

SCOPING REPORT
FOR
ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT STUDIES
FOR
**THE PROPOSED CONSTRUCTION OF THE COMMON MARKET FOR EASTERN
AND SOUTHERN AFRICA (COMESA) HEAD OFFICE MIXED USE
DEVELOPMENT ON PLOT 2350/m, GREAT EAST ROAD, CHONGWE DISTRICT,
LUSAKA PROVINCE, ZAMBIA**
BY
THE COMMON MARKET FOR EASTERN AND SOUTHERN AFRICA



February, 2026 By:



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Executive Summary

The purpose of this report is two fold; to report on the scoping process undertaken with regard to the preparation of an Environmental and Social Impact Assessment (ESIA) for the proposed construction of The Common Market For Eastern And Southern Africa (COMESA) Head Office Mixed Use Development on Plot 2350/M, Great East Road, Chongwe District, Lusaka Province, Zambia by the Common Market For Eastern And Southern Africa (COMESA). Secondly the report outlines the terms of reference (TORs) for the consultancy team, prepared in consultation with interested and affected parties (I&APs).

The report provides information about the proposed project and its design, the legal framework for the EIA, a summary of the scope of works for the EIA study and an outline of the ways in which I&APs can be involved in the EIA process (i.e. public participation). In compliance with the local regulations regarding implementation of new developmental projects this EIA studies will be conducted for the said project.

The COMESA Head Office project aims to align with international green building best practices and intends to pursue LEED certification. This will ensure a resource efficient, climate responsive and future ready development that meets high environmental and health standards. LEED (Leadership in Energy and Environmental Design), developed by the U.S. Green Building Council (USGBC), is the world's most widely used green building rating system for sustainable design, construction, and operation. It awards points across categories like energy, water, and materials to certify buildings as Certified (40+ points), Silver (50+), Gold (60+), or Platinum (80+)

The project site is located on PLOT 2350/m, along Great East Road in Chongwe District of Lusaka Province. Site access is along Great East Road, some 20km from the Lusaka CBD, and 2km from the Airport Roundabout. The GPS coordinates of the site are:

Table 1 GPS Coordinates

Point	Longitude	Latitude	Elevation
A	28.41344272	-15.3659569	1197.31
B	28.41553238	-15.36588308	1188.52
C	28.41528486	-15.36628117	1193.11
D	28.41509503	-15.36709856	1196.55
E	28.41490132	-15.36745076	1197.32
F	28.41278481	-15.36777312	1200.26

.Objectives of the TORs

The Terms of Reference have been prepared as a first step in the EIA process and in compliance with the EIA Regulations (SI 3 of 2026). The Terms of Reference highlights the major issues identified during scoping and public consultation and presents a frame work to be followed by the Environmental Consultant during the actual EIA study process *vis-a-vis* specialist studies.

Scoping introduces the project to stakeholders and facilitates the early identification of important issues which needs to be considered in more detail later in the process. It allows stakeholders as well as I&APs to gain a greater understanding of the nature of the proposed development and its potential impacts. The final outcome of the scoping phase is the TORs for the EIA studies, in accordance with Section 2 of the Zambian EIA regulations.

The major objectives of the Scoping phase are therefore to:-

- Describe the nature of the proposed project;
- Identify potential environmental issues to be addressed in the subsequent phases of the EIA;
- Define the legal, policy and planning context for the proposed project;
- Describe important biophysical and socio-economic characteristics of the affected environment;
- Identify feasible alternatives that must be assessed in the EIA.
- Develop the TORs for the specialist studies required to address the environmental issues; and
- Describe the remaining steps in the EIA phase.

The EIA team

The Environmental Impact Assessment studies will be undertaken by the Environmental Consultants' Team and other professional consultants to be involved in project implementation.

1. Mr. Gilbert Kasonde - Lead Consultant, Environmental Engineer / EIA Specialist
2. Ms. Mundia Mulozi – Socio Economic Expert
3. Mr. Jacob Tembo– Ecologist
4. Mr. Charles Sikaona- Air and Water Specialist
5. Mr. Osbert Chanda- Traffic Engineer

The Project

The proposed project will have a Gross Building area of over 43,000 Square meter with the following major project components;

- Head Office Building – (Building 8231m², Basement 11,043m²) Total 19,274m²
- Hotel- 10,931m²
- Conference Center- 10,880m²
- Retail- 536m²
- Gate House- 101m²
- Other Offices- 1,890m²
- Parking- 660 Bays

Project construction works are expected to commence in the 4th Quarter, October 2026. Construction works will include selective land clearing, earthmoving, trenching for foundation strips, cutting access routes, construction of superstructures, finishing works and landscaping.

Consultation and Public Participation

Public participation for the EIA process included a public consultative (scoping) meeting which was conducted on 19th January 2026. Cardinal issues brought out by affected parties included creation of employment and enhancing the aesthetics of the project area. Tied to this was the issue of illegal rock breaking which is threatening the environment in the area.

Proposed TORs for specialist studies

Basically, the EIA study will involve five major specialist studies namely;

- Terrestrial and aquatic flora and fauna study; this will at most involve practical field work
- Socio-baseline study; this will also involve both field work and desktop studies to understand the social set-up of the study area and the need for the project.
- General Baseline study including climate, geology, soils, cultural and archaeological issues; this will involve several site visits and observations around the project area, literature review and desktop studies.
- Surface water quality assessment study
- Traffic impact study;

Contact Details of the Proponents

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Table of Contents	
Executive Summary	2
SCOPING REPORT.....	8
1. INTRODUCTION	8
2 . PROJECT BACKGROUND	10
2.1 Historical Background.....	10
2.2 Project Justification.....	10
2.3 Project Area.....	10
2.4 Regulatory Framework And Corporate Requirements	11
3. PROJECT OBJECTIVES	17
4. EXISTING ENVIRONMENTAL CONDITIONS	17
5. PROPOSED PROJECT ACTIVITIES.....	23
6. IDENTIFICATION OF ENVIRONMENTAL IMPACTS	28
7. ANALYSIS OF ALTERNATIVES	35
8. CONSULTATION AND PUBLIC PARTICIPATION	36
9. SOCIAL ANALYSIS	36
10. POSSIBLE ANALYSIS INFORMATION GAPS	37
11. PROPOSED MITIGATION MEASURES	37
12. CONCLUSIONS AND RECOMMENDATIONS.....	40
PROPOSED TERMS OF REFERENCE	41
PROPOSED TERMS OF REFERENCE	42
1. INTRODUCTION	42
1.1. Project Background.....	42
2. REGULATORY FRAMEWORK AND CORPORATE REQUIREMENTS.....	43
2.1. Other Acts to be reviewed.....	44
3.0 PROJECT DESCRIPTION	48
4. EIA SCOPE OF WORK.....	50

5. EIA METHODOLOGY.....	50
6. EIA SCHEDULE.....	51
7.0 EIS REPORTING AND OUTPUTS.....	52
7.1 Proposed ESIA Report Structure.....	52
8.0 SPECIALIST STUDIES.....	55
8.1 Terms of Reference for Specialist Studies.....	55
8.2 Impact Identification and Rating Method.....	58
9. PROPOSED EIA TEAM	61
ANNEXES.....	63

SCOPING REPORT

1. INTRODUCTION

The history of the Common Market for Eastern and Southern Africa (COMESA) began in December 1994 when it was formed to replace the former Preferential Trade Area (PTA) which had existed from the earlier days of 1981. COMESA (as defined by its Treaty) was established 'as an organization of free independent sovereign states which have agreed to co-operate in developing their natural and human resources for the good of all their people' and as such it has a wide-ranging series of objectives which necessarily include in its priorities the promotion of peace and security in the region. However, due to COMESA's economic history and background its main focus is on the formation of a large economic and trading unit that is capable of overcoming some of the barriers that are faced by individual states.

COMESA's current strategy can thus be summed up in the phrase 'economic prosperity through regional integration'. With its 21 Member States, population of over 640 million, a Gross Domestic Product of \$1.0 trillion and a global export/import trade in goods worth US\$ 383 billion, COMESA forms a major market place for both internal and external trading.

Geographically, COMESA is almost two thirds of the African Continent with an area of 12 Million (sq km).

The Head office mixed use development is being undertaken on land owned by the organisation. The plot covers a total of 4 hectares. The buildings will cover over 43,000 square meters comprising of multi storey buildings. The site, plot 2350/m, is located along Great East Road. The project involves the construction of a mixed use development which provides office accommodation not only to COMESA but to the public. It also includes other components such as conference facilities, retail facilities, and a four star hotel. These will be supported by a properly designed service structure for water and sewage.

The area under consideration is not serviced by local water and sewer networks. As mentioned above, the project will develop a well laid out water and sewer reticulation network. To this effect a dedicated onsite sewer treatment plant will be developed to cater for the needs of the project. Water will be from onsite boreholes pumped to overhead storage tanks.

The civil works at the project will involve builders works, construction of roads, drainage, structural installations. Others will be earthworks for foundations and for drainages.

The proposed project falls under the second schedule of the EIA Regulations, SI No. 3 of 2026 and listed under the Class II of urban development "*shopping centres above 10,000m²*" The scoping report for conducting Environmental Impact Assessment studies for the proposed project has been prepared in compliance with the EIA regulations SI No. 3 of 2026 with the purpose of presenting stakeholders' views about the project and the preliminary baseline information of the project area to the Zambia Environmental Management Agency.

The procedure for conducting EIA studies for the project will be as follows;

Screening: - This was the first stage in the EIA process done to confirm whether the proposed project requires an EIS, EPB or no EIA. This involved review of the project proposals and relevant sections of the EIA regulations which lead to the establishment of the nature and extent of the EIA studies for the proposed project i.e. full EIA studies.

Scoping - This stage is a legal requirement and helps to determine the scope of works and extent of specialist studies required. Deliberations of the scoping meeting and discussions within the EIA study team provided insight on the expertise and methodology required to conduct the EIA studies as well as the major contents of the EIA report. Scoping was done through public consultation to allow the affected public and key stakeholders to present their views and concerns about the project. The results of this stage is a scoping report which accompanies the draft Terms of Reference for conducting EIA studies and submitted to ZEMA for approval before proceeding with other stages in the EIA study process.

Specialist Studies: - Upon approval of TORs by ZEMA, *specialist studies* shall be conducted from which *environmental and social impacts* shall be determined and *mitigation measures* proposed.

Preparation of Draft and Final EIA Reports: - A draft EIS report will be compiled from the individual specialist reports and submitted to ZEMA for review and comments. Submission of the final EIS report will follow after incorporation of ZEMA's comments.

2 . PROJECT BACKGROUND

2.1 Historical Background

The background of the project is that the Common Market for Eastern and Southern Africa (COMESA) was allocated a piece of land by the Republic of Zambia situated on Subdivision No.65 of Lot No.2350/M along Great East Road in Chongwe District measuring approximately 4,0477 Hectares. COMESA intends to develop the described piece of land by building its new office Headquarters complex, hotel, conference center and some retail facilities depending on the outcome of the market survey final report. The land has been fallow for a number of years save for a few patches which are used for subsistence farming by residents of Chainda and Chelstone.

Besides the subsistence farming, the site has been used as an illegal garbage dump and illegal rock quarrying as the site has rock outcrops.

2.2 Project Justification

The need for the project arises from the need for the organization to have a permanent secretariate building with requisite facilities that cater to the needs of COMESA. This also is to be done in a sustainable and profitable manner by adding income generation through the hotel and conference facilities.

2.3 Project Area

The project area lies 20km to the East of the Lusaka City Centre. The site covers 4.4077 hectares of land. The proposed area is bounded by other undeveloped properties, Suburbs, Avondale, Chelstone, and Chainda. Further East is the Meanwood Ibex hill residential area.

The premises are bounded by Great East Road to the south. Access to the site from the CBD is via Great East Road connecting Lusaka to Chongwe and Eastern Province.

2.4 Associated Projects

A number of commercial developments are present in the area. These are private developments like Waterfalls Mall and Garden City Mall.

2.4 Products and by products

The proposed project will produce accommodation, offices, shopping facilities and other social amenities. There are no direct by products envisioned.

2.5 Required Resources

To achieve realization of this project, a number of resources are critical. Firstly it's the availability of land for the development, which is in hand. Secondly the availability of the equipment to build the project, which will be imported. Thirdly is the availability of technical expertise to build it, which will

be provided by local and expatriate knowledge. Lastly is the availability of building materials, which will be supplied locally and some imported.

