

**ENVIRONMENTAL SOCIAL IMPACT
ASSESSMENT (E.I.A) STUDY REPORT**

FOR

**THE PROPOSED COMMERCIAL
DEVELOPMENT (CONFERENCE AND
HOTEL APARTMENTS) ON PLOT NO.
1551/I/MN, MILELE AREA, MALINDI
ROAD, MOMBASA COUNTY.**

GPS COORDINATES

4°00'24.5"S 39°43'33.3"E

PROPONENT

**LIDO BEACH CONFERENCE INN
LIMITED**

**P.O BOX 90182 - 80100
MOMBASA**

JULY 2025

Project Name	Conference Facility and Hotel Apartments
Proponent	Lido Beach Conference Inn limited
Report	Environmental and Social Impact Assessment Study Report
Project components	<ol style="list-style-type: none"> 1. Conference and Hotel Serviced Apartments 2. Basement floor, ground floor, first – fifth floor 3. Conference facilities, restaurant's, offices, transformer vault, Electrical room, parking slots 4. Multipurpose Centre, Coffee lounge, gym, massage & Spa, swimming pool, pool deck. Sauna steam area, 5. Waste Water Pretreatment system- bio digester installation 6. Third – twelfth floor – typical design – 16 units one bedroom and 2 units 2 bedroom per floor – 160 units one bedroom and 20 units two bedroom, 7. 13th floor – 35 units hotel rooms 8. 14th and 15th floor – 12 units of two bedroom and 12 units of three bedroom duplex 9. Roof floor – open decks, resident pool, baby pool and roof top restaurant;
Project Cost	Ksh. 622,227,700.00/=
Project site & Footprint	Plot no. Nos. MOMBASA/MN/I/1551 , Milele Beach Area, Mombasa County 0.98 acres

CERTIFICATION

Expert:

EDGAR AMBAZA (1916)

Signature: _____

SIMIYU DOUGLAS (11889)

Signature: _____

Date: _____

Certification by Proponent

LIDO BEACH CONFERENCE INN LIMITED

Representative Name: _____

Designation: _____

Signed: _____

Date: _____

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ACRONYM

ASAL	Arid and semi-arid land
CGM	County Government of Mombasa
DOSH	Directorate of Occupational Health
DSQ	Domestic Servant's Quarter
EIA	Environmental Impact Assessment
EMCA	Environmental Management and Coordination Act
E.O	Environmental Officer
FAN	Forest Action Network
GOK	Government of Kenya
MOWASCO	Mombasa Water and Sanitation Company
NEMA	National Environment Management Authority
NWCPC	National Water Conservation and Pipeline Corporation
PPE	Personal Protective Equipment
RIAM	Rapid Impact Assessment Matrix
TOR	Terms of Reference
WRA	Water Resource Authority

EXECUTIVE SUMMARY

Background

The project Proponent Lido Beach Conference Inn Limited proposes to set up fifteen storey commercial building to be utilized as serviced apartments. Global EHS Consulting has been contracted by Lido Beach Conference Inn Limited to conduct an Environmental Social Impact Assessment Study for the proposed development. The proposed development will comprise of a residential building of fifteen storey. The plan layout for this development indicate that the Basement floor will have parking, support facilities including bio digester, underground water tank and the ground floor will be additional parking. The 1st – 15th levels 3rd – 12th floor shall assume a typical floor plan layout whereby each floor shall have sixteen units of one bedrooms and two units two bedroom per floor and 13th floor (consist of 35 hotel rooms) 14 – 15th floor will feature 24 units of two and three bedroomed duplex residential units. The project will also be associated with other facilities which includes parking area, bio-digester, swimming pool, offices, restaurants, meeting rooms, multipurpose halls, electrical infrastructure layout and other amenities as per the architectural drawings in line with the governments' housing policy. The architectural drawings have been submitted for approval by the County Government of Mombasa.

The Project site is strategically located within an area zoned for commercial/residential use with easy access the major road (Mombasa- Malindi highway), and water transport/water sports activities available, the proposed development is located on the second raw of the ocean front, Milele Beach, Lido Beach and Kenya Wildlife offices are is within the existence. Within this plot there was residential bungalow existed at the time of site visit.

Land use patterns in the area are drastically changing as most upcoming developments within this area are high-rise buildings not less than six floors due to the rising demand of modern housing units within the City of Mombasa. The area hosts commercial facilities making the area a commercial hub hence influencing the developments within this area of Bamburi beach. The proponent has already applied for a change of user approval from the County government of Mombasa. Architectural and structural plans have been submitted to the county government for approval.

This area is experiencing drastic change in land use as most buildings are being converted to commercial facilities such as offices, schools, hospitals and recreation facilities. Additionally,

within the vicinity are high-rise buildings of up to ten, twelve and eighteen floors and most developments in the area are apartment blocks, thus attracting more people to reside in this area because apartment blocks have advantages of security and assumes modern architecture that guarantees comfort.

In compliance to section 58 of Environmental Management and Coordination Act (EMCA) Cap 387, the proponent has initiated the undertaking of an Environmental Impact Assessment (EIA) report for submission to National Environment Management Authority (NEMA) for licensing.

The ESIA study Report is crucial in environmental management systems. This Project Report is a chop stick of a survey carried out to determine the overall environmental impacts that the construction of the proposed Conference and Hotel Serviced Apartment Building is likely to have in the future vis-à-vis the current status. The report in addition gives mitigation measures to foreseeable negative impacts.

There is no doubt that the proponent is greatly concerned with environmental safety, as the couple did not only initiate this project report but also provided all the required assistance while conducting the survey. The proponent is undoubtedly committed to environmental management. It is anticipated that the proponent will find the recommendations and mitigation measures advanced herein valuable and useful to their environmental safety.

By the time the EIA team visited the site, construction work had not begun and for compliance purposes the EIA process was very instrumental.

The architectural design for the building reflects that the building has adequate parking space on ground floor. There shall also be installed a underground water storage tanks, waste management system, biodigester and soak away pits, swimming pool on ground floor. The 1st – 15th levels 3rd – 12th floor shall assume a typical floor plan layout whereby each floor shall have eighteen units of hotel rooms per floor and 13th floor (consist of 35 hotel rooms) 14 – 15th floor will feature 18 units of two and three bedroomed duplex residential units. The project will also be associated with other facilities which includes parking area, bio-digester, swimming pool, offices, restaurants, meeting rooms, multipurpose halls, electrical infrastructure layout and other amenities as per the architectural drawings in line with the governments' housing policy.

The land on which the building will be constructed is registered as Plot No. 1551/I/MN which is leasehold and is registered to Lido Beach Conference Inn Limited herein referred to as the proponent.

This ESIA was carried out between the period of 18TH June 2025 – July 8th 2025 through the guidance of the Environmental (Impact Assessment and Audit) (amendment) Regulations 2019 and other related legislation.

The main purpose was to identify all possible social, economic and environmental impacts that may arise from the construction and operation of this building. This ended up with recommendation of mitigation measures for the significantly negative impacts and finally the proposed practical Environmental Management Plan (EMP) for implementation by the contractor and the proponent.

The scope of the study included literature review; describing the location, collecting baseline social, physical, economic and environmental information; identifying phase's, processes, understanding designs and lastly developing an EMP.

The outcome of the study was discussed with the proponent's representative before the report was finalized and submitted to NEMA.

Project objectives and activities

The objective of the proposed project is to construct two residential blocks of ten storey holding eighty units of two bedroomed luxurious apartments, adequate parking, Swimming pool and a bio digester on ground floors.

Foreseeable Environmental impacts

Long Term Impacts:

These are summarized as follows:

Drainage Related Impacts:

1. Water volumes in excess (run-off) of that which would have been conveyed offsite prior to the development will impact external sites due to hard surface creation.
2. An increase in the turbidity of the runoff leaving the site could occur if uncontrolled surface water flows onto or over unprotected loose substrates or sediment stockpiles

Aesthetic Impacts:

1. A development of this stature and vertical scale, if not designed with good aesthetics in mind, will ultimately be perceived as an eyesore to persons transiting the immediate vicinity of the development area.
2. If the development results in the blocking of views traditionally enjoyed by occupiers of neighbouring dwellings to the development, then this will also be viewed as a negative and permanent impact.
3. Construction alterations to the site will have negative impacts on these aesthetic characteristics.
4. Tall buildings influence the micro-environment by casting shadows and blocking views and sunlight

Resource use Impacts:

- ❖ Such development results in consumption of massive quantities of resources such as water and energy thus requiring high operation cost.
- ❖ Puts pressure on available infrastructure if poorly designed

Short Term Impacts

These are summarized as follows:

- Dust Generation Impacts
- Construction Noise Impacts
- Solid and Liquid Waste Generation Impacts – both on site and external
- Sewage Generation Impacts – resulting from inadequate disposal facilities on site
- Siltation Impacts due to the erosion of uncovered stockpiles of materials or exposed, excavated soils.
- Impacts due to inadequate traffic management
- Impacts related to the use of natural resources for construction –e.g., natural lumber for scaffolding and for slab shoring – resulting in forest reductions at unspecified locations. .

Proposed Mitigations

These would include:

Drainage Mitigations:

- The use of permeable surfaces for parking, walkway and roadway areas to facilitate ground infiltration.
- The use of ground-based storm water disposal options where the geology of the area will facilitate its use.
- The control of storm water accessing the site from offsite locations.
- The incorporation of all drainage mitigations, along with a back-up surface drainage proposal, within an overall drainage plan for the development, with specific attention being placed on the terminal portion of the surface drainage, which may present a flooding risk within the site and it's neighbourhood.

Aesthetic Mitigations:

- Emphasis should be placed on an architectural design that will ensure that the multi-storey buildings proposed blend into the environment.
- Emphasis should be on an architectural design that will ensure that no obstruction of scenic views occur.

Construction Noise Mitigations:

- The use of the lowest noise-emitting equipment appropriate for the given task should be opted for, since this will result in less noise generated on-site.
- Time limits should be imposed to limit the periods during which construction noises can be generated. The following times are proposed: - Mondays to Fridays 0800hrs to 17hrs. Saturdays 0800hrs to 1300hrs. Sundays and Holidays – no noisy activities are to be permitted.
- Physical noise barriers should be considered for the property.

Solid Waste Mitigations:

- Operational measures should be designed and put in place to guide the process of waste reduction on-site.

- Waste reduction mechanisms should be employing on-site to reduce the volume of any solid wastes generated including using concrete mixer truck for delivery of concrete to site.
- The collection and safe storage of solid wastes on-site should be encouraged to facilitate transportation off-site.
- The facilitation of safe transport of solid wastes off-site to authorized solid waste disposal sites should be encouraged. This would discourage accidental waste disposal during transport.

Dust Generation Mitigations:

1. Dust generation on-site should be controlled through the following activities:
 - The imposition of speed limits for vehicular movement on dust sources.
 - The enclosing of raw material dumping and stockpiling areas to contain generated dust
 - The controlling of wind movement of exposed materials through the use of frequent wetting or the use of dust stabilization products.
2. Preventing fugitive dust from exiting the construction site through the use of containment barriers at the site's periphery. This mitigation would work in tandem with noise mitigation measures to prevent sound releases into the external environment.
3. Controlling fugitive dust generation from sources external to the construction site, such as at Concrete Batching plants and from trucks transporting raw materials to the site – using the containment methods.

Sewage Mitigations:

- The provision of adequate access to toilet and bathroom facilities that meet both numerical standards (to prevent workers from using the neighbours') and treatment standards.
- The separation of sewage and grey water streams to reduce sewage effluent volumes.
- The employment of on-site treatment of wastewater.

Siltation Mitigations:

- The employment of drainage mitigation measures to assist in the reduction of the volume and velocity of run-off from the site.
- The covering and beaming of stockpiles of materials during rainfall periods to prevent the washing away of these materials.

- The recycling of sediment-loaded wash-water from batching plants to prevent the discharge of these waters into the environment.

Other Mitigations:

- The careful choosing of heavy vehicular access points to the site to reduce obstructions to traffic movement.
- The limiting of heavy vehicle movement on-site to non-peak daytime traffic periods.
- The use of metal scaffolding and shoring equipment for construction purposes to limit the exploitation of natural resources.
- The limiting of regularized vending at the perimeter of the development to restrict the generation of uncontrolled solid and liquid wastes.

The EIA study observes that the proponent is keen on complying with all legal and environmental requirements in order to mitigate against these probable negative impacts and enhance the positive social, economic and environmental impacts.

Conclusion and recommendations

In conclusion, with the current rate of urban population growth, high density in the city and diminishing space (land) has made high demand of housing within access to town and price of land has extremely increased. In this case, high-rise developments are almost certain to be part of the solution. Tall buildings are also known to project a sense of socio-economic power and promote an area as a leading and modern mixed use area. In addition, the buildings showcase the achievements of warm architectural passion and cold engineering logic. Tall buildings play an important role in creating sustainable cities as they can support dense arrangements and help preserve open and natural spaces by accommodating more people on a smaller amount of land area than can low-rise buildings.

The ESIA report authors conclude that the project will not compromise the environment enjoyed by the residents of Bamburi or those who will be working in there if the recommendation in the EMP are implemented to the latter. Instead it will provide direct livelihoods and indirect benefits to many other service providers. Additionally, property value in the area will increase, security will be upheld and the government will upgrade its infrastructure such as water supply, road maintenance and storm-water drainage to match the demand.

The report recommends that the proponent's proposal be approved and a license be issued as long as he commits to adhere to the conditions of approval by NEMA and promises to fulfill the recommendations and conditions highlighted in the Environmental Management Plan.

CHAPTER ONE

BACKGROUND OF THE PROJECT

1.1. Project Definition

This is an Environmental Impact Assessment Project Report for proposed Development of two residential blocks to be developed by LIDO BEACH CONFERENCE INN LIMITED. The proponent proposes to construct a fifteen commercial storey (Conference and serviced hotel apartments), basement floor holding utilities. Parking, 3 bio digesters, 2 septic, maintenance utilities, ground floor, kitchen, lobby area, swimming pool, massage, 1st floor; Multipurpose halls, 5 meeting room, serve area, wash rooms, Second floor; eight office room, Multipurpose hall– 15th levels 3rd – 12th floor shall assume a typical floor plan layout whereby each floor shall have eighteen units of hotel rooms per floor and 13th floor (consist of 35 hotel rooms) 14 – 15th floor will feature 18 units of two and three bedroomed duplex residential units. The project will also be associated with other facilities which includes parking area, bio-digester, swimming pool, offices, restaurants, meeting rooms, multipurpose halls, electrical infrastructure layout and other amenities as per the architectural drawings in line with the governments' housing policy. on latitude and longitude geo-referenced 4°00'24.5"S 39°43'33.3"E. The architectural and structural plans for the proposed development has been submitted to the County Government of Mombasa for approval.

The building shall be installed underground water reservoir. As per the population of the building, it is recommended that the building be installed with a bio digester that can handle daily flow rate of 60m³/day.

Under the classification of projects in the Environmental Management and Coordination Act (EMCA) of 1999 (amended second schedule), for the purposes of Environmental Impact Assessment/Audit (EIA/EA), the proposed project fall under medium risk projects- Urban Development including establishment of multi-dwelling housing developments of not exceeding one hundred units.

1.1.1. Location

The proposed site is located on Plot L.R. No. MSA/I/1551 Bamburi, along/off Malindi road/Milele beach area. Buildings adjacent to project site (on its right and left) are residential

buildings of fifteen floors and above and the immediate neighbour is the Milele Beach, Lido Beach operated by the same Client. Within vicinity to project site is highrise residential buildings. The current land use pattern of the area is multi-dwelling residential buildings, apartments and hotel industry. The site is geo-referenced 4°00'24.5"S 39°43'33.3"E.

This is a very convenient location of such a project since land use patterns in the area have drastically changed as most upcoming developments within this area are high-rise buildings not less than six floors due to the rising demand of modern housing units within the City of Mombasa. Initially, the area was dominated by buildings of three and below floors all of which were single dwelling units. most of the existing buildings have been converted to commercial enterprises such as offices, saloons and spa, hospitals, schools or guest room facilities.

Presence of the busiest malls (commercial centres) i.e. city mall and Nyali Centre, City Mall, Bamburi mall, Cinemax, Green wood Mall has contributed to the change in the type of developments within this area making the demand for high-rises developments.

In general, the land use in the area has shifted from single dwelling residential to commercial and highrise mixed use buildings making the proposed project conform to the current land developments in the area.

The proponent has applied for change of user as per required by the Physical Planning Act for developments of such magnitude. *(Location plan shown on architectural drawing. Land ownership document attached).*

1.1.2. Project Objective and scope

The objective of the proposed project is to construct of basement ground floor plus fifteen floors holding Conference & serviced hotel Apartments, Conference/Multipurpose halls, restaurants with adequate parking and efficient support amenities and facilities associated with operation of hotel and conference.

1.1.3. EIA Study

In carrying out this study, various activities were undertaken including detailed field surveys for acquisition of biophysical and socio-economic data. Other sources of information included existing database, Government Agencies, professionals, and neighbours. Neighbours were

consulted to give their views on the proposed project. Various stakeholders including the engineer were consulted.

1.2. ESIA Process Followed

This Environmental Impact Assessment Study (ESIA) refers to a critical examination of the effects of the proposed project on the environment before its implementation.

Impacts describe any negative and positive environmental influence caused by a project. EIA is applied on the basic principle that the effect of a project on the environment needs to be established before it is implemented. The basic assumption is if a proper EIA is carried out then, the safety of the environment can be properly managed during the projects implementation, commissioning, operation and decommissioning.

A project is defined as a specific set of human activities in a particular location and time frame and intended to achieve an objective(s).

The term environment is used in its broadest possible sense to embrace not only physical and biological systems but also socio-economic systems and their inter-relationships. The EIA process will take into account operational, social, cultural, economic, legal and administrative considerations. The process will include the following:

- Identifying the anticipated environmental impacts of the project and the scale of the impacts;
- Identifying and analyzing alternative methods or technologies for implementing the proposed project;
- Proposing mitigation measures to be undertaken during and after the implementation of the project;
- Developing an Environmental Management Plan (EMP), with mechanisms for monitoring and evaluating the compliance and environmental performance, cost for mitigation and time frame of implementing the measures.

