TERMS OF REFERENCE

RESETTLEMENT ACTION PLAN (RAP)

FOR SAVING OF GIZA NORTH PROJECTS
A. Background

The Giza North Power Project (P116194) and its additional financing is an integral part of Egypt’s strategy which aims to expand the use of natural gas as a clean source of energy; this would be achieved through delivery of natural gas to houses, industrial facilities and power plants. The Project (the original and additional financing) have three main components: Component 1: namely the power plant component, construction of 2250 MW Combined Cycle Gas Turbine; Component 2: The construction of transmission lines to connect power plant to national grid; Component 3: The construction of gas pipeline to strengthen the gas supply network and ensure supply of gas to power plant. The power plant is 92% completed, the transmission lines are 95% completed and the gas connections are 96% completed and all are in operation. As the procurement of all Bank financed packages has been concluded the calculated savings of the project are $206 Million.

In accordance with Egypt’s energy strategy, it was agreed between Government of Egypt and The World Bank to reallocate the Project savings of up to US$ 206 million to expand the scope of component 3 (Construction of Gas pipelines) to procure goods for additional set of pipelines in order to supply gas to the additional power plants. The proposed gas pipelines connecting to existing power stations to be financed by the savings will improve the security and efficiency of electricity supply and thus this additional scope is fully in line with the project PDO and the PDO is not changed and is achievable.

B. Project Description

The Bank team conducted a technical assessment of the gas pipelines proposed by the client during the mission dated 7-17 September 2015. It was agreed that $206 million of the savings of the Giza North Power Project will be used to finance the following 10 gas pipelines connecting to 8 power stations:

1- Six October Power Station, expected operation date: June 2017

This line of length 400 meters with diameter 20 inches and will feed 6 October power station, the route will pass mainly in a desert area.

2- Damnhour expected operation date: February 2018

This line is of length 4 kilometres, with a diameter 24 inches and will feed Damnhour power station, the route will pass mainly in privately owned agricultural land

3- El-Syof Power Station, expected operation date: September 2017

This line is of length 3.5 kilometres with a diameter 16 inches and will feed El-Syof power station. The route will pass mainly in privately owned agricultural land

4- El-Mahmodia Power Station, expected operation date: September 2017

There will be 3 lines feeding this station: the first line will be of length 7 kilometers with diameter 16 inches; the second line will be of length 15 kilometers with diameter 30 inches; the third line will be of length 27 kilometers with diameter 42 inches. The routes of the 3 lines will be passing through privately owned agricultural land
5- El-Suez Power Station, expected operation date: June 2017
This line is of length 2.5 kilometers with diameter 16 inches and will feed El-Suez power station. The route will be passing in desert land.

6- Soumid import gas pipe line, expected operation date: April 2017
This line is of length 4 kilometers with a diameter 42 inches and will feed the New Capital power station through another gas pipe line which is not included within the scope of this ESIA. 2 k.m of the pipeline will be on platform (already constructed by summed company) and the other 2 k.m will be in desert.

7- New Capital/ Dahshour gas pipeline, expected operation date: March 2017
This line is of length 115 kilometres with diameter 32 inches and will feed Bin Sweif power station. The route will be passing in agricultural lands and desert lands.

8- Dahshour / El Wasta gas pipeline, expected operation date: December 2017
This line is of length 65 kilometres with diameter 36 inches and will feed Beni-Sweif power station. The route will be passing in agricultural lands and desert lands.

9- El-Wasta/Beni-Sweif gas pipeline, expected operation date: June 2017
This line is of length 65 kilometres with diameter 36 inches, and will feed Beni-Sweif power station.

10- El-Gamel /Damita gas pipeline. Expected operation in December 2016
This line is of length 50 kilometres with diameter 42 inches and will feed Burullus power station

The proposed changes were requested in two consecutive formal letter by MOIC received August 17, 2015 and November 10, 2015, respectively (please see more detailed descriptions in Annex one).