The cost of the proposed project is estimated at \$140 million with its implementation expected to commence in the fourth quarter of 2026. The major product of the project is office space, accommodation and retail facilities. There are no by-products envisaged from the project. Earth materials resulting from earthworks will be re-used onsite for compaction and leveling for establishing required falls. Other aggregate requirements will be sourced from approved sources within the project area

2.4 Regulatory Framework And Corporate Requirements

The project will be implemented in accordance with Zambian legislative requirements. The main pieces of legislation that will guide the regulatory framework include:

1. Environmental Management Act (EMA), No. 12 of 2011

The Environmental Management Act No. 12 of 2011, which was passed in 2011, has superseded the Environmental Protection and Pollution Control Act (EPPCA), passed in 1990, which has been the principal environmental law. It allows for the renaming the Environmental Council of Zambia (ECZ) into the Zambia Environmental Management Agency (ZEMA). It also provides for the continuation of the council's responsibility of protection, conservation and integrated environmental management. It further establishes the environmental fund and reinforces the EMA and prescribes the powers of the Agency and its functions.

Relevance: The project represents activities which if unchecked can have negative effects on the environment.

Compliance: the developer will obtain all approvals and permits stipulated in the Act.

2. Lands Act, Cap 184

This Act was enacted in 1995 following the repeal of the Land (Conversion of Titles) Act of July, 1975. It provides for the continuation of leaseholds and allows the conversion of customary tenure into leasehold tenure.

Relevance: The area falls within land that is overseen by a government agency

Compliance: the developer will ensure all title deeds and land ownership papers are in place.

3. Local Government Act, No. 2 of 2019

The Act was enacted in 2019 following the repeal of the Local Administration Act of 1981. It provides for the functions of local authorities including the implementation environmental protection and natural resources management functions.

Relevance: once developed and handed over, the local authorities have jurisdiction over the site.

Compliance: The developer will obtain all licenses and permits required to run the project.

4. Public Health Act, Cap 295

The Act provides for and regulates all matters connected with public health in the country under the local authority of each district as the enforcement agency.

Relevance: the dust emitted from the site pose a health risk to the public if not handled properly,

Compliance: all measures and procedures to minimize risk to public health will be put in place.

5. Urban and Regional Planning Act, Number 3 of 2015

An Act to provide for development, planning and administration principles, standards and requirements for urban and regional planning processes and systems; provide for a framework for administering and managing urban and regional planning for the Republic; provide for a planning framework, guidelines, systems and processes for urban and regional planning for the Republic; establish a democratic, accountable, transparent, participatory and inclusive process for urban and regional planning that allows for involvement of communities, private sector, interest groups and other stakeholders in the planning, implementation and operation of human settlement development; ensure functional efficiency and socioeconomic integration by providing for integration of activities, uses and facilities; establish procedures for integrated urban and regional planning in a devolved system of governance so as to ensure multi-sector cooperation, coordination and involvement of different levels of ministries, provincial administration, local authorities, traditional leaders and other stakeholders in urban and regional planning; ensure sustainable urban and rural development by promoting environmental, social and economic sustainability in development initiatives and controls at all levels of urban and regional planning; ensure uniformity of law and policy with respect to urban and regional planning; repeal the Town and Country Planning Act, 1962, and the Housing (Statutory and Improvement Areas) Act, 1975; and provide for matters connected with, or incidental to, the foregoing..

Relevance: the site falls within a planned area.

Compliance: all approvals for plans will be sought by the developer.

6. Rating Act, No. 21 of 2018

The Act was amended in 2018 to provide for the declaration of ratable areas, the assessment of rates and the levying of rates on property located in an area of a local authority.

Relevance: The site once developed will fall within ratable land.

Compliance: the developer has diplomatic status and as such is exempt from paying rates.

7. Road and Traffic Control Act, Cap 464

The Roads and Traffic Control Act, provides for the control of traffic, and for the regulation of storm water disposal structures.

Relevance: The site has a considerable amount of traffic flowing around its premises.

Compliance: All signs and directions to control traffic movement and ensure a safe environment will be put in place.

8. Factories Act, Cap 441

The Factories Act provides a framework for the setting of regulations to ensure the safety, health and welfare of persons employed on construction work sites and in factories.

Relevance: the works and operations on the site are similar and compatible to factories and require stringent safety measures due to the nature of product handled.

Compliance: All necessary safety measures and procedures will be put in place to ensure compliance to the act.

9. The Investment Act

Passed in 1993, the act provides a legal framework for investment in Zambia. The Act relates to environment indirectly by providing incentives for tree planting, soil and water conservation activities. The Act further recognizes the role of other agencies including those responsible for environmental protection in authorizing specific projects.

Relevance: the developer requires various licenses which relate to this act.

Compliance: the developer will ensure all relevant licenses are in place and are current.

10. The Water Resources Management Act, 2011

This Act establishes the Water Resources Management Authority and define its functions and powers; it provides for the management, development, conservation, protection and preservation of the water resource and its ecosystems; provide for the equitable, reasonable and sustainable utilization of the water resource; ensure the right to draw or take water for domestic and non-commercial purposes, and that the poor and vulnerable members of the society have an adequate and sustainable source of water free from any charges; create an

enabling environment for adaptation to climate change; provide for the constitution, functions and composition of catchment councils, sub-catchment councils and water users associations; provide for international and regional cooperation in, and equitable and sustainable utilization of, shared water resources;

Provide for the domestication and implementation of the basic principles and rules of international law relating to the environment and shared water resources as specified in the treaties, conventions and agreements to which Zambia is a State Party; repeal and replace the Water Act, 1949; and provide for matters connected with, or incidental to, the foregoing.

Construction and operational activities of the fuel storage/dispensing facility will be conducted in a way that minimize pollution of underground water and nearby surface water courses.

11. The Occupational Health and Safety Act, 2010,

This Act provide for the establishment of health and safety committees at workplaces and for the health, safety and welfare of persons at work, it also provide for the duties of manufacturers, importers and suppliers of articles, devices, items and substances for use at work. The Act also provide for the protection of persons, other than persons at work, against risks to health or safety arising from, or in connection with, the activities of persons at work.

Relevance: the project will employ people and will need to adhere to the act.

Compliance; all requirements of the act will be complied with.

12. National Pensions Act

Section 3 of the act stipulates the formation of the National Pension Scheme Authority, which is a body corporate with perpetual succession and a common seal, capable of suing and being sued in its corporate name, and with power subject to the provisions of this Act, to do all such acts and things as a body corporate may by law do or perform.

Relevance: The project is being implemented by a wing of government guided by the provisions of this act.

Compliance: all requirements stipulated by the act will be complied with.

13. The Workers' Compensation Act No. 10 of 1999

An Act to revise the law relating to the compensation of workers for disabilities suffered or diseases contracted during the course of employment; to provide for the merger of the functions of the Workers' Compensation Fund Control Board and the Pneumoconiosis Compensation of fund for the compensation of workers disabled by accident occurring, or diseases contracted in the course of employment; to provide for the payment of compensation to dependants of workers who die as a result of accidents or diseases; to employers; to provide for the appointment and powers of a Workers' Compensation Commissioner, the establishment and functions of a workers' Compensation Fund Board and a worker's Compensation Tribunal; and to provide for matters connected with and incidental to the foregoing.

Relevance: The proposed project's activities have potential to cause injury, illness or death to site workers and hence the relevance of the Act

Compliance: Occurrences of injuries on site will be handled according to the requirements of this Act

14. Environmental Impact Assessment Regulations SI No. 3 of 2026

Section 3(1) of the EIA Regulations states that, "a developer shall not implement a project for which an Environmental Impact Assessment (EIA) is required under these Regulations, unless Environmental Impact Statement (EIS) has been concluded in accordance with these regulations and the Environmental Management Agency has issued a decision letter." This is also regardless of whether or not the proposed project is part of the larger already approved project.

Relevance: this project is of construction nature that has the potential to impact on the environment.

Compliance: The Environmental Impact Statement (this document) was prepared in accordance with the legal provisions of environmental management under the precautionary principle protocol enshrined in the Environmental Management Act (2011) and its subsidiary legislation, the Environmental Impact Assessment Regulations S.I. No. 3 of 2026.

15. International and Regional Conventions

Zambia is a signatory to a number of international conventions which are related to the environment and the present study. Of relevance to the project are:

15.1. United Nations Framework Convention on Climate Change.

The United Nations Framework Convention on Climate Change (UNFCCC) was signed in 1992 and has a central objective 'To achieve stabilisation of greenhouse gas concentrations in the atmosphere'.

Zambia recognises that the largest source of one of the main greenhouse gases, carbon dioxide, is from the burning wood fuel and the use of coal and oil. Two-thirds of primary energy demand is from wood fuel (Firewood or charcoal). (IUCN, 1995)

3. PROJECT OBJECTIVES

The goal of the project is to provide a mixed use development with office space, retail facilities and accommodation.

4. EXISTING ENVIRONMENTAL CONDITIONS

The project site comprises Plot 2350/m along Great East Road, some 20 km to the East of Lusaka City Centre. The site covers 4.4077 hectares in extent. The site is located along Great East Road and opposite the defunct United Quarries and near to the Meanwood, Ibex and Avondale suburbs.

4.1 Topography

The topography of the area is undulating with slopes generally in the north east direction towards the stream. The project site is located at about 1250m above mean sea level.

4.2 Geology

The rocks of the area are metamorphic rocks of Pre-Cambrian age belonging to the Katangan system (Williams, 1984). The geology of the study area is generally characterised by rocks of early Katangan age comprising the Cheta Formation which outcrops as the Chilanga Psammite to the south of a broad band of calcareous rocks known as the Lusaka Dolomite. The Cheta Formation generally consists of foliated muscovite and biotite metasilts and quartzite (Smith, 1963).¹ Locally occurring, especially in the extreme north east of the Kafue area, there are granular quartz veins in the Chilanga Psammite which have the appearance of structure less quartz.

The geotechnical studies conducted revealed that the area around the site is prone to the formation of sink-holes formed by solution weathering of fissures and joints in the calcareous rock formation or geological anomalies such as fault lines. As such buildings will be carefully sited to avoid any existing such holes and the foundations will be designed to mitigate any future development of sink holes.

4.3 Soils

Soil types correspond closely to the geology, topography and climate of the area. According to Simpson (1963) the calcareous horizons of the Cheta Formation are overlain by a variable thickness of pisolitic laterite with clayey or fine sandy soils of varying depth often containing large numbers of lateritic pisoliths.

¹ According to Simpson et al (1963) Schist members of the Cheta Formation include a variety of rock types of which quartzites, quartz-muscovite-chlorite schists and quartz-muscovite-schists predominate.

The soils that characterise the area are predominantly clay loams that fall under the Makeni Soil Series which represents agriculturally productive soils with high inherent fertility.

4.4 Climate

The climate of Chongwe is characterized by three distinct seasons determined by the movement across the region of the Inter – Tropical Convergence Zone and is typical of much of the Central African Plateau. The region experiences a cool dry season from mid-April to August, a hot season from September to October and a rainy season from November to April.

The study area receives an annual rainfall in the region of 500mm to 1000mm with a mean annual rainfall of 787mm nearly all of which is recorded in the rainy season (December, January and February receiving over 70% of annual rainfall). Rainfall during the rainy season is erratic and long dry spells are experienced. The highest monthly average rainfall for the area is 371.0mm and lowest monthly average is 305mm while the daily maximum is 91.3mm. Mean relative humidity varies between 41% in October to 84% in February.

Mean monthly temperatures range between about 15 °C in the cold season to about 28.9 °C in the hot season when humidity is comparatively high. Minimum temperatures as low as 1 °C have been recorded for July, the coldest month of the year (the occurrence of frost is not expected) while temperatures of 30 °C and over are not uncommon for October, which is the hottest month.

The study area experiences prevailing easterly winds during the dry season with fresh winds experienced in the months of July and August with maximum wind velocities of 27 km/h. The rains experience light variable winds predominantly northerlies and north - easterlies in January and February. Mean wind speed ranges from 4.0 km/hr to 9.0 km/hr.

Highest daily standard atmospheric pressure is 912.3 mm Hg and lowest daily standard is 856.9 mm Hg.