1.2.1. Detailed EIA study

This involved, but was not limited to, the following:

- Collection of baseline data and information;
- Description of affected environments;

- Participation of all stakeholders;
- Identification and assessment of potential impacts (both negative and positive) of the project to the environment;
- Proposal of possible mitigation measures to curb any potential negative impacts, while outlining interventions to enhance the positive impacts; and
- Development of an appropriate Environmental Management Plan (EMP).

The role of the stakeholder participation will be to:

- (a) Establish common stakeholder needs and ensure that the project continues to satisfy these needs or even enhance the needs;
- (b) Provide background information which will form an important part of baseline data; and
- (c) Create awareness amongst the stakeholders and sensitize them on environmental issues related to the project.

1.2.2. Preparation of the EIA Project Report

This EIA Project Report prepared for the project contains detailed information on the project, including on the following;

- Location of the project;
- The objectives of the project;
- Baseline information such as descriptions of the natural, social and operational environments, the current policy and legal framework and the administrative arrangement under which the project will operate.
- The technology, procedures and processes to be used in implementation of the project;
- Alternative technologies and processes available and reasons for preferring the chosen technology and processes;
- The wastes to be generated by the project and ways of handling;
- The environmental effects of the project: including the social and cultural effects and the direct, indirect, cumulative, irreversible, short term and long term effects anticipated;
- An EMP proposing measures for eliminating, minimizing or mitigating adverse impacts on the environment, while enhancing the positive effects; including the cost, time frame, and responsibility to implement the measures;

- Provision of an action plan for the prevention and management of foreseeable accidents and hazardous activities;
- Measures to prevent health hazards and to ensure security in the working environment for the employees and users of the facility, and for management of emergencies;
- An economic and social analysis of the project;
- An identification of gaps in knowledge and uncertainties which were encountered in compiling the information; and
- A non-technical summary outlining the key findings, conclusions and recommendations of the study.

CHAPTER TWO

2.0 ENVIRONMENTAL SETTING OF THE PROJECT AREA AND ITS ENVIRONS

2.1 PHYSICAL ENVIRONMENT

2.1.1. Climate

The County lies within the coastal strip in the hot tropical region where the climate is influenced by monsoon winds.

2.1.1.1.Rainfall

The rainfall pattern is characterized by two distinct long and short seasons corresponding to changes in the monsoon winds. The long rains occur in April - June with an average of average 1,040 mm and correspond to the South Eastern Monsoon winds. The short rains start towards the end of October lasting until December and correspond to the comparatively dry North Eastern Monsoons, averaging 240mm. The annual average rainfall for the county is 640mm.

2.1.1.2.Temperature

The annual mean temperature in the county is 27.9⁰C with a minimum of 22.7⁰C and a maximum of 33.1⁰C. The hottest month is February with a maximum average of 33.1⁰C while the lowest temperature is in July with a minimum average of 22.7⁰C. Average humidity at noon is about 65 per cent.

2.1.2. Landscape and Topography

Mombasa County lies within the coastal lowland which rises gradually from the sea level in the east to about 132 m above sea level in the mainland. The terrain is characterized by three distinct physiographic features, which includes the coastal plain, which is found along the shoreline, covering parts of the South Coast, the Island, parts of Changamwe and the North Coast. The plain consists of an expansive flat land with raised beach terraces covered mainly by Coral limestone and back reef sand deposits that not only provide firm foundation for construction but also provide building materials.

The second category is the hilly areas mainly found within the western part of the County that is underlain by shells and rises gently from 45m to 132m above sea level. This is characterized by poorly drained clay soils which restrict settlement and infrastructural development.

The third category is the Indian Ocean and the shoreline covered with geologically sedimentary Rocks of Jurassic to recent age. The topography has evolved as a result of the lowering of the sea level over time leading to severe erosion by the storm water draining into the sea. In addition, the

Subsequent rise in sea level led to the submergence of the valleys and the creation of Mombasa Island surrounded by deep natural creeks, ports and harbours such as Kilindini, Nyali, Makupa, and old port creeks.

Other notable physiographic features include, the fringing coral reefs, cliffs and tidal flats, sandy beaches, the coastal plain and a hilly severely dissected and eroded terrain. These features have greatly influenced the economic development of the County in a number of ways. For instance, the sea supports maritime trade while the fringing coral reefs, creeks and tidal flats with extensive mangrove forests are breeding grounds for fish. The fringing coral reefs in North Coast are an important marine conservation area hosting the Mombasa Marine National Park and Reserve.

The project site area is generally flat.

2.2. SOCIO ECONOMIC ENVIRONMENT

2.2.1. Physical Infrastructure

It's considered vital because the standard of living of the people in the County and the performance of the major sectors are greatly influenced by the existence, access, distribution and utilization of the physical infrastructure. Adequate and efficient physical infrastructure has a direct bearing on the production of goods and services in the county. It facilitates and promotes investment, thus creating more jobs, raises income for the people and through taxation increase the government and the County Government of Mombasa revenue.

2.2.1.1.Roads

There is a total of 127 km classified roads and 221.46 km unclassified roads. The County is well served with electricity with virtually all economic and high potential areas having access to power network. The major roads are the Nairobi – Mombasa road, Mombasa-Lamu road and Mombasa – Lunga-Lunga road, all of which are maintained by the Ministry of Roads. The minor roads are maintained by the County Government of Mombasa.

The site is off Malindi road, an access road of bitumen standards. The site has several access roads from the main road (Mombasa – Malindi highway).

Communication Network

The County has a well-developed communication network with a total network of 31,481 telephone lines and six telephone exchanges; the County is connected to the rest of the country and the outside world. In general, there is a General Post Office (GPO) located within the County Island with branches in other sub county.

Bamburi area due to its affluence status has access to 4G internet services from majority of Internet Service Providers amongst them Safaricom home fibre, Telkom, Airtel, Jamii telecommunication, Zuku internet, Wananchi telecommunication amongst others.

2.2.1.2. Water Facilities

The County is able to provide 60 percent of the water requirements. It receives water from Mzima Springs in Taita-Taveta, Marere and Tiwi boundaries in Kwale and Sabaki/ Baricho in Malindi. In addition, water is abstracted from boreholes and wells belonging to individuals and mosques.

The project site is served by water pipeline managed by Mombasa Water and Sanitation company (MOWASCO) though supply is erratic as the infrastructure in place does not meet the supply ability for the ever increasing population in Bamburi and Mombasa as a whole. It is for this reason that there exists a borehole to supplement for water supply.

Additionally, most residents in the area use the services of water bowzers for supply of potable water as they prefer not a borehole because of the quality (saline) of the water.

2.2.1.3. Solid Waste Management

The area is within the jurisdiction of the Mombasa City County, which has the responsibility of disposal of waste.

All residential and commercial facilities within contract services of private garbage handlers to collect their waste for disposal. It is for this reason that the area is free from litter or vacant land being converted to waste disposal sites.

2.2.1.4. Sewer system

The area is not served by the public sewer line. The sewer system reticulation has been effectively designed in the proposed plans and will be connected to each unit and to an on-site wastewater treatment facility.

2.2.1.5. Surface Drainage

Due to the ever increasing paved surfaces in Bamburi and Mombasa as a whole, surface drainage has been negatively impacted resulting to some points to be flooded every time there is rainfall. The proposed project area does not experience the same although the architect and engineers of the proposed project intend to put in place measures to control run-off water by designing and constructing an effective storm water drainage system for internal drains to collect the surface run-off and safe final disposal.

2.2.1.6. Energy

Bamburi area has access to electricity connection from national grid. The area is also not spared to frequent power outage hence most facilities including modern residential units have generators installed so as to back up energy supply.

The site will be connected to the national grid. Fossil fuels will power some machinery/equipment. Solar power is highly recommended to be harnessed by the proponent.

CHAPTER THREE POLICY AND LEGAL FRAMEWORK

3.1. Introduction

The recent promulgation of the current constitution means that Kenya is among the few countries whose constitution explicitly provides for the right to a decent and healthy environment. This report will consider legal provisions in the current constitution, which pundits have termed as the most environmentally conscious constitutions in Africa. Basing on the transitional frameworks provided for implementation of the current constitution, the previous Acts of Parliament and Policies that have formed part of environmental governance in Kenya shall be reviewed.

3.1.1. The constitution of Kenya

-Article 10 (2d) sustainable developments is listed as a principle of governance.

Under the bill of rights, the right to a decent and healthful environment is stated as follows:

- Article 42. Every person has the right to a clean and healthy environment, which includes the right—

(a) To have the environment protected for the benefit of present and future generations through legislative and other measures, particularly those contemplated in Article 69;

(b) To have obligations relating to the environment fulfilled under Article 70.

Part 2—Environment and natural resources

Obligations in respect of the environment

69. (1) The State shall—

(a) Ensure sustainable exploitation, utilization, management and conservation of the environment and natural resources, and ensure the equitable sharing of the accruing benefits;

(b) Work to achieve and maintain a tree cover of at least ten per cent of the land area of Kenya;

(c) Protect and enhance intellectual property in, and indigenous knowledge of, biodiversity and the genetic resources of the communities;

(d) Encourage public participation in the management, protection and conservation of the environment;

(e) Protect genetic resources and biological diversity;

- (f) Establish systems of environmental impact assessment, environmental audit and monitoring of the environment;
 - (g) Eliminate processes and activities that are likely to endanger the environment; and
 - (h) Utilize the environment and natural resources for the benefit of the people of Kenya.
- (2) Every person has a duty to cooperate with State organs and other persons to protect and conserve the environment and ensure ecologically sustainable development and use of natural resources.

Enforcement of environmental rights

- 70.** (1) If a person alleges that a right to a clean and healthy environment recognized and protected under Article 42 has been, is being or is likely to be, denied, violated, infringed or threatened, the person may apply to a court for redress in addition to any other legal remedies that are available in respect to the same matter.
- (2) On application under clause (1), the court may make any order, or give any directions, it considers appropriate—
- (a) To prevent, stop or discontinue any act or omission that is harmful to the environment;
 - (b) To compel any public officer to take measures to prevent or discontinue any act or omission that is harmful to the environment; or
 - (c) To provide compensation for any victim of a violation of the right to a clean and healthy environment.
- (3) For the purposes of this Article, an applicant does not have to demonstrate that any person has incurred loss or suffered injury.

Agreements relating to natural resources

- 71.** (1) A transaction is subject to ratification by Parliament if it—
- (a) Involves the grant of a right or concession by or on behalf of any person, including the national government, to another person for the exploitation of any natural resource of Kenya; and
 - (b) Is entered into on or after the effective date.
- (2) Parliament shall enact legislation providing for the classes of transactions subject to ratification under clause (1).

Legislation relating to the environment

- 72.** Parliament shall enact legislation to give full effect to the provisions of this Part
- Environmental Policy

Until 1999, Kenya lacked a comprehensive environmental policy. There were 77 different statutes addressing various sections of the environment. This however, encouraged conflicts of interest among the various stakeholders. Environmental Management and Coordination Act were formulated in 1999 and amended in 2015 to comprehensively address the issues affecting the environment in harmony. The broad objectives of the national environmental policy include:

- ◆ Optimal use of natural land and water resources in improving the quality of human environment.
- ◆ Sustainable use of natural resources to meet the needs of the present generations while preserving their ability to meet the needs of the future generations.
- ◆ Encourage concern and respect for the environment, emphasize on every Kenyan's responsibility in environmental performance and ensure appropriate operating practices and training of generations.
- ◆ Integrate environmental conservation and economic activities into the process of sustainable development.
- ◆ Meet national goals and international obligations by conserving biodiversity, arresting desertification, mitigating effects of disasters, protecting ozone layer and maintaining ecological balance on the earth.
- ◆ Communicate with the public on environmental matters to facilitate improvements in environmental performance.

Undertake appropriate reviews and evaluations of developmental plans and operations to measure their progress and to ensure compliance with this policy

The following legislations are relevant to the proposed project

- The Physical planning Act;
- The Local Authority Act;
- The Public Health Act;
- The Environmental Management and Coordination Act of 1999;
- The Environmental Management and Coordination (Water Quality) Regulations, 2006;
- The Environmental Management and Coordination (Waste Management) Regulations, 2006;
- The Employment Act 2007;
- The Labour Institutions Act 2007;

- The Work Injuries Benefits Act 2007 and
- The Occupational Safety and Health Act 2007.
- National Construction Authority Regulations. 2014
- The Energy Act, 2006

3.2. The Physical planning Act

The Physical Planning Act governs how development is to be carried out in major towns and urban centers. The Department of Physical Planning, in the Ministry of Lands and Settlement, administers the Act. Under the Act, the Department of Physical Planning first approves all Partial Development Plans (PDPs) of infrastructure and other developments before the projects are implemented.

NB: The director of physical planning must approve of the plans for the proposed development and append signature on them as well. The same position must also send formal comments to the review team on the entire E.I.A. report as presented to NEMA office.

3.3. The Local Authorities Act and County Government Act, 2013

Under the Local Authorities Act, Mombasa County Government assumes a number of roles in its area of jurisdiction, which includes Nyali area. The roles include issuance of licenses for businesses, collection of refuse, setting up of adequate lighting, provision of water and sewerage services in the area, among others.

Therefore for effective management some of the requirements of the proposed project such as adequate and efficient sewage services from the Council, implementation of the proposed project would have to be carried out in consultation with the County Government especially the department that deals with water supply and sewerage management.

The County Government Act, 2013 gives County government to develop City/municipal plans which include (a) City or municipal land use plans; (b) City or municipal building and zoning plans; (c) City or urban area building and zoning plans; (d) location of recreational areas and public facilities. The plans shall be the instrument for development facilitation and development control within the respective city or municipality.

City or municipal land use and building plans shall be the regulatory instruments for guiding and facilitating development within the particular city or municipality.

3.4. The Public Health Act

The Public Health Act outlines how different aspects of a project have to be undertaken to ensure the safety and health of users and neighbours. The Act gives guidelines on construction, maintenance and inspection of drainage system, septic tanks, cesspool or latrines. In implementing the proposed project, the developer has to carry out work in line with requirements and provision of this Act.

3.5. Environmental Management and Co-ordination Act (EMCA) Cap 387

Section 58 (1)

Notwithstanding any approval, permit or license granted under this Act or any other law in Kenya, any person, being a proponent of a project, shall, before financing, commencing, proceeding with, carrying out, executing or conducting or causing to be financed, commenced, proceeded with, carried out, executed or conducted by another person any undertaking specified in the Second Schedule to this Act, submit a project report to the Authority, in the prescribed form, giving the prescribed information and which shall be accompanied by the prescribed fee.

Section 58 (2)

The proponent of a project shall undertake or cause to be undertaken at his own expense an environmental impact assessment study and prepare a report thereof where the Authority, being satisfied, after studying the project submitted under subsection (1), that the intended project may or is likely to have or will have a significant impact on the environment, so directs.

Offences

Section 138

Any person who:

- a. Fails to submit a project report to the requirements of Section 58 of this Act;
- b. Fails to prepare an environmental impact assessment report in accordance with the requirements of this Act or regulations made there under;
- c. Fraudulently makes false statements in an environmental impact assessment report submitted under this Act or regulations made there under;

Commits an offence and is liable for conviction and imprisonment for a term not exceeding **twenty four months** or to a fine of not more than **two million shillings** or to both such imprisonment and fine.

Section 139

Any person who:

- a) Fails to keep records required to be kept under this Act;
- b) Fraudulently alters any records required to be kept under this Act;
- c) Fraudulently makes false statements in any records required to be kept under this Act;

Commits an offence and is liable upon conviction to a fine of not more than **five hundred thousand shillings** or to imprisonment for a term of not more than **eighteen months** or to both such fine and imprisonment.

Section 72 (1)

Any person, who upon the coming into force of this Act (14/1/2000), discharges or applies any poison, toxic, noxious or obstructing matter, radioactive waste or other pollutants or permits any person to dump or discharge such matter into the aquatic environment in contravention of water pollution control standards established under this Part shall be guilty of an offence and liable to imprisonment for a term not exceeding two years or to a fine not exceeding one million shillings or to both such imprisonment and fine.

Section 72 (2)

A person found guilty under subsection (1) shall, in addition to any sentence or fine imposed on him:

- a) Pay the cost of the removal of any poison, toxic, noxious or obstructing matter, radioactive waste or other pollutants, including the cost of restoration of the damaged environment, which may be incurred by a Government agency or organ on that respect;
- b) Pay third parties reparation, cost of restoration, restitution or compensation as may be determined by a court of law on application by such third parties.

Other relevant sections include:

Section 59	-Publication of Environmental Impact Assessment
Section 60	-Comments of EIA report by Lead Agencies
Section 61	-Technical Advisory Committee on EIA

Section 62	-Further EIA
Section 63	-Environmental Impact License
Section 64	-Submission of fresh EIA report after EIA License issued
Section 65	-Transfer of EIA License
Section 66	-Protection in respect of an EIA License
Section 67	-Revocation, suspension or cancellation of EIA License
Section 68	-Environmental Audit
Section 69	-Environmental Monitoring
Section 78-85	-Air quality standards and emission licensing
Section 86	-Standards of waste
Section 87	-Prohibition against dangerous handling and disposal of wastes
Section 90	-Court order to cease operation
Section 91-93	-Hazardous wastes

NB: Aspects of this framework law must be clear to the proponent and even the contractor. This is the law that gave birth to the process and it is the same law that brought institutions such as NEMA into effect. The regulations that anchor the process are also included in this framework law.

3.5.1. Environmental (Impact Assessment and Audit regulations, 2003) Legal Notice No. 101.

These are the regulations anchored within EMCA,1999 and which offer guidance and direction, content and format within which E.I.A's and E.A's have to be conducted and handled by the relevant Agencies. These regulations have been used as a reference point towards the preparation and carrying out of the assessment leading to the production of this project report.

3.5.2. Environmental Management and Co-ordination (Waste Management) Regulations 2006 Legal Notice No. 121.

These regulations provide a framework on how waste management should be undertaken including licensing of waste management activities and particularly of hazardous, toxic, radioactive and biomedical wastes. In the case of this project, the regulations apply to waste management during renovation and operation phases including provision of standards on

chemical composition in regards to method of disposal or requirement for treatment. More importantly, though the guidelines also dictate methods of disposing carcinogenic substances.

This law requires proponent to put in place measures that will ensure sound waste management including a strategy that ensures waste segregation is practiced thus encouraging recycling over dumping.

