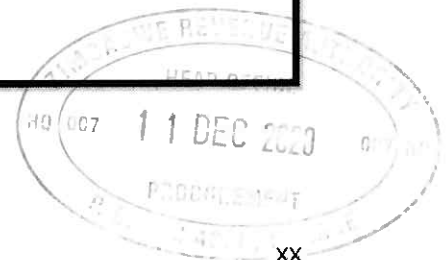
4. RECOMMENDATIONS

Register all boreholes with ZINWA


- All operations that affect the course, bed and banks of a public stream are subject to Section 46 of the Water Act.
- Developments within wetlands are governed by section 113 of the EMA Act

Assessment

Assessor(s) Name	T. Nhera
Date	24 Dec 2020
Recommended by Name	[Signature]
Date	_____
Quality Assurance Manager/Catchment Manager/HOD	Signature _____



XX



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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: Private Name: James Sam Mwedzi

ID No.: N/A Contacts (Phone, E-mail or Address): 9622 758 232 203

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no. 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

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1. What positive (environmental, social, economic or biophysical) impacts may result from the project?

+ Enhanced security in the area
+ Possible improved electricity and network availability
+ Overall development of the business park

2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?

+ Environmentally, the building on wetlands
+ Increased traffic on the surrounding roads during peak times

(b) How do you think these negative impacts can be mitigated?

+ Ecological ESIA and periodic reviews regarding the nature of the construction proposed
+ Help improve quality of the roads and traffic lights

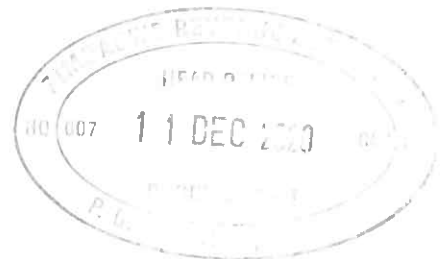
3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?


A fitness centre that includes a pool, children's play area, park and/or gym open to the public

Stakeholder Signature: _____

Designation: _____

We sincerely appreciate your contribution to





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: Owner Name: Mr. C. Rossi
 ID No.: 63-814623700 Contacts (Phone, E-mail or Address): Fossil@zapatira.com
46 NORFOLK RD,
MT PLEASANT, HARARE

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

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1. What positive (environmental, social, economic or biophysical) impacts may result from the project?
None

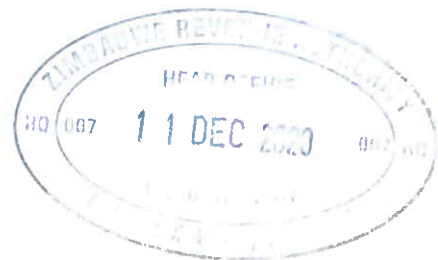
2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?
- TRAFFIC - BRUISING DRILLING - SEWAGE
PROPERTY - NOISE LEVEL - TREES - TREES CUTTING
- SECURITY - THEFT
- DECREASE VALUE IN PROPERTY


(b) How do you think these negative impacts can be mitigated?
BY NOT BRUISING

3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?
NONE - WE DON'T WANT A BUILDING THAT OVERLOOKS OUR PEOPLE

Stakeholder Signature: [Signature] (C12)
 Designation: OWNER 16/1/2020

We sincerely appreciate your participation !!!





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE


Stakeholder: RESIDENT , Name: SIMON LUCAS

ID No.: 536573214 , Contacts (Phone, E-mail or Address): Simon.lucas4@gmail.com

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no. 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