4.5 Air Quality

The project site falls within an environment that is predominantly residential and forest. As such major pollutants include vehicular emissions, waste incineration and wild fires.

4.6 Hydrology

Surface Water Features and Drainage

There is one prominent waterways in the project area which is an unnamed seasonal stream flowing northwards into a Dam situated towards the KKIA. This is one of the ecologically sensitive areas of this project as the scoping process established that the stream drains not

only the site but surrounding areas as well. Other water courses include the road side drainage and natural channels which follow the slope of the terrain.

Underground Water Resources

Areas underlain by dolomite and limestone such as is the case with the project site and surrounding areas provide a reliable underground water supply; solution fissures and cavities occurring at various depths retain water which gives calcareous rock formations a high degree of porosity and permeability resulting in an aquifer (termed a *karstic* aquifer) with good recharge potential. The nearest local municipal borehole is located away from the site. No municipal boreholes exist on site.

Fresh Water Quality

Karstic aquifers are prone to contamination by pollutants in rain or other water infiltrating the ground due to the enlarged solution cavities and joints in the rock which easily allow water to pass through with little or no filtration or purification.

4.7 Flora and Fauna

The natural type of vegetation occurring in Chongwe varies from grassland carried on the deep red soils found over limestone to the south west to *Miombo woodland* over the generally shallower soils over the mosaics of limestone, dolomite and schist to the south and south east.

Locals interviewed alluded to the presence of a number of snakes like the spitting cobra, black mamba and pythons in the area. A number of birds were also spotted in the trees. Large mammals are not easily spotted and as such may not be in this habitat.

There was no evidence on the site of the presence of any species of flora or fauna that could be classified as endemic to the area or of special scientific value.

4.8 Existing Infrastructure Development

Existing infrastructural development in the area includes the two shopping malls namely Garden City and Waterfalls, the Marian Shrine, Avondale, Chelstone, Chainda township and Meanwood Ibex Ibex hill.

Main Traffic Throughway, the Great East Road connects the area to the rest of the city.

Main and secondary electricity grid lines (33kv and 11kv) pass through and serve the airport

There is no LWSC water and sanitary services and existing establishments operates its own water supply and sewer network. However, there is a LWSC commercial borehole and Chelstone water tank, nearby, and the project is likely to connect to this source besides on site boreholes

4.9 Existing Raw Materials Sources

There is an existing quarry for stone across the road though this is non functional at the moment. Other raw materials will be brought into the site from elsewhere.

4.10 Potential Sensitive Areas (Bio-physical)

There are no known sensitive areas near the site.

As mentioned previously (section 3.1.7.), aquifers in limestone areas are prone to contamination due to their high permeability.

Social-economic Environment

4.11 Land Tenure and Zoning of the Project Site

The proposed project site is on land owned by COMESA. A copy of the title deed is attached to this document.

4.12 Land Uses in the Area

Land use in the study area includes residential and small holdings. Other uses include a commercial and institutional

4.13 Economic Activities

Residents of Avondale, Chainda Chelstone engage in subsistence farming, growing maize. There are also a number of road side traders selling a wide range of goods from crushed stone, chicken feed, building materials etc.

The other residents in the area engage in formal employment mostly in the city and the nearby malls. Residents of Chainda are mostly small traders or work in town.

4.14. Population and Settlement

From the 2022 census, Chongwe has 313,389 inhabitants. The area has seen significant population growth from the previous estimate of 141, 301 in 2010. The district is characterized by its rapidly developing semi-rural nature and serves as a major vegetable supplier to Lusaka. The 2020 demographic survey indicates 50.2 males and 49.8 females. The district has 21 wards.

4.15 Water Supply / Sanitation

Most of the areas in this part of town are not served by municipal water and sanitation systems. Residents utilize boreholes and on-site sewer treatment systems.

4.16 Social Amenities

Health

Chelstone, Chainda and ZAF Airport Clinic are the primary health care facilities. Pearl of health clinic is a private health care provider located in the area. Referral centers from here include Maina Soko military hospital and the University Teaching Hospital and Levy Mwanawasa Hospital :

Education

There are a number of educational facilities in the area including Thornhill Boarding school, Chelstone Secondary School and a number of community schools.

Recreation

There are public no recreational facilities in the area. Recreational services can be accessed from the shopping malls nearby.

4.17 Local Institutions / Establishments

Traditionally, the project area falls under Her Royal Highness chieftainess Nkomeshya.

4.18 Transport / Communication

Great East Road is the main transport link to the site. Communication is by mobile phones and landlines.

4.19. Cultural/Historical/ Archaeological Sites

There are no known sites on the project site or existing quarry sites that have been confirmed as cultural or archaeological sites.

4.20 Potential Sensitive Areas (Social-Economic)

Potential social-economic sensitive areas in the study area include:

The families which grow maize on the site during rainy season will need to be engaged

5. PROPOSED PROJECT ACTIVITIES

Project construction works are expected to commence in the 4th quarter 2026 projected over a 1 year construction cycle.

Activities during Construction

1. Site Preparation and Levelling

Initial site preparation will entail removal of the existing vegetation and scarifying of topsoil which will for the most part involve the use of heavy machinery such as bull dozers and graders.

Further earthworks and levelling will be performed employing the principle of cut-and-fill in order to establish the working levels where the buildings will be erected as well as to provide for surfaces for the internal road network. This will also involve the used heavy machinery such as bulldozers. In addition, construction of the platform will involve:

Blasting of rock as necessary.

Blasting will be done by registered and licensed companies like Lusaka Blasting, who source explosives from registered sources and have licensed magazines. These specialists will store and transport the explosives to site. There will be no onsite storage of explosives as this would require separate specialized permitting and licensing for which it is best to hire licensed entities.

It is expected that all work concerning site preparation/levelling and construction of the platform to required falls will be completed during the dry season (2026)

Construction of Roads

About 1.5km of road network will service the development. Construction of the load formation for internal roads will involve earth moving and shaping of formation and shoulders, and stabilization of the base with the piling, spreading and compaction of gravel and aggregate.

Construction of a bitumen surface pavement will involve the spreading and compaction of aggregates and tar materials on the road and preparation and pouring of concrete for concrete surfaced roads.

Construction of Drainage System

This will comprise construction of:

Drainage network for roads which will carry storm-water to the boundary of the site where it will discharge into the existing drainage systems.

Construction of drainage will involve excavation installation of a piped drainage system.

It is expected that all work concerning construction of the road network and associated drainage (including paving and lining) will be completed during the dry season (2016).

Construction of Sub-structures (Foundations)

As for construction of drains, this will involve excavation, soil compaction, blasting (where required) and pouring of concrete to form reinforced foundations and floor slabs.

Construction of Superstructures (Houses, shops etc.)

This will involve:

The preparing of mortar and concrete at on-site batching plant.

- Structural steel erection
- The laying of concrete block in-fill walls.
- Construction of reinforced concrete structures
- Installation of electrical and plumbing services.
- Fixing of roofs.
- Installation of finishes mechanical services.
- Landscaping.

Construction of Engineering Services

This will involve:

Installation of transformers and overhead / underground power lines

Installation of lighting (perimeter, road lighting, factory area lighting)

Drilling of bore-holes

Laying of additional sewer and water supply pipes

Construction of underground services (sewer and water supply pipes) will involve excavation and where necessary blasting of rock for as well as preparation of mortar and concrete.

Materials Mobilization, Handling and Storage

This refers to the acquisition, delivery and storage of materials required for construction and civil works. It is envisaged that materials will be delivered by road.

Gravel, laterite and stone aggregates will be acquired and transported to the site from ZEMA approved quarry sites within the Lusaka area.

It is likely that a number of stockpile areas for the storage of materials not required for immediate construction purposes will be established on site.

Petroleum products, such as fuels (petrol/diesel), lubricating oils, hydraulic fluids and bitumen / asphalt mix will require transportation although only limited amounts of these materials will be stored on site as reliable supply sources will be within close proximity.

Other materials that will be transported and stored include sand, blocks and steel sections and claddings.

Movement of Construction Traffic and Heavy Machinery

Transportation and erection of process equipment was mentioned earlier. Transportation of construction materials / waste to and from the site will also involve the movement of heavy vehicles on access roads to the project site as well as within the site. It is expected that Great East road will serve as a main access route to the site. Daily transportation of construction workers may add to the volume of construction traffic to the site although it is expected that a number of workers will be accommodated on site in a small camp.

Construction activities such as clearing, excavation, earth moving and mixing of concrete will involve the movement and operation of heavy plant and equipment around the site.

Construction Workers Activities

As mentioned it is estimated between 250-350 local persons will be directly employed locally while the construction team will also include approximately 50 international specialized workers who will be accommodated in a small construction workers' camp established on site. Social interaction activities will undoubtedly result between project workers (especially those who are Zambian employed) and local communities. The project will as much as is possible hire labour from within local communities.

Although a canteen and catering facilities will be provided for project workers, local market transactions will take place between construction workers and local communities and it is envisaged that some informal restaurants will spring up in the vicinity of the project site providing food and beverages. Casual sexual relationships are likely to result from interactions between workers and the community.

The presence of construction workers will require the acquisition of fuel (wood or charcoal) and water for food preparation and domestic purposes as well as the provision of sanitation and health services.

Water Abstraction

As mentioned earlier, water will be required for construction, workers domestic and dust suppression measures. Water will be abstracted from boreholes. A total of 1 commercial boreholes will be drilled and the consumption will be in excess of 10,000 liters per day.

Waste Management

Waste management during the construction phase will include:

Provision of workers sanitation. Collection and disposal of domestic waste at ZEMA approved disposal sites. The domestic waste collection system currently serving the surrounding area will be extended to the new construction site and workers' camp.

Transportation and disposal of building waste and rubble.

Collection and disposal of used oils / lubricants according to ZEMA requirements and ERB standards.

Activities during the Operational Phase

Activities that will take place during the operational phase that have potential impacts on the environment, relate to the provision of housing and social amenities. This includes:

Office Spaces - Office areas have the accompanying threat of domestic waste. This results from day today consumption in the offices and poses a threat to the surrounding environment.

Shopping and recreational centers -Shopping centers also add a considerable amount of waste to existing waste streams in the area. Further, vehicular emissions to the air may increase and need to be managed

6. IDENTIFICATION OF ENVIRONMENTAL IMPACTS

A number of environmental issues have been identified during the scoping process of the study. The purpose of this section is to predict and make an assessment of the impacts on the environment that may potentially arise as a result of the implementation of the project.

Impacts that could occur are grouped and discussed below under the headings of the various environmental components or receptors (e.g. air quality, ground water, ecosystem, etc) that it is anticipated are likely to be affected by implementation of the project. A certain amount of overlap between these components is unavoidable and therefore cross referencing is used where possible to avoid repetition.

An assessment of these impacts is made on the basis of information gathered during the environmental baseline study of the project area, which has included several field visits to the project site and its surrounds, as well as a desk study of relevant existing documents and information pertaining to the study and information describing the nature and design of the proposed project.