C. Objectives and Key Principles

The objective of this assignment is to prepare Resettlement Action Plans (RAP) for the gas pipelines described above by following the World Bank policy on Involuntary Resettlement (OP 4.12) and relevant government laws and regulations to ensure the adverse impacts resulted by physical and economic displacement are adequately mitigated and the livelihood of PAPs are restored. The RAP will include detailed information on PAPs who whose livelihoods are likely to be adversely affected by the project activities, both during construction and operation. The key principles for RAP preparation and implementation are the following:

- When possible, resettlement plans should be conceived as development opportunities, so that those affected may benefit from project activities.
- Lack of legal rights does not bar displaced persons in peaceful possession from compensation or alternative forms of assistance.
- Compensation rates refer to amounts to be paid in full to the individual or collective owner of the lost asset, without deduction for any purpose.
When cultivated land is acquired, it often is preferable to arrange for land-for-land replacement. In some cases, as when only small proportions of income are earned through agriculture, alternative measures such as payment of cash or provision of employment are acceptable if preferred by the persons losing agricultural land.

Replacement house plots, sites for relocating businesses, or redistributed agricultural land should be of equivalent use value to the land that was lost.

Transition periods should be minimized. Compensation should be paid prior to the time of impact, so that new houses can be constructed, fixed assets can be removed or replaced, and other necessary measures can be undertaken before displacement begins.

Displaced persons are consulted during the planning process, so their preferences regarding resettlement arrangements are considered; resettlement plans are disclosed in a publicly accessible manner.

The previous level of community infrastructure and services and access to resources will be maintained or improved after resettlement.

The borrower is responsible for meeting costs associated with land acquisition and resettlement, including contingencies.

Resettlement plans include adequate institutional arrangements to ensure effective implementation of resettlement measures.

Resettlement plans include arrangements for internal and external monitoring of resettlement implementation.

Resettlement plans include procedures by which displaced persons can pursue grievances.

D. Tasks of the Assignment

The assignment will involve the following tasks:

- **Review relevant project documents.** The documents to be reviewed would include but not limited to draft project feasibility study, the preliminary project design, and relevant socioeconomic and legal documents;

- **Carry out various socioeconomic surveys and studies.** Various studies needs to be carried out for preparation of the resettlement action plan, including socioeconomic survey and inventory survey. The socioeconomic studies will gather data on livelihoods and income in order to establish a baseline for developing the measures of rehabilitating the livelihood and income pre-land acquisition. The studies will be carried out in gender sensitive approach and should also pay special attention to vulnerable households to be affected. The RAP should include the results of a Census Survey on all individuals, households, infrastructure, businesses (large or small, licensed or non-licensed), farms and agricultural concerns, herding pastures, The RAP should also contain photographs and GIS coordinate information on each of the potentially adversely affected entities or PAPs, together with names of individuals and/or household heads, owners of each entity, names of regular employees, descriptions of the size and composition of all structures; a description of the function of the structure/entity (e.g., gas station, restaurant, market, dwelling, etc.); and information on the value of the structure and average monthly income from the concerns;

- **Carry out socioeconomic studies in a gender sensitive approach.** The socioeconomic studies and consultations should be carried out in a gender sensitive manner. The different needs and demands of men and women will need to be taken into account in the survey, studies, consultations and designed mitigation measures. To extent possible, disaggregated data would be collected. If needed, consultation with women should be organized separately;

- **Pay special attentions to vulnerable groups.** The studies should help identify and gather
information on vulnerable households and households who will be severely impacted, in order to be able to design specific assistance measures for these groups.

- **Develop the methods for valuing the affected assets.** The consultant shall develop and describe in detail the methods used in valuing those assets that will be eligible for compensation either as per national or World Bank policy on involuntary resettlement (OP4.12). This method shall be consistent with both national policy requirements and regulations and OP4.12. This process should capture the methodology for taking of inventory of assets, values assigned and agreement reached with each identified PAP and consider inflationary realities in the final determination of values. Compensation value should reflect fully the replacement cost of acquired assets;

- **Carry out consultations with various project stakeholders**, including project affected people, on resettlement options, compensation standards, livelihood and income restoration measures; institutional arrangements, and grievance redress mechanisms. It needs to summarize the outcomes from public consultations held with communities and PAPs along the road and include in an Annex summary minutes of each consultation meeting, signed lists of attendance, photographs of the consultations; and the Agenda for the meeting. The consultant should note that following the preparation of the Draft RAP, further Public Consultations should be held with the PAPs to inform them of the findings and conclusions, and confirm there is general acceptance by the PAPs of the proposed mitigation measures. PAPs who are determined to be eligible for mitigation should (if they agree with the mitigation) sign;