3.5.3. Environmental Management and Co-ordination (Water Quality) Regulations 2006 Legal Notice No. 121.

These regulations provide a framework on how water quality and water management should be undertaken for various water uses and needs. They also provide a frame work on discharge of liquid waste to the environment and further call for all entities emitting/discharging effluent into the environment to apply for an effluent discharge license through a procedure set out by the same. This facility as proposed will require certain provisions of these regulations to be applied. However, that will depend on whether the septic tanks and soak pits due to be used are in either good operational condition or not.

With the population capacity of the building, the proponent intends to install an onsite wastewater treatment facility to effectively manage sewerage. It should be noted that it will be a requirement to carry out regular laboratory analysis of the effluent.

3.5.4. Environmental Management and Co-ordination (Air Quality) Regulations 2014

The objective of these Regulations is to provide for the prevention, control and abatement of air pollution to ensure clean and healthy ambient air.

Section 25 (2) requires that Every operator or owner of a mobile emission source including road, rail, air, marine and inland water transport and conveyance equipment, shall control the emission of priority air pollutants set out in the Second Schedule.

Section 33 prohibits any person from operating construction equipment or handling construction material to allow emission of particulate matter so as to adversely affect the limits set out in the First schedule. Section 35 prohibits any person from allowing stockpiling or other storage of

material in a manner likely to cause ambient air quality levels set out under the First Schedule to be exceeded.

The proponent shall put in place measures to ensure stockpile does not emit dust in quantities that will be nuisance to neighbourhood and shall ensure dust from construction activities is contained.

3.6. The Water Act, 2016

This is an Act of Parliament to provide for the regulation, management and development of water resources, water and sewerage services; and for other connected services in line with the constitution.

Part II, section 5 of the Act states that ‘every water resource is vested in and held by the national government in trust for the people of Kenya.

Part III, section 11 establishes the Water Resources Authority (WRA) whose functions include formulation and enforcement of standards, procedures and Regulations for the management and use of water resources and flood mitigation; regulate the management and use of water resources; issue water permits at a fee stipulated in the Act and collect water use charges.

Section 77 and sub-section 1 gives county government power to establish water services providers.

The proponent to ensure that they acquire permits from WRA for the water abstraction from existing borehole.

NB: The Water Quality regulations enhance this Act in several ways. The application of this Act goes hand in hand with the application of the water quality regulations as per EMCA, 1999. Of much emphasis is the use of septic tanks and soak pits, facilities that have a possibility of interfering with underground quality of water. This mostly happens with the soak pits which by design are supposed to reach the water table. Depending on the composition of the effluent discharged, the water in the underground aquifer “may” be polluted.

3.7. Renewable Energy and Energy Efficiency Regulations

The Energy (Solar Water Heating) Regulations, 2012 require among other things that:-

1. All premises within the jurisdiction of local authorities with hot water requirements of a capacity exceeding one hundred litres per day shall install and use solar heating systems;
2. Within a period of five years from the effective date of the Regulations, all existing premises with hot water requirements of a capacity exceeding one hundred litres per day shall install and use solar heating systems;
3. An owner of premises, Architect and an Engineer engaged in the design, construction, extension or alteration of premises shall incorporate solar water heating systems in all new premises designs and extensions or alterations to existing premises;
4. An electric power distributor or supplier shall not provide electricity supply to premises where a solar water heating system has not been installed in accordance with the Regulations;
5. The design, installation, repair and maintenance of a Solar Water Heating System shall be in accordance with the Code of Practice – Solar Water Heating for Domestic Hot Water; Kenya Standard KS 1860:2008 and the Building Code made under the Local Government Act;
6. The Solar Water Heating Regulations will be implemented in liaison with the local authorities responsible for implementing Section NN31.5 of Planning and Building Regulations, 2009;
7. A person shall not undertake any solar water heating system installation work unless the person is licensed by the Energy Regulatory Commission as a solar water heating system technician or a contractor.

In compliance to these regulations solar energy shall be adopted for water heating and security lighting common areas and cooling systems within the development.

The Energy (Energy Management) Regulations, 2012 require among other things that:-

1. All designated energy consuming facilities shall carry out energy audits at least once every three years;
2. All energy audit reports, Implementation plans and Energy Policies shall be submitted to ERC;

3. The designated facilities will be required to implement at least 50% of the energy audit recommendations within three years.

The Energy (Solar Photovoltaic Systems) Regulations, 2012 require among other things that:-

1. All persons designing and installing solar PV shall be licensed by ERC;
2. All manufacturers, vendors, distributors and contractors of solar PV systems shall be licensed by ERC;
3. A vendor or contractor shall be responsible for the design and specifications of complete solar PV systems, except in situations where customers purchase individual system components from different vendors in which case the customers shall indicate in the signed system design declaration form that they did not require the said design or specifications from the vendor or contractors;
4. All manufacture, sale, installation, use and disposal of solar PV systems and components shall be in accordance with the provisions of the Environmental Management Coordination Act, No 8 of 1999 and the Occupational Safety and Health Act, No 15 of 2007.

3.8. Employment Act 2007

3.8.1. General Principal

The Act constitutes minimum terms and conditions of employment of an employee and any agreement to relinquish vary or amend the terms set shall be null and void.

The Act stipulates that no person shall use or assist any other person, in using forced labour. Clause 5 of the act states that its shall be the duty of the Minister, Labour officer, the National Labour Court and the subordinate labour courts to; Promote equality of opportunity in employment in order to eliminate discrimination in employment Promote and guarantee equality of opportunity for a person who, is a migrant worker or a member of the family of the migrant worker lawfully within Kenya

No employer shall discriminate directly or indirectly, against an employee or prospective employee or harass an employee or prospective employee on the following grounds; race, colour, sex, language, religion, political or other opinion, nationality, ethnic or social origin, disability, pregnancy, mental status or HIV status.

An employer shall pay his employees equal remuneration for work of equal value

3.8.2. Part IV Rights and duties of employment

The provisions of this part and part VI constitute basic minimum conditions of contract of service. The employer shall regulate the hours of work of each employee in accordance with provisions of this Act and any other written law. Subsection (2) of section 27 states that an employee shall be entitled to at least one rest day in every period of seven days. An employee shall be entitled to not less than twenty-one working days of leave after every twelve consecutive months.

3.8.3. Section 37 (conversion of casual employment to contract term)

Where a casual employee works for a period or a number of continuous working days which amount in the aggregate to the equivalent of not less than one month; or performs work which cannot reasonably be expected to be completed within a period, or a number of working days amounting in the aggregate to the equivalent of three months or more. The contract of service of the casual employee shall be deemed to be one where wages are paid monthly. In calculating wages and the continuous working days, a casual employee shall be deemed to be entitled to one paid rest day after a continuous six days working period and such rest day or public holiday which falls during the period under consideration shall be counted as part of continuous working days.

3.9. Work Injuries Benefits Act 2007

3.9.1. Obligations of Employers

Section 7 of the Act stipulates that every employer shall obtain and maintain an insurance policy, with an insurer approved by the Minister in respect of any liability that the employer may incur under this Act to any of his employees.

3.9.2. Registration of employer

Every employer carrying on business in Kenya shall within the prescribed period and in the prescribed manner register with the Director of Occupational Health and Safety Services and any other information as the Director may require. subsection 4 of section 8 of the Act states that where an employer carries on business in more than one workplace, or carries on more than one class of business, the Director may require the employer to register separately in respect of each place or class of business.

3.9.3. Employer to keep record (Section 9)

Section 9 states that an employer shall;

Keep a register or other record of the earnings and other prescribed particulars of all employees and produce the same on demand by the director for inspection. Such records shall be retained for at least six years after the date of last entry.

3.9.4. Right to compensation

An employee who is involved in an accident resulting in the employee's disablement or death is subject to the provisions of this Act, and entitled to the benefits provided for under the Act. Subsection 3 of section 10 of the Act however states that no employee shall be entitled to compensation if an accident, not resulting in serious disablement or death, is caused by the deliberate and wilful misconduct of the employee.

Section 12 of the act stipulates if an employee is injured in an occupational accident or contracts an occupational disease while the employee, with the consent of the employer, is engaged in any organized first aid, ambulance or rescue work, or fire-fighting or other emergency services, the accident or disease is for the purpose of this Act, deemed to have arisen out of and in the course of the employee's employment

3.9.5. Reporting of accidents

A written or verbal notice of any accident shall be given by or on behalf of the employee concerned to the employer and a copy to the Director of occupational health and Safety within twenty-four hours of its occurrence in case of fatal accident.

3.9.6. Lapse of right to benefits

A right to benefits in accordance with this Act shall lapse if the accident is not reported to the employer within twelve months after the date of such accident. However, it shall not bar to compensation if it is proved that the employer had knowledge of the accident from any other source. Section 30 of the Act states that compensation for permanent disablement shall be calculated on the basis of ninety-six months' earnings subject to the minimum and maximum amounts determined by the minister after consultation with the board. In case of a fatal accident compensation shall be paid to the dependents of the employee in accordance with the set provisions in the third schedule. The employer shall further be liable to pay reasonable expenses

for the funeral of the deceased employee subject to the maximum amount determined by the minister, after consultation with the National council for occupational Health and Safety.

The First Schedule of the Act gives the minimum degree of Disablement for various body parts while the second Schedule gives a list of work description and the associated occupational disease.

3.10. Labour Institutions Act 2007

The Act establishes the National Labour Board whose functions shall be to advice the minister on;

- All matters concerning employment and labour
- Legislation affecting employment and labour
- Any matter relating to labour relations and trade unionism
- Labour inspection service
- Reported strikes and lockouts
- Labour market information and indices etc
- The board shall in consultation with the minister, establish;
 - Work permit committee
 - National manpower development committee
 - Trade dispute committee
 - Productivity committee and such other committees or panel as are necessary for the performance of board's functions.

Section 34 of the act stipulates that an authorized officer may either alone or in the presence of another person, enter any premises or place where persons are, or may be employed for the purpose of performing his duties as specified under the Act.

The labour officer may, for the purpose of monitoring or enforcing compliance with any law require the production of wages sheets or other employment records kept by an employer, enter inspect and examine all latrines and other sanitary arrangements or water supply, inspect and examine all food provided or appearing to be provided for employees, and take samples thereof in duplicate, in the presence of the employer or the employers representative which samples shall

be sealed and one sample so sealed shall be left with the employer, order that all buildings and premises where employees are housed or employed be kept in a clean and sanitary condition.

Section 37 of the act states that the medical officer shall exercise the powers conferred upon the labour officer and in addition;

- Order an employee who, in his opinion is sick and for whom the conditions prevailing at the place of employment are not conducive to rapid recovery of his health to proceed to hospital and in that case the employer shall at the earliest opportunity and at his own expense send the employee to the place of work or to a hospital, as the case may be.
- Condemn any food provided for employees which, in the opinion of the medical officer, is unfit for human consumption, and all food so condemned shall be destroyed forthwith in the presence of the medical officer.
- Order at the expense of the employer, such variety of food for an employee as he may deem necessary
- Inspect all drugs and medicine provided for the use of employees

3.11. Occupational Safety and Health Act 2007

3.11.1. Part II – General Duties of the Occupiers

In Section 6 (1), it is stated that the occupier shall ensure the safety, health and welfare at work of all persons working in his work place.

Without prejudice to the generality of an occupier's duty under sub section 1 above, the duties of the occupier includes: -

- ✓ The provision and maintenance of plant and systems and procedures of work that are safe and without risk to health;
- ✓ Arrangements for ensuring safety and absence of risks to health and connection with the use, handling, storage and transport of articles and substances;
- ✓ The provision of such information, instruction, training and supervision as is necessary to ensure the safety and health at work of every person employed;
- ✓ The maintenance of any workplace under the occupier's control, in a condition that is safe and without risks to health and the provision and maintenance of means of access to and egress from it that are safe and without such risks to health;

- ✓ The provision and maintenance of a working environment for every person employed that is, safe, without risks to health, and adequate as regards facilities and arrangements for the employees welfare at work;
- ✓ Inform all persons employed of:-
 - Any risks from new technologies; and
 - Imminent danger; and
- ✓ Ensuring that every person employed participates in the application and review of safety and health measures.

Every occupier shall carry appropriate risk assessments in relation to the safety and health of persons employed and adopt preventive and protective measures to ensure that under all conditions of their intended use without risk to health and comply with the requirements of safety and health provisions.

The occupier shall send a copy of a report of Risk Assessment carried out under this section to the area occupational safety and health officer and shall take (occupier) immediate steps to stop any operation or activity where there is an imminent and serious danger to safety and health and to evacuate all persons employed as appropriate.

3.11.2. Duty to prepare a safety and health policy statement

In Section 7 (1) (a) and (b), it is established that except in such cases that as may be prescribed, it is the duty of every occupier to:-

- Prepare and, as often as may be appropriate, revise a written statement of his general policy with respect to the safety and health at work of his employees and the organization and arrangements for the time being in force for carrying out that policy; and
- To bring the statement and any revision of it to the notice of all of his employees.

3.11.3. Discrimination against employee

Sub section (1) of Section (8) states that the occupier shall not dismiss an employee, injure the employee or discriminate against or disadvantage an employee in respect of the employee's employment, or alter the employee's position to the detriment of the employee by reason only that the employee:-

- Makes a complaint about a matter which employee considers is not safe or is a risk to his health;
- Is a member of a safety and health committee established pursuant to this Act; or
- Exercises any of his functions as a member of the safety and health committee.

3.11.4. Safety and Health Committee

Section (9) (1) Illustrates that an occupier shall establish a safety and health committee at the workplace in accordance with the regulations prescribed by the Minister if:-

- There are twenty or more persons employed at the workplace; or
- The Director directs the establishment of such a committee at any other workplace.

3.11.5. Safety and Health Audits

Section 11 (1) of the Occupational Safety and Health Act 2007 outlines that the occupier of a workplace shall cause a thorough safety and health audit of his workplace to be carried out at least once in every period of twelve months by a safety and health advisor, who shall issue a report of such an audit containing the prescribed particulars to the occupier on payment of a prescribed fee and shall send a copy of the report to the Director.

The Audit report referred above shall be preserved and be kept available for inspection by the Occupational Safety and Health Officer.

3.11.6. Duties of Employee




Every employee shall, while at workplace: -

- ✓ Ensure his own safety and health and that of other persons who may be affected by his Acts or omissions;
- ✓ Co-operate with his employer or any other person in the discharge of any duty or requirement imposed on the employer or that other person by this Act or any regulation made hereunder;

- ✓ At all times wear or use any protective equipment or clothing provided by the employer for the purpose of preventing risks to his safety and health;
- ✓ Comply with the safety and health procedures, requirements and instructions given by a person having authority over him for his own or any other person's safety;
- ✓ Report to the supervisor, any situation which he has reason to believe would present a hazard and which he cannot correct;
- ✓ Report to his supervisor any accident or injury that arises in the course of or in connection with his work; and
- ✓ With regard to any duty or requirement imposed on his employer or any other relevant statutory provision, co-operate with the employer or other person to enable that or requirement to be performed or complied with.

3.11.7. Duties of designers, manufacturers, importers etc with regard to articles and substances for use at work

Section 20 (1) Illustrates that a person who designs, manufactures, imports or supplies any article for use at work shall: -

-  Ensure that the article is so designed and constructed as to be safe and without risks to health when properly used;
-  Carry out, or arrange for the carrying out of such testing and examination as may be necessary to ensure that the article is safe and without risk to health when properly used;
-  Take such steps as are necessary to ensure that there is available, in connection with the use of the article at work, adequate information about the use for which it is designed and has been tested, and about any conditions necessary to ensure that, when put to that use, it will be safe and without risks to health.

3.11.8. Notice of accidents and dangerous occurrences

Section 21(1) Stipulates that an employer or self-employed person, shall notify the area Occupational Safety and Health Officer of any accident, dangerous occurrence, or occupational poisoning which has occurred at the work place.

Where an accident in a workplace, causes the death of a person therein, the employer or self-employed person shall:-

- Inform the area occupational safety and health officer within twenty-four hours of the occurrence of the accident; and
- Send a written notice of the accident in the prescribed form to the area occupational safety and health officer, within seven days of the occurrence of the accident.

Where an accident in the workplace cause non-fatal injuries to a person therein, the employer shall send to the area occupational safety and health officer, a written notice of the accident in the prescribed form within seven days of the occurrence of the accident; and

In case of death due to a workplace accident, non-fatal injuries arising from a workplace accident, an occupational disease or a dangerous occurrence at the workplace, involving a self-employed person incapable of submitting notification, such notification shall be submitted to the area occupational safety and health officer.

3.12. Legal Notice No. 74: The National Construction Authority Regulations 2014

In accordance to the regulation, the following are to be complied with by the owner of a proposed project:

- Registration of all construction works, contracts or projects in accordance with National Construction Authority Act, 2011.
- Ensure all construction workers are accredited by The National Construction Authority (NCA)

CHAPTER FOUR

PROPOSED PROJECT LOCATION, DESCRIPTION AND ALTERNATIVES

4. PROPOSED LOCATION, OWNERSHIP AND NEIGHBOURHOOD

The proposed site is located on Plot L.R. No. MSA/I/1551 Bamburi, along/off Malindi road/Milele beach area. Buildings adjacent to project site (on its right and left) are residential buildings of fifteen floors and above and the immediate neighbour is the Milele Beach, Lido Beach operated by the same Client. Within vicinity to project site is highrise residential buildings. The current land use pattern of the area is multi-dwelling residential buildings, apartments and hotel industry. The site is geo-referenced 4°00'24.5"S 39°43'33.3"E.

The proposed site is registered to Lido Beach Conference Inn Limited herein referred to as the proponents. Within the site, there is an open site which will be cleared for construction and a built up area that will be demolished for the proposed construction. The site is neighboured by residential building ranging from maisonnettes to twelve, eighteen storey blocks.

Land use patterns in the area are drastically changing as most upcoming developments within this area are high-rise buildings not less than six floors due to the rising demand of modern housing units within the City of Mombasa. The area hosts the two busiest commercial facilities (shopping malls) in Mombasa and Coast region making the area a commercial hub hence influencing the developments within this area of Bamburi and Nyali. Initially, the area was dominated by single dwelling units. Access to site is easy as one can use links roads and Mombasa - Malindi road



Figure 1: Photo showing google map extract of location of proposed site



Proposed project site



Photo showing adjacent Building Under construction



Photo showing adjacent neighbours/ Buildings



Photo showing adjacent neighbours/ Buildings

4.1. Design

The proposed development will involve construction of 239 hotel serviced apartments consisting of two, three bedroomed and hotel rooms in a single block of fifteen storey with adequate parking and efficient support facilities.

