









### **4.3 Environmental and Social Management and Monitoring Plan**

The section presents the environmental and social, management plan of the project. This will be the tool for dealing with the proposed mitigation measures of the project. The project proponent had commitment to the management of environmental issues of the project. The project will employ the personnel for managing the operations of the project. Among employees there will be the responsible personnel for project environmental issues including the management of mitigation measures of the project. The responsible officer will be recruited to fulfill the following duties: Management of the infrastructure of the building including drinking water, storm, sewerage system facilities, firefighting system, car park and community relations relating to project operations. The project proponent through its staff will oversee the implementation of environmental monitoring and submit monitoring report annually to relevant authorities including DMC and National Environment Management Council (NEMC). The initial environmental audit of the project will follow this study after every three years to confirm the compliance of management of the proposed mitigation measures of this study.

### **4.4 Cost and Benefit Analysis and Project Alternatives**

The development has the costs and benefits. This section provides the likely risk and uncertainty associated with project development, the knowledge gap and consideration of project alternatives. The section contends that the project is beneficial to public and economic development of locality and the nation.

#### **4.4.1 Cost and Benefit Analysis**

The project will be located in the designated commercial cum residential area by the CDA in the Dodoma Central Business district. The site is featured by other residential cum business housing. There is the nearby social institution, the Mosque. The proposed project is intended for commercial purpose that will provide lettable office spaces, coffee table and multipurpose hall. The likely impacts will include production of noises, land degradation, liquid waste generation, air pollution, employment creation, impact of migrant workers. Others will involve increased population growth and housing development. The investment in the proposed project will generate more net public benefits compared to its former state. It will contribute to the revenue generation to local and central government directly and indirectly. The potential services sector investment opportunity of the project via its lettable spaces will benefit the locality, Dodoma municipality and beyond visiting different potential offices at the project. The project will use economically the environmental resources of air, land, and water while maximizing the same benefits. It is relevant to the objectives of Tanzania Strategic Cities Project of Dodoma Municipality. Comparing costs to the benefits to be accrued from the project development, the socio-economic, livelihood and ecological benefits override all the costs for the development.

#### **4.4.2 Risk and Uncertainties**

The study does not encounter risk and uncertainty from the information and decision on the assessment process. However, the social risks are less predictable.

#### **4.4.3 Knowledge Gape of the Study**

The contribution of multistorey commercial building into the economy of the nation is understood. However, it is not well documented into local understanding on its contribution on social and economic wellbeing promotion among livelihoods of communities at the project locality.

#### **4.5 Consideration of Project Alternatives**

The proposed project is located in the central business district of Dodoma. It is solely owned by the citizen of Tanzania. The area is one of the potential business centre that is in accordance with the Dodoma Master plan of the city. Tanzania is promoting the investment in real estates' development particularly the establishment of vertical structures that save space in development of urban and cities. The plot is located in the designated business location. Other options for investment on the plot could be assigning for residential purposes. The project site would have other utilities instead of the proposed project including leaving unutilised or setting as an open space or for garden purposes instead of the current proposed project. However this would have been less advantageous comparing to the values of its location. The option for the project development receives much higher values in terms of urban development, employment opportunities, contribution to national income and urban growth. Thus investing in the proposed land use is potential for availing the socio-economic, urbanising and environmental beautifulness.

#### **4.6 Decommissioning Plan**

The section states the decommissioning plan. It considers important aspects of planning and management in time of this phase including building infrastructure, unemployment and land issue. When the project comes to an end as the result of any factor, such as need to change the project, the decommissioning plan should be prepared to serve the purpose of closure of the project. This should be approved by the relevant authorities. The erected building of five storeys will be demolished properly and auctioning of the installed element of the building. Site leveled will be the necessary requirement of the site. Unemployment issue, at the end of the project employment will cease to the project personnel. The workers will be prepared for finding alternative jobs. Others will find opportunity to employ themselves. The project promoter in order to prepare well workers should ensure that all workers are members to the social security fund and health insurance schemes. According to the Land Act No. 4 of 199, the land is vested to President of Tanzania. The land should be returned into the state that should be used by others after completion of the project.

## **5. CONCLUSION**

The developer aimed to construct the multistorey building for commercial residence. This will offer various utility spaces including coffee shop, lettable offices and

multipurpose hall. The negative impact to the project includes air pollution, liquid wastes, noise and sound pollution, accidents and fire outbreak. The positive impacts are such that the development of the multistorey will increase the number of vertical structures in Dodoma Capital City and in the central business district in particular. This will attract various offices for promoting economic and social development in Dodoma. The project will add to the government revenues from contributing to local and central government taxes. It will create employment to the direct employees of the project and by the services providers who will use the office facilities. The project is environmentally using space resources economically by investing in the vertical instead of the tradition lateral development of housing. This will add value to the scenery of attractiveness to the CBD in Dodoma.

The project will be located in the designated area for business cum residential purpose making it fit the utility. The project promoter has the capacity to mitigate the negative impacts identified for the project and enhance the positive impacts as well through the management and monitoring plan developed. Therefore the project is important to be implemented due to the shown maximum potential benefits of both the locality and the nation as a whole provided that it observes to the maximum the state of the art technology in all phases and gain benefits while limiting the negative impacts that are shown in this study.

#### 6. RECOMMENDATIONS

It is hereby recommended that the implementation of management plans with the monitoring components is important to making the project sustain economically, socially and ecologically. This will maximise the realization of its intended objectives. Moreover, the periodic environmental audit is the necessary requirement for sustaining the project.

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