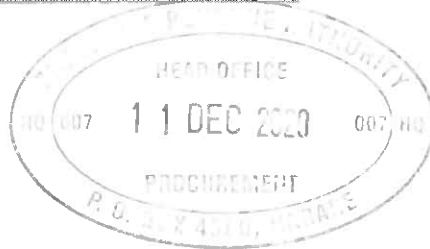
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- What positive (environmental, social, economic or biophysical) impacts may result from the project?
THEY WILL TAKE/EVEN MORE OF MY INCOME (ECONOMIC)
TAX
NO SOCIAL, NO ENVIRONMENTAL
IMPROVED RELIABILITY ON POWERLINE FOR RESIDENTS?
(SUPPLY)
- (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?
THEY WILL TAX EVEN MORE OF MY INCOME
NOISE POLLUTION DURING BUILDING PHASE
INCREASE IN TRAFFIC VOLUME IN "TOP. "
LOWERING OF GROUNDWATER (MOST OF US HAVE BOREHOLES)
- (b) How do you think these negative impacts can be mitigated?
SPEED HUMPS ON NORFOLK RD
ACCESS/EXIT POINTS TO 2ND EXT. (NOT NORFOLK)
AVOID DRILLING OF BOREHOLES TO SUPPLY WATER
- What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?
IMPROVEMENT TO ACCESS POINT TO LOCAL AMENITIES IN
MT. PLEASANT

Stakeholder Signature:  EMPLOYEE AT
HARARE INT.
SCHOOL

Designation: RESIDENT / 48 NORFOLK

We sincerely appreciate your participation !!!





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ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: ZIP HARARE SUBURBAN Name: SUP. TRAYHADI

ID No.: 08-293095 1442 Contacts (Phone, E-mail or Address): 0779441619

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & levelling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

You or your organization has been identified as a key stakeholder in this project. May you kindly assist SustiGlobal Consultancy to identify potential environmental, social, economic & health impacts and suggest mitigation or enhancement measures for the proposed project by participating in the stakeholder consultation process through this questionnaire? You may use a separate sheet of paper where you feel the space below is not adequate. Attached papers should bear your official letterhead.

1. What positive (environmental, social, economic or biophysical) impacts may result from the project?

LOCAL EMPLOYMENT CREATION AND DEVELOPMENT

2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?

GENERAL CRIMINALITY AND PILFERAGE

(b) How do you think these negative impacts can be mitigated?

PROVISION OF ADEQUATE SECURITY DURING AND IN THE AFTERMATH OF CONSTRUCTION.

3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?

FUNDING LOCAL NEEDS (CLINICS AND SCHOOLS ETC).

Stakeholder Signature: M. Sup.

Designation: SUP. CRIME SUBURBAN DISTRICT

We sincerely appreciate your participation!!

ZIMBABWE POLICE SERVICE
SUPERINTENDENT (CRIME 1)
HARARE SUBURBAN DISTRICT

26 NOV 2020

P. O. BOX CY 154
CAUSEWAY, HARARE
TEL: (02) 2721 652

RECEIVED
HEAD OFFICE
11 DEC 2020
PROCESSED
P. O. BOX 4310, HARARE

muradzikwabesing@gmail.com 0773 576 645



- total sustainability resourcing hub -

No. 80 Central Avenue
Harare, Zimbabwe

Cell: +263 777 774 224
+263 712 151 666
Tel: +263 (242) 252662

Emails: oliver@sustiglobal.com or oliver.sustiglobal@gmail.com Website: www.sustiglobal.com

ZIMRA HEAD OFFICE COMPLEX ESIA STAKEHOLDER CONSULTATION QUESTIONNAIRE

Stakeholder: DR. NYASHA MABOREKE Name: I

ID No.: 29-199153J80 Contacts (Phone, E-mail or Address): 0772863705
nmaboreke@gmail.com

Zimbabwe Revenue Authority, (ZIMRA) proposes to build its Head Office on an open space (stand no. 865) covering a total area of 7000m² along Norfolk Road between British Embassy and Anticorruption Commission inside, Mt Pleasant Business Park. The project is still in its planning phase and the project scope covers: land clearing & leveling, excavation and construction 3 story office complex, laying of water pipes & power lines, collection of debris and commissioning of the Head Office.

You or your organization has been identified as a key stakeholder in this project. May you kindly assist SustiGlobal Consultancy to identify potential environmental, social, economic & health impacts and suggest mitigation or enhancement measures for the proposed project by participating in the stakeholder consultation process through this questionnaire? You may use a separate sheet of paper where you feel the space below is not adequate. Attached papers should bear your official letterhead.

1. What positive (environmental, social, economic or biophysical) impacts may result from the project?

None

2. (a) What negative (environmental, social, economic or biophysical) impacts may result from the project?