To this end, identified impacts are discussed within the component headings in the light of the following:

- **Potential impact:** effect on the environment with respect to who or what will be affected and how the impact will be felt. Impacts can be avoidable or unavoidable.
- **Natural and existing mitigating factors:** mitigating factors that are naturally inherent in some of the processes and/or raw materials proposed or are inherent in the intended design and engineering of the project or are already existing features which will continue and be incorporated in the new project.
- **significance of impact:** the significance of the unmanaged and managed impacts taking into consideration likelihood of the impact occurring, extent over which the impact will be experienced, magnitude of the impact and sensitivity of the area affected. These terms are used as applicable according to the nature of the impact being described and assessed
- **Reversibility:** this alludes to the ability of the environment to retain to its pre project state. Some impacts can be reversed while others cannot be reversed even when the project is decommissioned.
- **Time scale:** some impacts are Short term, medium term or indeed long term on the human time scale

An appraisal of potential negative impacts that may result from the project during the construction and operational phases has been given in the previous sections above. An attempt is made in this section to evaluate the overall significance of each identified impact by assigning values to a set of criteria as follows:

- **Type of Impact** (Direct / Indirect)
- **Duration** (Intermittent / Temporary / Short Term / Medium Term (construction phase) / Long Term / Permanent)
- **Intensity / Severity** (Negligible / Low / Moderate / High)
- **Spatial Extent** (Site / Local (area surrounding the site) / Regional)
- **Likelihood** (Uncertain / Improbable / Probable / Highly Probable / Certain)
- **Sensitivity** [of the receptor; degree of change effected on natural processes or peoples livelihoods] (Low / Moderate / High)
- **Overall Significance** (Insignificant / Low / Moderate / High)

The evaluation of impacts using these criteria is presented in Table 3 below:

Table 3 Evaluation of Impacts

Impact	Type of Impact	Duration	Intensity / Severity	Spatial Extent	Likelihood	Sensitivity	Overall Significance
CONSTRUCTION PHASE							
Impacts on Ecosystem							
Loss of vegetation / Habitat	Direct	Permanent	low	Site	Probable	Low	Low
Impacts on Air Quality and Noise Levels							
Dust releases due to exposed work sites – nuisance to neighbours	Direct	Intermittent – Medium term	Low	Local	Probable	low	Low
Noise from construction machinery / traffic	Direct	Intermittent – Medium term	Moderate – High	Local	Probable	Moderate	Low
Dust releases due to exposed work sites – nuisance to workers	Direct	Intermittent – Medium term	Moderate	Site	Probable	High	Moderate – High

Impact	Type of Impact	Duration	Intensity / Severity	Spatial Extent	Likelihood	Sensitivity	Overall Significance
Impacts on Ground and Surface Water							
Contamination of ground water by workers sanitary waste	Direct	Medium term	Mode rate	Site	Probable	High	Moderate-high
Contamination of ground water due to accidental oil and fuel spillages / leaks from poorly maintained construction machinery	Direct	Medium term	Low	Site	Improbable - Probable	High	Low
Contamination of run-off and ground water from solid waste and garbage	Direct	Medium term	Low	Site	Improbable - Probable	High	Low-Moderate
Erosion and siltation of downstream drainage system	Direct	Medium term	Low	Local	Improbable	low	Low
Impacts on Occupational Health and Safety							
Reduced occupational health and safety	Direct	Medium term	Mode rate	Site	Highly probable	High	High
Impacts on Road and Traffic Safety							

Impact	Type of Impact	Duration	Intensity / Severity	Spatial Extent	Likelihood	Sensitivity	Overall Significance
Reduced safety on public access roads due to construction traffic	Direct	Medium term	Low	Local	Probable	High	Low-Moderate
Impacts on Public Health and Safety							
Risk of accident involving members of the public	Direct	Medium term	Low	Site	Improvable	Low	Low
Risk of water borne diseases due to various potential sources of pollution	Direct	Medium term	Low	Site	Improvable - Probable	High	Low-Moderate
OPERATIONAL PHASE							
Impacts on Air Quality							
Reduced air quality due to solid waste	Direct	Long term	Low	Site	Improvable / Probable	Moderate	Low
Impacts on Noise Levels							

Impact	Type of Impact	Duration	Intensity / Severity	Spatial Extent	Likelihood	Sensitivity	Overall Significance
Noise nuisance from development	Direct	Long term	Negligible	Site	Improvable / probable	Moderate	Insignificant
Impacts on Ground and Surface Water Resources							
Contamination of surface ground water due to leaks or overflowing of sewage system	Direct	Long term	Moderate	Local	Improbable-Probable	High	Low
Contamination of run-off due to storage of accumulated refuse	Direct	Long term	Low	Local	Improbable-Probable	Low	Low
Impacts on Road and Traffic Safety							
Increased congestion	Direct	Long term	Low	Local	Improbable/Probable	Moderate	Low-Moderate

Impact	Type of Impact	Duration	Intensity / Severity	Spatial Extent	Likelihood	Sensitivity	Overall Significance
Reduced road safety	Direct	Long term	Low	Local	Probable	High	Low-Moderate
Impacts on Occupational and Public Health and Safety							
Risk of water borne diseases due to water contamination by various sources of pollution	Direct	Long term	Low	Local	Improbable	High	Low-Moderate
Risk of fire	Direct	Long term	High	Site	Improbable-Probable	High	Moderate-High

7. ANALYSIS OF ALTERNATIVES

Project Alternatives

The project has examined a number of alternatives including physical, technological and socio economic alternatives. The following section discusses these alternatives

7.1. Site Alternatives

The location of the site close to a mixed use area lends its use to a number of options that can effectively respond to the demand. As such the location was a major consideration in the purchase decision and no alternative was considered. Numerous advantages are represented by the current site which includes the following factors:

Location: The proposed site is located close to the exiting settlements of Chainda, Avondale, Ibex Hill and Meanwood ibex. This presents an opportunity to develop the site in line with exiting trends. Further, the site presents an opportunity for a green development which answers to the need for eco friendly and sustainable construction.

Infrastructure: The necessary infrastructure to support such a development is partly available within the vicinity. This includes:

- *Road access:* The project area is served by Great East road
- *Power:* Electrical power is available from the existing electrical ZESCO substation.

Labour: labour for the operation of the project is already established and accommodated in the area. Local communities such as Chainda, Chelstone will offer a readily available pool of non- or semi-skilled labour for employment during the construction phase.

Ownership and Zoning: The site forms part of property already owned by COMESA

7.2. Technology Alternatives

A range of technologies are available for building construction. These include prefabricated structures, stone and concrete masonry .

7.3. Consideration for Impacts

This project is being implemented to minimize overall impacts on the surrounding environment. As such the option of sitting within existing premises is aimed at further minimizing environmental impacts.

7.4 No Project Alternative

Assuming the project is not undertaken, the current site would remain unutilized. However, the illegal business activities onsite pose a threat of encroachment on the site and surrounding area. As such the project provides a buffer from encroachment. Further the illegal burning of garbage on the site poses a threat to the environment and the project proposes a sustainable use of the local environment.

8. CONSULTATION AND PUBLIC PARTICIPATION

As part of the community involvement and consultative process, and in order to take public views into account in determining the scope of works for the EIA study, a scoping meeting was conducted on 19th January 2026 with affected parties in the area.

This provided the community with an opportunity to air concerns about the proposed. Thus the participation in the scoping provided a feedback mechanism from the community to the project team on issues of interest in the assessment process.

Specific issues that came up during the scoping meeting with stakeholders and the public included;

- Traffic and Congestion
- Security
- Community benefits like corporate social responsibility
- Employment creation for locals
- Improved property values in the area

The above outlined concerns from stakeholders therefore provided a framework of issues to be considered during preparation of the terms of reference which will lay down a scope of works for conducting the EIA studies for the project. Issues of traffic in terms of provision of adequate parking spaces and congestions on access routes came out strongly during scoping and will be given much attention during the EIA study. Continuous consultations with stakeholders will help to bridge the gap in information and help in the identification of potential impacts and appropriate mitigation measures.

9. SOCIAL ANALYSIS

Given the current state of the area, there is need or sustainable job creation and provision of alternative economic activities. The project is economically viable for the locals as it provides a source of stable employment and also provides a market for other services and goods that the locals produce like vegetables and fruits. Further, the provision of educational and health facilities by the project will contribute to the well-being of local residents. It has been noted that

three families may lose land they use for seasonal maize cultivation. But there is currently no shortage of arable land in the area and an alternative can be found. The developer, being a multi-government body, is fully committed to ensure sustainable development.

10. POSSIBLE ANALYSIS INFORMATION GAPS

In executing this study, social and economic information will be gathered by way of structured questionnaires which will be analyzed using standard statistical methods such as MINITAB. Ecological data will be gathered and organized in tables. Counts, Means, and other statistical methods will be used to provide prevalence and dominance levels.

Possible gaps in data gathered will be bridged by consulting available literature and similar reports done in the area. this will give a basis of comparison and validation of gathered data. Further the project being in a classified area entails restriction as to what information can be divulged in this report

11. PROPOSED MITIGATION MEASURES

Mitigation Measures for Impacts Occurring during Construction Phase

1. Impacts on Land and Soil

- Destabilization of soils and sub soils due to earthworks resulting in erosion
- Potential soil pollution soil due to oil/fuel leaks or spills (construction machinery)

Mitigation:

- Major earthworks during dry season
- Temporary drainage system and other erosion control methods put in place in preliminary stages of construction
- Proper maintenance of plant/machinery proper treatment/disposal methods for any major oil/fuel spills
- No fuel storage envisaged on site

2. Air Quality

- Dust raised and noise nuisance due to construction activities
- Construction traffic exhaust pollution

Mitigation:

- Work sites / access roads regularly watered
- Site to be fenced by iron sheets to trap dust from site activities
- All noise generating activities to be undertaken during day time i.e. between 08:00 and 17:00
- Supervision, management and maintenance of vehicles / plant

3. Water Supply

- Ground water abstraction affecting supply

Mitigation:

- abstraction rate not exceeding 5 l/s

4. Water Flow

- Disruption to natural drainage regime

- Siltation of local drainage system / road drains due to erosion

Mitigation:

- Temporary drains to precede establishment of permanent designed drainage system; surface drainage on site improved
- Erosion control measures / retaining structures / silt traps
- Excavations to be properly done so as not to disturb the water table

5. Water quality

- Potential ground water pollution due to solid and liquid waste materials generation and storage (e.g. run-off from site / siltation; building waste / rubble; workers garbage / sewage; waste oil / fluids from plant and machinery, accidental leaks or spills)

Mitigation:

- Major earthworks during dry season
- Erosion control measures (temporary / permanent drains, retaining structures)
- Solid waste management for building waste to be transported off-site.
- Recycling of building waste at times.
- Adequate provision of toilets for construction workers and provision of skip bins at the site

6. Traffic and Road Safety

- Increased traffic and reduced road safety due to construction traffic on and off-site/transportation of large volumes of materials

Mitigation:

- Speed limit signs, traffic and safety barriers and other relevant warning signs established in and around construction sites
- Cut and fill balanced as far as possible to reduce importation of laterite
- Provision of bulk storage of materials on site
- Designated routes to be set and complied with

7. Occupational health and safety

- Occupational health and safety risk due to construction activities, construction equipment on site, excavations, construction dust, etc.

Mitigation:

- Construction management
- Adherence to site safety procedures, use of PPE
- Suppression of dust with water / supply of protective clothing (dust masks etc.)
- Explosives to be used according to the rules and regulations regarding the same

8. Public health

- Risk to public health and safety due to potential pollution resulting from construction workers solid waste and sewage; construction dust;
- Potential accidents involving members of the public.
- Increased incidence of HIV/malaria

Mitigation:

- Solid waste / sewage management protocols
- Dust suppression with water on all work sites / access routes
- Proper drainage on site

Mitigation Measures for Impacts Occurring during Operational Phase

1. Air quality
 - Increased exhaust emissions / odour from accumulated refuse/ dust from vehicular movements

Mitigation:

- All areas will be paved to ensure minimal dust emission
- Site ingress and egress layout designed to ensure free flowing traffic (avoid congestion and fumes)

2. Surface Water Quality
 - Increased runoff from paved areas / risk of downstream erosion
 - Soil pollution due to solid waste storage

Mitigation:

- Proper design of drainage system / storm water control
- Waste management protocols

3. Water supply
 - Potential depletion of ground water resources / potential overloading of water mains

Mitigation:

- Hydrological study to establish groundwater potential on site
- Water supply demand estimated at not more than ~5 l/s

4. Surface water flow
 - Increased run-off / risk of flash flooding downstream drainage system

Mitigation:

- Proper design of drainage system / controlled runoff
- All areas will be paved (minimal silt entering drains)

5. Surface and Groundwater Quality
 - Potential impact to ground water quality due to:
 - sewage system overflow / leaks;
 - solid waste storage contamination of runoff;
 - other sources of contamination of surface water affecting ground water

Mitigation:

- Waste management protocols including designated storage areas for solid waste with segregation for recyclable materials
- Dilution factor run off from paved areas
- Monitoring / maintenance of sewage system/ sewer waste to be discharge through waterborne sewer mains

6. Public health and safety
 - Potential risks to public health due to:
 - fire risk;
 - sources of pollution (sewage/solid waste);
 - increased incidence of pest/vermin/malaria

Mitigation:

- Adherence to health and safety procedures

- Proper safety design and equipment including fire fighting systems and equipment, signage
- Emergency preparedness plans

7. Traffic and Road Safety

- Increased traffic causing congestion, reduced road safety
- Increased congestion on site access roads

Mitigation:

- Traffic management plan and appropriate design of roads and junctions (ingress-egress) to ensure minimal disruption to traffic flow.

