PROPOSAL APPLICATION

An Application for the Development consent for the construction of Seghe Market

August 2023

EXECUTIVE SUMMARY

The Solomon Islands Infrastructure Program (SIIP) is funded by DFAT (Department of Foreign Affairs and Trade) and locally managed by DT Global Asia Pacific Pty Ltd. Under one of its Activity concepts, SIIP will invest in constructing and improving the markets infrastructures across the country. In gauging the scope and viability of the investment, an overview assessment was initially conducted by SIIP Market team in 2021/2022 covering literature review and stakeholders consultations.

Investment in infrastructure such as market is highlighted a key development priority for Solomon Islands. In the National Development Strategy 2016-2035, under objective 2, improving provision of basic needs and increase food security was highlighted as a national priority. The SIIP will implement the project in alignment with the Solomon Islands government priorities.

From the overview assessment conducted by the SIIP market project team in 2021/2022, number of potential sites were identified across the country. One of the sites identified as priority is Seghe Market in Western Province. The proposed project will be constructed at the vicinity of the existing market.

The existing market is situated right along the coastline, next to the wharf. Seghe market opens two days a week serving the travelling passengers of the ships operating the Honiara - Gizo weekly schedule. The market serves roughly five thousand people, mostly the residence of Seghe, surrounding coummunities and the nearby islands. The new market once completed, will contribute immensely to the socio-economic development of the region as it will cater for the growing demand of space for market vendors.
The SIIP Steering committee approved the budget of the first three markets, including the Seghe market in March 2022, which are now at design stage.
Initial consultations for the Seghe market development already conducted and received a lot of positive feedbacks from the Provincial government, vendors, and relevant stakeholders at large. Also, site visits and scoping for the project were completed in the third quarter of 2022.

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ACRONYMS

ACRONYM	DESCRIPTIONS
AS/NZS	Australian/New Zealand Standards
CCDR	Climate Change and Disaster Resilience
dBA	Decibel unit for measuring noise
DFAT	Australian Government Department of Foreign Affairs and Trade
GEDSI	Gender Equality, Disability and Social Inclusion
GRM	Grievance Redress Mechanism
HIV	Human Immunodeficiency Virus
M4C	Market for Change Project under UNDP
MECDM	Ministry of Environment, Climate Change, Disaster Management and Meteorology
MID	Ministry of Infrastructure Development
MLHS	Ministry of Lands Housing and Survey
MNPDC	Ministry of National Planning and Development Coordination
WPG	Western Provincial Government
MSL	Mean Sea Level
MOU	Memorandum of Understanding
NGO	Non-Governmental Organisations
OBM	Outboard Motor
PCG	Project Control Group
PE	Perpetual Estate
PPE	Personnel Protective Equipment
PWD	People with Disability
PWDSI	People with Disability Solomon Islands
SIG	Solomon Islands Government
SIIP	Solomon Islands Infrastructure Program
SLR	Sea Level Rise
SP	Solomon Power (Solomon Islands Electricity Authority)
STIs	Sexually Transmitted Infections
SWoCK	Strongem Woka Lo Community for Kaikai
UCSI	United Church of Solomon Islands
UNDP	United Nations Development Programme
UXO	Unexploded ordnance

1.0 NAME, ADDRESS AND CONTACT DETAILS OF THE DEVELOPER

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2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Plans and technical drawings