Unfortunately this is our primary residency/home. We believe ZIMRA will attract loads of visitors which in my view will disrupt our comfort, privacy & security.

(b) How do you think these negative impacts can be mitigated?

ZIMRA should find another site for its business, somewhere away from residential areas.

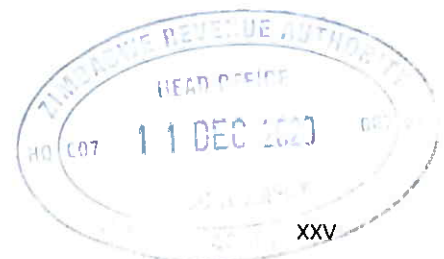
3. What local Corporate Social Responsibility (CSR) initiatives may the developer invest in?

Stakeholder Signature: Nyasha

Designation: DR. NYASHA MABOREKE

We sincerely appreciate your participation !!!

Dr Nyasha P. Maboreke
Specialist Physician
DATE OF SIGNATURE
- 10 JAN 2020
52 J. Chinamano Ave,
Harare



Appendix E: Floor & Elevation Designs

- 1. Ground floor plan**
- 2. Parking floors design**
- 3. Side elevation**



GENERAL NOTES

1. CONSULT THE ARCHITECT FOR ALL MATERIALS AND FINISHES. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH THE CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES.

3. BEFORE PROCEEDING WITH THE CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES.

4. MATERIALS SHALL BE THE BEST OF THEIR KIND AND SHALL BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES.

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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES.