12. CONCLUSIONS AND RECOMMENDATIONS

Major concerns raised by stakeholders and affected parties during the scoping process included fears of loss of economic activities. These concerns may be avoided or addressed by mitigation measures to be proposed and drawn through consultations and input from stakeholders and the general public. Provided appropriate mitigation measures are implemented, it is considered that the project will not result in significant net adverse impacts on the local and general environment and its implementation is regarded as more viable than any other alternative.

Environmental Impact Assessment studies for the proposed project will therefore seek to address issues raised during scoping and other issues contained in the third schedule of the EIA Regulations relevant to the project and their significance in order to propose appropriate mitigation measure for each identified impact.

PROPOSED TERMS OF REFERENCE

PROPOSED TERMS OF REFERENCE

1. INTRODUCTION

The Terms of Reference presents a framework for conducting EIA studies for a specified developmental project, it identifies and single out major issues to be considered during the conduct of EIA studies for any given project. The Terms of Reference (TORs) for the proposed construction of a mixed use development on plot 2350/m in Chongwe have been prepared on behalf of COMESA as a first step in the EIA process and in compliance with Regulation 8 (3) of the EIA Regulations (SI 3 of 2026).

The Terms of Reference have been drawn up from discussions within the EIA study team taking into consideration the issues contained in the second Class of the EIA regulations. Particular attention will be paid to the urban and peri-urban areas of Chainda, Meanwood Ibexhill and Avondale and the surrounding areas in the spatial extents of this study. The consultant shall provide information on all matters as specified in the content requirements of the Terms of Reference together with other such matters adjudged to be necessary by ZEMA.

This report therefore seeks to identify environmental and social receptors of various aspects of the proposed project within Chongwe as the Lusaka region as a whole at different project levels i.e. construction and operation.

1.1. Project Background

The background of the project is that the Common Market for Eastern and Southern Africa (COMESA) was allocated a piece of land by the Republic of Zambia situated on Subdivision No.65 of Lot No.2350/M along Great East Road in Chongwe District measuring approximately 4,0477 Hectares. COMESA intends to develop the described piece of land by building its new office Headquarters complex, hotel, conference center and some retail facilities depending on the outcome of the market survey final report. The land has been fallow for a number of years save for a few patches which are used for subsistence farming by residents of Chainda and Chelstone.

2. REGULATORY FRAMEWORK AND CORPORATE REQUIREMENTS

Environmental Management Act No. 12 of 2011

The Environmental Management Act (EMA) No 12 of 2011 is the Principal Act governing and regulating environmental issues in Zambia. Its main functions include the protection of the environment and control of pollution, in particular to provide for the health and welfare of people, animals, plants and the environment. Below are the specific Sections of the EMA, 2011 which will be reviewed in relation to the project:-

- **Section 29 of the EMA No. 12 of 2011; Environmental Impact Assessment (EIA)**

This Section provides the framework for conducting and reviewing environmental impact assessments for any project.

Relevance: This section requires that a developer conducts EIA studies and prepare and submit an Environmental Impact Statement to the Zambia Environmental Management Agency for approval. Therefore EIA studies for the project will be conducted in accordance with this section and Regulation 7 (1) of the Environmental Impact Assessment regulations, statutory instrument No. 3 of 2026.

Compliance: The Terms of Reference for the EIA study has been prepared in compliance with Regulation 8 (3) of the EIA Regulations (SI 3 of 2026).

- **Section 63 of the EMA No. 12 of 2011; Waste Management**

This Section sets out the licensing requirements for transporters and waste disposal sites and provides definitions of waste.

Relevance: The construction activities of the proposed project have potential to generate waste whose transportation and disposal may require licensing.

Compliance: Management of all solid wastes should therefore have to be done in accordance with the requirements of this section.

- **Section 46 of the EMA No. 12 of 2011; Water Pollution Control**

This Section prohibits unauthorized discharge of pollutants into the aquatic environment and requires that all effluent likely to be discharged should be licensed.

Relevance: The construction activities of the proposed project have potential to cause leakages, fuel spill or wash pollutants into the stream.

Compliance: Management of the site should take into account the need to prevent pollution of the aquatic environment.

- **Section 59 of the EMA No. 12 of 2011; Cessation of Activity Relating to Hazardous Waste**

This Section provides for the control of generation, collection, storage, transportation, pre-treatment, treatment, disposal, export, import and transboundary movement of hazardous waste as listed in Fourth Schedule or any waste specified in Sixth Schedule, if that waste exhibits characteristics found in the Fifth Schedule to these Regulations.

Relevance: The nature of the project entail generation of wastes which are considered as hazardous i.e. fuel spills or leaks, the handling of such is subjected to these regulations.

Compliance: handling and use of fuel/oil will be done in compliance with this section.

2.1. Other Acts to be reviewed

2. Lands Act, Cap 184

This Act was enacted in 1995 following the repeal of the Land (Conversion of Titles) Act of July, 1975. It provides for the continuation of leaseholds and allows the conversion of customary tenure into leasehold tenure.

Relevance: The area falls within land that is overseen by a government agency

Compliance: the developer will ensure all title deeds and land ownership papers are in place.

3. Local Government Act, Cap 281

The Act was enacted in 1991 following the repeal of the Local Administration Act of 1981. It provides for the functions of local authorities including the implementation environmental protection and natural resources management functions.

Relevance: once developed and handed over, the local authorities have jurisdiction over the site.

Compliance: the developer will obtain all licences and permits required to run the project.

4. Public Health Act, Cap 295

The Act provides for and regulates all matters connected with public health in the country under the local authority of each district as the enforcement agency.

Relevance: the dust emitted from the site pose a health risk to the public if not handled properly,

Compliance: all measures and procedures to minimise risk to public health will be put in place.

5. Urban and Regional Planning Act, Number 3 of 2015

An Act to provide for development, planning and administration principles, standards and requirements for urban and regional planning processes and systems; provide for a framework for administering and managing urban and regional planning for the Republic; provide for a planning framework, guidelines, systems and processes for urban and regional planning for the Republic; establish a democratic, accountable, transparent, participatory and inclusive process for urban and regional planning that allows for involvement of communities, private sector, interest groups and other stakeholders in the planning, implementation and operation of human settlement development; ensure functional efficiency and socioeconomic integration by providing for integration of activities, uses and facilities; establish procedures for integrated urban and regional

planning in a devolved system of governance so as to ensure multi-sector cooperation, coordination and involvement of different levels of ministries, provincial administration, local authorities, traditional leaders and other stakeholders in urban and regional planning; ensure sustainable urban and rural development by promoting environmental, social and economic sustainability in development initiatives and controls at all levels of urban and regional planning; ensure uniformity of law and policy with respect to urban and regional planning; repeal the Town and Country Planning Act, 1962, and the Housing (Statutory and Improvement Areas) Act, 1975; and provide for matters connected with, or incidental to, the foregoing...

Relevance: the site falls within a planned area.

Compliance: all approvals for plans will be sought by the developer.

6. Rating Act, Cap 192

The Act was enacted in 1976 to provide for the declaration of ratable areas, the assessment of rates and the levying of rates on property located in an area of a local authority.

Relevance: The site once developed will fall within ratable land.

Compliance: the developer has diplomatic status and as such is immune from paying rates.

7. Road and Traffic Control Act, Cap 464

The Roads and Traffic Control Act, provides for the control of traffic, and for the regulation of storm water disposal structures.

Relevance: The site has a considerable amount of traffic flowing around its premises.

Compliance: All signs and directions to control traffic movement and ensure a safe environment will be put in place.

8. Factories Act, Cap 441

The Factories Act provides a framework for the setting of regulations to ensure the safety, health and welfare of persons employed on construction work sites and in factories.

Relevance: the works and operations on the site are similar and compatible to factories and require stringent safety measures due to the nature of product handled.

Compliance: All necessary safety measures and procedures will be put in place to ensure compliance to the act.

9. The Investment Act

Passed in 1993, the act provides a legal framework for investment in Zambia. The Act relates to environment indirectly by providing incentives for tree planting, soil and water conservation activities. The Act further recognizes the role of other agencies including those responsible for environmental protection in authorizing specific projects.

Relevance: the development will attract other investors who may require various licenses which relate to this act.

Compliance: the developer will ensure all investors obtain the relevant licenses.

10. The Water Resources Management Act, 2011

This Act establishes the Water Resources Management Authority and define its functions and powers; it provides for the management, development, conservation, protection and preservation of the water resource and its ecosystems; provide for the equitable, reasonable and sustainable utilization of the water resource; ensure the right to draw or take water for domestic and non-commercial purposes, and that the poor and vulnerable members of the society have an adequate and sustainable source of water free from any charges; create an enabling environment for adaptation to climate change; provide for the constitution, functions and composition of catchment councils, sub-catchment councils and water users associations; provide for international and regional cooperation in, and equitable and sustainable utilization of, shared water resources;

Provide for the domestication and implementation of the basic principles and rules of international law relating to the environment and shared water resources as specified in the treaties, conventions and agreements to which Zambia is a State Party; repeal and replace the Water Act, 1949; and provide for matters connected with, or incidental to, the foregoing.

Construction and operational activities of the fuel storage/dispensing facility will be conducted in a way that minimize pollution of underground water and nearby surface water courses.

11. The Occupational Health and Safety Act, 2010,

This Act provide for the establishment of health and safety committees at workplaces and for the health, safety and welfare of persons at work, it also provide for the duties of manufacturers, importers and suppliers of articles, devices, items and substances for use at work. The Act also provide for the protection of persons, other than persons at work, against risks to health or safety arising from, or in connection with, the activities of persons at work.

Relevance: the project will employ people and will need to adhere to the act.

Compliance; all requirements of the act will be complied with.

12. National Pensions Act

Section 3 of the act stipulates the formation of the National Pension Scheme Authority, which is a body corporate with perpetual succession and a common seal, capable of suing and being sued in its corporate name, and with power subject to the provisions of this Act, to do all such acts and things as a body corporate may by law do or perform.

Relevance: The project is being implemented by a multi government body guided by the provisions of this act.

Compliance: all requirements stipulated by the act will be complied with.

13. The Workers' Compensation Act No. 10 of 1999

An Act to revise the law relating to the compensation of workers for disabilities suffered or diseases contracted during the course of employment; to provide for the merger of the functions of the Workers' Compensation Fund Control Board and the Pneumoconiosis Compensation of fund for the compensation of workers disabled by accident occurring, or diseases contracted in the course of employment; to provide for the payment of compensation to dependants of workers who die as a result of accidents or diseases; to employers; to provide for the appointment and powers of a Workers' Compensation Commissioner, the establishment and functions of a workers' Compensation Fund Board and a worker's Compensation Tribunal; and to provide for matters connected with and incidental to the foregoing.

Relevance: The proposed project's activities have potential to cause injury, illness or death to site workers and hence the relevance of the Act

Compliance: Occurrences of injuries on site will be handled according to the requirements of this Act

14. Environmental Impact Assessment Regulations SI No. 3 of 2026

Section 3(1) of the EIA Regulations states that, "a developer shall not implement a project for which an Environmental Impact Assessment (EIA) is required under these Regulations, unless Environmental Impact Statement (EIS) has been concluded in accordance with these regulations and the Environmental Management Agency has issued a decision letter." This is also regardless of whether or not the proposed project is part of the larger already approved project.

Relevance: this project is of construction nature that has the potential to impact on the environment.

Compliance: The Environmental Impact Statement (this document) was prepared in accordance with the legal provisions of environmental management under the precautionary principle protocol enshrined in the Environmental Management Act (2011) and its subsidiary legislation, the Environmental Impact Assessment Regulations S.I. No. 3 of 2026

15. International and Regional Conventions

Zambia is a signatory to a number of international conventions which are related to the environment and the present study. Of relevance to the project are:

15.1. United Nations Framework Convention on Climate Change.

The United Nations Framework Convention on Climate Change (UNFCCC) was signed in 1992 and has a central objective 'To achieve stabilisation of greenhouse gas concentrations in the atmosphere'.