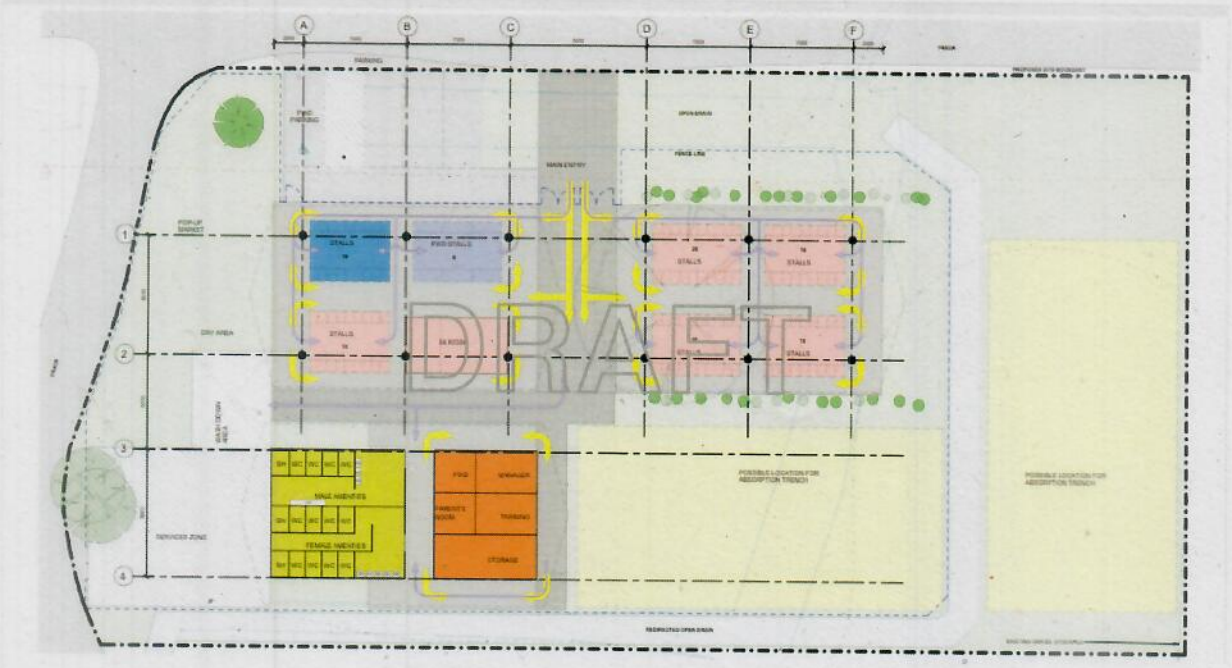

Figure 1: Market design

2.2 Components and activities of the development

It is proposed that the current market structure will baccommodate up to 121 vendors with 94 food stalls, 6 accessible stalls and 16 fsh market stalls. The market will equip with additional amenities, including storage room, ablution block and parking/loading area, lockup shops and washdown area . The design considered safety of vendors, and importantly access for people living with disabilities, gender inclusiveness and climate resilience. No additional work will be done on the shoreline as that area is outside the project allocated land. However, work on improving the the storm water drainage will be considered under the project.

Figure 2: Existing Seghe market-looking south

The general scope of works for the upgraded market includes but is not limited to the following:

- additional covered space to cater for (all) vendors including people with disabilities.
- built in furniture for stalls
- separate zones for different types of goods/produce on sale
- secure overnight storage for the visiting vendors' goods
- wash-down areas for vendors to clean their goods
- toilet, shower and changeroom facilities to cater for demand, designed and located with user safety in mind
- improved services for water, power, and sewage.
- improve site security including fencing and lighting (consider solar).
- Access – goods delivery (trucks), and public
- All facilities to take into consideration the GEDSI principles and local context.

The final scope of works specific to the site will be developed and agreed to in the design stage. A functional design brief will be developed followed by a schematic design package to be reviewed and signed off as the project final scope.

2.2.1 The design

Location:	Seghe, Western Province, Solomon Islands
Description:	New Market facility A facility that is to accommodate; An open plan, 41 meters long x 14 meters wide, roofed structure, unenclosed by walls to house common market stall areas for fruits and vegetables and fish stall, with dedicated PWD stalls also included. In total, the market will accommodate up to 121 vendors. Administration building with; • Manager's office • Training room for use by Market association • Storage room for vendor's overnight storage • 3 x kiosks for canteen space Amenities building with; • Male toilets and showers • Female toilets, showers, and baby's change area • PWD unisex toilet and shower • Cleaner's utility room Rubbish storage and collection area Building services zone for Water storage tanks, pump, and electrical room Lightings will be installed around the area for security purposes. The LED lightings will be used for energy efficiency, and to be powered by on-grid PV solar system to minimize electricity bill and opting for a greener approach. The area is not well drained, so a proper drainage will be constructed to capture overflow from the surrounding area. Similarly, rainwater harvesting will be allowed for overflow to be discharged to the nearest existing drainage. Kiosk will be part of the structure for market master and for canteen space.
Approx area:	TOTAL area approx:41.2m x 14.35m =**591m2**
Construction:	All materials and all work performed shall comply with applicable regulatory requirements of the Solomon Islands government and shall conform to the latest edition of Solomon Islands building regulations and where in the absence of Solomon Islands standards, Australian building code will be used. Structure type; • Reinforced concrete • Slab on ground • Reinforced concrete columns and ring beam • Concrete Block Mansory • Timber roof framing • Drainage and sewage systems o External - Concrete block with steel reinforcement with noted external treatments/ cladding. • Windows, entry doors and Louvres - cyclone rated. • Roof – Colour Bond metal roof. • .

	• Fencing and Gates-Cyclone rated
Site Conditions:	The site is situated along the shoreline and on a relatively flat land within the existing market area. As of its location, the area is prone to frequent flooding and inundation during rainy events. Some groundwork will involve levelling of the site prior to construction.
UXO -Survey	As precaution and safeguard for all construction a UXO survey already conducted by a contractor engaged by SIIP. This has already been completed.
Demolition	The existing market will not be demolished prior to construction. The United Church owns the structure, and it is outside of the proposed new market area.