- **Develop the resettlement measures.** In addition to the compensation, the consultant will need to design a package of resettlement measures for income restoration, livelihood rehabilitation, and relocation for each category of eligible displaced persons to achieve the resettlement policy. The RAP should also include the feasibility analysis of the proposed resettlement measures;

- **Design Grievance Redress Mechanisms applicable to local social context.** The consultant shall describe the options available to PAPs for grievance redress they may have about the process, the identification of eligible people for compensation, the valuing and compensation and any other complaints they may have with the entire process. The RAP shall indicate how these would be disseminated and accessible to them in a way that is clear and comprehensible to the PAPs. The grievance redress mechanism should also have an in-built monitoring mechanism to check on responsiveness to complaints or grievances lodged. The different forms of receiving the complaints should be clearly described together with the different stages of going through the process. In addition, the redress mechanism shall indicate alternatives, in case the proposed mechanism, for any reason, does not respond to all grievances and complaints;

- **Prepare resettlement action plan (RAP).** The consultant will need to prepare the RAP based on the findings and results of documentation reviews, socioeconomic studies, and consultation with project stakeholders and project affected persons. The RAP needs to clearly present detailed information on the proposed mitigation measures for each affected entity/PAP with reasoning for the type and level of mitigation being offered. The contents of the RAP would include but not limited the following (see the box):

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I. Executive Summary: including the statement of objectives, legal framework, main impacts, and the mitigation measures, and the budget.
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II. Description of the Project, including the following
1. Key objectives of project
2. Key activities
3. Description of the project areas

III. Resettlement Impacts, including
1. To provide details (or best estimates) on categories and amounts of significant adverse impact, and the number of persons to be affected by each. The text should indicate how these data were obtained. As relevant in each case, this should include:
   - land to be acquired (by category of use; permanent and temporary acquisition)
   - housing or other structures to be demolished
   - fixed assets taken (e.g., wells, fences, tombs)
   - crop losses
   - businesses (and employees) affected by temporary or permanent displacement
   - disruptions to community facilities or services
2. To provide details (or best estimates) regarding identification of any groups who may be particularly vulnerable to hardship. The text should indicate how these data were obtained. As relevant, this should include:
   - Those occupying or utilizing land or structures without legal title or permit
   - Households vulnerable to hardship because of poverty, age, infirmity, or other limitations to responsiveness

IV. Socio-economic survey:
This section will be the summary of the results and findings of the socio-economic studies and surveys, including:
1. The results of a census survey covering:
   - The current occupants of the affected area to establish a basis for the design of the resettlement program and to exclude subsequent inflows of people for eligibility for compensation and resettlement assistance;
   - Standard characteristics of displaced households;
   - The magnitude of the expected loss - total or partial – of assets, and the extent of displacement, physical or economic;
   - Information on vulnerable groups or persons, for whom special provisions may have to be made; and
   - Provisions to update information on the displaced peoples livelihoods and standards of living at regular intervals
2. The results of other studies describing the following:
   - Land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non-title-based usufruct systems, and any issues raised by different tenure systems in the project area;
   - The patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project;
   - Public infrastructure and social services that will be affected, and
   - Social and cultural characteristics of displaced communities including a description of formal and informal institutions that may be relevant to the consultation strategy and to designing and implementing the resettlement activities
V. Policy Objectives, Legal Framework, and Definitions

1. This section normally would consist of standardized text outlining key objectives, principles and definitions to be employed in resettlement planning. This would include reference to Lebanon enabling legislation and major regulations, as well as to World Bank OP 4.12, Involuntary Resettlement, and provides essential guidance on objectives and principles that are applicable in projects generating land acquisition and resettlement-related impacts.