Zambia recognizes that the largest source of one of the main greenhouse gases, carbon dioxide, is from the burning wood fuel and the use of coal and oil. Two-thirds of primary energy demand is from wood fuel (Firewood or charcoal). (IUCN, 1995)

3.0 PROJECT DESCRIPTION

The project covers over 43,000 square meters of built area. This is a mixed use development on plot 2350/m a 4.4077 hectare piece of land owned by COMESA. The project involves construction of the COMESA Had office building and other facilities. These will include major components such as conference center, office blocks, commercial facilities like retail outlets and a four-star hotel. These will be supported by a properly designed service structure for water and sewage.

The project espouses the construction of residential units, shops and other facilities. The approach to the development of the project would thus seek to achieve the following with the long term intention of achieving integration and sustainability. The project seeks to stimulate local economic activities, with the provision of vast array of economic opportunities and fixed employment. Further the project seeks to provide a wide range of office/accommodation options within safe and secure environments, underpinned by integrated infrastructure allowing for walkable communities. In line with the goal of sustainable development the project sees waste as a resource and not a problem. The developer's approach to urban design is inclusive and supportive of environmental sustainability, drawing on the latest regenerative environmental design in terms of waste management, energy creation and usage, infrastructure services (electricity and water), food and water security.

The area under consideration is not serviced by local water and sewer networks. As mentioned above, the project will develop a well laid out water and sewer reticulation network. To this effect a dedicated onsite sewer treatment plant will be developed to cater for the needs of the project. Water will be from onsite boreholes pumped to overhead storage tanks.

The civil works at the project will involve builders works, construction of roads, drainage, structural installations. Others will be earthworks for foundations and for drainages.

Major Components of the Project

The COMESA Head Office development will have a total floor area of over 43,000 square meters with the following major project components;

- Office Blocks
- Hotel
- Retails Spaces
- Conference center
- Parking areas
- Auxiliary facilities

Project construction works are expected to commence in the 4th quarter of 2026. Construction works will include selective land clearing, earthmoving, trenching for foundation strips, cutting access routes, construction of superstructures, finishing works and landscaping.

The facility will be entirely enclosed within a block wall fence with controlled access to assure security and safety in the premises.

Waste and By- Products

Construction Phase Waste and By-products

The following waste and by-products are expected to be generated during the project construction cycle:

- **Vegetation:** A considerable amount of vegetative matter comprising mainly of ornamental trees, herbaceous and grassy vegetation will result from the clearing of the site
- **Topsoil:** Topsoil resulting from scarifying of the site.
- **Building rubble:** This will include sub-soil removed during excavation of trenches for foundation strips and the laying of sewer / water reticulation pipes and other spoil such as rejected concrete, broken blocks and tiles, etc.
- **Solid waste:** other solid construction waste will include material such as scrap timber and various off cuts and refuse such as discarded packaging (e.g. cement bags), workers garbage and domestic waste from workers canteen etc. Solid waste will also include litter and rubbish cleared from the stream.
- **Hazardous waste:** Very little hazardous waste will result from construction activities; this will comprise mainly of materials such as empty paint and chemical (e.g. termidan) containers.
- **Dredge material:** This will include soil, mud, sediment and vegetation from dredging of the stream channel and its banks.
- **Runoff:** Storm water runoff from the site

- **Dust:** Dust will be generated on the site from delivery of material and various construction activities.

Operational Phase Waste and By-products

The following by- and waste products are expected to be generated during operation:

1. **Sewage:** The sewage return flow from the development at below 500m³/day
2. **Solid Waste:** The primary generator of solid waste from the development will be waste packaging and delivery materials (e.g. card board and plastics) and waste paper.
3. **Storm Water:** An increase in storm water runoff will result from the site due to the development of roofed and paved areas which do not allow infiltration of rain water. Storm water runoff from parking areas may contain some hydrocarbons from minor oil or fuel leaks/spills.
4. **Particulate Matter:** Another by product or waste stream is fugitive particulate matter and dust from the residential areas.

4. EIA SCOPE OF WORK

Particular attention will be given to the site. Other areas will include the nearby areas like Meanwood Ibex hill, Chelstone, Avondale and Chainda as the immediate surrounding potentially to be affected by the project.

The EIA process will involve literature review of project background information, public consultations and specialist studies as detailed in the methodology below to come up with the EIA report. The EIA report will highlight the various environmental concerns surrounding the implementation of the project and mitigation measures that would be put in place during the construction and operational phases. The report will provide information on the following:

- Information describing the site and its environment
- Information describing the physical, operational and construction features of the project
- Analysis of alternatives
- Assessment of positive and negative impacts
- Mitigation measures
- Environmental management and monitoring for the project.
- Emergency response procedures

5. EIA METHODOLOGY

The procedure for conducting EIA studies for the project will be as follows;

1. **Screening:** - This was the first stage in the EIA process done to confirm whether the proposed project requires an EIS, EPB or no EIA. This involved review of the schedules of SI No.3 of 2026 which places the proposed project under the second schedule in the class of urban development i.e. “ Shopping complexes above 10,000 m²”.
2. **Scoping** - This stage is a legal requirement and helps to determine the scope of works and extent of specialist studies required. Results of the public consultative meeting provided guidance on the expertise and methodology required to conduct the EIA studies as well as the major contents of the EIA report. Scoping was done through public consultation to allow the affected public to present their views and concerns about the project. The results of the scoping helped the EIA study team to draw up the terms of reference for the study.

3. **Specialist Studies:** - Upon approval of TORs by ZEMA, *specialist studies* shall be conducted from which *environmental impacts* shall be determined and *mitigation measures* proposed.

Basically, the EIA study will involve four major specialist studies namely;

- Terrestrial and aquatic flora and fauna study; this will at most involve practical field work
- Socio-baseline study; this will also involve both field work and desktop studies to understand the social set-up of the study area and the need for the project.
- General Baseline study including climate, geology, soils, cultural and archaeological issues; this will involve several site visits and observations around the project area, literature review and desktop studies. Baseline data will be collected by interviews, field surveys, questionnaires and desk study.
- Surface water quality assessment studies
- Traffic impact study; this will be conducted by a specialized traffic expert and the report of which will form part of the annexes to the main ESIA report

4. **Preparation of Draft and Final EIA Reports for Submission to ZEMA:** - After specialist studies have been completed, the team member coordinating the overall EIA study will elaborate a draft EIA report which shall be submitted to ZEMA for review and comments. After addressing ZEMA's comments on the draft report, the final EIA report shall be submitted for consideration. A public hearing may be called by ZEMA depending on comments received about the project from the general public.

6. EIA SCHEDULE

Below is a schedule of activities to be followed for the EIA study;

Table 1: work plan for the EIA study

ACTIVITY	PROPOSED TIME FRAME
1. Scoping and Public Consultation	Week 1-4
- Advertise in press and community	1/12/25 and 2/12/25
- Scoping meeting	19/1/26
2. Preparation of TORs	Week 4-5
- Draft TORs to ZEMA	23/1/15
3. Receive TORs Approval from ZEMA	Week 7
4. Environmental and Social Baseline Assessment	Week 8-12
- Commence site assessment	05/2/26
- Complete site assessment	14/3/26
5. Compile Specialist Reports	Week 13
- Receive specialists' reports from EIA team members	25/3/26
6. Draft EIS	Week 14-18

- Send Draft EIS to Developer for review and comments	25/3/26
- Send Draft EIS to ZEMA for review and comments	30/3/26
7. Submit final EIS to ZEMA for consideration	Week 20

7.0 EIS REPORTING AND OUTPUTS

7.1 Proposed ESIA Report Structure

The ESIA will be concise and the discussion limited to significant environmental and social issues. The text will focus on findings, conclusions and recommended actions. The document's text will be substantiated by relevant information in annexes.

The ESIA will contain a non-technical summary in a style of writing understandable for the majority of the general public. The format of the ESIA will therefore conform to the outline below:

1.0 Executive Summary

- The Executive summary will provide a brief description of the project background, objectives, location, shareholders, investment cost, relevant legislation, project description, technology, project alternatives, main findings, mitigation measures and lifespan.
- The executive summary will be signed by the developer and the EIA study team.

Table of Contents

2.0 Introduction

- 2.1 Background of the project
- 2.2 Summary description of the project including project rationale
- 2.3 Objectives of the project
- 2.4 Brief description of the location
- 2.5 Particulars of Shareholders/Directors
- 2.6 The developer's physical address and the contact person.
- 2.7 Track Record/Previous Experience of Enterprise Elsewhere
- 2.8 Total Project Cost/Investment
- 2.9 Proposed Project Implementation Date

3.0 Policy, Legal and Institutional Framework

This section will cite all policy, legal and institutional framework relevant to the project

4.0 Project Description

4.1 Location

Including;

- Distances and nature of business of surrounding community
- Satellite images
- Maps
- Geographical coordinates

4.2 Project description, including;

- Raw materials (including hazardous materials and their storage on site)
- products and by-products
- project components and total floor area
- Schedule and life time of the project

4.3 Main activities

- Site preparation phase
- Construction phase
- Operation phase
- Decommissioning and Closure phase

5.0 Project Alternatives

This will provide the analysis of available alternatives such as but not limited to :

5.1 Location alternatives

5.2 Project alternatives

5.3 Design alternatives

5.4 Sources of raw materials, i.e. water, building materials, electricity, etc.

5.5 Justification for the selected option(s)

6.0 Environmental Baseline Study

A baseline description of the present environment of the proposed site and surroundings including (but not limited to) the following:

6.1 Topography

6.2 Climate

- Rainfall, Temperature, Humidity, Sunshine

6.3 Air quality

6.4 Geology

6.5 Hydrology

- Surface water quality

6.6 Hydrogeology

6.7 Soils

6.8 Land use

6.9 Built Environment

6.10 Land tenure

6.11 Noise and vibration

6.12 Fauna

- Site survey of animal species (Aquatic and terrestrial)
- Identification of rare or endangered species

6.13 Flora

- Terrestrial species
- Aquatic species
- Identification of rare or endangered species

6.14 Birds

- Field survey of bird species
- Identification of rare and endangered bird species

6.15 Archaeological and cultural environment

6.16 Social-cultural and economic set up

- Population, growth rate, population density and distribution
- Administration

- Social services and amenities
- Market availability on various commodities
- Literacy levels, health and gender equity
- Traditional and religious practices and rites

7.0 Impacts

7.1 Biophysical Environment

- Positive – direct, indirect, short term, long term, reversible and irreversible
- Negative – direct, indirect short term, long term, reversible and irreversible

7.2 Socio-economic and cultural

- Positive – direct, indirect, short term, long term, reversible and irreversible
- Negative – direct, indirect short term, long term, reversible and irreversible

7.3 Evaluation of impacts **significance** should combine:

- the **frequency** of occurrence of the impact
- the **duration** of the impact
- the **spatial extent** of the impact
- the **sensitivity** of the element being impacted.

8.0 Environment and Social Management Plan

→ This section will outline Management Commitments for mitigating negative Environmental Impacts identified and evaluated in Section 6.0 and measures for enhancing positive impacts

8.1 Environment and Social Monitoring Plan

→ This section will summarize management commitments for mitigating negative impacts and will include environmental management cost estimates, responsible personnel and the frequency of monitoring

Aspect	Impact	Mitigation measure	Frequency of Monitoring	Time frame	Performance indicator	Responsible person	Cost

9.0 Decommissioning and Rehabilitation Plan

→ This section will state the environmental management commitments associated with the Decommissioning and Closure Phase for the project

References

→ This section will provide a list of literature reviewed during document preparation and / or publications cited in the report.

10.0 Declaration of authenticity of report contents

11.0 Appendices

- A copy of the approved Terms of Reference
- Maps and satellite images
- Certificate of Incorporation
- Investment License
- Proof of Public consultation (Minutes and comments from the public during consultation and scoping) and adverts

- Land ownership (Title deeds or lease agreement)
- Specialized study Reports
- Any other relevant supporting documents or information that cannot be presented in the main report

8.0 SPECIALIST STUDIES

8.1 Terms of Reference for Specialist Studies

The following specialist studies have been identified as necessary to deal with the issues raised during scoping. It is the responsibility of each specialist to determine the best approach, definitive methodologies and analysis to ensure that all issues are adequately covered and assessed. The specialist studies will require to produce a site inventory report relating to the particular aspect of study. The terms of reference that will be presented to the specialists are as follows.

Site Inventory and Mapping (Design Enabling Baseline)

The specialists will be required to produce a consolidated site inventory output bringing together:

- a. Topography and slopes
- b. Soils and Geology
- c. Surface Water Features, drainage paths and buffers
- d. Existing Vegetation and disturbed areas
- e. Adjacent Land uses and infrastructure.