2.2.2 Environmental design attributes

Environmentally sustainable Designs (ESD) strategies for the Seghe Market Building shall include;

- Highly insulated roofs
- Wide overhanging roof eaves
- Rainwater collection, harvesting and re-use
- Natural ventilation wherever possible/practicable
- LED energy efficient and corrosion resistant lighting throughout
- Consider climate change and disaster resilience in planning and designing

2.2.3 Construction methodology

Earthworks:

- Proposed building footprint is on relatively flat area
- Minimum topsoil stripping depth (greenfield areas)
- Natural surface of batters and drains shall be protected with either rip rap or geotextile for stabilisation
- Foundation area will be graded and sloped to prevent surface run off or ponding.
- Run-off from roof gutters and downpipes shall directed away from the foundation area

Construction:

- Facility will include additional covered space to cater for (all) vendors including people with disability.
- built in furniture for stalls.
- separate zones for different types of goods/produce on sale
- secure overnight storage for the visiting vendors' goods
- wash-down areas for vendors to clean their goods
- toilet, shower and changeroom facilities to cater for demand, designed and located with user safety in mind
- improved services for water, power and sewerage.
- improve site security including fencing and lighting (consider solar).
- Access – goods delivery (trucks), buses and pedestrian.
- All facilities to take into consideration GEDSI principles and local context.

2.3 List of all the chemicals or hazardous wastes that might or will be used

There are no chemicals or hazardous wastes expected or will be used during the demolition and construction work. SIIP strongly advocates the zero tolerance to the use of hazardous substances, including asbestos. However, should there be any, it will be listed in the detailed environmental report that will be submitted to your office.

2.4 List of all hazardous wastes that might or will be produced

No hazardous waste is expected to be produced in the demolition and construction of the new market. Also, SIIP strongly advocates the zero tolerance to the use of hazardous substances, including asbestos. However, should there be any, it will be listed in the detailed environmental report that will be submitted to your office.

2.5 List or number and types of heavy & light machinery and vehcilce to be used

Considering the level of construction, the work will not require a lot of machinery.

Demolition work:

- 1 x excavator will be required to level out the construction site, prepre for the concrete foundation.
- 1 x 2-ton dump truck to transport the demolished materials to a site to be confirmed with Western Provincial government.

Construction work:

- 1 x excavator will be required to clear ad raised the area. Some backfilling will be required to raise the area to required height prior to construction. .
- 1 x 2-tone dump truck to load materials for backfilling and for construction
- .1 x light vehicle to transport hardware materials from wharf to storage/construction site. The complete list of machineries and vehicles that will be required for construction work will be provided in the detailed environmental report that will be submitted as part of this project requirement.

