PROJECT: ZAMBIA-ZIMBABWE-BOTSWANA-NAMIBIA INTERCONNECTOR (ZiZaBoNa) – PHASE ‘A’

COUNTRY: ZAMIBA & ZIMBABWE

ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP) SUMMARY

Date: November 2018
ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP) SUMMARY

<table>
<thead>
<tr>
<th>Project Title:</th>
<th>Zambia-Zimbabwe-Botswana-Namibia Interconnector (ZiZaBoNa) – Phase A</th>
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<tr>
<td>Country:</td>
<td>Zambia/Zimbabwe</td>
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<tr>
<td>Project Number:</td>
<td>P-Z1-FA0-135</td>
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<td>Project Category:</td>
<td>Category 1</td>
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<td>Departments:</td>
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1. INTRODUCTION
The ZIZABONA transmission project consists of the development, financing, construction and operation of new transmission facilities in Zambia and Zimbabwe, Botswana and Namibia with the view to facilitate the establishment of a western transmission corridor in Southern Africa. The project derives its name from the first two letters of each of the four countries involved. The electricity utilities of Zimbabwe, Zambia, Botswana and Namibia signed an Inter-Utility Memorandum for the development of the transmission network called ZIZABONA in 2007, and an Inter-Governmental Memorandum of Understanding was signed by the governments of the four countries in 2012 to ensure improved transmission of electric power between the participant nations. ZIZABONA is to be developed as three components, namely:

- Component A: Hwange (Zimbabwe) to Mukuni (Zambia) 400 kV transmission line network (115 km)
- Component B: Victoria Falls (Zimbabwe) to Pandamatenga (Botswana) 400 kV transmission line network (59 km)
- Component C: Mukuni (Zambia) to Zambezi (Namibia) 400 kV transmission line network (231 km).

The ZIZABONA component being considered for financing by the African Development Bank (AfDB) and the subject of this Abbreviated Resettlement Action Plan (ARAP) Summary is Component A. The Environmental and Social Impact Assessment (ESIA) undertaken in fulfilment of the requirements of the AfDB’s Integrated Safeguards System (ISS) as well as those of Zambia and Zimbabwe’s respective Environmental Management Acts applicable for Category 1 projects demonstrated the potential for both physical and economic displacement of people as a result of the project. A total of nine (9) households will be resettled while a further 15 households will be economically displaced. All resettlement, both physical and economic, engendered by the project is in Zimbabwe with no such impacts for the scope of works in Zambia. As such, an ARAP was developed outlining the procedures and action to be undertaken to mitigate the project’s adverse impacts, replace/compensate losses and improve the socio-economic conditions of affected people in line with national and AfDB requirements. An ESIA has also been developed and a summary thereof posted on the AfDB website in conjunction with this ARAP Summary.

2. PROJECT DESCRIPTION AND JUSTIFICATION

2.1 Project Description
The current project scope of work comprises the following components as summarized in Table 1; (i) Construction of a 14km transmission line in Zambia and 101km transmission line in Zimbabwe, (ii) Construction of two line bays one at each substation; and (iii) Project management activities. All lines will be constructed at 400kV, with initial operation at 330kV with a design rating of 1444MVA and initially targeting to transfer 300MW. In Zambia, Mukuni substation is already under expansion and fully commissioned to accommodate this project while in Zimbabwe the Hwange B substation will be
constructed under Hwange 7 and 8 Expansion Project to accommodate this project. The ZIZABONA lines will have two overhead earth wires, one of which will be optical ground wire (OPGW) for communication with the other one being galvanized steel wire (GSW) in accordance with ZETDC standards and specifications, in Zimbabwe. The line will have 2 x peaks for lightning protection. One of the peaks will be of OPGW and the other one remains GSW because using only one peak will not be sufficient to protect the line. The estimated project cost is USD29 (UA19.5) million in Zimbabwe and USD3 (UA2.12) million in Zambia, to be further reviewed and updated.

Table 1: ZIZABONA Phase A Project Components

<table>
<thead>
<tr>
<th>Project Component</th>
<th>Description</th>
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<tbody>
<tr>
<td>Transmission Line and substations</td>
<td>• Construction of 101km of transmission line in Zimbabwe</td>
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<tr>
<td>Zimbabwe</td>
<td>• Substation bay and accessories</td>
</tr>
<tr>
<td>Transmission and substation Zambia</td>
<td>• Construction of 14km transmission line in Zambia</td>
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<td></td>
<td>• Substation bay and accessories</td>
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<tr>
<td>Project management</td>
<td>• Provision of supervision engineering consulting services for the project</td>
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<td>• Project tools – Vehicles</td>
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<td></td>
<td>• Independent Procurement Audit</td>
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<td>• Project Financial Audit</td>
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<td>• Implementation and monitoring of the ESMP</td>
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<td>• Implementation and monitoring of the ARAP</td>
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2.2 Project Justification

ZIZABONA is to create an alternative wheeling path between northern and southern parts of SADC, and decongest the central transmission corridor. The corridor currently transfers 80MW from Hwange to Namibia through this corridor and ZIZABONA will increase it with 350MW. It is further meant to particularly facilitate evacuation of power from upcoming projects in Zambia and Zimbabwe to demand centers in South Africa and Namibia, thereby facilitating regional power trading. Since this line is reinforcing the existing connections it will reduce losses in the current systems. Component A is the first phase of the development to strengthen the interconnection between Zambia, Zimbabwe and Namibia, however the current proposed works will reinforce interconnection between Zambia and Zimbabwe. The project will also create steady revenues for both utilities through wheeling charges and exports thereby increasing the utilities’ financial sustainability. Increased access to reliable electricity supply will contribute to sustainable economic growth of the region and improve the social wellbeing of the two countries and the region.

3. POTENTIAL IMPACTS

3.1 Positive Impacts

Create employment opportunities: The project will create about 500 direct jobs and the earnings from these will contribute to improved livelihoods at household levels. In addition, the project will provide equal employment opportunities to vulnerable groups especially women whereby both entities (ZESCO and ZEDTC) have in the internal polices reportedly set aside 30% of available job opportunities to women in line with their national gender commitments.