Geomorphology, landform and climatic assessment

The specific terms of reference are as follows:

- a. As a minimum describe the climate of the study area with regard to rainfall and temperature, based on available records, but include additional variables available.
- b. Provide a desktop description of the geology of the site and project area and an overview of the regional setting.
- c. Provide a description of the regional geomorphology of the study area, including significant landforms and potentially sensitive parts areas of the site.
- d. Comment on the current level of disturbances on the project site and discuss their impacts on other users.
- e. Assess anticipated project-related impacts on the site and surrounding areas
- f. Describe any additional information related to the physical environment of the site and the project area that may be required by the ecologist and other specialists.
- g. Assess the Present Ecological State (PES) of the project site likely to be directly affected by the proposed project.
- h. Address all issues and concerns raised by interested and affected parties during the scoping stage, and reported during the scoping study.
- i. Assess the significance of the potential impacts and benefits using objective criteria as proposed in section 8.2; and
- j. Provide a detailed description of appropriate feasible mitigation measures that can be adopted to reduce negative impacts for each phase of the project, where required.

In addition, the specialists will need to consider the following:

- a. Analysis of solar exposure. Prevailing winds and seasonal comfort
- b. Consideration of Heat island risk and mitigation approaches
- c. Comment on how the above would inform building orientation massing, shading, and natural ventilation.

Ecology, Vegetation and Habitat Opportunity

The specific terms of reference for flora and fauna assessment are as follows:

- a. Identify and describe the various vegetation types and plant communities that occur on and around the site.
- b. Describe the impacts of current or previous land use, so that the potential impacts from the proposed project on the natural environment can be understood in this context.
- c. Identify areas of high biodiversity on the site.
- d. Identify and discuss the importance of any species of special concern, including sensitive, endemic and protected species.
- e. As far as possible record habitat associations and conservation status of the identified flora
- f. Map sensitive plant communities and/or habitats where disturbance should be avoided or minimized.
- g. Mapping of vegetation types and greenfield vs previously disturbed areas.
- h. Identification of vegetation or site areas suitable for retention, restoration or enhancement even where no threatened species are present.

Socio-economic Impact Assessment

The social baseline will give particular emphasis to the following:

- a. Spatial identification of nearby sensitive receptors (residential areas, schools, clinics)
- b. Consideration of proximity to pollution sources, traffic and construction activity.
- c. These baseline findings will be the basis of proposed mitigation measures.

The socio economic assessment will also:

- a. Provide a detailed description of the socio-economic environment in and around the project area, with particular reference to the communities that will be directly affected by the project.
- b. Provide an overview of household livelihood and economic activities in the project area, and integrate this with the present land use in the project area and site.
- c. Identify projects or ventures which may compete for similar resources with the proposed project
- d. Describe the formal and informal governing structures.
- e. Assess the significance of potential environmental and social impacts on the project area.
- f. Qualify the direct and indirect economic benefits of the project at local, regional and national levels¹.
- g. Investigate possible effects on health, livelihoods, income levels and other factors relevant to the affected communities' ability to participate in the potential economic benefits obtained from the proposed development.
- h. Determine the likelihood of archaeological and cultural remains of significance on the proposed project site;
- i. Ensure that the study deals with the issues raised during scoping.
- j. Identify mitigatory measures to protect and maintain any valuable archaeological sites and remains, and any culturally important areas that may exist within the proposed site.
- k. Assess the significance of the potential impacts and benefits using objective impact evaluation criteria proposed in section 8.2.

- l. Provide a detailed description of appropriate feasible mitigation measures that can be adopted to reduce negative impacts for each phase of the project.

Water and Drainage: Risk and Opportunity

The specific terms of reference for surface water assessment are as follows:

- a. Provide the baseline water quality data of any nearby water courses on and outside the project site
- b. If possible, provide current flows in the nearby stream or water feature like the dam near the golf course including seasonal variations to help determine the impacts of the development on the flow regimes based on existing information.
- c. Identify significant impacts from existing uses and interference with the water resource.
- d. Identify significant impacts on surface water flow that may result either directly or indirectly from the proposed project.
- e. Identify and comment on the risks and consequences of polluting surface water from proposed project activities.
- f. Work in consultation with other specialists to ensure that the linkages between the various systems are understood, especially issues related to the ecological condition.
- g. Address all issues and concerns raised by interested and affected parties during the scoping stage, and reported during the scoping study.
- h. Assess the significance of the potential impacts and benefits of the proposed project in relation to the water resource, using objective impact evaluation criteria as proposed in section 8.2; and
- i. Provide a detailed description of appropriate feasible mitigation measures that can be adopted to reduce negative impacts for each phase of the project, where required.
- j. The team will further need to assess the risk of flooding during rainy season and confirm the flood risk status of the site.
- k. Identification of stormwater, rainwater harvesting, infiltration and reuse opportunities
- l. Comment on how drainage designs and site layout should respond to the above findings.

Traffic Impact Study

Specific terms of reference for the traffic impact assessment will include:

- a. Description of the road network characteristic around the project site through field surveys
- b. Provide all relevant information required by the project architects in deciding the locations of the ingress and egress points to the premises and internal circulation and integration of pedestrian walkways and public bus stops
- c. Provide the current traffic conditions (traffic counting) on site access routes and a prediction of future conditions as a result of the proposed project i.e. trip generation
- d. Provide trip distribution information for the project at different periods or seasons i.e. peak hour, holiday and weekends, to help design or provide adequate parking spaces for patrons
- e. Address all issues and concerns raised by interested and affected parties during the scoping stage, and reported during the scoping study.
- f. Provide a detailed description of appropriate feasible mitigation measures that can be adopted to reduce negative impacts for each phase of the project, where required.

Construction and Operational Environmental Management

The ESIA will consider the following:

- a. Construction waste management targets (e.g diversion from landfill)
- b. Construction dust, noise and indoor air quality management measures
- c. Operational waste sorting recycling provisions and basic monitoring (e.g. sub metering for water and energy)

8.2 Impact Identification and Rating Method

Identification and evaluation of impacts of the project will be made based on likelihood and consequence on the basis of information gathered during the scoping process, the environmental baseline study of the project area (i.e. field visits to the project site and its surroundings) as well as a desk study of relevant existing documents and information pertaining to the study and information describing the nature and design of the proposed project.

To ensure a direct comparison between various specialist studies, standard rating scales have been defined for assessing and quantifying the identified impacts. Six factors to be considered when assessing the overall significance of impacts will be as tabulated below:-

Table 3: definitions of criterions

SN	Criterion	Definition
	Activity	Distinct process or task undertaken by an organization for which a responsibility can be assigned
1	Frequency of activity	Refers to how often the proposed activity will take place
2	Frequency of Impact	Refers to the frequency with which a stressor (aspect) will impact on the receptor
3	Sensitivity of the Element	Refers to the degree of change effected on natural element, process or receptor
4	Magnitude of Impact	Refers to the degree of change to the receptor status in terms of reversibility of the impact
5	Geographic Extent of Impact	Refers to the aerial extent or coverage of a possible impact
6	Impact Duration	Refers to the length of time over which the stressor will cause a change in the resource or receptor

Each of the above outlined criterions is ranked with scores assigned as presented in table 4 below. The criterion is considered in two categories and the overall impact significance is arrived at as a result of consequence and likelihood. The product of the sum of the scores recorded for the consequence and likelihood are read off the matrix presented in Table 5 to determine the overall significance of the impact (i.e. either negative or positive).

Table 4: Criteria for Assessing Significance of Impacts

CONSEQUENCE		LIKELIHOOD	
Magnitude of Impact	Rating	Frequency of Activity	Rating
Negligible	1	Annually or less	1
Minor	2	6 monthly/temporary	2
Marginal	3	Monthly/infrequent	3
Significant	4	Weekly/life of the operation	4
Catastrophic	5	Daily/permanent	5
Geographic Extent of Impact	Rating	Frequency of Impact	Rating
Activity specific	1	Almost impossible	1
Project specific	2	Highly unlikely	2
Local Area	3	Unlikely	3
Regional	4	Possible	4
National	5	Definite	5
Impact Duration	Rating	Sensitivity of Element	Rating
<1 month	1	Low	1
1 – 12 months	2	Moderate	2
13 – 36 months	3	High	3
37 – 72 months	4		
> 72 months	5		

Table 5: Significance Ranking Matrix

Significance

CONSEQUENCE (Magnitude Geographic Extent Duration of impact)															
LIKELIHOOD (Frequency of activity Frequency of impact)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30
	3	6	9	12	15	18	21	24	27	30	33	36	39	42	45
	4	8	12	16	20	24	28	32	36	40	44	48	52	56	60
	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75
	6	12	18	24	30	36	42	48	54	60	66	72	78	84	90
	7	14	21	28	35	42	49	56	63	70	77	84	91	98	105
	8	16	24	32	40	48	56	64	72	80	88	96	104	112	120
	9	18	27	36	45	54	63	72	81	90	99	108	117	126	135
	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150

Positive/Negative Mitigation Ratings

Significance Rating	Value	Negative Impact Recommendation	Management	Positive Impact Management Recommendation
Very High	126-150		Propose mitigation measures	Improve current management
High	101-125		Propose mitigation measures	Improve current management
Medium-High	76-100		Propose mitigation measures	Improve current management
Low-Medium	51-75		Maintain current management	Propose mitigation measures
Low	26-50		Maintain current management	Propose mitigation measures
Very low	1-25		Maintain current management	Propose mitigation measures

An example of how to use the above described impact identification and evaluation model is presented below;

Impact on Land and Soil

Unmitigated Impact: Impacts on Land and Soil	
Magnitude of impact	3
Geographic extent	2
Duration of impact	5
Frequency of activity	5
Frequency of impact	4
Sensitivity of element	2
Result	High (-110)
Comment/ Mitigation	
• Major earthworks during dry season • Temporary drainage system and other erosion control methods put in place in preliminary stages of construction • Proper maintenance of plant/machinery proper treatment/disposal methods for any major oil/fuel spills • No fuel storage envisaged on site	
Mitigated Impact: Land and Soil	
Magnitude of impact	2
Geographic extent	1
Duration of impact	2
Frequency of activity	1
Frequency of impact	1
Sensitivity of element	2
Result	Very Low (-20)

9. PROPOSED EIA TEAM

The EIA studies will be undertaken by the Environmental Consultants' Team and other professional consultants to be involved in project implementation.

1. Mr. Gilbert Kasonde- ESIA Specialist
2. Ms. Mundia Mulozi – Socio Economic Expert
3. Mr. Jacob Tembo– Ecologist
4. Mr. Charles Sikaona- Air and Water Specialist
5. Mr. Osbert Chanda- Traffic Engineer

Below are the brief descriptions of each EIA team member. Full curricula vitae are attached in Annex 3.

Mr. Gilbert Kasonde (Lead consultant)

Gilbert is a fully registered engineer. Having trained as an agricultural Engineer from Unza, Gilbert has spent over twenty years in the Zambian petroleum sector as a projects/ environmental engineer. Gilbert has worked on impact assessments on a wide range of commercial and technical projects in Zambia for the last sixteen years including hydro power

plants, shopping malls, sugar mills and farming estates. Currently he is pursuing further studies in Renewable energy engineering with Unza. He is tasked with ensuring the process is conducted effectively and will coordinate activities of the other consultants.

Mr. Jacob Tembo (Flora and Fauna- Ichthyology & aquatic fauna)

Jacob Holds a Bsc Degree from the university of Zambia He has over fifteen years in ecological studies and EIA consultancy.

Ms. Mundia Mulozi (Socio economic expert)

Ms. Mundia has over eighteen years' experience in socio economic studies and community liaison. She holds a BA Degree (Industrial Psychology and Sociology): University of Namibia, 2001-2004. She is currently employed at Western Power.

Mr. Charles Sikaona (Air and Water Specialist)

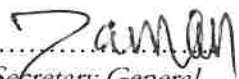
Charles has over 13 years' experience in Environmental Consultancy particularly Air quality monitoring. He currently runs one of the leading water and air quality sampling and monitoring firms in Zambia. Charles has studied with both Copperbelt University in the field of Environmental Engineering.