AMENDMENT	
NO.	DATE

MANAHOUSE ARCHITECTS
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

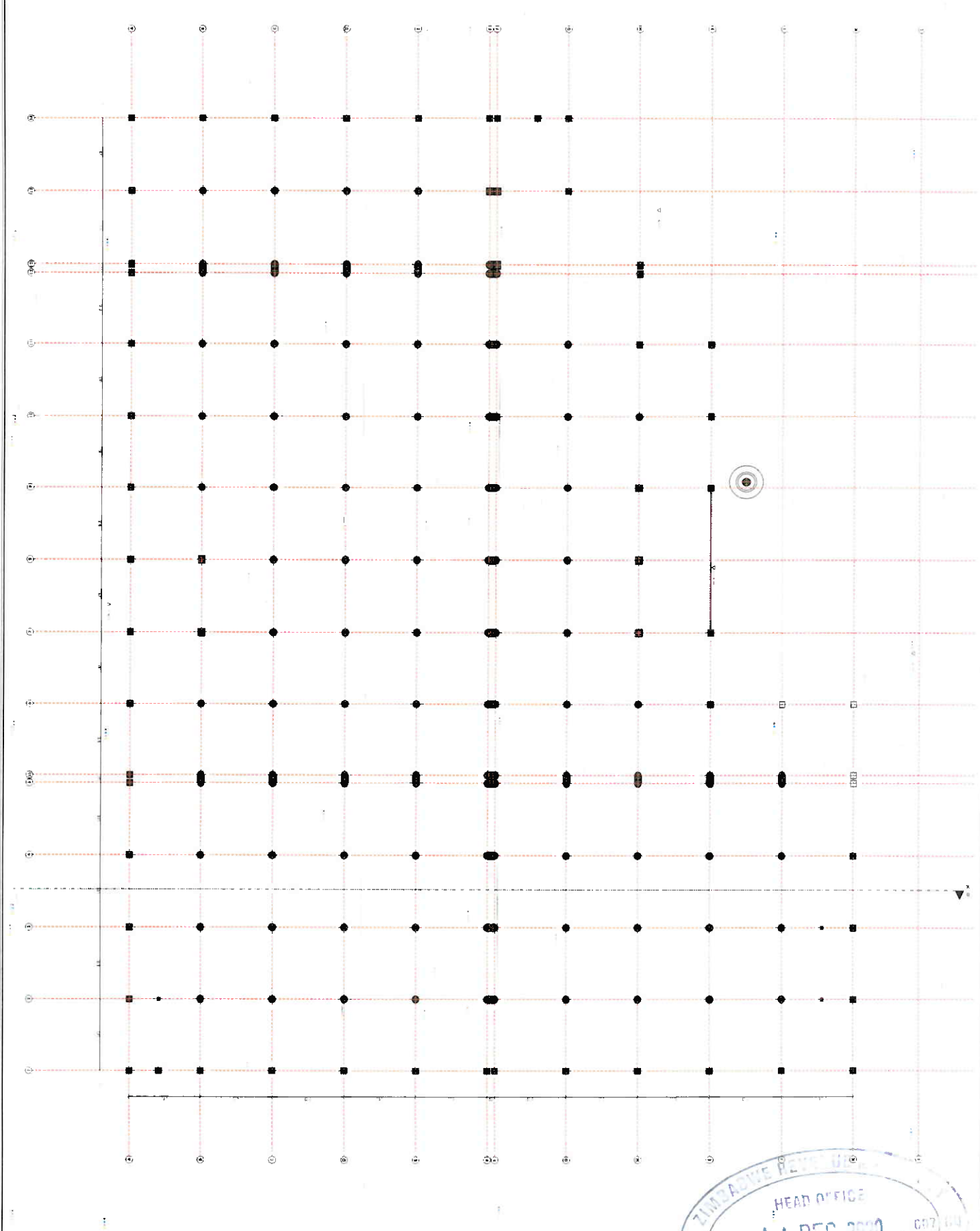
INFORMATION ONLY

PROPOSED ZIMBABWE HEADQUARTERS
 BUSINESS PARK
 ZIMBABWE REVENUE AUTHORITY
 (ZIMRA)

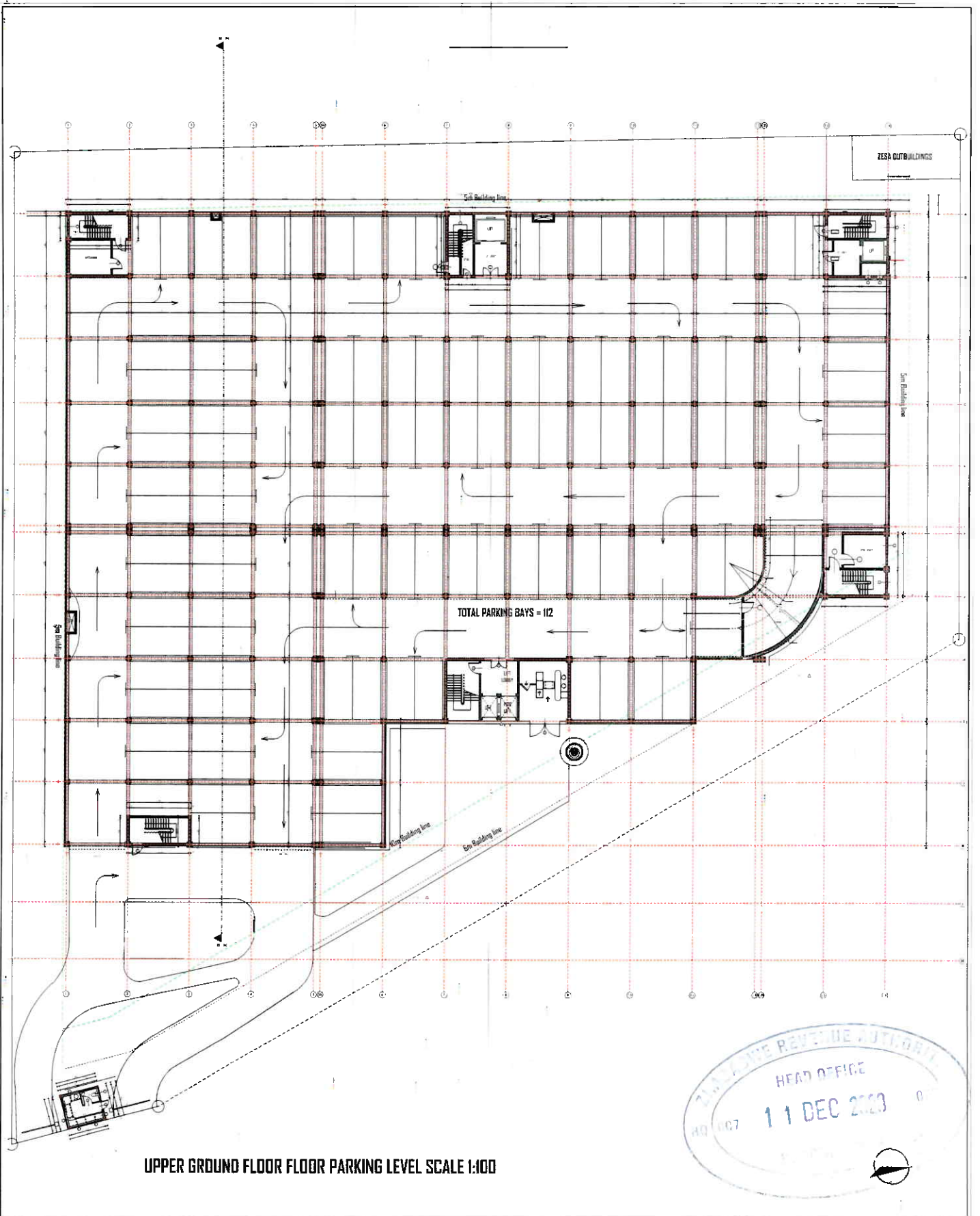
PROJECT NO: ZR/20/001
 DATE: 11 DEC 2020