2. Key policy objectives include:
   - Avoidance or minimization of land acquisition and other adverse impacts
   - Those adversely affected ("displaced persons," as defined below) are compensated at replacement cost for lost assets, and otherwise receive any assistance necessary to provide them with sufficient opportunity to improve, or at least restore, incomes and living standards

3. Legal framework, including:
   - The scope of the power of eminent domain and the nature of compensation associated with it in terms of both the valuation methodology and the timing of payment;
   - The applicable legal and administrative procedures;
   - Relevant laws governing land tenure, valuation of assets and losses, compensation and natural resource usage rights customary personal law related to displacement
   - Laws and regulations relating to the agencies responsible for implementing resettlement activities;
   - Gaps, if any, between local laws in the country covering eminent domain and resettlement and the World Banks resettlement policy, and the mechanisms to bridge such gaps and
   - Any legal steps necessary to ensure the effective implementation of Resettlement activities under the project.

VI. Valuation and Compensation

This section provides the following information:

- Eligibility criteria (including cut-off dates if necessary) establishing who is entitled to receive compensation (or other forms of assistance in lieu of compensation)
- Description of valuation procedures used to establish compensation rates for land, structures or other fixed assets
- Description of arrangements for delivery of compensation to displaced persons
- Compensation rates for all categories of land acquisition, for all affected areas
- Compensation rates for all categories of affected structures, for all affected areas
- Compensation rates for all categories of other fixed assets, for all affected areas
- Transitional support (e.g., moving expenses, temporary living allowances, payment of fees or other transaction costs) to be provided
- Arrangements for recalculation of compensation rates in case of prolonged delay in delivery of compensation

VII. Income and Livelihood Rehabilitation Measures

This section provides the following information:

- Arrangements (in addition to compensation) providing sufficient opportunity for those losing land to improve, or at least restore, incomes
• Arrangements, timing and availability for replacement housing, including site preparation and access to facilities and services as needed to improve, or at least restore, living standards
• Relocation or other arrangements necessary for shops and enterprises to resume profitable operation
• Arrangements (e.g., alternative employment, temporary wage support, other) necessary to maintain or restore incomes of workers in affected enterprises
• Relocation assistance to renters or leaseholders losing access to land or structures
• Special assistance to be provided to vulnerable groups (e.g., the poor, elderly, disabled)
• Restoration or replacement of community infrastructure and services

VIII. Institutional Arrangements
This section identifies organizations or agencies primarily responsible for resettlement implementation. It describes these entities’ capacity for effective implementation by reference to links to authority, prior experience with resettlement, and number and training of personnel. This section also briefly describes the implementation timetable, establishing that key implementation measures precede adverse impacts.

IX. Budget and Funding Arrangements
This section includes a budget breakdown estimating all resettlement-related costs, including an allocation for contingencies. It also establishes financial responsibility for meeting resettlement commitments, and describes funding flow arrangements.

X. Consultation, Disclosure and Grievance Procedures
This section provides information on the following:
• Measures taken to consult with displaced persons regarding proposed resettlement arrangements, and to foster their participation in activities essential to improvement or restoration of incomes and living standards
• Disclosure arrangements for the resettlement plan, ensuring that it is made available in a language and location accessible to displaced persons and the general public.
• Administrative and legal steps displaced persons can take to pursue questions or grievances they may have regarding resettlement implementation.

XI. Monitoring Arrangements
This section briefly describes arrangements for monitoring implementation, for both internal project purposes and external monitoring to be conducted by a qualified agency independent of the project office. The scope and frequency of monitoring activities should be described.

XII. Entitlement Matrix

E. Skills and Qualifications
The consultant team should possess the following qualifications:
• Familiarity with World Bank Safeguards policies, particularly OP 4.12, and Egyptian regulations and procedures related to land acquisition
• The team leader should have at least a Master’s degree in social science or related training
• Minimum of five years of experience with land acquisition and resettlement planning and implementation
• Excellent oral and written communication skills in Egyptian and English.

F. Deliverables
The following reports reflect the main outputs expected from the study:

1. Inception Report (including the work methodology, approach, detailed work plan and results of the scoping phase)
2. First draft Resettlement Action Plan
3. Final draft Resettlement Action Plan

Each report mentioned above will be submitted both as a digital copy and 2 hard copies in both English and Arabic languages.

G. Timeframe
The following is the proposed timeline for the expected project deliverables. The Consultant should prepare and submit a detailed work plan showing how the proposed dates will be met.