Mr. Osbert Chanda (Traffic Engineer)

Osbert has been directly involved in civil and structural related engineering for over twenty years. He has extensive experience which covers the entire scope of structural engineering disciplines ranging from planning and detailed design to contract documentation and construction management. He is currently supervising a road project in Eastern Zambia

10. DECLARATION OF AUTHENTICITY OF REPORT CONTENTS

We trust that the scoping report described herein provides information describing the project area and issues as raised by stakeholders and interested and affected parties during scoping and that the proposed terms of reference satisfies the framework needed for conducting Environmental Impact Assessment studies for the proposed mixed-use development at plot 2350/m Chongwe by COMESA


.....
Assistant Secretary General
(Administration and Finance)

Common Market for Eastern and Southern Africa (COMESA)



ANNEXES

ANNEX 1: SCOPING MEETING ADVERT



ZAMBIA DAILY MAIL
02/01/2026

ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC SCOPING MEETING

The Common Market For Eastern and Southern Africa, COMESA, seeks to construct an office block and other facilities (COMESA Headquarters) at its premises being Subdivision 65 of Lot 2350/M along Great East Road in Chongwe District of Lusaka Province.

In order to satisfy local and international regulations, the institution is conducting an Environmental and social Impact Assesment.

To this effect, the Institution, will be conducting an Environmental and Social Impact Assessment scoping meeting to take into consideration the views of stakeholders and the general public. The institution now invites government agencies, local authorities, community based organizations and the general public to the meeting to be held on Monday 19th January, 2026 at 10:00 AM. The venue is Mika Convention Centre, Chongwe.

For further details contact the following:

GES Architects +260966757621 email: slimbeyegary@gmail.com

Environmental Consultants: +260955788590 Mackgilassociates@gmail.com

RSO401443/2.5.6.01

ANNEX 2: SCOPING MEETING MINUTES

**MINUTES OF THE PUBLIC CONSULTATION/SCOPE MEETING FOR ENVIRONMENTAL
AND SOCIAL IMPACT ASSESSMENT (ESIA) STUDY FOR THE COMMON MARKET FOR
EASTERN AND SOUTHERN AFRICA (COMESA) HEAD OFFICE PROJECT IN CHONGWE
HELD ON 19TH JANUARY 2026 AT MIKA CONVENTION CENTER IN CHONGWE
DISTRICT OF LUSAKA PROVINCE.**

ATTENDANCE

SEE ATTACHED ATTENDANCE LIST

AGENDA

1. Registration
2. Opening Remarks
3. Project Background Presentation
4. EIA Presentation
5. Discussions / Contributions / Comments / Questions
6. Closing Remarks
7. Interaction

OPENING REMARKS

The meeting was called to order by Engineer Gilbert Kasonde, of Mackgil Associates, who gave his opening remarks at 10:45hrs beginning with a prayer.

In his opening remarks, Mr. Kasonde thanked all who attended the consultation / scope meeting.

He acknowledged the presence of the district leadership led by the District Administration Officer who was representing the District Commissioner. Also acknowledged was the representative of the Officer in Charge for Zambia Police Chongwe District.

Engineer Kasonde explained that the meeting had the main purpose of engaging with stakeholders and was the first step in the ESIA process for the construction of the COMESA Head Office in Chongwe District.

Mr. Kasonde then called upon Mr. Gary Elias Simbeye who is the local Architect representing the Developer to introduce the Project.

1st Presentation (Project Background)- Mr Simbeye GES

In his first presentation, Mr. Simbeye started off by giving a brief background of the project in which he highlighted that:

- COMESA (Common Market for Eastern and Southern Africa) was allocated a piece of land by the Republic of Zambia situated on Subdivision No.65 of Lot No.2350/M along Great East Road in Chongwe District measuring approximately 4,0477 Hectares.
- COMESA intends to develop the described piece of land by building its new office Headquarters complex, hotel, conference center and some retail facilities depending on the outcome of the market survey final report.
- COMESA has contracted CSCEC International Construction Co. Ltd., for Master planning; Architecture; Interior Design; Space Planning and Landscape architecture and later leading to an EPC contract with assistance in funding.
- CSCEC through the appointed local firms under the coordination of Symbion and G.E.S Architects was initially carrying out site survey investigations which include Environmental Impact Assessment (EIA) being led by Mackgil Associates.

Mr. Simbeye further stated that the international design team through the local appointed consultants was working with the local authority in Chongwe and other government agencies since the inception of the project. To this effect the location map was obtained from the Chongwe District Council including other planning data and that the consultation and engagement will be on going through out the project.

2nd Presentation (EIA Presentation)- Eng. Gilbert Kasonde

In his EIA presentation, Mr. Kasonde started by outlining that the major components considered in an EIA study are the physical and social environment. The physical environment includes such things as:

- Flora and fauna
- Ground and surface water
- Soils
- Air quality
- Noise
- Climate
- Topography
- Geology
- Hydrogeology

While the social environment includes:

- Education
- Health care
- Water supply and sanitation
- Sewer treatment
- Social and recreational amenities
- Economic activities
- Archaeological features and heritage sites

- Culture

He further stated that this project will have impacts and said that some of the positive impacts will include:

- Income generation for the locals who will be employed
- Increase in value of properties around the project area
- Stimulation of local construction company
- Financial returns by way of taxes and other mandatory fees

He then highlighted the negative impacts as:

- Loss of habitat
 - Increase in traffic
 - Generation of solid waste and effluent
 - Increase demand for services such as water and power
- “.....and negative impacts during construction will be....
- Dust
 - Potential of accidents due to the transportation and use of heavy machinery
 - Potential for soil erosion
-” He said.

With regard to the above mentioned impacts on the environment, Mr. Kasonde said mitigation measures will be put in place to minimize the impacts. He also said that when then impact are weighed, their extent will also be determined. The critical ones will be identified and treated with special attention.

3rd Presentation (Geotechnical, Soils and Hydrological Presentation)- Eng. Donald Mulofwa (Sherdon Engineering)

Engineer Sherdon Mulofwa began by stating that his company had been engaged by the developer to undertake various onsite investigations including geotechnical, topographic, hydrological and geophysical surveys.

On topography, he mentioned that the survey has found that the site generally slopes to the east. In terms of the geotechnical studies, a number of holes (15) were drilled onsite and they reveal that the site has a combination of Dolomites and Granites in terms of rock formation. There are also some cavities in the ground which will be investigated further to inform design parameters. In terms of hydrology, the site has a stream which begins across the Great east road underground and appears on the eastern end of the site. Furthermore, the site has flooding activity in the rainy season and the stream acts as the main discharge point and drainage channel flowing to the nearby Dam.

4th Presentation (Engineering Bulk Services)- Eng. Bismark Pule (North Atlantic Engineering Consultants)

Engineer Bismark Pule gave a presentation of the Baseline Engineering services available on and around the site. He stated that there is no municipal water supply onsite. Nonetheless, Lusaka Water and Sewerage company have a commercial borehole nearby and they have

been engaged to assess the possibility of utilizing this source for the project. Similarly, there is no municipal sewerage passing near the site. As such the team assessed that effluent from the project will need to be treated onsite before discharge to the environment with consideration for recycling the grey water for irrigation.

Similar surveys have been done with ZESCO for electricity supply and also with local communication companies.

STAKEHOLDER ENGAGEMENT/QUESTION AND ANSWER SESSION

Mr. Kasonde then invited the audience to ask question and give their comments.

Comment:

Mr. Simbeye of GES indicated that all onsite studies will be completed this week and that reports are expected by Friday 23rd January 2026 for compiling and transmission to Symbion and CSCEC accordingly.

Remarks: Mr. Evaristo Kayaya- District Administration Officer Chongwe District (DAO).

Mr Kayaya, the District Administrative Officer, representing the District Commissioner of Chongwe, expressed happiness from the district leadership that finally the COMESA project was taking traction. He indicated that the district leadership had waited for the project for a long time and wondered why it had not been implemented yet. He inquired as to the start date of works on site. He further stated that the coming of COMESA was a landmark project and the administration believes the positive impacts would outweigh the negative impacts in the long run. He highlighted that the construction phase will employ a number of youths and skilled workers from within the district which is a welcome development.

Mr Kayaya indicated that the project had the full blessing of government as well as the local traditional leadership. He requested that before works commence on site the team and the developer must pay a courtesy call to the Royal Establishment and that COMESA should extend its corporate social responsibility to the Royal Establishment especially in supporting the local traditional ceremony.

He ended by imploring the design team to take cognizance of the traffic congestion on this stretch of road especially at the Moono Police checkpoint and see how the design can mitigate that.

Response: CSEC/GES

Mr. Zhang the project Manager highlighted that the road map for development has already been prepared and that preliminary design and contractual actions should be completed by June 2026 and works onsite should commence by October 2026.

Mr. Simbeye assured the district leadership that consultation shall be made between CSCEC and COMESA as when the requested courtesy calls on the DC and the Royal Establishment and further communicated in advance for confirmation.

Remarks : Chief inspector Charles Palati

Representing the Officer in charge for Zambia Police Chongwe District, Chief Inspector Charles Palati indicated that the Police service was ready to provide security to the project team. He said the service will be awaiting communication once the project starts and the need for security is highlighted.

He also reiterated the issue of congestion at the checkpoint and the need to design a carriageway that alleviates the problem

Answer: GES

Mr. Simbeye highlighted that through the RDA and Chongwe district council, the consultant has been made aware of the plans to expand Great East Road from two lanes to dual carriageway from Airport Roundabout to Chongwe CBD. This would be taken into consideration in the design.

Remarks : Mr Evans Mwamba – COMESA

In his remarks, the COMESA representative, Mr. Evans Mwamba thanked the attendees for making time for the meeting. He also thanked the project team members for the work done so far. He highlighted that the project has come a long way and was initially to be located in Lusaka. The current site was allocated by the government of the republic of Zambia in 2015 and that the past one year has seen a lot of activity in pushing the project to start. He indicated that the entire leadership of COMESA and its staff members are delighted to see the positive steps being undertaken towards the implementation of the project.

Closing Remarks: GES

Mr. Simbeye closed the meeting by indicating that all engagements with government bodies would require timely responses and where there was a challenge, experts must advise so that CSCEC through COMESA could intervene in order for the agreed upon timelines to be maintained especially completion of the first stage leading to signing of the EPC contract.

He ended by thanking all the participants for attending the meeting and requested Mr Kayaya (DAO) to close the meeting as begun with a prayer at 12:36.

ANNEX 3: GOOGLE MAP OF SITE

COMESA SITE LOCATION

Write a description for your map.

Legend

-  comesa site
-  Feature 1
-  Garden City Mall - Lusaka
-  Palm Kalash Resort
-  The Barn Motel
-  Zambia Medicines Regulatory Authority



ANNEX 4: COMESA HOST AGREEMENT



HOST AGREEMENT
BETWEEN THE
GOVERNMENT OF THE REPUBLIC OF ZAMBIA
AND THE
COMMON MARKET FOR EASTERN
AND SOUTHERN AFRICA

CONCERNING THE HEADQUARTERS OF THE
COMMON MARKET FOR EASTERN AND SOUTHERN AFRICA

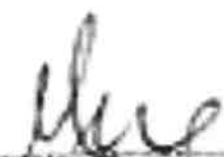
Headquarters of the Common Market in Lusaka, Zambia and the disposal of its property and assets.

3. This Agreement shall enter into force on the date of its signature.

IN WITNESS WHEREOF, the undersigned Plenipotentiaries, duly authorized for this purpose, have signed the present Agreement and have affixed their seals hereto:

Done at Lusaka this 14th day of February, 2001 in two originals in the English language.

FOR THE GOVERNMENT OF THE
REPUBLIC OF ZAMBIA


Honourable Dr. Kalombo Mwansa, MP
MINISTER OF FOREIGN AFFAIRS

FOR THE COMMON MARKET FOR
EASTERN AND SOUTHERN AFRICA


Erastus Mwencha, MBS
SECRETARY-GENERAL

ANNEX 5: SCOPING MEETING ATTENDANCE LIST

MEETING ATTENDANCE LIST

PROJECT: PROPOSED COMESA HEADQUARTERS PROJECT IN CHONGWE, LUSAKA, ZAMBIA.
Scoping Meeting held on 19th January 2026 at 10:00hrs at Mika Convention Center, Chongwe.

NO.	FULL NAMES	POSITION	ORGANIZATION	EMAIL ADDRESS	PHONE NO.	SIGNATURE
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