Improvement in transmission network: Anticipated increase in foreign currency cashflows will support better maintenance of utility infrastructure, improved payments to IPPs for ZESCO and payments for
imports for both utilities and hence support debt clearance and improve resilience of the utilities and the networks.

*Potential to mitigate energy deficits:* The increased transmission capacity will also greatly impact the quality and reliability of electricity supply in the two countries resulting in improved socio-economic development and therefore a reduction in poverty.

*Support HIV/AIDS interventions:* During project implementation, both utility entities will oblige the project contractors to mainstream HIV/AIDS interventions into their plans and activities which will target not only the project workers but also the adjacent communities.

### 3.2 Negative Impacts and their Mitigation Measures

**Economic displacement:** On the Zimbabwean side (with none on Zambian side), the project will directly affect agricultural crop fields of 24 farmers. The line will dissect crop fields hence could affect farming activities especially if undertaken during the rainy season. It should be noted that the farmers’ use of the land taken up by the way-leave will only be restricted with respect to the tower footprint areas and each of the affected farmers is also likely to have just one tower planted in their fields given that the average span will be approximately 400m leaving the rest of the households’ lands still for cropping. Those affected by economic displacement will be entitled to compensation in accordance with national land acquisition laws which enshrine the doctrine of adequate, fair and timely compensation for damage and/or loss of crops as a result of the project.

**Physical displacement:** On the Zimbabwe side of the project, 9 households are to be physically displaced as a result of the routing of the project. PAPs were individually consulted during the preparation of the ARAP. As a mitigation measure, the PAPs will be entitled to adequate, fair and timely replacement/compensation for lost assets. ZEDTC affirmed that the utility’s policy is to construct permanent and better standard of houses for the PAPs and the houses typically will comprise 5 bedroomed house, kitchen, granary and pit latrine/toilet. However, the houses to be constructed will be roofed with Galvanized Iron-sheets not with asbestos sheets as is done on many houses in Zimbabwe. No displacement of communities by the project will occur on the Zambian side of the project since the area has no settlements and therefore no resettlement or compensation will be required. In terms of alternatives considered to minimize displacement impact, the choice of routing of the line was one of the critical factors that was taken into mind with a view to minimize the impact of the potential impact of the transmission line on peoples’ lives and livelihoods. Initially, at least 18 households were at risk of being displaced by the line. However, the route alignment was revisited and reconsidered which in the end resulted in 9 households being displaced by the powerline. To further reduce the social impact on those families to be affected by the project, all new homes PAPs will move to will be built as close to their original homesteads as possible. None of them will be relocated to a different village or ward meaning they will all remain within their same localities and they will have access to the same social facilities which they are currently using. It is important to note that the area chiefs are supportive of the project which enabled identification and allocation of lands for the PAPs within the localities.

**Risks of Spread of sexually transmitted diseases:** Another key risk in the project is likely to be potential spread of STDs and HIV/AIDS during construction. Due to reportedly already high prevalence of HIV/AIDS in the project areas, the HIV/AIDS spread could arise from the local population to migratory workers. It is proposed that the contractors hired by both ZEDTC and ZESCO should put in place HIV/AIDS Service Providers whose role will be to lead the process of voluntary counselling and testing (VCT) for the workers and the communities, conduct awareness and sensitization campaigns and distribute condoms as well as supply ARVs.
Land use change: The project entails construction of a new 400kV transmission line with a way-leave of 50m for its 101km leading to vegetation loss through way-leave clearance and foot-prints for the towers. This impact will be minimal in that the way-leave will be along the existing 88kv line which minimizes land-take as well as compensation for the land-taken by the project in accordance with existing national land acquisition laws as shall be applicable.

Loss of vegetation: For Zimbabwe, the way-leave will be along existing 88kv for most of the line is reported in the ESIA as not being of conservation concern except the scrubby woodlands which will be minimal negative impact. Since the transmission is existing for most of its part, there will be minimal issues of compensation for lost vegetation which for most areas is natural type not of agro-based i.e. not crops or planted species that would necessitate compensation for such loss.

Impacts on habitats and protected areas: It is important to observe that Component A of ZIZABONA does not cross any protected areas in both countries. The 14km transmission line in Zambia will be through scrubby and thorny vegetation hence no habitats of conservation concerns will be impacted. In Zimbabwe, from Hwange substation to Botoka Gorge areas, the line will run along existing 88kv line without crossing any protected areas hence minimal loss of habitats. Vegetation clearance is to be restricted to areas for the power-line and as part of enhancing mitigation measures, Mizpah school be supported to start a multi-purpose tree plantation by the project. As such, Component A of ZiZaBoNa power line in both Zambia and Zimbabwe will have no significant impact on these species.

Construction of access roads: Access roads will be needed on both sides of the project for construction and maintenance works on the power line. On Zimbabwe side, there are already existing access roads currently used for maintenance of existing 88kv as such, there will be minimal instances of compensation for access roads in the project.

Impacts relating to setting up of campsites and storage areas: For its operations, the project will need to set up campsites for its administrative and operational needs as such, along the power line areas, campsites to serve these needs will be setup and the process will trigger needs for land for the purpose. It is suggested that since camp sites will be temporal setups in the countryside, the area local chiefs be contacted by the contractor and modalities of the project accessing and using such pieces of land be agreed between the contractors and the area local chiefs. However, for operations of such campsites, the District Environment office under EMA will be responsible to ensure aspects of public health, waste management and final restoration and re-vegetation of the sites at the end of the project are observed.

Landscape aesthetic impacts: The interconnector power line infrastructures will be of steel towers traversing the landscape in the two countries making visual intrusion which will compromise green and natural aesthetics in the areas. However, the areas of the powerline will be a way from the main highway routes and not visible to the tourists. In addition, the 101km line on Zimbabwe side will be along the existing 88kv implying this impact is not new impact. For Zambia, the 14km stretch has no settlements and is not a tourism area. This will be low negative impact.