<table>
<thead>
<tr>
<th>Report Type</th>
<th>Timeline from Contract Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inception Report</td>
<td>1 Month</td>
</tr>
<tr>
<td>First draft RAP</td>
<td>4 Months</td>
</tr>
<tr>
<td>Final draft RAP</td>
<td>6 Months</td>
</tr>
</tbody>
</table>
Annex One: Detailed Project Description

1- 6th October Gaseous Power Station

Pipeline Aim:
Feeding 6 of October Power Plant (600 MW).

Pipeline data:
Length: 0.4 km
Diameter: 20”
Material: API 5L X 52
Maximum operating pressure: 70 bar
Minimum operating pressure: 25 bar
Pipeline Capacity: 4 MMSCMD

Route Path:
desert

Crossings:
No crossings

2- Damanhour Combined Power Station

Pipeline Aim:
Feeding Damanhour Power Plant (1000 MW).

Pipeline data:
Length: 4 km
Diameter: 24”
Material: API 5L X 52
Maximum operating pressure: 70 bar
Minimum operating pressure: 30 bar
Pipeline Capacity: 6.8 MMSCMD

Route Path:
Agricultural with crops

Crossings:
  1 water path crossing
3- **El-Seyouf Combined Power Station**

**Pipeline Aim:**
Feeding Al Siouf Power Plant (750 MW).

**Pipeline data:**
- Length: 3.5 km
- Diameter: 16”
- Material: API 5L X 52
- Maximum operating pressure: 45 bar
- Minimum operating pressure: 25 bar
- Pipeline Capacity: 3.4 MMSCMD

**Route Path:**
Agricultural with crops

**Crossings:**
1 railway crossing

4- **EL-Mahmoudia Combined Power Station**

Fed by 3 pipelines : 16”, 42”, 30”

**Pipelines Aim:**
Feeding Mahmoudia Power Plant (300 MW)

**Pipelines data:**

A. **16” pipeline :**
- Planned operation. Date: sept 2017
- Length: 7 km
- Diameter: 16”
- Material: API 5L X 52
- Maximum operating pressure: 70 bar
- Minimum operating pressure: 30 bar
- Pipeline Capacity: 2.1 MMSCMD

B. **30” pipeline :**
- Planned operation. Date: sept 2017
- Length: 15 km
- Diameter: 30”
- Material: API 5L X 56
- Maximum operating pressure: 70 bar
Minimum operating pressure: 30 bar
Pipeline Capacity: 13 MMSCMD

C. **42" pipeline**:
- Length: 27 km
- Diameter: 42"
- Material: API 5L X 65
- Maximum operating pressure: 70 bar
- Minimum operating pressure: 30 bar
Pipeline Capacity: 25 MMSCMD

**Route Path:**
Agricultural with crops

**Crossings:**
1 water path crossing

**5. Suez Thermal Power Station**

**Pipeline Aim:**
Feeding Al Suez Power Plant (650 MW).

**Pipeline data:**
- Length: 2.5 km
- Diameter: 16"
- Material: API 5L X 52
- Maximum operating pressure: 70 bar
- Minimum operating pressure: 30 bar
Pipeline Capacity: 2.1 MMSCMD

**Route Path:**
Desert

**Crossings:**
1 sewage path crossing - 1 Road
6. **Summed import gas pipeline**

New Capital Power Plant Feeding

Coordinates: 29 53' 50.28"N, 31 44' 3.45"E
Sumed port importing 32" (gas transmission pipeline)
Pipeline Aim:
Importing gas from Sumed Port to feed New Cairo power plant and other Consumers.

Pipeline Data:
Planned operating date: april 2017
Origin: Sumed Port
Destination: Sumed valve room
Length: 4 km
Diameter: 32"
Material: API 5L X60
Maximum: operating pressure: 70 bar
Capacity: 28.4 MMSCMD
Land uses of the Path: Desert – pipe Rack
Path Description: The route starts from an existing room which lies at south side of Sokhna port.
then the route extends 2 km towards east till it reaches suez gulf coast and continuous to extend east through suez gulf up to 2km in platform which will be established with total length 4km .
Crossings: none

Banisuef power station will be feed by 3 pipelines which are:

7. **New Capital – Dahshour 32"**
Pipeline Aim:
Supporting gas delivery to Beni swief PS and upper Egypt consumers