The proposed project will feature the following installations

- Basement floor plan, maintenance & services
- Staff area
- Water heater tank area
- Transformer vault
- Air handling unit
- Electrical room

- 3 Bio digester , 2 soak pits for waste water management
- Parking area/slots
- Perimeter wall already existing
- Ground floor; Multipurpose hall, coffee lounge, gym, massage & spa, swimming pool, pool deck, sauna steam area;
- First floor plan, 5 spaces meeting rooms, multipurpose hall;
- Second floor, offices spaces, multipurpose hall,
- Third floor – twelfth floor typical design holding 16 self-contained rooms 2 units of two bedroom per floor,
- 13th floor – holding 35 hotel rooms;
- 14 – 15th – holding 24 units of two and three bedroomed duplexes’ residential units;
- Roof floor – open decks, resident pool, baby pool and roof top restaurant

The building is designed to have a ground floor which shall have bio digester, underground water tank swimming pool and parking. The architectural and structural drawings for the proposed development have been submitted to the County Government of Mombasa for approval.

The building shall be installed underground water reservoir with additional overhead tanks for each floor. Other installations include a lift so as to help in access of upper floors; Air conditioning units and solar water heating system to supply for hot water requirements.

As per the population of the building, it is recommended that the building be installed with a bio digester that can handle daily flow rate of 60m³/day.

4.1. Construction Work

Implementation of the proposed apartments will follow the following order;

- Tendering for construction work; and
- The actual construction activities.
- Installations including plumbing and wiring

In all these appropriate tools, equipment and technology will need to be employed to minimize environmental damage and occupational hazards.

Technology to be used

Excavation of basement using earth moving machines. This activity should be undertaken with care and no excavation should be done during heavy rains. The building shall be anchored on a strong foundation and columns shall employ use of recommended steel (reinforced concrete).

Proponent to employ use of alternative construction material that is lighter to reduce weight of building. The building is designed with windows to be installed in such a way that allows use of natural lighting during the day.

During the construction, dust and noise are likely to be issues of concern. The contractor who will undertake the construction will be required to use appropriate technology that will reduce possible dust and noise pollution.

4.1.1. Dust Control Technology

Dust disturbance and or pollution are a major challenge in construction sites. There are ways in which dust can be arrested. The available technologies of controlling dust disturbance at construction sites include the use of dust screens. The effectiveness of the screens depends on their size. Very fine screens are more effective than less fine ones. Further the effectiveness of the screens will depend on how well the construction site is covered. Regular replacement of worn out dust screens will be essential in controlling dust pollution. The contractor to undertake the construction work will therefore have to ensure the entire construction site is secured with dust screens all the time until construction is complete.

4.1.2. Noise Reduction Technology

Construction work utilizes machinery and equipment. Some of these machines can be a potential source of noise. The contractor must ensure that he utilizes available noise reduction technology to reduce possible noise disturbance. This can be achieved by utilizing noise reduction device technology. This technology involves fitting silencers in machines that produce much noise. Silencers are very effective in reducing noise pollution. Further siting of machines relative to the neighbourhood will also determine the level of noise disturbance to the neighbourhood. Noisy machines should be sited as far as possible from residential or regularly used areas.

4.2. Equipment, Materials, Utilities and Waste

4.2.1. Equipment

Equipment, machinery, materials and utilities that will be required for construction will be assembled at site. Equipment and machinery to be used will include excavators, cement mixers, mobile elevators, dump trucks also an assortment of hand tools will be used. A specific location will be identified for holding this equipment. This should be keenly followed because the surrounding neighborhood is congested with a lot of people residing in the area.

4.2.2. Materials

Materials to be used will include gravel, ballast, sand, cement, steel bars of various types and sizes. All of these materials and others that may be needed will be sourced locally.

4.2.3. Utilities

Utilities that will be required for the project include water, electrical energy and labour. The quantity of water required for construction work will be high; a bore hole is sunk on site to meet the demand. Electricity will be sourced from the national grid. Required labour for construction work is available locally.

4.2.4. Waste

Three main sources of waste are expected. These are Stockpile; Sanitary facilities; Kitchen waste and waste from commercial facilities.

Stockpile waste will include waste resulting from materials stored for use. Such waste will be as a result of scattering and spillage as can be the case of cement, expire of materials as in the case of cement, broken materials as in the case of building blocks. Waste from sanitary facilities will be mainly wastewater.

4.3. Waste management and disposal

4.3.1. Stockpile waste

All waste generated must be handled and disposed appropriately. Where applicable some of the waste can be reused. During construction, the contractor should ensure that loading and offloading of construction materials at stockpiles does not result in significant scattering and hence wastage. Further scattered material should be collected together and incorporated with other stock for use in building where possible. The contractor should explore possible ways of adopting cleaner technologies, which will ensure prevention of waste generation.

4.3.2. Waste from sanitary facilities

Construction workers shall be provided with adequate and appropriate sanitary facilities during construction phase.

The proponent intends to employ the use of on-site wastewater treatment by installing a bio digester.

4.3.3. Solid waste

The management of the project during the operation phase will be required to hire the services of a licensed waste collection and disposal company to be collecting solid waste generated for their activities. Records of waste generated and disposed should be kept and made available at request by interested parties.

4.4. Project Cost

The main funding requirements for the project are:

1. Processing of necessary approvals/licenses;
2. Environmental Impact Assessment;
3. Actual construction.

Together with consideration for contingencies the project is estimated to cost Kenya shillings six hundred and twenty two million, (Ksh 622,000,000) when it will be completed.

4.5. Project Alternatives

Two project alternatives are available namely the ‘no project’ alternative and ‘yes project’ alternative. Analysis of each alternative is as follows.

4.5.1. The “no project” alternative

This option will mean that the project will not be undertaken. This implies that the proposed unit will not be constructed and that all possible occupants of these units will have to look for alternative accommodation elsewhere.

This option was not considered viable because:

- This would mean no job creation, the current government policy on employment and wealth creation aims at creating jobs annually will not be realized by encouraging and supporting projects such as the proposed one. If the ‘no option project’ was to be considered, then this government target may not be realized.

- Financial investment: The ‘no’ option will mean that possible buyers/occupiers of the proposed unit will have to wait or invest their monies elsewhere;
- Income to government. Income in form of taxes to the government from the units will not be realized; and
- Housing needs. The proposed project targets to construct more housing units.

This if undertaken will contribute to alleviating housing needs in Mombasa Island. The ‘no project option’ will not be favorable in consideration of this.

4.5.2. The ‘yes project’ alternative

This option was considered viable as opposed to the ‘no option’ because:

- The proposed project is within zoning specification of Mombasa County Government;
- More jobs will be created in the construction industry;
- It will contribute to addressing housing needs in the area;
- The client has undergone several costings in planning of the project and seeking for approval from the government
- It will result in further development and improvement of local infrastructure; and
- There will be increased revenue inform of taxes to the government.

4.5.3. Alternative Use of Proposed Project Site

Alternative use of proposed site was not considered because of the following: -

- ✓ Nyali is zoned as a residential area, this fits within the proposed project requirements;
- ✓ The neighbourhood is currently being developed with various high-rise buildings
- ✓ Diminishing land space which if available is costly and the high demand of residential houses within Mombasa especially Nyali area
- ✓ There are many units within the neighbourhood of a similar nature (residential apartments)

4.5.4. Alternative design and technology

Various alternative designs and technology has been evaluated by the proponent and various professionals involved i.e. the architect, engineers, and surveyors end environmental consultants. Some of the technologies considered are construction material to be used and waste water management technology. After extensive discussions and relevant considerations, the various

options were assessed and the most optimal design and technology were agreed as per the proposed plans, materials and technology.

The most challenging issues of construction work are control of dust and noise. The contractor who will be awarded construction tender will be required to use appropriate technology that will not result in dust and noise pollution.

4.5.5. Other alternatives

Other available technologies of controlling dust at a construction site include: -

- Sprinkling water,
- Use of dust masks and;
- Dust traps such as vegetation (trees planted on borders).

These technologies become effective when used in combination with dust screen.

4.5.6. The comparison of alternatives

Under the proposed Development Alternative, the project would create more and standard housing stock and would provide employment directly and indirectly to the public. It's providing jobs for the workers during construction. After completion more jobs would be generated during occupation. Under the No Action Alternative, there would be no development at all. There would be no benefits from the site and neither would there be the insignificant environmental Impacts.

Provided the Environmental Impact mitigation measures are implemented as well as adoption of sound construction management practices, negative impacts will be avoided/minimized. However, commitments related to development alternative would ensure that potential impacts are minimized to levels of insignificance as envisaged in the EMP.

CHAPTER FIVE PUBLIC CONSULTATION

5.1. Introduction

Consultation with the neighbors especially those drawn from the proposed project site and the immediate neighborhood on the proposed project was conducted. The consultation was vital and served to: -

- In form local community especially those drawn from the proposed project site of the proposed development within their locality;
- Explain to the local community the nature of the proposed project, its objectives and scope;
- Give local community especially those drawn from the proposed project site an opportunity to present their views, concerns and issues regarding the proposed project; and
- Obtain suggestion from the local community and other stakeholders on possible ways on how potential negative impacts can be effectively mitigated and how local community can be part of the proposed project.

Public participation or in other words Social Impact Assessment helps bring out the contentious issues and gives a chance to those who may be affected by a proposed project to give their views, inputs and opinions and any significant issue is addressed at the initiation stage. This enables evaluation of the public and neighbors views and is thus a very important part of the study. Unfortunately, the same people who are supposed to be consulted make it very difficult by delaying/failing to respond totally and some of those who respond also wish to remain anonymous.

The more challenge during public participation for this project was the Covid – 19 pandemic which restricts meetings and unnecessary assembly. It is for this reason that we settled on use of questionnaires.

5.2. Mode of consultation

The consultation was twofold namely;

- ❑ Informal interviews, discussions and meeting; and
- ❑ Questionnaire survey.

5.2.1. Informal Interviews, discussions and meeting

Informal interviews and discussions were carried out in the neighbourhood. The aim was to first inform the neighbours and general public of the proposed development in the area and to get their views, comments and concerns regarding the proposed development. The chief, village elders and neighbours all participated in this discussion

5.2.2. Questionnaire Survey

Questionnaire Survey was carried out to collect views from neighbours on the proposed development. Each respondent was required to state among other things how the proposed development is likely to affect him or her positively and negatively, to suggest what can be done to reduce possible negative effects and enhance positive effects and to enumerate any other concerns. Samples of questionnaires distributed, filled and returned, are appended.

Respondents immediate to the project site and some on 1st avenue indicated the need to protect the residents from dust and noise during construction. Those on 3RD avenue objected to the project on the basis of the sky line, noise impacts, lack of privacy, dust pollution and lack of infrastructure (water supply and sewerage system) to support such a project.

The issues raised and many others foreseeable have been adequately addressed in the report and in the EMP.

Some completed questionnaires are attached in the annex.

CHAPTER SIX

OCCUPATIONAL HEALTH AND SAFETY

6. Introduction

Occupational Health and Safety (OHS) is of paramount importance at construction sites. It is important for mechanisms to be put in place to predict potential risks, incidents and hazards in the said working environment. This is because the occupational environment directly affects employees involved in construction, the neighbourhood, visitors, contractors, sub-contractors and the general public. Therefore before commissioning the construction, a number of safety measures have to be in place to ensure the safety of employees, neighbours and the general public. Employees and visitors to the construction site may be exposed to a variety of personal health and safety risks. The type and level of exposure is generally related to factors controlled by the employer/ developer. Such factors include design, equipment, tools, work procedures, construction materials, and employee training. Occupational health and safety risks that must be considered by the employer arise from normal functions and operations and during unusual circumstances such as accidents and incidents. The employer/ developer is responsible for:

- Implementation of appropriate national and internal recognized OHS standards, codes and guidelines;
- Inclusion of meaningful participation of employees in implementation and maintenance of procedures and processes;
- Implementation of a programme to change employee culture and attitudes regarding health and safety;
- Planning, implementing and monitoring programs and systems required to ensure OHS at the workplace;
- Provide and maintain workplaces, equipment, tools and machinery and organize work so as to eliminate or control hazardous ambient work factors;
- Provide appropriate occupational health and safety training for all employees;
- Provide adequate personal protective gear/ clothing to all employees at no cost to employees;
- Record and report occupational injuries and illness;

- Ensure contract specifications include demands for service providers, contractors, and sub-contractors to have or establish systems enabling them to meet the OHS requirements of the employer.

6.1. Occupational Health and Safety Management System

An Occupational Health and Safety Management System (OHSMS) must be established, managed and operated for the proposed construction activity. The system must contain the following features:

1. Occupational Health and Safety Policy;
2. Organizational framework of the OHSMS;
 - ✓ Staffing of OHSMS;
 - ✓ Competence requirements;
 - ✓ Operating procedures;
 - ✓ Training programs;
 - ✓ System documentation;
 - ✓ Communication
3. OHSMS objective (documentation)
4. Hazard prevention
 - ✓ Risk assessment;
 - ✓ Prevention and control measures (active and negative);
 - ✓ Management of changes;
 - ✓ Emergency preparedness and response;
 - ✓ Procurement (tools, equipment, services, contractors).
5. Performance monitoring and measurements
 - ✓ Hazard prevention measures;
 - ✓ Ambient working environment;
 - ✓ Work related injuries, ill health, disease and injuries.
6. Evaluation
 - ✓ Feedback;
 - ✓ Corrective measures;
 - ✓ Action plan.

6.1.1. Employee safety

In addressing requirements and needs to ensure employee safety, the following should be in place: -

- ✓ Provision of adequate personal protective clothing,
- ✓ Enforcement and proper use of personal protective clothing by all employees;
- ✓ Provision of first aid and emergency services on site;
- ✓ In case of injury of employee during work; management must have a clear policy on treatment of the injured employee;
- ✓ In case of permanent disability arising from injury at work place, adequate compensation should be available;
- ✓ Appropriate tools and equipment in sound working condition must be provided to employees to enable them work safely; and
- ✓ All practical measures must be in place to ensure that the work place is free of dust and excessive noise.

6.1.2. Safety of neighbors and general public

Construction sites are associated with incidents and accidents that endanger neighbors and general public. The contractor must ensure the safety of all neighbors and the general public is taken care of by putting the following measures in place: -

- ✓ All neighbors must be informed of the date of commencement of construction at least two weeks in advance in writing;
- ✓ Sealing off the entire construction site from access by unauthorized person;
- ✓ Construction work should be limited to day time to avoid unduly disturbance to neighbours at night;
- ✓ Heavy vehicles and truck ferrying materials to construction site must observe required minimum speed limit when approaching the site to avoid accidents;
- ✓ There should be notices and warning prominently displayed at entry of construction site and around perimeter fence informing general public of ongoing activity and safety requirements;
- ✓ Placing notices and safety slogans at strategic points to inform and educate neighbours and the general public; and

- ✓ There should be 24-hour guard of the site.
- ✓ Trucks supplying materials to or from site to use links road drive to avoid creating traffic in the area.

6.1.3. Machine Use and Electrical Safety

During construction work, it is expected that different machines, tools and equipment such as dumpers, cement mixers, elevators, and excavators will be used. Most of this equipment will be powered internally by use of diesel. In regard to electrical safety, the following will have to be undertaken: -

- ✓ Installation and fitting of proper electrical system to enable supply of electrical energy to utility point;
- ✓ All electrical installations and fittings are done according to electrical safety rules;
- ✓ All electrical wires must be safely insulated;
- ✓ Sockets and other electrical outlets must be securely fitted;
- ✓ When not in use all machines should be put off;
- ✓ Qualified and well-experienced electrician should be hired to carry out all electrical work;
- ✓ Safety slogans should be strategically posted as a reminder to employees;
- ✓ All machine operating manuals should be available for use whenever needed;
- ✓ Each machine operator should be conversant with the use of the machine operating manuals.

6.2. Internal Safety Matters

Once the unit is complete and ready for use safety of the occupants should be taken care of. Internal safety needs will need to be addressed right from the construction phase through to operational phase. Some of the things that need to be in place include; -

6.2.1. Emergency Preparedness

The structure, design and orientation of the unit should be in such a way that it takes care of emergency needs. The following must be incorporated:

- ✓ Emergency exits.
- ✓ Each emergency exit must always be clear of any obstruction;
- ✓ Each emergency exit must be clearly marked;

- ✓ There should be an elaborate fire-fighting system in place with the following fire-fighting equipment, potable fire extinguishers, horse reel, fire blanket, fire alarm;
- ✓ A fire evacuation procedure should be in place in case of a fire. The procedure should be available to all occupants who must familiarise themselves with it;
- ✓ There should be a designated fire assembly point which must be clearly marked;
- ✓ There should be sufficient reserves of water for fire- fighting; and
- ✓ Once in a while fire drills should be conducted.

6.2.2. Staircases

The unit will be in one block of eighteen storey high, there will be a need to ensure that internal safety measures for staircases is in place. This includes;

- ✓ All staircases must be soundly constructed and should have rail;
- ✓ A ramp or alternatively a lift must be provided alongside staircases for physically challenged occupants especially those serving lower floors;
- ✓ Staircases and the ramp must not be slippery.

6.2.3. First-Aid

- Contractor to ensure First Aid services are provided to employees at all times;
- An appropriately equipped First-Aid station to be easily accessible at the construction site;
- An eye-wash station and/or emergency shower shall be provided where the recommended first-aid response is immediate flushing with water;
- The First Aid station to be equipped with gloves, gowns and masks for protection against direct contact with blood and other body fluids;
- A written Emergency Procedure to be in place.

6.3. Personal Protective Equipment

- Contractor to identify and provide appropriate Personal Protective Equipment (PPE) such as hard helmets, hard gloves, hard boots, ear muffs and nose and mouth masks, that will offer adequate protection to the workers and occasional visitors without incurring unnecessary inconveniences;
- The contractor to actively enforce use of PPE;

- The contractor to ensure PPE are cleaned when dirty, properly maintained and replaced when damaged or worn out; and
- Proper use of PPE to be part of recurrent training programmes for employees.

6.4. Ambient factors in the construction site

6.4.1. Noise

- Employees not to be exposed to noise levels greater than 85dB(A) for a duration of more than 8 hours per day;
- No unprotected ear to be exposed to peak sound pressure level (instantaneously) of more than 140 dBC; and
- The use of ear protectors must be actively enforced.