3.0 LOCATION AND SCALE OF PROPOSED DEVELOPMENT

3.1 Map of project location and boundary

Figure 3: Map of Project location

Figure 4: Boundary of Project site

3.2 Maps and Plans of proposed development

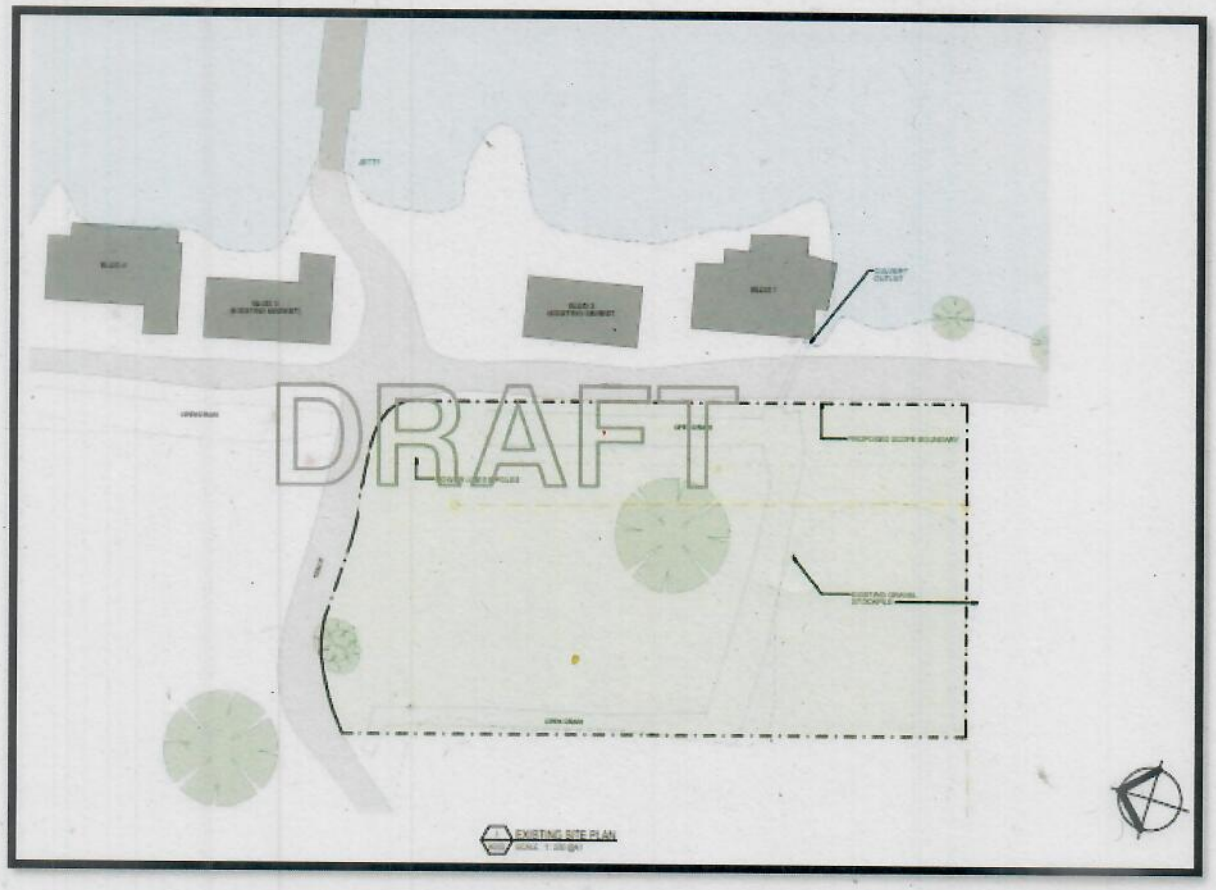

Figure 5: Map of proposed development

3.2.1 Water courses and water bodies

There are no big river systems on the island of New Georgia where Seghe is located. Only small streams are common and their catchment areas are limited as well. In Seghe, there is a stream north of the market, but the flow rate is minimal to considered it as an actual stream. From discussions with the Seghe residents, no flooding incidents ever recorded for that stream, but was highly influenced by tidal fluctuations. The flow is normally reversed during high tides so not a theat to flooding, but rather to abnormal tidal flows. The water quality is brackish and contaminated, and is not suitable for domestic use.

3.2.2 Infrastructure and transport components

Figure 6: Map of infrastructure components- proposed market area marked in yellow

3.2.3 Other features of existing or past land use

The site hosts the existing station market and is situated next to the shoreline.

3.2.4 Community lands and nearby communities

Seghe station is located in the eastern end of the Marovo lagoon. The station hosted the essential services for the surrounding communities and nearby islands. The nearby communities include Naza and Bareho. In terms of benefits, the people of Naza, Bareho and other surrounding communities are the key beneficiaries of this market project and were involved in the consultations during inception and design vetting workshops

3.2.5 National parks, protected areas, or other environmentally sensitive areas

There are no national park, protected areas or other environmental sensitive sites located within the project site, and within Seghe station for that matter. However, there are Protected Areas withn the Marovo lagoon both marine and terrestrial but will not impacted by this development.

3.2.6 Fisheries and fishing areas

The project site is situated along the coastline. The high and low water mark are distinctively identified in the area. During low tide, the low water mark normally dropped further away from the market area.
The sea front of the market is used by fish vendors to berth their boats, mostly engine powered OBM. In practical, no fishing activity is done at the vicinity of the market as the shoreline is highly disturbed. The fishermen do their fishing out in the islands before coming to the Seghe market to sell their catch.

3.Environmental features

The Seghe market will be built on relatively flat land about ten meters from the coastline.The proposed site was previously cleared by the contractor who was engaged for the airport upgrade. The vegetations observed at site are predominantly grass and shrubs that sprouted after the antecedent clearing. Thus, the project site is already an impacted area. The soil composition is predominantly limestone, given the composition and texture of the soil, erosion is not a much of an issue in the area.
No significant plants identified around the area and the vegetation cover as mentioned is mostly shrubs and grass. The only plant that worth mention is the fruit tree(Ngali nut) which will be removed prior to construction. This is the only large tree in the area and community leaserd of Seghe agreed to removed the tree prior to start of the construction . See Figure 13.

3.4 Map of natural hazards

3.4.1 Coastal inundation and erosion

From observations, coastal inundation is not an issue for the market area. The locals also confirmed that the area is protected by the surrounding islands, so king tides are not experience in the area.Similarly, evidence of soil erosion observed along the coastlines, which had an impact on the stability of the gabion wall protecting the market.