Other major anticipated hazards during construction stage: The hazards during the construction phase such as fires, equipment failure, explosion in the switching station, falling from heights, risks of electrocution as well as accidents involving moving vehicles and snake bites all constitute additional risks typical of such projects. Mitigation measures for such impacts will entail risk assessment to accurately identify potential hazards in the workplaces and putting in place hazard identification, assessing the risks and measures to control/manage such risk.

Impacts relating to sourcing and supply of water for project works: The contractors may have conflicts with the communities in their attempts to access water for project activities since the areas reportedly have poor safe water coverage. It is suggested that, contractors should deliver their own water for the
project needs and if such water is to be sourced from nearby water sources, it should be done with the consent of the local communities and applicable water abstraction permit requirements in line with GoZ water laws.

**Power transmission related risks:** These can manifest in terms of electromagnetic fields i.e. a combination of electrical and magnetic fields occurring naturally mainly around power lines and transformers generated by the voltage difference between the conductors and the ground which is strongest directly under the transmission lines and diminishing as one moves away from the transmission line. The requirements of having a way-leave of 50m for the transmission line and, prohibition of establishing settlements within the way-leaves minimizes the impacts of power transmission risks in the project.

**Risks Associated with Transmission line failure:** Transmission lines may fail due to fires, acts of vandalism, lack of maintenance, trees falling on the line and due to natural hazards, such as flooding and earth quakes which all will produce a host of risks and impacts to the public in terms of safety and economic related aspects. These will be mitigated through regular inspection of the power lines components, regular maintenance of the wayleave thereby keeping checking vegetation growths below 4.5m to avoid it generating high flames during seasonal fires that affects the powerline. It is also proposed that, communities will be engaged to guard against acts of vandalism in their areas and report any such instances to the nearest authorities including police, traditional leaders to play surveillance role on safety of such facilities in their areas. Above all, both ZESCO and ZEDTC will continue to carryout anti-vandalism campaigns. All these will be mitigated by ensuring that, dwellings and settlements are established outside the 50m from the center-lines of the powerlines and continued sensitization of the communities on the risks of powerlines. The communities be requested to report any broken powerline to the nearest ZESCO/ZEDTC offices or use of toll-free telephone lines for the two utilities.

**Damage to cultural heritage:** Impact on heritage sites such burial grounds and traditional sacred areas are likely to be insignificant because the ARAP did not encounter such sites. As stated, the project will be along side existing 88kv line implying burial sites are not in the alignment. On. However, in accordance with the National Museums and Monuments Act (Cap. 27) of Zimbabwe should a developer encounter any archaeological resources during excavations, he/she is required to immediately report such findings to the Executive Director of National Museums and Monuments or the Public Relations Offices for appropriate actions to salvage such materials

4. **SOCIO-ECONOMIC ENVIRONMENT**

**Location:** The proposed project activities in Zimbabwe fall within the province of Matabeleland North and will be entirely confined to Hwange District. The district, like other districts in the country is divided into wards for administrative purposes.

**Population:** The project area falls under two jurisdictions namely, Hwange Rural District Council area and Hwange urban district. Hwange Urban has a total population of 37,522 whereby 18,501 are males and 19,021 are females according to the 2012 Census report, whereas the Hwange rural constitutes of 62,670 people in which 30,687 are males and 31,983 are females. The Matabeleland North province in which the two jurisdictions are located has a gender distribution of 52% females and 48 % males, equating to a sex ratio of 93. In Hwange Rural District, the female population totals 51.0%.

**Ethnic Groups in the Project Area:** The project area consists of various ethnic groups. These are the Tonga, the Nambiya and Ndebele speaking people. The affected chiefdoms are Hwange, Mvuthu and Shana. Whilst the predominant ethnic group is Ndebele, accounting for 41% of households, there are also a sizeable number of Nambiyas (31%) and Tongas (17%).
Age Distribution: Zimbabwe generally has a young population. At the national level 41% of the population is aged below 15 years and only 4% is aged 65 years and above. For the project area (Matabeleland North), 44% of the population is aged 15 and below while 5% is aged 65 years and above. The average household size for the Matabeleland North Province is 4.3 persons as per the 2014 National Census Report.

Poverty levels: The Zimbabwe 2014 Rural Livelihoods Assessment Report reveals that; the national poverty incidence rate is 62.6% with the areas of the project i.e. Matabeleland North with the highest poverty incidence rate of 81.7%. The project area is endowed with a diversity of natural resources spread across the district. However, periodic seasonal droughts and severe dry spells are experienced restricting farming to drought-resistant crops such as cotton and sorghum. The only sound farming system in this region is extensive cattle or game ranching.

Household Economic Activities: Household economies are dominated by dryland cropping, livestock rearing (notably cattle, but also goats) curio carving and some wage labor. The biggest source of income is the sale of curios and engagement in the tourist industry. Most households undertake farming as their main livelihood activity (79%) and 6% do casual labor.

Land Tenure: The land holding rights and obligations in Zimbabwe find their expression in the country’s four main systems of land tenure, namely the freehold (private), state land, communal and leasehold ( resettlement) systems. The tenure systems impact and shape the property rights and natural resource access regimes that exist in the country. Within the project affected areas, the common form of land tenure is communal ownership. The communal land tenure system is governed by the Communal Lands Act and is applicable to 42% of Zimbabwe’s land area, where approximately 66% of the country’s population resides. According to the Communal Lands Act, all communal land is vested in the State President who has powers to permit its occupation and utilization in accordance with the Act. Communal Area inhabitants thus have usufructuary rights over communal land. Rural District Councils, on the other hand, have a dispensation to allocate land to qualified persons on behalf of the State.

Health issues: There are four hospitals that serve Hwange Rural District and a private hospital at Hwange Colliery. The project area has under-five mortality rate at 36 compared to the national average of 84. Commercial sex workers are present within the project area, mainly operating in larger settlements such as Hwange Urban areas and its environs. Matabeleland North has the highest HIV prevalence rate in the country after Matabeleland South, recorded at 20.2% for females and 18.3% for males. Malaria is also one of the health problems in the area.