6.4.2. Dust

- Exposure to dust to be controlled by ensuring dust accumulation at workplace is controlled;
- Equipment to be selected, especially that with in-built dust extraction system;
- Employee exposed to dust to be provided with disposable dust masks.
- Ensure scaffolding and netting of structure so as to control dust spread during construction activities
- Cover stockpile materials of frequently water to avoid being blown by wind.

CHAPTER SEVEN

PONTENTIAL ENVIRONMENTAL IMPACTS

7. Introduction

Construction activities involve a series of defined physical operations, which include site preparation; excavation works, building works etc. All are potentially significant sources of particular impacts both significant and insignificant. On completion, the activities during the operational phase also have potential impacts. The following are foreseen to comprise potential impacts:

7.1. Positive impacts

Positive impacts likely to result from implementation of the proposed development include the following: -

- ✓ **Job opportunities:** Construction sites are a major source of employment. Although the jobs are not permanent, a considerable number of casuals and contracted people are able to get employment opportunities. The proposed project if implemented will likely create employment opportunities.
- ✓ **Support of local businesses:** The proposed project will require the services of different expertise during the implementation stage. This will include contractors, architects, electricians, and consultants who will be hired for various works. Others will be transporters, suppliers and other services providers to the project will have new business opportunity opening as a result of the project. This will contribute to support of local businesses.
- ✓ **Infrastructure development:** Local infrastructure like storm water drainage, paving of pedestrian walkways, telephone, water pipeline, and electricity connectivity will be further developed to address the needs of the proposed project.
- ✓ **Contribution to local housing needs:** Demand for both commercial and residential housing within Mombasa Island area is on the rise, available houses do not meet current demand. The proposed unit is for residential purposes, and it will contribute to local housing needs.

- ✓ **Revenue to government:** Once implemented, the proposed project will boost revenue collection to the central government and local county council. This will be in form of permits, licence fees and other government taxes.

7.2. Negative impacts

Potential negative impacts likely to result from the proposed project include:

Drainage Related Impacts:

Run-off generated by rainfall may cause a myriad of consequences in various facets including flooding and its consequences which may include damage to property, health and safety hazards. The drainage layout should ensure effective flow of the anticipated surface run-off emanating from the roof catchments and other areas within the site.

- ❖ Water volumes in excess (run-off) of that which would have been conveyed offsite prior to the development will impact external sites due to hard surface creation.
- ❖ An increase in the turbidity of the runoff leaving the site could occur if uncontrolled surface water flows onto or over unprotected loose substrates or sediment stockpiles

Aesthetic Impacts:

- ❖ A development of this stature and vertical scale, if not designed with good aesthetics in mind, will ultimately be perceived as an eyesore to persons transiting the immediate vicinity of the development area.
- ❖ If the development results in the blocking of views traditionally enjoyed by occupiers of neighbouring dwellings to the development, then this will also be viewed as a negative and permanent impact.
- ❖ Construction alterations to the site will have negative impacts on these aesthetic characteristics.
- ❖ Tall buildings influence the micro-environment by casting shadows and blocking views and sunlight

Resource use Impacts:

- ❖ Such development results in consumption of massive quantities of resources such as water and energy thus requiring high operation cost. The proposed development may cause some strain to the existing water supply since construction activities are known to

be heavy water consumers and the increase in population proportionately increases water demand thus direct impact to the water supply during both the construction and occupation phases.

- ❖ Puts pressure on available infrastructure if poorly designed

Dust generation impacts

Dust disturbance is likely to be an issue during actual construction work. Likely sources of dust include;

- Site preparation activities especially excavation and levelling;
- Handling of building materials such as cement and ballast;
- Actual construction work.
- Sweeping the rooms during application of finishing touches.

Employees on site are more likely to be affected by dust disturbance than neighbours.

• Injuries during construction phase and Construction noise impacts

Noise disturbance is likely to be during site preparation and construction phase.

Likely causes of noise include: -

- Ground preparation activities such as site clearing, excavation and leveling. Tools and equipment used during the exercise together with work force can result in noise disturbance especially to the immediate neighbours.
- Assembly of building materials on site; this is likely to result in significant noise disturbance especially to immediate neighbours and employees. Significant noise will be from offloading of building materials such as gravel, ballast, sand and hardcore however noise disturbance likely to result from assembly of building materials on site will be temporally and for a short time period.
- Actual construction will also result in significant noise disturbance to both neighbours and employees. Noise sources at this stage will include use of equipment such as cement mixers and employees themselves.

Injuries during construction work will mainly affect employees. Injuries can arise from use of tools and equipment during ground preparation. This includes use of simple tools such as slashers, machetes, hoes, and axes. The injuries can include cuts and bruises. Injuries during construction work including falling and colliding.

- **Solid and liquid waste generation impacts – both on site and external**

Construction wastes likely to be generated include concrete waste, pebbles, wastepaper and dust.

Construction waste is likely to affect the following:

- Effects of construction dust to immediate neighbours include breathing difficulties, allergy, and reduced feasibility.
- Concrete waste can be of concern to the neighbours if it is heaped and /or disposed in the neighbourhood as it will negatively affect plant life.
- Wastepaper mainly cement packaging material can be of concern if it is littered in the neighbourhood.

During operation phase, Kitchen waste such as food left offers, wastewater, and plastic waste will be of concerns if handling, management and disposal are not done according to NEMA regulations. This includes;

- Dumping in the neighbourhood;
- Littering in open areas and public places during waste collection;
- Dumping in drainages;
- Channeling of wastewater to open storm water drainages.

Sewage generation impacts – resulting from inadequate disposal facilities on site. Sewage encompasses soil and waste water from sanitary facilities and is of significant concern with respect to the environment and particularly to water and soil. In its raw form, it is serious health hazard and emits offensive odors. It must always drain effectively into the proposed sewer systems; via high quality, well designed and laid pipe networks.

Siltation impacts due to the erosion of uncovered stockpiles of materials or exposed, excavated soils.

Impacts due to inadequate traffic management

Traffic congestion is likely to be experienced on local roads. This is likely to be so during delivery of construction material to site and collection of resulting waste from construction work. Traffic congestion will be a short term negative effect that will likely affect immediate neighbours. Effect of traffic congestion may include:-

- Increased delay when neighbours are driving out of their apartments;
- More fuel spent especially if one is held in a traffic jam;
- Possible accident occurrence.

Impacts related to the use of natural resources for construction –e.g., natural lumber for scaffolding and for slab shoring – resulting in forest reductions at unspecified locations.

7.3. Proposed Mitigation Measures

7.3.1. Drainage Mitigations:

- The use of permeable surfaces for parking, walkway and roadway areas to facilitate ground infiltration thus reducing run-off volume.
- The use of ground-based storm water disposal options where the geology of the area will facilitate its use.
- The control of storm water accessing the site from offsite locations.
- The incorporation of all drainage mitigations, along with a back-up surface drainage proposal, within an overall drainage plan for the development, with specific attention being placed on the terminal portion of the surface drainage, which may present a flooding risk within the site and it's neighbourhood.
 - ✓ The drainage designs should ensure that surface flow is drained suitably into the natural drainage system effectively. The internal channels should be designed with regard to the peak volumes and must ensure the safe final disposal of run-off /surface water and must be self-cleaning.
 - ✓ Drainage channels should be installed in all areas that generate or receive surface water. The channels should be covered with gratings or other suitable and approved materials to prevent occurrence of accidents and dirt entry that may compromise flow of run-off.
 - ✓ Storm water generated from roof catchments should be harvested, stored and made use in various household activities i.e. general cleaning and garden watering. This will reduce run-off.

7.3.2. Aesthetic Mitigations:

- Emphasis should be placed on an architectural design that will ensure that the multi-storey buildings proposed blend into the environment.
- Emphasis should be on an architectural design that will ensure that no obstruction of scenic views occur.

7.3.3. Noise disturbance to neighbours and employees

Construction noise mitigations will have to focus on ensuring that these noises are contained within the borders of the construction site. To achieve this, the following mitigations are proposed:

- ✓ Before construction work begins all neighbours especially those in the immediate neighbourhood to be informed in writing of date of commencement of construction work to prepare them psychologically;
- ✓ Where applicable, the use of the lowest noise-emitting equipment appropriate for the given task should be opted for, since this will result in less noise generated on-site.
- ✓ Time limits should be imposed to limit the periods during which construction noises can be generated. The following times are proposed: - **Mondays to Fridays 0800hrs to 17hrs. Saturdays 0800hrs to 1300hrs. Sundays and Holidays – no noisy activities are to be permitted.**
- ✓ Concrete mixers likely to produce much noise to be located as far away as possible from already occupied residence;
- ✓ Employees working on site to be informed to observe as much silence as possible while on site;
- ✓ Employees likely to be exposed to peak noise level to be provided with ear protectors.

7.3.4. Dust disturbance to neighbours and employees

Dust generation on-site should be controlled through the following activities:

- The imposition of speed limits for vehicular movement on dust sources.
- The enclosing of raw material dumping and stockpiling areas to contain generated dust;
- The controlling of wind movement of exposed materials through the use of frequent wetting or the use of dust stabilization products. Building materials especially ballast that are likely to produce dust to be sprinkled with water before use;

- Preventing fugitive dust from exiting the construction site through the use of containment barriers at the site's periphery. The entire construction site to be secured with dust screens. Ensure the dust screens used are as fine as possible to increase effectiveness. Worn-out screens to be replaced promptly;
- Controlling fugitive dust generation from sources external to the construction site, such as at Concrete Batching plants and from trucks transporting raw materials to the site – using the containment methods outlined above.
- Dust surfaces to be regularly sprinkled with water;
- Employees directly exposed to dust to be provided with disposable dust masks.

7.3.5. Injuries during construction phase

Injuries during construction phase can be mitigated in the following ways: -

- Employees to be provided with appropriate personal protective clothing such as helmet, safety boots and overalls;
- Employees to be provided with appropriate working equipment. The equipment to be in sound working condition;
- Rest time and breaks to be observed to give employees especially casuals time to freshen and re-energize;
- Employees working at height to be provided with appropriate tools such as ladder, elevators and belts;
- First aid services to be readily available on site;
- Sharp surfaces and moving parts of machines to be securely protected with guards to avoid unnecessary contact and injuries during construction phase;

7.3.6. Waste resulting from construction phase

Negative impacts likely to result from waste generated from construction site can be mitigated in the following ways:

- All excavated material and construction debris shall be collected, re-used and where need be disposed-off as per the Environmental Management and Coordination (Waste Management) Regulations 2006
- All concrete waste to be collected and disposed at designated disposal sites only;
- There should be no scattering of waste while in transit to disposal sites;
- Employees handling the waste should be provided with appropriate protective clothing;

- There should be no dumping of construction waste in the neighbourhood.

7.3.7. Waste generated during occupation of the units

Negative impacts likely to result from waste generated during occupation of the units can be mitigated in the following ways: -

- Litter bins to be strategically located
- Litter bins to have lids which must always remain covered;
- Kitchen waste to be sorted at source. Separation should include sorting aside food based waste from non-food based waste, plastic waste, from paper waste,
- To ease waste sorting waste bins with different colour codes should be provided;
- Litter bins should be regularly emptied;
- A licensed waste collection company should be contracted to collect all kitchen waste from the units;
- There should be no scattering of waste while in transit to disposal site.

CHAPTER EIGHT

ENVIRONMENTAL MANAGEMENT PLAN

8. Introduction

To safeguard the environment, the project proponent together with the contractor will need to undertake the following: -

- Develop and document Environmental Management Policies that will guide construction work and other site operations during and after construction. The policies should address environmental conservation measures to be put in place, occupational and safety matters of constructing employees and management of sewage and other waste.
- The project proponent to avail required finances for implementation of EMP; and
- Contractor to ensure that construction work is done within the requirements of Occupational Safety and Health regulations.

8.1. Environmental Management Plan (EMP)

This EMP covers five identified potential negative impacts of noise, dust, occupational hazards, waste and sewage. The issues of this EMP are in management plans that will need to be put in place concurrently with project implementation. The Management Plans are as follows: -

- ✓ Noise Management Plan;
- ✓ Dust Management Plan;
- ✓ Occupational Hazards Management Plan;
- ✓ Waste Management and
- ✓ Sewage Management Plan.

8.2. Noise Management Plan

8.2.1. Objective

The objective of the Noise Management Plan (NMP) is to ensure that building of the proposed apartments does not generate and result in significant noise pollution to employees, neighbours and the general public. The NMP covers site construction activities that are likely to result in noise and ways of reducing possible noise. The NMP is to be achieved by continuous monitoring of noise levels on site, implementation of recommendations and mitigation measures made in this report in respect to noise pollution and ensuring the conditions subjected to licence approval with respect to noise management are adhered to.

8.2.2. Enforcement

The NMP guiding principle will be continuous and sustained improvement in site construction work and associated activities, safety and environmental performance, supported by regular feedback from neighbours and general public through consultative meetings, management reviews and evaluations. To ensure adherence to the set conditions, The Directorate of Occupational Health and Safety Officer, Environment Officer, Public Health Officer all based in Mombasa will be enjoined in actions taken.

8.2.2.1. Background

Elements of operation during the implementation of the proposed apartments that are likely to result in noise pollution are routine use of machinery, presence of large human labour force and actual construction work. Use of machines with inbuilt mechanism to reduce noise (silencers) and employees observing silence at construction site will reduce noise pollution. Each of these issues is briefly explained below.

8.2.2.1.1. Routine use of machinery

Heavy earth moving equipment such as bulldozers, excavators, loaders, dump trucks and cranes to be used in site preparation, loading, transportation and delivery of material to site and the actual construction work can be a source of noise. Routine machine use and movement of machine on site can produce much noise. Use of heavy machine in building and fabrication work such as cranes, grinding, welding machines will result in significant noise.

8.2.2.1.2. Actual construction work

Construction work will spur much activity on site. This includes actual building of the apartments. This will attract use of heavy equipment and machinery. There will be regular movement of equipment and vehicles on site. Equipment movement and activity will likely result in noise.

8.2.2.1.3. Human labour force

Construction work will be labour intensive. Presence of large labour force on site will spur human interaction and activity that will likely generate noise. Casuals at construction site engage a lot in talking as they undertake their assignments. This can be a source of noise.

8.2.2.1.3.1. Action Plans

Activity	Potential Environmental Impacts	Proposed Mitigation measures	Monitoring	Actors	Timeframe	Cost Estimates (KSh)
Routine use of machinery	Noise pollution to employees - Noise pollution to neighbours - Noise pollution to the general public	- Have noise producing machines be fitted with silencers - Provide employees with ear protectors	Survey of noise levels at site when construction is on	Project proponent, contractors, and County Occupational Health and Safety Officers Mombasa	From the onset of construction work and then throughout construction period.	72,000 for fitting silencers and providing ear protectors to employees
Presence of large human labour force		Employees to observe silence on site				-
Actual construction work	Noise pollution to neighbours - Noise pollution to the general public	Construction work to be limited to day time, machine activity limited construction site, noisy machines to be fitted with silencers	Survey of noise levels at site when construction is on	Project proponent, contractors DOSH NEMA CGM	From the onset of construction work and then throughout construction period.	125,000

8.3. Dust Management Plan

8.3.1. Objective

The objective of the Dust Management Plan (DMP) is to ensure that ground preparation, loading and offloading of building materials and mixing of cement, ballast and other additives does not generate and or result in emission of significant quantities of dust to the environment. The DMP take into critical look at possible construction activities that can result in emission of high amounts of dust to the atmosphere thus polluting the air. This is to be achieved by continuous monitoring of air quality on site, suspended particulate matter, implementation of recommendations and mitigation measures made in this report in respect to dust pollution and ensuring the conditions subjected to licence approval with respect to dust management are adhered to.

8.3.2. Enforcement

The DMP guiding principle will be continuous and sustained improvement in site construction activities, safety and environmental performance, supported by regular feedback from all neighbours and stakeholders through consultative meetings, management reviews and evaluations. To ensure adherence to the set conditions, The County Occupational Health and Safety Officer, Mombasa. NEMA Officials, the Public Health Officer and County Government of Mombasa inspectorate department will be enjoined in actions taken.

8.3.3. Background

Elements of the proposed development likely to generate dust are loading and offloading of building materials and mixing of cement, ballast and other additives. As opposed to this use of dust screens, provision and use of dust masks and sprinkling of water on dusty grounds will significantly reduce dust pollution. Each of this is briefly outlined below.

8.3.3.1. Loading and offloading of building materials

Before commencement of construction work, all required construction materials should be assembled on site. This process will involve loading and offloading of the materials from site of origin and to construction site respectively. Loading and offloading of building materials such as ballast, gravel, concrete and cement may result in dust pollution.

8.3.3.1.1. Action Plans

Activity	Environmental Impacts	Proposed Mitigation Measures	Monitoring	Actors	Timeframe	Cost estimates (KSh)
Ground excavation	<ul style="list-style-type: none"> - Exposure of ground to wind action -Dust pollution employees on site -Dust pollution to neighbours; and Dust pollution to general public 	<ul style="list-style-type: none"> - Ensure only exact site where buildings will stand to be excavated - Sprinkle water on dusty ground twice a day during dry spell; -Provide employees with dust masks; - Plant trees on open ground; - Encourage vegetation growth on open areas. 	Records of number of trees planted on site; periodic sampling of particulate matter from site	Developer, contractors and government (NEMA, DOSH & CGM)	From the on- set of the project and throughout project implementation period.	60,000 for tree planting, water sprinkling and Air quality analysis.
Loading and offloading of building materials	<ul style="list-style-type: none"> -Dust pollution to employees on site, - Dust pollution to neighbours; -Dust pollution to 	<ul style="list-style-type: none"> - Provide personal protective equipment (PPE) clothing 	Periodic sampling of particulate dust from site	Project proponent, contractors and government (NEMA, DOSH	From the on- set of the project and throughout project implementation	95,000 for dust screens and PPE

	the general public	to each employee - Ensure effective use of protective clothing by all employees - Secure loading and offloading zone with dust screens		& CGM).	period.	
Mixing of cement, ballast and other additives	-Dust pollution to employees on site, - Dust pollution to neighbours; -Dust pollution to the general public	Provide personal protective (PPE) clothing to each employee - Ensure effective use of PPE by all employees	Periodic sampling of particulate matter from site	-Contractors and government (NEMA, DOSH & CGM).	From the on set of the project and throughout project implementation period.	120,000 for PPE
Construction activities including plastering	Dust pollution to the neighbours general public	Ensure scaffolding and netting Replace worn out dust screens	Periodic sampling of particulate matter from site	-Contractors and government (NEMA, DOSH & CGM).	From the onset of the project and throughout project implementation period.	500,000/=

8.4. Occupational Hazards Management Plan

8.4.1. Objective

The objective of the Occupational Hazards Management Plan (OHMP) is to ensure that building of the proposed apartments does not result in occupational hazards. The OHMP covers possible occupational hazards such as falls, dust inhalation, high noise levels and collapse of structure. The plan is to be achieved by continuous monitoring of work standards at site, implementation of recommendations and mitigation measures made in this report in respect to occupational hazards and ensuring the conditions subjected to license approval with respect to occupational hazards are adhered to.