3.4.2 Sea Level Rise

The observed annual sea level rise measured from the tidal gauge installed in Honiara, Solomon Islands is about 8mm/year since 1993. This is more than double the global average of 2.8 -3.6mm/year. The trend is expected to continue. It is obvious from the site visit that the sea level rise does have a notable impact on the coastlines in Seghe and the surrounding areas.

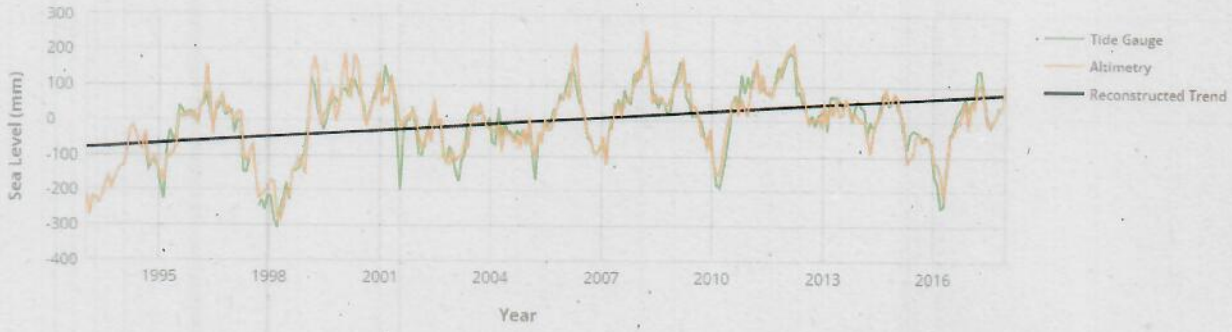

Figure 7: Observed sea level rise since 1993 for Honiara

Source:NASA ,2022.

3.4.3 Cyclone

Solomon Islands is prone to annual cyclonic season from November to March each year. The data shows that genesis of the tropical cyclones occur primarily in the eastern and southern west parts of the country. See the map below that illustrates the routes of past cyclone events experienced in the country. From the past events, the Islands of the Western Province were barely affected by the cyclonic events as the route is further south and east of the country.

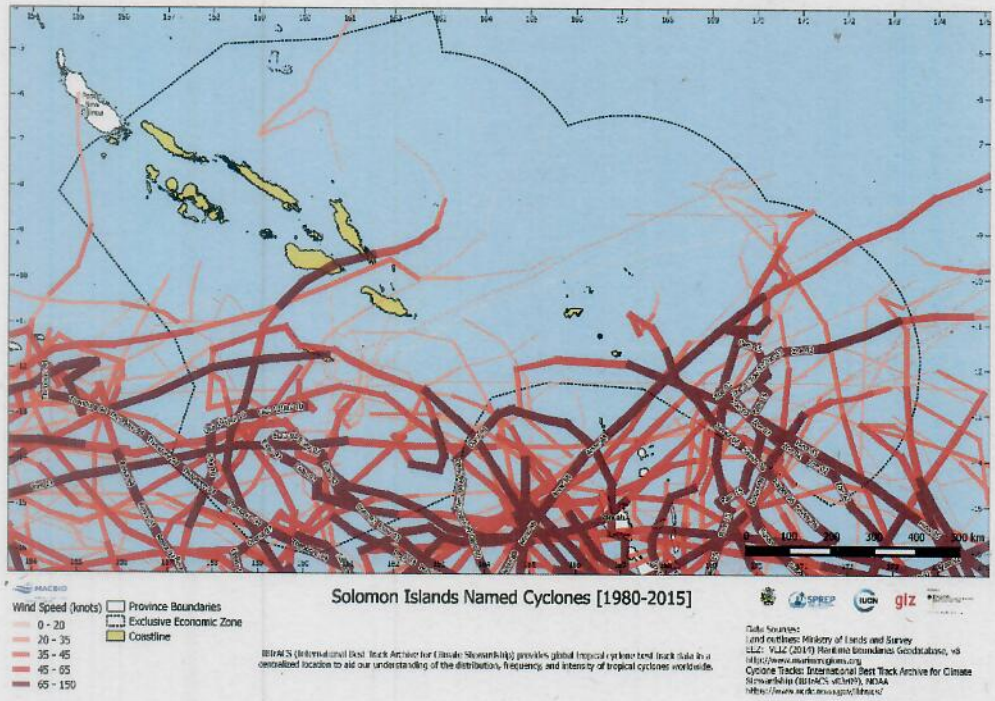

Figure 8: Past cyclone routes 1980-2015

Source: SPREP Data, 2021.