MDA

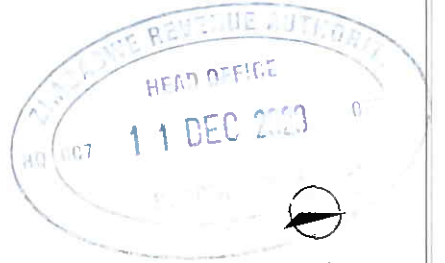
ZIMBABWE REVENUE AUTHORITY
 (ZIMRA)



ZIMBABWE REVENUE AUTHORITY
 HEAD OFFICE
 11 DEC 2020
 HQ 007 007 007



UPPER GROUND FLOOR FLOOR PARKING LEVEL SCALE 1:100



GENERAL NOTES

1. CONTRACTOR TO CHECK ALL DIMENSIONS AND LOCATIONS OF ALL SERVICES AND UTILITIES PRIOR TO COMMENCEMENT OF WORKS TO AVOID CONFLICTS THEREWITH.

2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORKS AND TO BE OBSERVED THROUGHOUT THE PROJECT.

3. REPORT ALL AMBIGUITIES, OMISSIONS, DISCREPANCIES AND CONFLICTS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

4. BEFORE PROCEEDING EXAMINE THE SITE AND ASSESS THE EXISTING AND PROPOSED CONDITIONS AFFECTING THE WORKS AND NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

5. MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS DESCRIBED ON THE DRAWINGS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE DESIGNER, ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS.

6. THE CONTRACTOR SHALL NOTIFY AND OBTAIN THE APPROVAL OF THE PLANNING DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER THEIR RESPECTIVE JURISDICTION.

7. CHANGING OR REMOVING MATERIALS OR SERVICES SHALL BE AT THE CONTRACTOR'S RISK AND SHALL BE PROTECTED FROM REMOVAL OR RELOCATED.

AMENDMENTS

DATE	REVISION	DESCRIPTION

MAANYARA DESIGN ARCHITECTS
 INTERIOR DESIGNERS & PLANNERS
 No. 11 WINDYBELL DRIVE
 GOLFVIEW HARBOR, ZIMBABWE
 TEL: 09052 2211 / 09105313
 Email: info@maanyaradesign.com

FOR INFORMATION ONLY

PROJECT:
PROPOSED ZIMRA HEADQUARTERS
STAND NO. 305 MT PLEASANT
BUSINESS PARK

CLIENT:
ZIMBABWE REVENUE AUTHORITY
(ZIMRA)