8.4.2. Enforcement

The OHMP guiding principle will be continuous and sustained improvement of site working conditions and activities, environmental performance, supported by regular feedback from employees, site engineers, neighbours and general public through consultative meetings, management reviews and evaluations. To ensure adherence to the set conditions, The County Occupational Health and Safety Officer, Mombasa and Environment Officer, Mombasa will be enjoined in actions taken.

8.4.3. Background

Employees working at construction sites are more often than not exposed to occupational hazards. These include but not limited to the following: -

- ✓ Falls;
- ✓ Inhalation of dust;
- ✓ High noise levels; and
- ✓ Collapse of structures

8.4.3.1. Falls

Construction of storey buildings such as the proposed apartments involves working at height. This exposes employee to possible hazards such as falling from height. Falls may result in bruises, injury or even in more serious cases, death. Falls resulting from working at height can also be hazardous to general public. This is so especially when materials and equipment may fall on passers-by thus injuring them. Occupational hazards resulting from working from height can

be reduced by completely sealing off working area from access of general public and use of appropriate protective gear like belts and elevators when working at height.

8.4.3.2. Dust inhalation

Inhalation of dust is a major occupational hazard at construction site. Mostly employees especially casuals are affected most. Adopting cleaner production technologies by preventing dust production can stop dust inhalation. This can be achieved by sprinkling water regularly when dry. Employees can be protected from inhaling dust by using dust masks.

8.4.3.3. High noise levels

Subjecting employees to high noise levels can result in an occupational hazard. High noise level can potentially affect normal functioning and hearing mechanism. Noise sources at construction site include noise resulting from machine activity, noise resulting from loading and offloading of building materials, construction work and human activity. Employees can be protected from high noise levels by ensuring that machines likely to produce high noise are fitted with silencers and by providing employees with ear protectors.

8.4.3.4. Collapse of structures

Sometimes building being constructed can pose an occupational hazard to constructors and the general public. In the recent past, sections of building under construction have been reported caving in and collapsing killing employees on site and members of the general public. Collapse of building is associated with poor workmanship and not observing and maintaining required standards and specification. Such collapses can be avoided by ensuring that work standards are observed and that there is no compromise, site specifications are observed strictly, design specifications are observed to the letter and length of time for curing and other engineering requirements are observed.

8.4.3.4.1. Action Plan

Concern	Potential Environmental Impacts	Proposed Mitigation Measures	Monitoring	Actors	Timeframe	Estimated Cost (KSh)
Falls	<ul style="list-style-type: none"> -Injury to employees on site -Injury to passers-by and general public 	<ul style="list-style-type: none"> -Fence off and seal site from public access - Employees working at height to be provided with appropriate working gear - Use appropriate elevators and other lifting machinery in conveying building material to high levels 	Constant site inspections to ensure that required site working conditions are followed to the later.	Project proponent, Contractors, Site Engineer, NEMA, DOSH & CGM.	From onset of the project and then throughout the project life.	55,000 for fencing off and seal site from public access
Inhalation of dust	<ul style="list-style-type: none"> -Dust related ailment to employees - Dust related ailments to neighbours and the general public 	<ul style="list-style-type: none"> - Use effective dust screens to trap dust - Provide employees with dust masks 	Constant checks of effectiveness of dust screens, sampling and analysis of site particulate matter content	Proponent, Contractors, NEMA, DOSH & CGM	From onset of the project and then throughout the project life.	300,000 for dust screens and protective clothing

High noise levels	<ul style="list-style-type: none"> - Hearing effects to employees on site - Hearing impediments to neighbours and the general public 	<ul style="list-style-type: none"> -Carry out site noise survey -Provide employees with ear protectors 	Reports of noise survey, feedback from employees, neighbours and general public	Project proponent, Contractors, NEMA, DOSH & CGM.	From onset of the project and then throughout the project life	70,000 for ear protectors and noise survey
Collapse of structures	<ul style="list-style-type: none"> - Injury to employees - Death of employees Injury to neighbours and general public - Death of neighbours and general public 	<ul style="list-style-type: none"> -Building to be constructed strictly with specifications of structural Engineer's requirements -Constant checking of adherence to required specification and verifications by Government Engineers -Adherence to site specification Adherence to time and material specifications 	Constant inspection by site Engineers	Project Engineers, Project proponent, Contractors, NCA & CGM	From onset of the project and then throughout the project life	Insurance cover charges

8.5. Waste Management Plan

8.5.1. Background

Solid waste likely to come from the apartment will include food based waste and plastic waste. Liquid waste will include wastewater from kitchen, laundry and sanitary rooms. Quantity of this waste will depend on the number of occupants in the apartments. We recommend that management of the units to put in place a sound waste collection and disposal system by: -

- ✓ Advising occupants to sort their waste at source. Sorting will ensure separation of food based waste from paper waste and from plastic waste and this will encourage material recovery;
- ✓ Litter bins to be put in place in strategic places to ensure no littering takes place;
- ✓ A licensed waste collection and disposal company to be contracted to collect and dispose all solid waste from the units;
- ✓ Wastewater to be properly channeled to biodigester;
- ✓ Drainages to be always covered;
- ✓ Prompt repair and maintenance of drainage pipes to be undertaken always; and
- ✓ There should be no burning of dry waste in the open.

8.5.2. Objective

These measures and recommendation should be put in place with the objective of ensuring that handling, management and disposal of solid and liquid waste from the units does not result in environmental pollution, Continuous monitoring of waste disposal practice from the units, implementation of recommendations and mitigation measures made in this report in respect to disposal of solid and liquid waste and ensuring that conditions subjected to licence approval with respect to solid and liquid waste management and disposal are adhered to achieve this.

8.5.3. Enforcement

The solid and liquid waste management plan will be enforced by relevant Government Departments and Lead Agencies by continuous monitoring, consultation and feedback from occupants of the units, neighbours and the general public and improvement on environmental performance. To ensure adherence to the set conditions, the Mombasa County Government, Public Health Officer and NEMA Environment inspector will be enjoined in actions taken.

8.5.3.1. Action Plan

Concern/issue	Potential environmental impact	Proposed mitigation measure	Environmental monitoring	Actors	Time frame	Cost estimate (KSh)
Solid waste disposal	Poor disposal practice can result in environmental pollution e.g. blockage of drainage system by plastic waste	-Licensed solid waste collection and disposal company to be contracted to undertake task -Waste bins to be located in strategic places for placement of litter	Record of waste collection and disposal by licensed company	Occupants of units, Management, CGM, Public Health Department & NEMA	From the onset of occupation of units then throughout flat useful life.	145,000 p.a. for solid waste collection
Liquid waste disposal	-Poor disposal may result to water-borne diseases, bad smell to residents, neighbours and general public.	-All waste water to be channeled to Septic tank and soak pit Installation of biodigester Install grease trap	Regular inspection of septic tanks and soaks pits on site.	Occupants of units, Management, Public Health Department and NEMA	During the construction phase, soak pits and septic tanks must be included in the plan and be soundly constructed	150,000 p.a.

In general, below is an environmental management and monitoring plan for the proposed project. The EMMP involves risk management strategies that should be undertaken by the project proponent and all the stakeholders to mitigate environmental degeneration. They are approaches to monitor, control, reclaim and restore the environment to a sustainable state.

The EMP is meant to address the existing impacts and the potential foreseeable impacts. Currently, there are no significant existing impacts on the proposed site since the property is used for residential purposes.

Environmental monitoring involves measurement of relevant parameters, at a level of details accurate enough, to distinguish the anticipated changes. Monitoring aims at determining the effectiveness of actions to improve environmental quality.

The environmental management and monitoring plans have been developed and outlined to bring home the key findings of the environmental impact assessment; recommending necessary mitigation actions, defining roles, monitorable indicators and the estimated cost.

The EMPs outlined here after addresses the identified issues of concern (potential negative impacts) and mitigation measures as well as roles, costs and monitorable indicators that can help to determine the effectiveness of actions to upgrade the quality of environment; as regards the proposed project/new flats. The EMPs have considered both construction and occupation phases.

Table 1: EMMP FOR CONSTRUCTION AND OCCUPATION PHASES

ENVIRONMENTAL/ SOCIAL IMPACT	PROPOSED MITIGATION AND ASPECTS FOR MONITORING	RESPONSIBILITY (DURING DESIGN, CONSTRUCTION AND DEFECTS LIABILITY PERIOD)	RESPONSIBILITY (AFTER DEFECTS LIABILITY PERIOD)	MONITORING MEANS (C) =CONSTRUCTION (O) =OCCUPATION	ESTIMATED COSTS (KSHS)	MONITORING INDICATORS AND FREQUENCY
Soil Disturbance	<ul style="list-style-type: none"> Control earthworks & compact loose soils Install drainage structures properly Landscaping on project completion Control and manage excavation activities Control activities especially during rainy conditions Provide soil erosion control and conservation structures/means where necessary. Ensure standard appropriate practices on the provided gardens 	Contractor	Proponent	(c) Inspection (o) Routine maintenance	800,000	<ul style="list-style-type: none"> ✓ Vegetation cover ✓ Type of machinery and equipment ✓ Paved area
Changes in hydrology/ Impended Drainage	<ul style="list-style-type: none"> Proper Installation of drainage structures Install cascades to break the impact of water flowing in the drains Ensure efficiency of drainage structures through proper design and maintenance Provide gratings to the drainage channels 	Contractor	Proponent	(c) Inspection (o) Routine maintenance	400,000	<ul style="list-style-type: none"> ✓ Amounts of storm water ✓ Efficient storm water drains
Air pollution	<ul style="list-style-type: none"> Enclose the site with dust-proof net during construction Water should be sprayed during the construction phase of excavated areas during dry conditions Control speed and operation of construction vehicles 	Contractor	Proponent Contractor	(c) Inspection/ observation	500,000	<ul style="list-style-type: none"> ✓ Amounts of dust ✓ Extent of paved area ✓ Type of machinery ✓ Amounts of emission

	<ul style="list-style-type: none"> Prohibit idling of vehicles Ensure sound condition of construction machinery and equipment Engage sensitive construction workers. 					
Noise pollution	<ul style="list-style-type: none"> Erect suitable barriers to control noise Sensitize drivers of construction machinery on effects of noise Maintain plant equipment (if present) Construction activities to be restricted to daytime Workers in the vicinity of or involved in high-level noise to wear safety & protective gear. 	Contractor	Proponent Contractor	c) Inspection/ observation	120,000	<ul style="list-style-type: none"> ✓ Ear muffs/Buffers/ Mufflers ✓ Type of machinery and equipment
Water Resources	<ul style="list-style-type: none"> Management of water usage. Avoid unnecessary wastage recycling of water at the construction phase where possible Make use of roof catchments to provide water i.e. for general purpose Install water efficient/conserving appliances/taps/cisterns. 	Contractor	Contractor/ Proponent	(c) Inspection/ observation	1,000,000	<ul style="list-style-type: none"> ✓ Water amounts used ✓ Roof catchments and storage
Oil pollution	<ul style="list-style-type: none"> Proper storage, handling and disposal of new oil and used oil wastes as per waste regulations Maintain plant and equipment to avoid leaks Maintenance of construction vehicles should be carried out in the contractors yard (off the site) Provide oil interceptors along the drains 	Contractor	Contractor	(c) Inspection/ observation	80,000	<ul style="list-style-type: none"> ✓ Incidences of spillage ✓ Poorly disposed wastes ✓ Composition of runoff

	leading from car park and potentially oil risk areas					
Road safety & traffic snarl up	<ul style="list-style-type: none"> Enforce speed limits for construction vehicles especially along roads leading to the site Provide bill boards at the site/entrance to notify motorists about the development Proponent to develop a Traffic Management plan then submit it to the County Government of Mombasa traffic department for approval A traffic marshal to be stationed along the entry point within the project boundary to control vehicles during transportation of materials. Planned deliveries to make sure they do not coincide with heavy traffic Provision of separate traffic routes for pedestrians and vehicles during operation phase Security checks to be conducted inside the compound NOT at the entrance Provision of designated entry and exit points Install convex mirror near gate entrance/exit 	Contractor	Proponent, CGM Traffic Dept	(c) Inspection/ observation	20,000	<ul style="list-style-type: none"> ✓ Bill boards ✓ Safe access
Public health, Occupational health and Safety	<ul style="list-style-type: none"> Train staff/workers on occupational health and safety Provide full protective gear & workmen's compensation cover in addition to the right 	Contractor, supervising Foreman	Proponent where relevant	<ul style="list-style-type: none"> (c) Observation (o) Observation 	800,000	<ul style="list-style-type: none"> ✓ Training records ✓ Waste receptors ✓ Clean sanitary facilities ✓ First aid kits and

	<p>tools and operational instructions & manuals during construction</p> <ul style="list-style-type: none"> - Adopt sound waste management system to ensure proper solid waste disposal and collection facilities - Adopt sound housekeeping practices - Sensitize residents on environmental management - Design of sewerage system should be as provided in the plans in approved size and design, standard and of approved materials. - Engage the services of qualified personnel and/or ensure training - Ensure use of standard construction materials and to the specifications. Avoid undesirable, substandard, hazardous or unauthorized materials during construction & maintenance - Sensitized staff on social/health issues such as drugs - Ensure machinery and equipment servicing and maintenance as per schedules & legal requirements - Post strategically the Factories and Other Places of Work Act Abstract & provide material safety data sheets - Post clear warning signs e.g. 'No unauthorized use of machines', ensure there are guards on moving parts etc. - Provide fully equipped First Aid kits & train staff on its Use - Ensure adherence with the legal 					<p>training ✓ Sensitive workers</p>
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	<ul style="list-style-type: none"> requirements-OSHA, 2007. Sensitize residents on environmental management Ensure Mombasa City County certifies and issues occupation certificates Put in place an emergency response plan Only qualified personnel to operate the machinery Contractor should have workmen's compensation cover which should comply with workmen's compensation Act 					
Record Keeping	<ul style="list-style-type: none"> Collection and analysis of relevant environmental data of the site 	Proponent/ contractor	Proponent	Data collection & analysis	20,000	✓ Relevant environmental records
Fire safety and Preparedness	<ul style="list-style-type: none"> Install fire fighting equipment Conduct training on fire-fighting, evacuation and emergency response Sensitize the residents on fire risks i.e. conduct regular fire drills Adapt effective emergency response plan Maintain/service fire-fighting machinery regularly Provide emergency numbers at strategic points 	Contractor	Proponent	(o) Observation	110,000	<ul style="list-style-type: none"> ✓ Firefighting equipment ✓ Training records ✓ Display of emergency numbers
Population Increase	<ul style="list-style-type: none"> Planning of the development in such a way that there is adequate social and other infrastructure to meet needs of the occupants. 	<ul style="list-style-type: none"> Architect Contractor proponent 	Proponent	(o) Observation		✓ Pressure on resources

Increase in Solid Wastes	<ul style="list-style-type: none"> Limit quantity by developing appropriate budgets for purchase of raw materials to reduce wastage through exposure to weather elements Provision of a waste transfer station within the development Segregation of waste at source through provision of separate colour coded bins Contract a duly licensed waste handler to transport waste 	Contractor Proponent	Proponent	(c) Inspection/ observation (o) Inspection/ observation	100,000	Record keeping Minimal waste at waste storage points
HIV/AIDS	<ul style="list-style-type: none"> Erection of billboards to sensitize locals on the need to practice safe sex to help in the fight against HIV/AIDS Conduct awareness campaigns on HIV/AIDS among the workers and the locals. This can be undertaken by the various NGOs and government agencies in the county. Provision of condoms to the workers. 	Contractor Proponent	Proponent	(c) observation (o) observation	50,000	HIV/AIDS awareness
Water quality and waste Management	Follow NEMA regulations	Proponent/ contractor	Proponent	Data Collection	150,000 per year	Records
Security	<ul style="list-style-type: none"> Provide security guards and facilities during the entire project cycle 	Contractor	Proponent	(o) Observation	150,000 per year	✓ Security guards ✓ Security lights and records

Table 2: EMMP FOR DECOMMISSIONING PHASE

EXPECTED NEGATIVE IMPACTS	RECOMMENDED MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING MEANS	TIME FRAME	COST (KSH)
Demolition waste management					
Demolition waste	Use of an integrated solid waste management system i.e. through a hierarchy of options: i. Source reduction ii. Recycling iii. Reuse iv. Sanitary land filling.	Project Manager and Contractor	Inspection and Observation	One-off	100,000/=
	All structures and partitions that will not be used for other purposes must be removed and recycled/reused as far as possible.	Project Manager and Contractor	Inspection and Observation	One-off	50,000/=
	All foundations must be removed and recycled, reused or disposed of at a licensed disposal site.	Project Manager and Contractor	Inspection and Observation	One-off	50,000/=
	Where recycling/reuse is not possible, the materials should be taken to a licensed waste disposal site.	Project Manager and Contractor	Inspection and Observation	One-off	50,000/=
Rehabilitation of project site					
Vegetation Disturbance	– Implement an appropriate re-vegetation program to restore the site to its original status.	Project Manager and Contractor	Observation	One-off	20,000/=
	– Consider use of indigenous plant species in re-vegetation.	Project Manager and Contractor	Observation	One-off	-

Minimization of occupational health and safety impacts					
Increased occupational health and safety risks	Adherence to the Occupational Health and Safety Rules and Regulations stipulated in the Occupational Safety and Health Act, 2007.	Health and Safety Manager	Inspection, Meeting and Observation	Throughout decommissioning period	10,000/=
	➤ Provision of appropriate personal protective equipment as well as ensuring a safe and healthy environment for demolition workers.	Proponent	Inspection and Observation	Throughout decommissioning period	60,000/=
	➤ Mitigate demolition workers' accidents by enforcing adherence to safety procedures and preparing contingency plan for accident response.	Health and Safety Manager	Meeting and Observation	Throughout decommissioning period	
Minimization of demolition noise and vibration					
Noise and vibration	Sensitize demolition vehicle drivers and machinery operators to switch off engines of vehicles or machinery not being used.	Project Manager and Contractor	Meeting	Throughout demolition period	No added cost
	Sensitize demolition drivers to avoid gunning of vehicle engines or hooting especially when passing through sensitive areas such as churches, offices, hospitals, residential houses and schools.	Project Manager and Contractor	Meeting	Throughout demolition period	No added cost
	Ensure that demolition machinery is kept in good condition to reduce noise and vibration generation.	Project Manager and Contractor	Inspection	Throughout demolition period	-

	Ensure that all generators and other equipment used are insulated or placed in enclosures.	Project Manager and Contractor	Inspection	Throughout demolition period	
	The noisy demolition works will be planned to be during the day.	Project Manager and all site foremen	Observation	Throughout demolition period	No added cost

CHAPTER NINE ENVIRONMENTAL MONITORING AND AUDITING

9. Introduction

Monitoring to be undertaken will be both active and reactive. Active monitoring will include the following:-

- Monitoring of the achievements of specific plans of the EMP, performance criteria and fulfillment of objectives;
- Systematic inspection of work place;
- Surveillance and monitoring of the work environment, including the organization of work and activities involved;
- Monitoring of workers' health; and
- Monitoring of compliance with laws, regulations and other requirements.