Pipeline Data:
Planned operating date: march 2017
Origin: new capital
Destination: Dahshour
Length: 115 km
Diameter: 32"
Material: API 5L X60
Maximum: operating pressure: 70 barg
Capacity: 20 MMSCMD
Land uses of the Path: Desert-Agricultural- mountainous
Path Description: The route starts from the future valve room which will be established in the new administrative capital power station then it extends towards west parallel to Cairo-sokhna road up to distance 5km . it is continuing to extend towards south west parallel to the regional ring road from its northern side up to distance 80 km passing through desert, agricultural and mountainous lands and also intersecting with the River Nile and the eastern desert road . after that it deviates northern parallel to western Assuit desert road from its eastern side up to distance 30km passing through desert land till it reaches an existing valve room which is located in Dahshour gas area with total length 115 km . Crossings: 6 Asphalt roads-12 Canals&Drains-River Nile

8. **Dahshour – Elwasta 36" (gas transmission pipeline)**
   Pipeline Aim:
   Supporting gas delivery to Beni swief PS and upper Egypt consumers

   **Pipeline Data:**
   - Planned operating date: dec 2017
   - Origin: Dahshour
   - Destination: Wasta
   - Length: 70 km
   - Diameter: 36"
   - Material: API 5L X60
   - Maximum operating pressure: 70 barg
   - Capacity: 20.7 MMSCMD
   - Land uses of the Path: agricultural-desert
   - Path Description: The route starts from an existing pressure station in dahshour then it extends towards south parallel to Cairo-Fayoum road up to distance 8km .it is continuing to extend towards south parallel to the western Assyout road from its eastern side up to distance 62 km till it reaches an existing valve room which is located on Dahshour-Koraymat gas pipe line with total length 70 km
   - Crossings: 5 Asphalt roads-1 Railways

9. **Elwasta – Beni Sweif 36" (gas transmission pipeline)**
   - Pipeline Aim:
   - Supporting gas delivery to Beni Swief PS and upper Egypt consumers
   - Pipeline Data:
- Planned operating date: June 2017
- Origin: Elwasta
- Destination: Beni Swief
- Length: 65 km
- Diameter: 36"
- Material: API 5L X60
- Maximum: operating pressure: 70 barg
- Capacity: 20.7 MMSCMD
- Land uses of the Path: agricultural-desert
- Path Description: The route starts from an existing valve room which is located on Dahshour - Koraymat gas pipe line then it extends towards south parallel to the western Assyout road from its eastern side up to distance 8 km. after that it deviates eastern parallel to Abo Sir asphalt road then it deviates southern through agriculture land .then it extends to eastern southern direction parallel to the new Fayoum-Banyswef road till it intersects with the Nile River. then it extends south parallel to Banyswef-Menia road till it reaches an existing valve room no 2 which is located on Banyswef-Menia gas pipe line with total length 60 km

- Crossings: 10 Asphalt roads-25 canals&drains-Nile River-2 Railways

10 – Elgameel – Damietta 42" (transmission pipeline)
Pipeline Aim:
Supporting gas delivery to Burullus PS and northern consumers

Pipeline Data:
- Planned operating date: Dec 1, 2016
- Origin: Elgameel - Port Fouad
- Destination: Damietta
- Length: 50 km
- Diameter: 42"
- Material: API 5L X60
- Maximum: operating pressure: 70 bar
- Capacity: 35 MMSCMD
- Land uses of the Path: agricultural-fish farms-silty sand
- Path Description: The route starts from an existing room which lies near from Petrobel Company, then the route extends 8 km in silty sand soil parallel to Portsaid-Damietta road from its southern direction. It continuous to extend parallel to the road passing
through fish farms up to distance 4 km, then it deviates western southern to intersect with international coastal road until it reaches Manzala lake. It extends parallel to international coastal road from its southern direction the distance 23 km passing through Manzala lake, after that it extends 1 km towards west through agriculture land then it extends western southern direction parallel to high voltage elect-towers behind Ahmed Shawlah farm then it intersects with El Salam canal then it extends westerv northern direction parallel high voltage elect-towers, then it extends towards west intersecting with Mansoura-Faraskour road & River Nile. then it extends towards south parallel to River Nile till it reaches an existing valve room in Kafr el Batikh city with total length 50km

- Crossings: 5 asphalt roads-8 canals&Drains-River Nile