Housing: In Hwange Rural District, 68.9% of people live in households they own, whilst 30.1% live in rented or other accommodation. Matabeleland North Province and Hwange Rural District have a greater proportion with 60.1% and 69.1% of households respectively living in traditional style dwelling units made of pole and dagga/bricks with thatched roofs. Other housing compromises a mixture of traditional and modern housing made of brick under asbestos or iron sheets.

Water: Access to safe water sources in the project area is generally low and 22.9% drink from unprotected wells or rivers. Approximately 10% of people in the province have piped water inside their house. In Hwange Rural District most people (59.9%) access their water from a protected well/borehole, whereas 14% use either an unprotected well or the river.

Education: Hwange District is reported to have insufficient schools to cater for its school going children population. As a result, school children walk long distances, of up to 10km one way to access schools. According to the Zimbabwe Multiple Indicator Cluster Survey of 2014, 93% of boys and 94% of girls are attending primary school. The transition rate to secondary school is higher for girls than boys at 81% and 77% respectively.
Access to electricity: Approximately 41% of households in Zimbabwe have access to electricity. Access is significantly higher in urban areas than rural areas, at 83% and 13% respectively. In Matabeleland North, only 22.6% of households have an electricity connection.

Gender Dimension: Zimbabwean society adhere to clearly defined cultural roles in the domestic, productive, and community activities. The Gender Inequality Index (GII) reflects gender-based inequalities in three dimensions reproductive health, empowerment, and economic activity. Zimbabwe has a GII of 0.54, positioning it at 116 in the world. It is also estimated that, 48.8% of women in Zimbabwe have attained secondary education compared to 62% males. Labor force participation rate for females is 83% versus 89.5% for men. With reference to gender-based violence, about 30% of women aged between 15-49 years in Zimbabwe have experienced some form of physical violence.

Natural Resources Access and Ownership: Zimbabwe is divided into the following geographic areas for administrative purposes; provinces, districts, rural councils, wards and villages. Administration and governance in the project area consist of both elected and traditional leaders which is used in resolving disputes, making key decisions and representing the community. According to the Leaders Act (Chapter 29:01), chiefs have the mandate to ensure that the use and occupation of communal and resettlement land are is done in a manner stipulated by the country’s laws. The Leaders Act gives traditional leaders authority to prevent any unauthorized settlement or use of any land as well as notifying the rural district council of any intended disposal of a homestead as well as migration an inhabitant from an area to another place which must be done on the advice of the headmen of the village who approves new settlers to their areas. The Chiefs nominate headmen in a manner outlined in the Act and ensures that, the land and its natural resources are used and exploited as per the laws. The chiefs are responsible of controlling grazing, cutting of vegetation and preventing illegal settlements degradation, abuse and misuse of land and natural resources in their areas of jurisdiction.

Vulnerable Groups: The following groups have been identified as potentially vulnerable in the proposed Project: (i) Elderly: The elderly within a village are less likely to receive an income and are reliant upon other members of a household. Thus, their ability to adapt to potential changes in their environment is reduced. Within this group, women are considered more vulnerable. Elderly men within the village play a more prominent role in village level decision making; (ii) Women/female headed-households: Due to the nature of domestic relations and traditional practices, women’s access to resources (physical and financial) is more restricted. Female headed households can be identified as particularly vulnerable as they face reduced access to income generating opportunities and typically suffer from higher levels of food insecurity. The 2012 census report shows that female headed households account for 42.5 % of households in the Hwange Urban and 54.1 % in Hwange Rural. Pregnant women are very likely to be vulnerable as they suffer from poorer health due to lack of adequate health facilities. During construction some teenage girls are likely to be pregnant due to influx of migrant labour force; (iii) People with physical/mental health illnesses and disabilities, including those with HIV/AIDS: People that lack physical mobility or who have mental health issues are less likely to adapt to changes within their environment. In addition, people with disabilities are less able to generate income for themselves and rely on others to provide for them. Those suffering from HIV/AIDS are also particularly vulnerable; (iv) Households on low income: lower income households are more vulnerable to shocks (such as death, illness or natural disaster) and change (such as inflation) with fewer resources to rely on; and (v) Orphans: Orphans are less likely to access education and find it harder to meet their food needs.
5. CONSULTATIONS

Consultations were held during June and July 2016 with additional meetings conducted in January 2017 and October 2018 during update of the ESIA and RAP documents for the project. ZETDC ensured the participation of all interested and affected parties in the proposed ZIZABONA transmission line project in line with the country’s requirements and those of the AfDB. The objectives of the stakeholder consultation were to inform the local and institutional stakeholders about the planned project, provide feedback on stakeholders’ concerns on the potential project impacts and they will be addressed in the project; and engage stakeholders on effective measures for mitigations enhancement in the project. The stakeholders’ consultation focused on the chiefs in the project areas, the local people and institutional stakeholders. This was considered important since these three groups have different interests and are affected differently by the project.

National and regional stakeholders included relevant ministries such as Ministry of Lands, Agriculture, Water, Culture and Rural Resettlement, Ministry of Energy and Power Development, Ministry of Environment, Water and Climate, Zimbabwe Parks and Wildlife Management Authority (Zimparks), Environment Management Authority (EMA) Meetings were also held with CARITAS Zimbabwe amongst others.

Local stakeholders were identified with the help of the local administration and authorities who helped in singling out persons, groups and organizations that needed to be consulted. The Community meetings were held in the areas of Matetsi, Kachechete, Chidobe, and Madumabisa. A total of 501 people attended the meetings of which, 337 were male and women constituted 164. The chiefs in the three villages of the project were met in a separate meeting to brief them about the project including its alternatives and potential impacts and solicit their support and direct involvement in the meetings once they are held in their respective villages. The proposal to consult the chiefs was fronted by the communities who equally demanded that, in all community meetings in the areas, their area chiefs should attend.