Reactive monitoring will include the following:-

- Work related injuries, ill health (including record keeping and monitoring of sickness/absence), disease and accidents;
- Losses such as damage to property;
- Deficient safety and health performance including OHSMS failures;
- Workers rehabilitation and health restoration programmes.

9.1. Monitoring parameters

Monitoring will involve measuring, observing, recording and evaluation of physical, socio-economic and ecological variables within the project area and the neighbourhood. This may include the following: -

- ❑ Ground water quality monitoring;
- ❑ Solid waste disposal monitoring; and
- ❑ Sewage disposal monitoring.
- ❑ Resource use (Energy and water use) monitoring

8.1. Monitoring schedule

Description of parameter	Monitoring schedule and duration
Ground water quality	Sampling and testing every six months from borehole within the facility compound.
Solid waste	Daily, throughout project life
Sewage disposal	Daily ,throughout project life
Energy and water use	Monthly bills

CHAPTER TEN DECOMMISSIONING PLAN

10. Introduction

Decommissioning is the last phase of project life. It involves terminating project activities and operations and rehabilitating site to or close to its original state. In construction and building industry, decommissioning of a building which is still under construction can be necessitated if part of the building collapses or is declared unsafe due to various reasons including poor workmanship. On the other hand if a building is already in use and is condemned and declared a safety hazard, then such a building has to be demolished. Further, natural calamities such as earthquakes and tremors may destabilize a building necessitating its demolition.

10.1. Components

This decommissioning plan presents a conceptual framework on how the proposed unit can be demolished if need arises and how the site can be rehabilitated to its original state or close to original state. The plan takes consideration on how materials and equipment in the apartment can be handled, support infrastructure such as water well, and land on which the building will be standing on.

10.2. Disposal/Demolition of apartment

If by any chance at one time demolition is necessitated, it will require a lot of expertise to avoid environmental damage (air pollution, noise pollution), occupational hazards and loss of property. In making a decision on how to undertake the demolition the following should be considered: -

- ✓ The general public to be informed of demolition exercise well in advance by placing notices in public places concerning the intended demolition at least two weeks in advance;
- ✓ The building must be sealed off from public access;
- ✓ The firm commissioned to demolish must have enough relevant machines and equipments such as high cranes, fleet of dumpers, dozers that will enable the work to be undertaken smoothly and be completed within stipulated time;
- ✓ The firm must have experienced labour force to undertake the exercise;
- ✓ Adequate measures are in place to minimize environmental degradation;
- ✓ Site supervision from relevant Central Government Departments and County Government of Mombasa must be in place throughout the exercise;

- ✓ Waste materials resulting from demolition must be handled and disposed according to environmental requirements and procedures;
- ✓ Care must be taken to avoid destruction of trees and other vegetation on site during the exercise.

10.3. Considerations

- All employees involved in the demolition exercises must have proper protective gear throughout;
- Demolition should be done during day time only unless its an emergency;
- Waste resulting must be disposed at designated waste disposal sites;
- All relevant arms of government must be involved in the exercise; and
- Emergency services such as first aid and ambulance services must be on standby in case of any eventualities.

10.4. Support infrastructure on site

Support infrastructures such as electrical supply, water reservoirs, and sewage facilities should be handled with care.

The following should be taken into consideration: -

- ❖ If water reservoirs contain water, empty them first before demolition;
- ❖ Put temporally potable tanks on site to hold the water which can be used in dust arresting while demolition is on;
- ❖ Sewage facilities such as soak pits and septic tanks must be emptied first; and
- ❖ Seek approval and professional advice from Mombasa Water and Sewage Company on their decommissioning.

10.5. Site rehabilitation

Once demolition is complete rehabilitation of affected site should be undertaken to its original state or close to original state. Site rehabilitation will include the following: -

- ❑ Test and analysis of soil from site should be undertaken before rehabilitation begins;
- ❑ Planting of appropriate species of trees, shrubs and grasses;
- ❑ Ensuring they are regularly watered, weeded in their early stages to ensure survival;

- ❑ The area should be fenced off while rehabilitation is in progress to avoid damage to tender trees planted.

10.6. Disposal of land

The land on which the units will be built is leasehold. Therefore once site rehabilitation is complete at the end of the lease, the leaseholder will either have to renew the lease or return the land to government.

CHAPTER ELEVEN

CONCLUSIONS AND RECOMMENDATIONS

In conclusion, with the current rate of urban population growth, high density in the city and diminishing space (land) has made high demand of housing within major cities Mombasa included and price of land has extremely increased. In this case, high-rise developments are almost certain to be part of the solution. Tall buildings are also known to project a sense of socio-economic power and promote an area as a leading and modern mixed use area. In addition, the buildings showcase the achievements of warm architectural passion and cold engineering logic. Tall buildings play an important role in creating sustainable cities as they can support dense arrangements and help preserve open and natural spaces by accommodating more people on a smaller amount of land area than can low-rise buildings. This project does not have any activities that can be classified as detrimental. The consultant believes that the benefits of the project are greater than the negative risks and that the development should be allowed to proceed.

This study indicates that the construction and occupation/operation of the proposed project will have positive impacts, which include employment, increase in the national/local housing stock and quality, increase in Government revenue, and improvement of standards of living. However, despite the outlined positive impacts, the proposed development will come up with some negative impacts mainly increased pressure on existing infrastructure. Other impacts include potential pollution (to air, water and soil) mostly during construction phase, enhanced security risks and social crimes, and increased waste (solid and liquid) generation among others.

The proposed project design has integrated mitigation measures with a view to ensuring compliance with the applicable laws and procedures. The structures should be built to the required planning/architectural/structural standards of the County Government and under the supervision of accredited professionals amongst them architect, structural engineer and contractor.

During project implementation and occupation, sustainable environmental management should be ensured; avoiding inappropriate use of natural resources, conserving nature and guaranteeing

health and safety of all people, working on the project, general public and inhabitants of the project.

From the foregoing and taking into consideration of all the foreseeable and relevant aspects, the proposed project is a timely venture with a positive and significant contribution to the government housing policy and development goal. It is thus our recommendation that the project be allowed to go ahead with the implementation provided the outlined mitigation measures are adhered to. Major concerns should nevertheless be focused towards avoidance or minimizing the occurrence of impacts that would degrade the general environment. This will however be overcome through close following and implementation of the recommended environmental management and monitoring plans (EMPs).

We also recommend that:

- The proponent applies for necessary licenses from the Authorities concerned amongst them The National Construction Authority before commencement of project.
- The proponent will comply with the laws of the country and ensure that the site is registered with National Construction Authority
- No excavation activity should be undertaken during rainy season
- The construction of the building will take the minimum period possible.
- In case of any damages to neighbours' property, the proponent shall compensate fully for the damages caused.
- The proponent will adhere to proper development environmental practices.
- The proponent also works closely with the environmental Experts, the CGM, NEMA and other bodies to enhance the facilitation of the issues of concern identified. This will also help in solving any problem arising and which may not have been foreseeable during the EIA project report study. This will ensure that environmental concerns are integrated into the project at every stage of the implementation phase. It will enhance the co-existence of the proposed project with the environment, during the entire project cycle.
- Measures to ensure conservation of resources such as energy and water within the project during construction and occupation phases should be encouraged.
- Sound construction practices aimed at environmental conservation should also be adopted and special attention should be paid to the extended sources of raw materials such as water,

sand, stones, and energy. Some construction ‘waste’ materials can be re-used in other areas and forms.

- Wastes should be reduced to the minimum as this will save on costs and at the same time preventing environmental pollution.

The operators during both the construction and operational phases should exercise diligence in all activities to ensure environmental sustainability.

It is recommended that on approval, the proponent should implement the project on the proposed drawings and if alterations are necessary, approval should be sought.

REFERENCES

- 1) EMCA (1999), Environmental (Impact Assessment and Audit) Regulations 2003.
- 2) Public Health Act (Cap 242).
- 3) Occupation Safety and Health Act 2007.
- 4) Water Act 2005
- 5) Occupation Safety and Health Act 2007.
- 6) Environmental Management and Coordination (Waste Management) Regulations 2006.
- 7) World Bank (1991). Environmental Assessment sourcebook volume I, II and III: Policies, procedures and cross-sectoral issues. World Bank, Washington.
- 8) UNEP (Industry and Environment), UNIDO, IFA: Environmental Management Systems, Technical Report No. 26 part 2, Paris France 1998
- 9) UNEP, An Environmental Impact Assessment – Framework for Africa, Nairobi, Kenya, 1994
- 10) UNEP, Policy Guidelines for the Control of Environmental Pollution in Urban Areas

MINUTES OF PUBLIC CONSULTATION MEETING FOR ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT FOR THE PROPOSED COMMERCIAL DEVELOPMENT (CONFERENCE AND HOTEL APARTMENTS) ON PLOT NO. 1551/I/MN, MILELE AREA, MALINDI ROAD, MOMBASA COUNTY.

PROPONENT: LIDO BEACH CONFERENCE INN LIMITED

DATE: 4th July 2025

VENUE: PROPOSED PROJECT SITE

IN ATTENDANCE

As per the attached list

AGENDA

1. Preliminaries
2. Project Scope
3. Community mobilization and sensitization
4. Issues/Views/Comments
5. Closing Remarks
6. Adjournment

Min 1/04/07/2025: Preliminaries

The meeting started by a word of prayer from a volunteer then followed by opening remarks from the area chief Mr. Omolo Benard who welcomed everyone and requested all the members present to listen keenly and understand whatever the main speakers will brief concerning the proposed project. He then led introduction of members present including his junior colleague the area Assistant Chief and thereafter handed the floor to Mr. Jele Hassan, the proponent representative who gave a vote of thanks expressing gratitude to the project stakeholders for availing themselves for the meeting. He briefly explained to the members of what the project entails and stated that on behalf of the proponent they are ready and committed to working with all project stakeholders to ensure general compliance at all times.

Min 2/04/07/2025: Project Scope

Mr. Jele Hassan, the project proponent representative took the members through the proposed project and related activities. The community members were informed that the proposed project will comprise of a fifteen storey development. The development will feature parking, support facilities including bio digester, underground water tank, one bedroom and two bedroom units, swimming pool, offices, restaurants, meeting rooms, multipurpose halls. He assured the members that all the required legal processes will be adhered to and committed to ensuring all the environmental, social, health and safety aspects are complied with to ensure maximization of positive impacts to the community and enhancement of environmental sustainability

Min 3/04/07/2025: Community mobilization and sensitization

Mr. Ezekiel Olukohe, NEMA Registered EIA/EA Lead Expert took members through the provisions of EMCA in a clear and understandable manner and introduced members to the EIA/EA regulations that govern licensing process of the proposed project.

Members were informed that they have a right to be informed of the proposed project and to be consulted and air their views on various aspect of the project be it positive or negative.

Members were informed about the operations of the proposed project and the potential impacts during construction and operation phases and the proposed suitable mitigation measure to curb the possible negative impacts. He emphasized that the proposed mitigations should be implemented throughout the project cycle to ensure the safety of the community, property, workers and enhance environmental sustainability.

Min 4/04/07/2025: Issues/views and comments

The members of the community supported the project and unanimously agreed that the project would be of a great positive impact to the area development and the community. However they also highlighted some concerns/views related to the project operations as in the table below

NO.	NAME	ISSUE/CONCERN/VIEW/COMMENT	RESPONSE
1.	Benard Omolo	Noise and Dust Management	<p>The NEMA EIA/EA Expert cleared explained that</p> <ul style="list-style-type: none"> a) An Environment Management Plan entailing suitable mitigation measures shall be prepared to help curb possible negative impacts associated with dust and noise pollution. The proponent will be required to strictly adhere and implement the mitigation measures. b) The proponent is required to cover the building under construct with dust nets/screen. c) All construction works are always restricted to day time. d) Whenever the proponent fails to implement the mitigation measures and issues arise, the stakeholders are allowed to report the matter at the County NEMA office.
2.	Mr. Alex Omwanda	Will the locals be considered during job recruitment?	The proponent informed members that vacancies would be prioritized to the locals but whenever specialized skills is required and its lacking in the community outsourcing will be done.
3.	Joshua Mulu	How will beach operators benefit during the project operation?	<ul style="list-style-type: none"> a) The proponent representative assured the members that they are ready to engage and support beach operators in any way possible. b) He requested the community members to form a liaison committee that will engage directly with the proponent during the operation. c) He challenged them to emulated the idea

			whereby they can bring a visitor during the operation and they earn a commission as he witnessed anywhere else
4.	Benard Omolo	Safety of workers during operation	<p>The NEMA EIA/EA Expert cleared explained that all workers that will undertake daily activities during operation will be required</p> <ul style="list-style-type: none"> a) To use full Personal Protective Equipment as outlined in the proposed mitigation measures b) Workers will be closely supervised by competent skilled personnel during plant operations. c) Proponent shall be required to apply for WIBA insurance to cover all employees in case of accidents.
5.	Christopher	Community engagement throughout the project life cycle	The EIA/EA expert suggested formation of liaison committee that shall be a representative of the whole community when there arise need to engage the proponent or should there be any concern about the operation of the proposed project and they want to engage the proponent.
6.	Dominic Mwamburi	Is it possible for the proponent to support beach cleaning activities?	The proponent representative assured the members that they are ready to engage and support such activities that promote environmental sustainability. He requested the community member to form a liaison committee that will engage directly with the proponent on such matters.
7.	Benard Omollo	Traffic management during material delivery on site	<p>The NEMA EIA/EA Expert cleared explained that</p> <ul style="list-style-type: none"> a) An Environment Management Plan entailing suitable mitigation measures shall be prepared to ease traffic management. The proponent will be required to strictly adhere and implement the mitigation measures b) Construction materials shall be delivered during night hours when there is minimal or no traffic c) The proponent should make sure that all construction materials shall not be offloaded on road reserves
8.	Thomas Omondi	How will waste be managed?	The NEMA EIA/EA Expert cleared explained that
		Can a local been offered a contract to management solid waste?	<ul style="list-style-type: none"> a) An Environment Management Plan entailing suitable mitigation measures

shall be prepared to ensure proper waste management. The proponent will be required to strictly adhere and implement the mitigation measures

- b) The proposed design has included bio digesters that will be used to manage waste water generated by the development during operation.
- c) Anyone who wishes to secure a contract with the proponent to offer waste management services should ensure they register with NEMA

Members requested that recommended mitigation measures be put in place an Environmental Management Plan implemented and adhered to by the contractor and proponent to ensure safety of the people and the environment at large.

Min 5/04/07/2025: Closing Remarks

The proponent and the chief gave closing remarks requesting the community members present to mobilize others in order to ensure big number turn out during the next meeting.

Min 6/04/07/2025: Adjournment

There being no other business, the meeting was adjourned at 1200hours with a final vote of thanks from the proponent and the meeting chairman to the members. The meeting stakeholders were informed notified of the date for the next meeting as 9th July 2025. The meeting was then closed by a word of prayer from a volunteer.


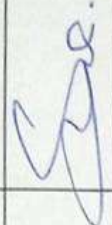



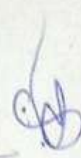
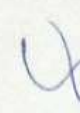


Signatures

Name	Designation	Sign	Date
Mr. Omolo Benard	Chief		18/7/025
Ezekiel Olukohe	EIA/EA Expert		

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROJECT REPORT FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/1/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.
ATTENDANCE SHEET










NAME (JINA)	AREA OF RESIDENCE (MAHALI)	CONTACT & ID NUMBER	REMARKS (MAONI)	SIGNATURE
BENARD OMULO	NYALI	14667973 070755571	"	
BISHAR JELE HASSAN	NYALI	35843604 0704471075	SUPPORT	
THOMAS RUWA	NYALI	26714788 0712-3993714	"	
JUSTUS MWLU KINYILI	PIRATES	22518809 0718163917	"	
WILLIAM MAUNDU	NYALI	3698500 0712426222	SUPPORT	
THOMAS OMONDI	PIRATES	10380278 0711438568	"	
DOMINIC MUHAMBURI	NYALI	5396191 0726728920	"	
JOEL ORLEAH	PIRATES	0718416804	"	
SHADRACH KASYOKI ERIC	PIRATES	0708633318	"	

ATTENDANCE SHEET






NAME (JINA)	AREA OF RESIDENCE (MAHALI)	CONTACT & ID NUMBER	REMARKS (MAONI)	SIGNATURE
JOSEPH	OTOTI	0703602957	Support	
LEONARD SUNDAY KUMA	Hyali	0112785883	"	
MICHAEL KARIUKI	HYALI	0743781419	"	
MUSA SADIKI	HYALI		"	
HASSAN KAITHO	HYALI	0758208478	"	
SALIDI HAMISI	"	0746783124	"	
P. FILIP KALOKI	"	0114386061	"	
Duka	"	23304926	"	
MUTAVAKO KARIUKI	"	0724640197	"	

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROJECT REPORT FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/1/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.