3.4.4 Extreme rainfall and flooding

The Solomon Islands archipelago influence by several seasonal variations that often bring about extreme rainfall and flooding. The common one is the November to March wet season that country normally experience. This period usually brings with it heavy rainfall which eventually could result in flooding incidents. There is no meteorology manned station in Seghe.
For Western province, excessive rainfall is normally experience as in other parts of the country during the rainy season, see Figure 9.

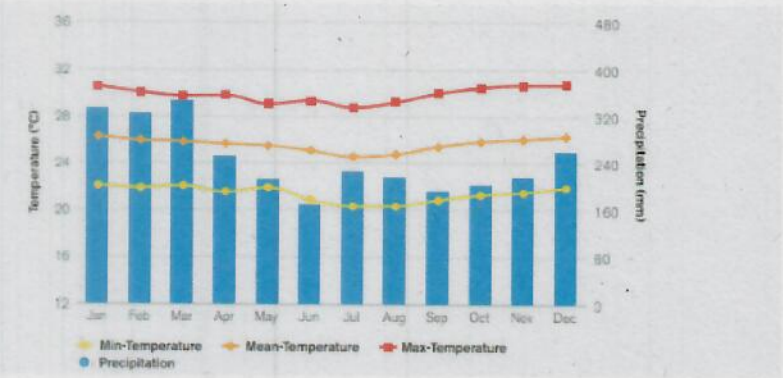

Figure 9: Graph of annual rainfall 1991- 2020 for Solomon Islands

Source: SPREP, 2021.

3.4.5 Earthquake and Tsunami

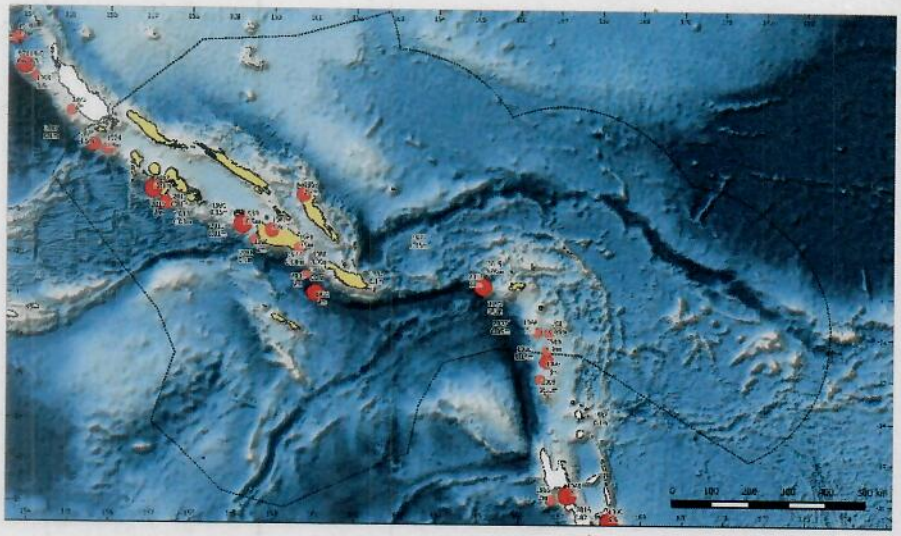

Figure 10: Tsunami occurances map

Source: SPREP Data, 2021.

3.4.7 Volcanic activities

Solomon Islands situated along the ring of fire. There are active volcanoes in the archipelago. The closest volcano to the project site is Kavachi volcano, located on south of Vangunu, which is approximately 45 kilometres south-east of Seghe, and 220 kilometres north-west of Honiara, Guadalcanal. Kavachi volcano is a submarine volcano and have histories of eruptions with the recent eruption in 2014. The eruptions usually ejected molten lava an dforming ephemeral island. In 2003, the enruption resulted in the formation of a fifteen-meter-high island, but gradually disappeared soon after.

The plate tectonic boundary runs through the southern part of the country, south of Makira and Guadalcanal and the islands of western province. Islands of the Western province is rated as high exposure to geohazards as they situated close to the Pacific plate boundary.

Figure 11: Map of Kavachi submarine volcano

Source: Google Earth

3.5 Map of transport routes

Figure 12: Map of transport route

Source: Google Earth

3.6 Photographs of proposed location

Figure 13: Proposed market site with a ngali nut tree at the back- looking west

3.7 Legal Ownership of land

The project site is located within the Seghe Provincial station boundary. The SIIP has verified the land for development is with the Wster provincial Government and the United Church, with no objections to the development were given via the Ministry of Lands, Housing and Surveys.
A survey done and completed by Azimuth Surveys to confirm the site boundary of the area.