As stated, community meetings were arranged with the help of the local leaderships in the areas. These consultations were carried out at the district, division and community levels. At the district level, the Hwange District Commissioner was informed in advance of the project objectives and method of consultation with stakeholders. Area local chiefs from areas of Divisional Officers, in whose jurisdiction the proposed line traverses, were informed and they in-turn informed the respective chiefs and provided the telephone contacts. The chiefs were informed in advance and requested to organize a public meeting with the residents of area. The chiefs mobilized the community for the public meetings. A total of 4 meetings were conducted with the communities. The meetings were held in both English and Shona languages. Special meetings were held with Project Affected Persons (PAPs) including all persons whose land will be crossed by the proposed transmission line. In addition, the PAPs were informed about the choice of the line route especially how their areas were chosen for routing of the line. The enumerators walked through the proposed wayleave and identified the land and property owners. A face-to-face interview was then conducted with the head of household or another adult member of the household available at the time of the visit to fill the household questionnaire.

Among the concerns raised by PAPs was the timing of construction of replacement houses with respect to the on-start of the rainy season and the need for them to settle and establish their new fields early in time for better harvests. Other issues focused on the need for health care assistance, livelihood restoration activities, providing assistance such as transport facilitation during the relocation process. These measures benefiting PAP will be informed by the Livelihoods Restoration Plan as well as the Stakeholder Engagement Plan to be put in place to ensure effective implementation of ARAP measures.
6. COMPENSATION AND RESETTLEMENT ASSISTANCE

Valuation and Compensation

Displaced persons in the case of this project are people whose farmland will be dissected by the transmission line. 24 farmers are going to suffer economic displacement, nine (9) of whom will also suffer physical displacement. An asset register for these farmers was prepared. Replacement/compensation with respect to homesteads will be paid to homesteads that were already in existence before stakeholder meetings held in January 2017. Stakeholders were advised through these meetings that any new homes built along the route after the cut-off date shall not be eligible for compensation. The line route has already been registered with the land authorities, the Lands and Rural Resettlement. Farmers whose land is dissected by the line are the ones with homesteads falling within the 60m wayleave the line. These have been documented and ZETDC knows the location of all homesteads that may be affected. Concerning compensation for crops, farmers will only be compensated for crops that were already in the field at the time construction starts. They will also be compensated if they fail to access their fields because of construction works. Because of this, cut off dates cannot be set with certainty with respect to crops.

The assets valuation exercise is guided by valuation methods currently used by ZETDC and the responsible Ministries in Zimbabwe with the help of the surveyor and (property valuers) and valuation rates for land, tree crops and structures. In events where Zimbabwean legal provision did not meet the principle of full replacement cost, the process was guided by the AfDB Integrated Safeguards Systems (ISS) of 2013, specifically Operational Safeguard 2 on Involuntary Resettlement: Land Acquisition, Population Displacement and Compensation. The purpose was to ensure that PAPs received or were entitled to full replacement of their property that would be affected by the transmission line project.

Valuation Inspection/Referencing

The process of valuation inspection and referencing considered the following key elements:

a. Collection of all relevant primary and secondary data on the affected property during final detailed valuation inspection and referencing which served as basis for the assessment of loss; and

b. A comprehensive primary database for monitoring, evaluation and audit.

To ensure that comprehensive asset inventory is done successfully for purposes of ensuring proper compensation and resettlement, the process is to be undertaken by a combination of experts comprised of the following:

a. Project representative (Team Leader)

b. Representative of the local government (local leaders)

c. Village representative

d. Woman representative

e. Surveyor and Valuation expert

f. Sociologist (to get the social impacts and sensitize the PAPs).
Relevant data captured by the valuers include:

**Table 2: Valuation Information**

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<th>Category</th>
<th>Details</th>
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| Land                                  | a. Capture location details of the land.  
|                                       | b. Identification of the boundaries of the areas of the land that would be affected.  
|                                       | b. Detailed measurement of the land area to be affected along the affected boundaries.                                                  |
| Buildings (immovable structures)      | a. Photograph all affected immovable properties detailed internal measurement of buildings should be done.  
|                                       | b. Collation of property details, which included noting affected accommodation details, constructional details of affected parts and external works (fence walls, gates, pavements) affected owner’s details etc. |
| Crops                                 | During the inspection and enumeration exercise details such as type, age, stage of growth, size of farm (or number of crops for isolated economic/perennial trees) nature of farm etc. are captured. |
| Temporary structures (movable properties) | Collate data on temporary structures by categorizing temporary structures based on constructional details (wall materials, affixed to concrete slabs or not), size of structure and use of structure business/residential) and type. |
| Intangible Assets (loss/impact arising from disturbance) | Obtain relevant data on households affected (tenants, owners, relatives), apprentices/trainees and determine intangible loss on households, business and livelihoods. |

During the survey each asset is enumerated and recorded in an inventory. An evaluation of the asset is carried out using either the harmonized evaluation table or the acceptable methodology as guided by the valuation expert. The values of each asset is recorded in a register and declared to the PAPs for agreement. Upon agreement, the form is signed by both the PAP and the surveyor or evaluation expert. Copies are retained by the PAP and valuation team.

**Valuation for Customary Land**

Implementation of ZETDC transmission line will largely require the use of land under customary land ownership. In this case, valuation methods for affected land and assets should conform to customary laws, and land assets would be valued and compensated according to the following guidelines:

a. The PAPs would be compensated for assets and investments;  

b. Compensation rates would be at replacement costs as of the date that the replacement was to be provided;  

c. The market value for cash crops would have to be determined and used; and  

d. Calculation of compensation would not be made after the cut-off date.