DATE:
20-JUL-20

SCALE:
1:100

DESIGNER:
MDA

PROJECT NO:
300-0503-WD-01

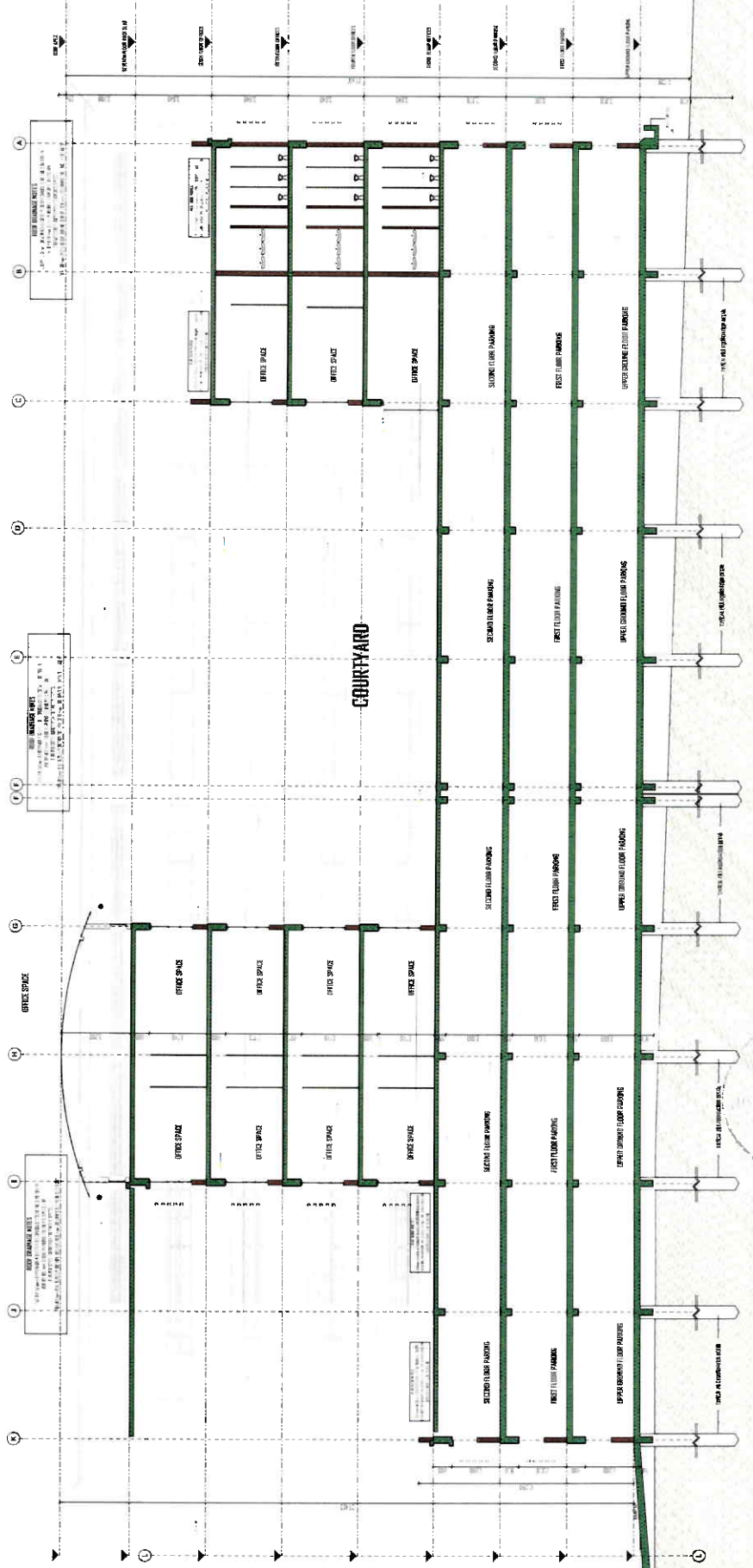
GENERAL NOTES

1. THE ARCHITECT HAS PREPARED THESE DRAWINGS TO THE BEST OF HIS ABILITY AND KNOWLEDGE AND HAS NOT CONDUCTED A SURVEY OF THE SITE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE SERVICES PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS.

DATE	DESCRIPTION



TENDER	
PROPOSED ZIMBABWE HEADQUARTERS STAND NO 465 WY PLEASANT BUSINESS PARK	
ZIMBABWE REVENUE AUTHORITY	
SECTION 3.03	
DATE	BY
2020/12/11	MDA



SECTION X-X SCALE 1:100