4.0 PROVINCE AND VILLAGES

The project site is situated within the boundary of Seghe provincial station, Western province. The nearest community is Seghe station itself to the south and the hospital and school to the north.
The other nearby communities are located in the neighbouring islands and the closest is a kilometre away. These surrounding communities established their own establishment and bylaws, separate from the Seghe station.

5.0 FEASIBILITY STUDIES OF THE PROJECT

There are studies previously conduced for the area by various consulting firms, companies, and organisations. Listed below are some of the studies completed in the area.

1. **Unexploded Ordnance (UXO) survey** - completed by SIEOTEC in Q1 2023 and the report of the findings and recommendations will guide this proposal
2. **Geotechnical studies** - already completed for the project site in 2023 by the contracted firm, Kramer Ausenco. The study covers technical aspect of the area, including site overview, soil composition and depth, which will be incorporated into the final environmental report submission.
3. **Topographical survey** - Azimuth Surveys already completed a detailed topographical and peg ID survey of the area.

6.0 LAND AND WATER USE

The land in which the project is located falls under the authority of the United Church of Solomon Islands,Parcel #; 143-002-75 and recently transferred to the Western Provincial government through the endorsement letter agreed on by both parties. See **Annex 1** for the signed consent letter of title transfer.
The area is predominantly unoccupied, except towards the coastline is the existing market and the wharf. There are small gardening activities observed at site and limited to few root crops, mostly potatoes and Hongkong taro, plus beans and corns.
No operational water supply in Seghe. The previous water supply was tampered with by the contractor working at the airport and was in disrepair since then. The station relies heavily on rainwater harvesting and boreholes.
The power supply is operated by the Solomon Islands Electricity authority (SIEA) trading as Solomon Power. It is a solar power hybrid system. A genset also available for loadshedding during peak hours or when the demand is high.

The Western Provincial Government and the United Church owned the land and water rights of the proposed project site. No commercial activities related to marine resources observed at the area. The adjacent shoreline is largely disturbed and used mostly by boat owners to anchor their OBMs.

7.0 ENVIRONMENTAL IMPACTS

7.1 Biophysical impacts

The project site is located next to the existing market facility and will not require considerable vegetations clearance. There is a small stream a hundred meters towards the north end of the market. The site earmarked for the market project will require some levelling and backfilling prior to construction.

The soil type of the area is mostly limestone, mixed with brown clay soil. The project will conduct necessary groundwork at the site prior to construction, primarily levelling and the site to a reasonable height. This is to address the ongoing threat of frequent storm water pooling as experience at the existing market during stormy events.
From the observations, the project environmental footprint will be less and will be managed by the contractor using the site safety and environmental management plans that will be developed prior to construction.

In addition, considering the location of the market to the adjacent shoreline, stringent measures will be put in place to control run-off into the ocean. Additionally, the construction site will be bunded and fenced. For the complete structure, roof gutter and downpipe drainage system will be installed to cater for intense rainfall events, and control outlet to the nearest storm water drainage.

7.2 Socio-economic impacts

The Seghe market is located..locals access market xx days per week. From the scoping report, about a 100 people access the market on its operational basis, including locals of Seghe, surrounding communities, students, and the people from nearby islands and those travelling to and from Honiara via boat and planes. The station hosted most of the essential services, including grid power supply operated by Solomon Power which runs 24/7. For water supply, the old water supply was damaged and was in disrepair for years now. The residents and businesses in seghe rely heavily on rainwater harvesting and boreholes.
Other essential services noted include telecommunication, hospital, shops, private accommodations, and schools. The operation of these services will be considered during the construction work, to ensure no disruption to their operations.

7.2.1 Traffic and Public access
The project will seek approval and support from the Provincial government to implement the construction activities and safety measures which will include;

- Ensuring public access to key areas, including wharf, hospital, school, shops are not obstructed during the construction
- Construction site will be barricaded and fenced to avoid public access to work area
- Safety signs will be posted to control public access
- Ensure access not blocked by construction materials, machineries, and wastes
- Locals of surrounding area will be advised and made aware of the construction activities
- Timing of the Contruction activities
- Safety notices and signs visible to the general public at construction site
- Liaise with key stakeholders include police, schools, churches, airport, wharf and private businesses for awareness

Safety will be a major issue during construction. Prior to construction, the contractor will conduct awareness to ensure the locals, including PWD are aware of the construction. Also, the construction area will be barricaded, and safety notices will be posted around the active work area.

7.2.2 Health Impacts

Air quality, dust and noise.
The construction site will be situated at the centre of the station and is relatively distance away from the residential areas.
However, dust can create nuisance to the general public if not well managed by the contractor. As expected, some excavation and backfilling work will involve heavy machines, and this will potentially generate dust and exhaust from the machines. However, the project footprint is comparatively small, so the dust generation will be minimal. Similarly, measures will be put in place to ensure air quality is maintained at safe level.