**Valuation for Government Owned Land**

Once it becomes necessary to acquire a site for a public purpose, the relevant authorized officer is mandated to prepare the relevant instruments and guidance necessary for the state to acquire the specified property. For cases where the government land is being used by the public for settlements, for grazing or any other productive activity, the individual or the community is compensated for properties on the surface and not land. For example, he/she would be compensated for crops, any improvements and structures because these have been a source of their livelihood. The same procedure holds for the private owners except that the owner is compensated for both the land and loss of income.
Compensation Packages

Two main resettlement packages are designed/used to ensure satisfactory compensation for PAPs who lost assets or livelihoods as a result of the project. These packages are developed in consultation with PAPs. PAPs had the opportunity to choose the option that best suited their circumstance. In-kind and/or in cash resettlement packages are to be used as means of compensation (table 3). The type of compensation will be an individual choice although every effort will be made to instill the importance and preference of accepting in kind compensation if the loss amounts to more than 20% of the total loss of subsistence assets. PAPs will be advised about benefits of replacement of physical assets and risk inherent in cash payments. For example, unless the affected person chooses cash compensation land-for-land compensation will be encouraged as it ensures PAPs immediately have land for settlement or farming and avoids risk of squandering compensation payments.

<table>
<thead>
<tr>
<th>Table 3: Forms of Compensation</th>
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<tr>
<td><strong>Cash Payments</strong></td>
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<td><strong>In-Kind Compensation</strong></td>
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<tr>
<td><strong>Assistance</strong></td>
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</table>

Making compensation payments raised some issues regarding inflation, security, and timing. One purpose of providing in-kind compensation is to reduce inflationary pressures on the costs of goods and services. Local inflation may still occur; thus, market prices to be monitored within the time period that compensation is being made to allow for adjustments in compensation values. Each recipient in consultation with the district and Municipal officials shall decide upon the time and place for in-kind compensation payments.

All compensation payments will be made to the affected party in the presence of the following:

a. Accountant  
b. Valuer  
c. Surveyor  
d. Resettlement Committee - Chairperson  
e. Land Commissioner/officer  
f. Representative from the district offices.

Compensation for Crops

Cash compensation will be provided for the loss of perennial crops, calculated using the approved district rates (considered adequate for replacement value). In addition, a transitional allowance will be provided to cover any loss of livelihood during the period between the loss of crops and the availability of income from new crops. The project will provide all compensation under the entitlement matrix six months prior to the commencement of construction. At the time of payment, the timing of the project will be made clear and instruction provided as to how crops will be managed during this time. This timeframe provides adequate opportunity for all seasonal (or “annual”) crops to be harvested, and thus there is no impact to annual crops. As such, no direct compensation will be paid for annual crops. A transitional allowance will be provided to ensure that any changes in livelihood derived from such crops is adequately compensated. In the absence of adequate notice to harvest the crop resulting in loss, the crop will be compensated.
**Compensation for Buildings and Structures**

Compensation for buildings and other structures will be paid by replacement costs for labor and construction materials of these structures including fences, water and sanitation facilities, etc, will be used to calculate the values. Where part of the compensation is to be paid in cash the applicable replacement costs for construction materials will be used to calculate the values. Alternatively, compensation will be paid in-kind for the replacement cost without depreciation of the structure.

**Compensation for Space Taken up by Towers**

Farmers whose land is dissected by the line together with those whose homesteads will be displaced constitute the directly affected stakeholders. As a policy, ZETDC always uses the local communities for wayleave maintenance. In light of this, the utility will ensure that the directly affected stakeholders are given preference when it comes to contracts for wayleave maintenance. As a way of compensating them, the 24 affected farmers will be given permanent contracts to maintain the wayleave in their area. They will also be entitled to compensation for any damage to crops or compaction of arable land that may be caused directly by line construction works.

**Displacement of people and their Entitlements**

The nine (9) homesteads to be displaced will benefit from the usual ZETDC practice of building homesteads of higher value compared to what the affected person had. This displacement does not involve relocating the farmer to a new area. It is simple movement from one corner of the farm where the line cuts across to outside the 60m site wayleave. Most of the immovable assets owned by the farmer will remain on the farm and will remain their property. The only difference will be that the assets will be slightly far away from where the farmer’s new home will be located. The affected farmers will still be entitled to new homes.

**Integration with host communities**

The project will not be displacing large and homogenous communities requiring to be resettled in different localities. This is mainly because, only 9 homesteads will be directly impacted by the project and, those affected will not relocate outside their areas but will relocate within their landholdings where new homes will be built for them by the project. Their area chiefs have equally pledged to allocate any additional lands such PAPs will require. It is also important to note that, the areas where the planned transmission line will traverse are sparsely populated and that the project is linear in nature. By and large of utmost importance, the households that will be required to vacate the wayleave will relocate within their own land – stepping back, and in some cases within the same villages. In these cases, there are no host communities that will be impacted upon.

**7. GRIEVANCES MECHANISM**

During implementation of the project activities, it is possible that disputes/disagreements between the project developer and the PAPs could occur especially on aspects of compensation, boundaries, ownership of crops or land, etc. The practice of domestic and international arbitration in Zimbabwe is conducted within the framework of the country’s Arbitration Act [Chapter 7:15] of 2006. Whilst the model law was originally designed to cater for the arbitration of international commercial disputes, its terms now cover all domestic matters including those that could arise from this project. In addition, since the introduction of this Act, a majority of domestic commercial contracts have included arbitration as the chosen method of their dispute resolution. Despite these, the
country doesn’t have a comprehensive resettlement legal and policy mechanism as such, the AfDB Integrated Safeguards Systems (ISS) of 2013 especially its Operational Safeguard 2 Involuntary Resettlement: Land Acquisition, Population Displacement and Compensation will be applied to fill the gaps related to relocation and compensation.

**Project Grievance Mechanism**

A grievance mechanism must be present and made available to PAPs who may have grievances or may not be satisfied with any aspects of the resettlement and compensation process. Grievances could relate to the unfair compensation, poorly constructed houses which are planned as part of the compensation, delayed relocation to the houses constructed, harassment and bad conduct of contractor’s staff towards employees, aspects of access/blockade to water sources, non-fulfilment of contract obligations for relocation/resettlement amongst others. Complaints and grievances could also concern issues related to construction safety and nuisances caused by construction activities to the public and their property such as livestock. Grievances will be handled through negotiation aimed at achieving consensus.