Considering limited space, not much movement is expected from the machines, so dust generated will be minimal. Also, the work site will be barricade, to ensure public are stay away from the work site.

For the noise, it is expected to increase both during the demolition and construction phase of the project. From initial site observations, the ambient noise level is similar to urban areas in Honiara with the noise level ranging from 40 to 60dBA. The construction activities will marginally increase the ambient noise to 80dBA and peaking at 100dBA at time. The work site is situated away from the residential areas, so noise generation will not affect the residents of the station. For machines, only 1 x excavator and 1 x dump truck are expected to work at site, so the noise will be minimal.

The contractor will put in place measures to control air quality, dust, and noise through;

- Work will only conduct at working hours of the day, no work duringthe peak days/hours of the market
- The use of machine will be limited at site during the working hours
- Workers will be equipped with noise abatement equipment
- The contractor will deal with complaints regarding air quality and noise on the ground using the Grievance Redress Mechanism procedure in place

7.2.3 Other social impacts:

The project will bring in contractors to the station which will likely increase the population of the station during the construction period. In that note, it may trigger anti-social behaviour from the contractors towards the locals of the station and surrounding communities. It also has the potential to spread the communicable diseases such as STIs and HIV, which will put people's lives at risk. In such cases, all contractors engaged under the SIIP will go through a Safeguards training which will cover the code of conducts for all workers when at site. In addition, a Grievance Redress Mechanism which put in place by the SIIP safeguard team will be annexed to the contractor's agreement for reporting complaints and issues that may arise during construction.

7.2.4 Vulnerable groups, children, women, elderly

The vulnerable groups, including children, students and elderly can potentially be affected through access route during the demolition and construction phase. Also, important to note that a temporary market wil be constructed to cater for the ongoing operation of the market and not totally disrupting the service.
In consideration of the vulnerable, children and elderly people, measures will be put in place to ensure safe access route is made available, connecting the station and the communities. In addition, the project will provide alternative access route and not to hamper movement of people, including children, elderly, women and students. Similarly, the essential services will not be disrupted, including the market operations.
The construction site is located distance away from the residential areas and schools, so the foreseen impacts on the vulnerable groups will be minimal. Importantly, the construction work will be conducted at a staggered stage, meaning the work will be separated into Lot 1, Lot 2, and Lot 3, with community safety and awareness imbedded into the separate phases of the work.

7.2.5 Cultural heritage impacts

The project site is situated in the existing market area within the station. No site of cultural significance identified during the scoping and consultations with relevant government and stakeholders.

7.2.6 Climate and disaster risk

The sources of impact in relation to the project are as follows;
Climate change hazards including:

- Cyclone;
- Excessive rainfall
- Strong wind
- Frequent flooding
- Storm water run-off
- Inundation
- Coastal erosion
- Earthquake
- Extreme temperature

8.0 PUBLIC CONSULTATIONS

Consultations had already been conducted after the approval of the budget in the first quarter of 2022. A follow up consultation was conducted in the second quarter of 2023 for the design options vetting. Option 2 of the three design options was recommended by majority vote by the participants.
See **Annex 3** for the minute of the recent consultation. The stakeholder mapping of the project already completed and plans now in place for continued consultations.

Figure 14: Community consultations conducted at site

9.0 CONSULTATIONS WITH OTHER AUTHORITIES

Considering the project will be situated in the WPG land, the Ministry of Lands and Housing had been consulted on the status of the land title and parcel number. On that note, the United Church of the Solomon Islands also consulted for the transfer of the land title. This has already been completed and the project is clear to proceed with the development.
Equally important, the Ministry of Environment, Climate Change, Disaster Management and Meteorology had also been consulted for the Climate change and disaster risk resilience component of the project. Also, with MECDM, consultations were made to introduce the SIIP operations and the requirements for the development permit specified under the Environment Act.

Similarly, consultations also conducted with Schools, Church establishments, women's group, and business houses in Seghe. Special emphasis also given on the gender component, vulnerable peoples and PWD. The minutes of the consultations are available and will be annexed to the detailed environmental report that will be submitted as part of this project requirement.

Other institutions including NGOs were consulted for their feedback. This includes PWDSI, UN Women Pacific and UNDP M4C Project.

10.0 REFERENCES

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12. SPREP, 2016. Strengthening Environmental Impact Assessment – Guidelines for Pacific Island countries and territories.
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11.0 ANNEXES

Annex 1: Signed consent letter

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Annex 2: Minute of Community consultation

Seghe Market
Consultation report

Annex 3: Seghe market design option

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