The goal of the Grievance Redress Mechanism (GRM) is to promote a mutually constructive relationship and enhance the achievement of project development objectives. The GRM is to ensure that complaints are directed and expeditiously addressed by the relevant agencies which are to enhance responsiveness and accountability. While a project-specific feedback and complaints mechanism is set up, the project will incorporate the existing grievance mechanism that has been used in the past experiences.

At the project levels, Grievance Committees will be established at village levels to deal with any disputes or grievances between the PAPs and the project developer over the ARAP. Grievance procedure will be established by ZEDTC together with PAP and local leader representatives during ARAP implementation for resolution of disputes and complaints following suggested procedures as follows:

a. **Grievance Redress Committees**: Procedures for grievances will be clearly explained during open village meetings. The committees will be established locally and will be constituted by ZEDTEC officials, PAP representatives as well as local leaders. At village levels, a series of customary avenues exist to deal with dispute resolutions. These avenues should be employed, when and where it is relevant as a “court of first appeal”. This will provide a first culturally and amicable grievance procedure that will facilitate formal and/or informal grievance resolution for grievances. The village level grievance committees shall have: a local area chief or head of the clan, a Secretary for women and children’s affairs, 2 representatives of the PAPs (1 female and 1 male), and one officer of the survey and valuation Team of the PMT for the client. If the complaint cannot be resolved at the village level, the aggrieved PAP will then be referred to the second stage.

b. **District Resettlement Action Plan Committee**: The District Resettlement Action Plan Committee in which PAPs, affected communities (local leaders) and the PMT officer in charge of grievances will be represented. If the grievance cannot be resolved at this level as well, it is then then referred to the next levels.

c. **Courts of Law**: At this stage, the PAPs that/who did not receive a satisfactory answer to their grievances in the first two stages, will be invited, as a last resort, to the legal system, and will be assisted by the PMT to access the appropriate courts of law. However, every effort shall be made to resolve grievances at the community level and avoid the lengthy and costly process through the law courts.
Dispute Resolution Procedure

The filing of grievances for accurate record keeping is important. The complainant if not able to write the complaint can be assisted by a local leader living within the community (preferably who is also a member of the Committee) to the complaints office to file the complaint that thereafter is entered the register. A liaison office attached to the village administrative structures will be established in the project area. Once a complaint is received at the complaints desk by the Grievance Officer in the project office, it is registered and given a reference number for ease of following up. The Office will evaluate the application and determine whether the issue can be handled administratively, or the Committee must meet over the matter. Where the Committee must be convened, all its proceedings are recorded, and minutes prepared of the deliberations. The minutes must be confirmed at the next meetings and authenticated by the full sitting. All the signed minutes and the resolutions of the GRC are implemented as agreed and without delay so as not to impact negatively on the project implementation plan. Some issues that arise in-course of the project implementation are dealt with as they arise. Complaints that have been lodged should be addressed within a period of one week and if satisfactorily attended the case should be closed. However, if the aggrieved is not satisfied with the outcome, they are entitled to seek redress in courts of law. Initially, it is proposed that the Grievance Redress Committee should meet on scheduled days per week that the public is aware of to receive and address any complaints that are filed by the community and the PAPs. The Committee should also receive reports on any matters that have been dealt with administratively, having been considered not necessary to receive their participation. The frequency of the meetings will diminish as the issues to be addressed decrease and the meetings may now be scheduled on periodic basis over months (i.e. quarterly or half-yearly) until the project is completed. The guiding principle in addressing the complaints is that the matters must be addressed as expeditiously as possible and within the dispute resolution mechanism, not more than a week should be taken before a decision is communicated to the complainant.

Steps of Grievance Redress

A verbal or a written complaint from aggrieved person will be received by the Project Manager or a person assigned in the project as the Grievance Officer (GO) and recorded in a Grievance Log. Grievances can be lodged at any time, either directly to the Contractor, Sub-county/District Office or via the grievance committee member.

The process for lodging a complaint is outlined below:

a. The GO will receive a complaint from the complainant;
b. The GO will ask the claimant questions in their local language write the answers in English and enter them in English onto the Grievance Form;
c. A representative of the community shall witness translation of the grievance into English;
d. The GO reads the complaint in English and translates it into the complainant’s local language on the Grievance Form;
e. The local leader and the complainant both sign the Grievance Form after they both confirm the accuracy of the grievance; and
f. The GO lodges the complaint in the Grievance Log.

Tasks of the Grievance Redress Committee

The specific tasks of the GRC (over seen by ZEDTC) will be:

a. Set up a systematic process of recording grievances in a register (Grievance Book) as well as electronically. The register should be in the Field Management offices and should be accessible to residents;
b. Both written and verbally communicated grievances should be recorded;
c. Prepare a database for recording and keeping track of the grievances and how they were resolved. The database should be a living document, updated weekly. It should also record the status of each grievance (date opened/in-process/closed). Access to making entries into the database should be restricted to the implementation team, but the general community should be able to use Grievance Book/register to see the status of their complaints;
d. Communicate the grievance procedure to the people, the process for recording their complaints and the timelines for redress. Communication should be done through a community meeting involving the resettled community. Pamphlets outlining the procedures and commitments of the grievance mechanism should be distributed to all households.
e. Raise grievances at the regular implementation team meeting for discussion. Some resolutions will require coordination/interaction with the local authorities, which the GO should follow up, while some would require intervention from the ministry.
f. Provide a regular update on the status of grievances via the database, including reasons for delay, if any. This update needs to be provided on a weekly basis. Also, clearly define grievances that will not be entertained by the GO. These could be related to issues other than those linked to the resettlement and rehabilitation process.

8. IMPLEMENTATION RESPONSIBILITIES AND SCHEDULES

Institutional Responsibilities

The responsibility for the implementation of this ARAP lies with the project proponent, in this case ZEDTC. The utility will be responsible for setting-up a Project Management Team (PMT) created within the operational structures of ZETDC coordinated by a Project Manager and to include an Environmental and Social Safeguards Specialist. Other institutions will provide oversight to ARAP (and ESMP) implementation. These include the EMA and District Environment Offices, local government administration structures through District Administrators and Community Development Officers, and local development and NGO representatives. To enhance transparency, it is also suggested that a witness NGO be retained by the PMT to provide independent advice and report on ARAP implementation and management focusing on consultation, compensation and resettlement related activities. In the context of ARAP implementation, the responsibilities of the PMT Coordinator will be to: (a) Provide information on activities and consultation of the PAPs; (b) Maintain a census of the goods and a detailed evaluation of the compensations; (c) Management of compensation payments; (d) Monitoring the resettlement work; (e) Implementation of community approved projects financed through the Corporate Social Responsibility Fund (CSRF); and (f) Production of follow-up reports for the ARAP implementation to appropriate government authorities, the promoter of the power network and the contractor in charge of the line construction.

ARAP Implementation Schedule

The ARAP implementation schedule (table 4) covers a period of twenty-four months (24) in order to include all planned activities, including implementation of the livelihood restoration action plan. It is important that all structures to be rebuilt and payments for compensation are completed before project construction is commenced. This is to ensure that all possible barriers and encumbrances to the project implementation will have been dealt with ahead of time. The only ARAP activities that are planned for a longer period (about 3 years) are the monitoring and evaluation activities which are scheduled to be done once a year after completion of major ARAP activities.
### Table 4: ARAP Implementation Schedule

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<th>Year 2019-2020 Activity</th>
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<td>RAP approval by the Government Valuer and funder</td>
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<td>RAP disclosure &amp; display of valuation lists</td>
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<td>Verification of PAPs (including vulnerable people) by ZETDC</td>
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<td>Procurement of RAP implementation consultant</td>
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<td>Formation and mobilization of RAP unit &amp; committees</td>
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<td>Compensation payment &amp; grievance management</td>
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<td>Continuous Stakeholder Engagement</td>
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<td>End of compensation payment period</td>
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<td>Approval from funding agency to commence project</td>
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<td>Notice to vacate compensated assets</td>
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<td><strong>Commencement of construction</strong></td>
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<td>Monitoring &amp; evaluation</td>
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9. COST AND BUDGET

The estimates for the ARAP will cover land acquisition, restoration of livelihoods and other negative impacts arising within the community because of the planned power project. The details are shown on table 5 below but the actual figures for compensation are to await approval by the Government Chief Valuation Officer in with the Valuers Act (Chapter 27:18) of 1st February 2006. This is done before the compensation process for compulsory acquisition. The estimate of the value given is based on calculation of compensation figures referenced to the diminution in the market value of the land. The effects of severance and injurious affection plus any disturbance element has also been included by the additional 15% of the market value of the properties affected. It is also important to point out that the value of crops is quite minimal as most of the affected land is under commercial and indigenous trees and subsistence farming of maize, sorghum and cow peas, ring nuts which for the sake of this estimation is not valued. The values of these subsistence crops are ignored as they are expected to be harvested within a short time. Perennial crops were not registered within the project affected area by ZEDTC. ZETDC, i.e. Government counterpart, will meet all costs associated with ARAP implementation.

Table 5: ARAP Budget Estimate

<table>
<thead>
<tr>
<th>Budget Components</th>
<th>USD</th>
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<tbody>
<tr>
<td>Value for all assets</td>
<td>77,473</td>
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<tr>
<td>Sub Total</td>
<td>77,473</td>
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<tr>
<td>15% Disturbance allowance</td>
<td>11620.5</td>
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<tr>
<td>Sub total</td>
<td>89,093.95</td>
</tr>
<tr>
<td>Contingences 10%</td>
<td>8,909.395</td>
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<tr>
<td>Total</td>
<td>98,003.345</td>
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</tbody>
</table>

10. MONITORING AND EVALUATION

The purpose of monitoring and evaluation for this ARAP will be to check effectiveness of ARAP implementation, covering resettlement, disbursement of compensation money and public involvement. Monitoring will also entail evaluation effectiveness of the grievance management process. Monitoring of compensation payment and grievance management practices will ensure that good progress is made in implementing compensation. Monitoring will be based on indicators that show progress in compensation implementation and develop ways of overcoming any constraints during compensation payment & grievance management.

Monitoring and evaluation include: the establishment of socio-economic background data of the affected persons prior to actual land acquisition or physical relocation and regular monitoring of their situation for an extended period after land acquisition and relocation. In addition, qualitative and quantitative evaluations will be made to see whether the relocated persons and affected people achieve, at a minimum their pre-project standard of living as a result of the livelihood restoration programme.

The PMT will take full responsibility for conducting regular internal monitoring of the land acquisition, resettlement and compensation process and report to the authorities (ZEDTC, EMA, NGOs, AfDB, regional entities with oversight role on the project, Government sectoral Departments and community leaderships amongst others). During the implementation of the ARAP, monitoring
will be undertaken at regular intervals. Post resettlement monitoring of the affected households shall also be undertaken relatively frequently during the construction period.

Monitoring reports shall cover the following:

a. Number of households and individuals affected by project activities;

b. Number of households and individuals economically displaced (crop, shops and activities affected, etc.) as a result of project activities;

c. Number of ARAP consultative and sensitization meetings held;

d. Grievances filed by the PAPs and how they have been resolved;

e. Number of households and individuals resettled by the project;

f. Number of resettlement houses built;

g. Number of resettlement houses taken up by the PAPs;

h. Grievances (open, closed);

i. Amounts of compensation paid for each category of lost assets (structures, land, crops, others) and other benefits obtained by households and individuals;

j. Affected PAPs and resettled households economic and livelihood situation;

k. Community structures affected;

l. Community structures rebuilt and used by community; and

m. CSRF approved projects and implementation status.