ATTENDANCE SHEET

NAME (JUNA)	AREA OF RESIDENCE (MAHALI)	CONTACT & ID NUMBER	REMARKS (MAONI)	SIGNATURE
Bonfere GAMBASI	PIRATES		✓	
Peter	PIRATES	0741187921 27433805	✓	
CHRISTOPHER CHEBOKHE	PIRATES	0707411420	I SUPPORT THE CONSTRUCTION DUE TO EMPLOYMENT OF YOUTH The construction is good because it can help the area with jobs	
HEKUS KIRABATO	PIRATES	0740132017	✓	
KABUMBE SHANDRAUZI	PIRATES	✓	✓	
Ali JEFUO	HAACU	074530826	✓	
LARTINE LAMAX OPIYO	PIRATES	01129189968	SUPPORT	
TIMOTHY KIRIMI	PIRATES	0704676126	1 support	
OMPER, CHABO, KAZUMU	PIRATES	0790713604	1 support	

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROJECT REPORT FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/1/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.
ATTENDANCE SHEET

NAME (JINA)	AREA OF RESIDENCE (MAHALI)	CONTACT & ID NUMBER	REMARKS (MAONI)	SIGNATURE
HAMISI MUKELIM	DADATES	35520254		
ALEX OMWANA	DADATES	27242873	SUPPORT	
Essential Swale	PIA EXPORT	23526511	Compliance	
Situma Peter	EIA EXPORT	25736308	Group Compliance	
Douglas Sumigo	EIA EXPORT	35736224/07996598	Ensure Compliance	

**MINUTES OF PUBLIC CONSULTATION MEETING FOR ENVIRONMENTAL IMPACT
ASSESSMENT STUDY REPORT FOR PROPOSED COMMERCIAL DEVELOPMENT
(CONFERENCE AND HOTEL APARTMENTS) ON PLOT NO. 1551/L/MN, MILELE AREA,
MALINDI ROAD, MOMBASA COUNTY.**

PROPONENT: LIDO BEACH CONFERENCE INN LIMITED

DATE: 09th July 2025

VENUE: PROPOSED PROJECT SITE

IN ATTENDANCE

As per the attached list

AGENDA

1. Preliminaries
2. Project Scope
3. Community mobilization and sensitization
4. Issues/Views/Comments
5. Adjournment

Min 1/LIDO 2/07/2025: Preliminaries

The meeting started by a word of prayer from a Mr. Jele. Mr Benard Omolo who is the area chief welcomed everyone and led the introduction of members present. He issued opening remarks regarding the project meeting and handed the floor to the proponent representative who gave a vote of thanks to the project stakeholders for converging themselves for the meeting. He briefly explained to the members of what the project entails and stated that on behalf of the investor they are committed to working with all project stakeholders to ensure general compliance success running of the project.

Min 2/ LIDO 2/072025: Project Scope

The project proponent representative took the members through the proposed project and related activities. The community members were informed that the proposed project will involve construction of a fifteen storey development. The development will feature:

- a) Parking,
- b) Support Facilities including Bio Digester, Underground Water Tank,
- c) One Bedroom and Two Bedroom Units ,
- d) Swimming Pool,
- e) Offices,
- f) Restaurants,
- g) Meeting Rooms,
- h) Multipurpose Halls.

He assured the members that all the required legal processes will be adhered to and are committed to ensuring all the environmental, social, health and safety aspects are complied with to ensure environmental sustainability and successful running of the project without interfering with the neighbours

Min 3/ LIDO 2/07/2025: Community mobilization and sensitization

Mr. Ezekiel Olukohe, NEMA Registered EIA/EA Lead Expert took members through the provisions of EMCA in a clear and understandable manner and introduced members to the EIA/EA regulations that govern licensing process of the proposed project.

Members were informed that they have a right to be informed of the proposed project and to be consulted and air their views on various aspect of the project be it positive or negative.

Members were informed about the operations of the proposed project and the potential impacts during construction and operation phases and the proposed suitable mitigation measure to curb the possible negative impacts. He emphasized that the proposed mitigations should be implemented throughout the project cycle to ensure the safety of the community, property, workers and enhance environmental sustainability.

Min 4/ LIDO 2/07/2025: Issues/views and comments

The stakeholders present supported the project and unanimously agreed that the project would be of a great positive impact to the area development and the community. However they also highlighted some concerns/views related to the project operations. Their issues evolved around social, occupational health and safety.

Members requested that recommended mitigation measures be put in place an Environmental Management Plan implemented and adhered to by the contractor and proponent to ensure safety of the people and the environment at large.

Min 5/ LIDO 2/07/2025: Adjournment

There being no other business, the meeting was adjourned at 1300hours with a final vote of thanks from the proponent to the members. The meeting was then closed by a word of prayer from a volunteer.

Signatures

Name	Designation	Sign	Date
Mr. Omolo Benard	EIA/EA Expert Chief		12/7/2025
Ezekiel Olukohe	EIA/EA Expert		

PUBLIC CONSULTATION FOR THE PROPOSED DEVELOPMENT
QUESTIONNAIRE TO GATHER NEIGHBOUR'S VIEWS COMMENTS AND
CONCERNS FOR ENVIRONMENTAL IMPACT ASSESSMENT OF THE PROPOSED
CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL
BUILDING ON PLOT NO.MN/I/1551, MALINDI ROAD, MILELE BEACH AREA,
MOMBASA COUNTY.

LIDO BEACH CONFERENCE INN LIMITED herein referred to as the proponent intends to construct the proposed development on the above mentioned plot. It is in this regard that the proponent has engaged an Environmental Impact Assessment/Audit Lead Expert as stipulated under Environmental (Impact Assessment and Audit) Regulations, 2003 to seek the views, opinion/comments and recommendations of neighbours who may be affected or concerned by the proposed project. This is for the purposes of integrating all foreseeable concerns for sound environmental management/sustainability.

Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *Resident*
2. Are you a property owner? *yes*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
SAFETY OF NEIGHBOURS
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
Safety
Dust
.....
.....

P.T.O

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607
globlehsconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite
Total Energies Kenyatta Av., 1st Floor office No. 07

Traffic

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

None

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Ensure comply with environmental law
 Prioritise local in terms of job employment
 Ensure no interference with
 Neighbours

Name:

FILIP KALOKI

Contacts:

0114386061

Area of Residence:

Cauh

Date:

Signature:

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globlehsconsultingltd@gmail.com

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 Total Energies Kenyatta Av., 1st Floor office No. 07

PUBLIC CONSULTATION FOR THE PROPOSED DEVELOPMENT

QUESTIONNAIRE TO GATHER NEIGHBOUR'S VIEWS COMMENTS AND CONCERNS FOR ENVIRONMENTAL IMPACT ASSESSMENT OF THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/1/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.

LIDO BEACH CONFERENCE INN LIMITED herein referred to as the proponent intends to construct the proposed development on the above mentioned plot. It is in this regard that the proponent has engaged an Environmental Impact Assessment/Audit Lead Expert as stipulated under Environmental (Impact Assessment and Audit) Regulations, 2003 to seek the views, opinion/comments and recommendations of neighbours who may be affected or concerned by the proposed project. This is for the purposes of integrating all foreseeable concerns for sound environmental management/sustainability.

Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *Resident*
2. Are you a property owner? *Yes*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)

..... *No interference with neighbours*

.....

.....

4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

..... *Traffic* *Noise*

..... *Dust* *Safety*

P.T.O

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globlehsconsultingltd@gmail.com

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

None

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)


Ensure you comply with environmental laws
Protective locals in terms of job employment
Ensure activities do not interfere with
Neighbours

Name: Boniface Pambasi

Contacts:

Area of Residence: PIRATES

Date: 1/7/2025

Signature: 

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globalehsconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite
Total Energies Kenyatta Av., 1st Floor office No. 07

PUBLIC CONSULTATION FOR THE PROPOSED DEVELOPMENT
QUESTIONNAIRE TO GATHER NEIGHBOUR'S VIEWS COMMENTS AND CONCERNS FOR ENVIRONMENTAL IMPACT ASSESSMENT OF THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/I/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.

LIDO BEACH CONFERENCE INN LIMITED herein referred to as the proponent intends to construct the proposed development on the above mentioned plot. It is in this regard that the proponent has engaged an Environmental Impact Assessment/Audit Lead Expert as stipulated under Environmental (Impact Assessment and Audit) Regulations, 2003 to seek the views, opinion/comments and recommendations of neighbours who may be affected or concerned by the proposed project. This is for the purposes of integrating all foreseeable concerns for sound environmental management/sustainability.

Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? YES
2. Are you a property owner? NO
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)

YES
PUBLIC PARTICIPATION
.....
.....
.....

4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

None so far.
.....
.....

P.T.O

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globlehsconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite Total Energies Kenyatta Av., 1st Floor office No. 07

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

NO

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

It should proceed.

Name:

Timothy Karim

Contacts:

0704676026

Area of Residence:

Bamburi

Date:

04/07/2025

Signature:

TKM

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globalehsconsultingltd@gmail.com

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PUBLIC CONSULTATION FOR THE PROPOSED DEVELOPMENT
QUESTIONNAIRE TO GATHER NEIGHBOUR'S VIEWS COMMENTS AND CONCERNS FOR ENVIRONMENTAL IMPACT ASSESSMENT OF THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/I/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.

LIDO BEACH CONFERENCE INN LIMITED herein referred to as the proponent intends to construct the proposed development on the above mentioned plot. It is in this regard that the proponent has engaged an Environmental Impact Assessment/Audit Lead Expert as stipulated under Environmental (Impact Assessment and Audit) Regulations, 2003 to seek the views, opinion/comments and recommendations of neighbours who may be affected or concerned by the proposed project. This is for the purposes of integrating all foreseeable concerns for sound environmental management/sustainability.

Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? ...RESIDENT
2. Are you a property owner?YES
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
SAFETY OF NEIGHBOURS
TO ILLEGAL DUMPING
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
HOUSE
DUST POLLUTION
.....
.....

P.T.O

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globlehsconsultingltd@gmail.com

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Total Energies Kenyatta Av., 1st Floor office No. 07

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

NO

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)


SHOULD FOLLOW COMPLIANCE
DON'T POLLUTE ENVIRONMENT
INVOLVE ALL STAKEHOLDERS THROUGHOUT
PROJECT CYCLE

Name: OMAN CHARO KAZUNGU

Contacts: 0790713609

Area of Residence:

Date: 4/7/2025

Signature: 

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globalehsconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite Total Energies Kenyatta Av., 1st Floor office No. 07

PUBLIC CONSULTATION FOR THE PROPOSED DEVELOPMENT
QUESTIONNAIRE TO GATHER NEIGHBOUR'S VIEWS COMMENTS AND CONCERNS FOR ENVIRONMENTAL IMPACT ASSESSMENT OF THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/I/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.

LIDO BEACH CONFERENCE INN LIMITED herein referred to as the proponent intends to construct the proposed development on the above mentioned plot. It is in this regard that the proponent has engaged an Environmental Impact Assessment/Audit Lead Expert as stipulated under Environmental (Impact Assessment and Audit) Regulations, 2003 to seek the views, opinion/comments and recommendations of neighbours who may be affected or concerned by the proposed project. This is for the purposes of integrating all foreseeable concerns for sound environmental management/sustainability.

Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator?
2. Are you a property owner? N/A
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? *(If yes, mention them)*
.....
.....
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
noise products
.....
.....

P.T.O

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607
globlehsconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite
Total Energies Kenyatta Av., 1st Floor office No. 07

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

To be employed especial gardening

Name: Alex OKWANDA

Contacts: 07950 330 84

Area of Residence: DUNDUN

Date: 4/07/2023

Signature: [Signature]

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globlehsconsultingltd@gmail.com

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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? ... *Resident*
2. Are you a property owner? *Yes*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
.....
.....
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

Dust - air pollution
House -

P.T.O

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Total Energies Kenyatta Av., 1st Floor office No. 07

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

None

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Its construction at odd hours
Comply fully with laws in place
 curb dust pollution
Ensure safety at all times

Name:

Shadrack Kariuki Eric

Contacts:

07 08673318

Area of Residence:

Hyalis

Date:

4/7/2025

Signature:



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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? Business ✓
2. Are you a property owner? No
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)

$$1 \neq 0$$

4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

2. $\sqrt{5}t$

NOTES

P.T.O.

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Total Energies Kenyatta Av., 1st Floor office No. 07

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

No

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Comply with laws in place
Ensure no environmental pollution
Ensure you employ locals as
carriers and artisans

Name:

Peter H

Contacts:

0741 18 79 21

Area of Residence:

Perote

Date:

4/7/2025

Signature:

[Signature]

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *Business operator*

2. Are you a property owner? *NO*

3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)

..... *NONE*

4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

..... *Environmental pollution - Sound pollution, Air pollution*

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

NONE

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Ensure that the community around the proposed project benefit in jobs during construction and after the project is complete.

Name:

Joshua Mulu Kingiri

Contacts:

0718163917

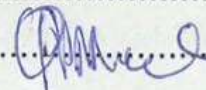
Area of Residence:

PIRATES

Date:

4/7/2025

Signature:



FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globalehsconsultingltd@gmail.com

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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *Both resident and a business operator*
2. Are you a property owner? *Yes*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
Yes by providing the formal letters welcoming everyone to come and participate in a public way.
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
Air pollution in a manner where by the air will be polluted by cement.

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

-Yes. Like beach itself should be taken good care of because it is an attraction or holding a lot of visitors.

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)


It should proceed by cause it will increase the number of visitors coming along the beach simply because of some hotels that will be constructed to hold conferences.

Name: Opiyo Lomax

Contacts: 0112989968

Area of Residence: PIRATES

Date: 4/7/2025

Signature: 

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globalehsconsultingltd@gmail.com

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CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL
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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *A business operator*
2. Are you a property owner? *No*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
yes - Check on Environmental Impact.
- Good Socialization with the community
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
- Air Pollution
- Water Pollution e.g. Sewage

P.T.O

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Total Energies Kenyatta Av., 1st Floor office No. 07

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

Yes, cultural importance

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Yes, it should proceed becoz it will create job within community

Name: CHRISTOPHER O. CHEBUCHE

Contacts: 0707411420

Area of Residence:

Date: 16/6-2025 Signature: [Signature]

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globlehsconsultingltd@gmail.com

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1. Are you a resident within this area or just a business operator? ... *Business operator*
2. Are you a property owner? *No*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? *(If yes, mention them)*
.....
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.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
.....
.....

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Name: HANNAH MULALIM

Contacts: 0114 778821

Area of Residence: PIRATES

Date: 4-7-25

Signature: _____

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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *Am a resident*
2. Are you a property owner? *NO*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
.....
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
.....
.....

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

No. As an example, it is fine and there is no any need protection

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Name:

Wahid K. K. K.

Contacts:

07132 012

Area of Residence:

Prater beach

Date:

11/7/2025

Signature:

[Signature]

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globalehsconsultingltd@gmail.com

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C 0 7 1 5 0 1

REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(Chapter 281)

PROVISIONAL CERTIFICATE

I HEREBY CERTIFY that by reason of the fact that the Certificate of Title registered as Title Number CR. 13501/I has been lost, this Provisional Certificate issued under section 71 of the Act shall serve and be valid for all purposes in lieu of the lost Certificate of Title.

IN WITNESS WHEREOF I have hereunto set my hand and seal this nineteenth day of November, one thousand nine hundred and ninety seven.

D. K. D. D.
REGISTRAR OF TITLES

13501/3
19TH NOVEMBER, 97
Time: 4.0 p.m. *D. K. D. D.*



REPUBLIC OF KENYA.
THE REGISTRATION OF TITLES ACT
(CHAPTER 281)
CERTIFICATE OF TITLE: NUMBER C.R.13501.

I HEREBY CERTIFY that ZAINAB MOHAMEDHUSSEIN GUMATALLI
MASSEH of P.O. Box 667 Mombasa in Kenya pursuant to
a Transfer registered as Number C.R. 9634/10 is now
the registered proprietor for an estate in fee simple
of ALL that piece of land situate in Mombasa Municipality
Mainland North in the Mombasa District containing by
measurement nought decimal eight nine (0.89) of an acre
of therabouts being subdivision Number 1551 (original
Number 964/4) Section I Mainland North of Meridional
District South B 37 as delineated on Land Survey
Plan Number 84064 annexed to the said Transfer TOGETHER
with Mineral Rights SUBJECT however to the Acts specified
in the Memorandum hereunder written.
IN WITNESS whereof I have hereunto set my hand and seal
this twentieth day of August One thousand nine hundred and
sixty seven.

AG. REGISTRATION OF TITLES.

MEMORANDUM.

- (1) The Land Titles Act (Chapter 282) (Except Part II thereof).
- (2) The Registration of Titles Act (Chapter 281).

LAND TITLES REG. NO. 13501/1
REGISTERED AS C.R. 13501/1
Produced 24-8-67
Issued 24-8-67

2

dated 25th March 1971

Margaret Anthonie Chandra T
Mrs. Suryakala Margaret Chandra

Registration No 87 Date of Registration 26-3-71

GRAND

PROVISIONAL CERTIFICATE ISSUED
issued vide Gazette Notice
No 4359 of 15th August 1997

3

003

19/11/97

Reddy

Charge to ABN-AMRO BANK N.V.

4

156

16-12-97

Reddy

DISCHARGE OF CHARGE OF ENTRY
NO 4 ABOVE

5

59

12.6.2000

Reddy

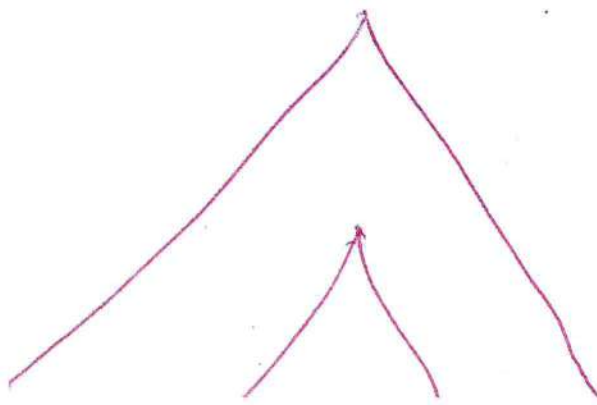
TRANSFER TO AL-JAWAB DEVELOPMENT LIMITED.

6

232

Date of Registration 23.6.2008

Reddy



7

LEASE DATED 13th SEPTEMBER, 2010
TO SAFARI CON LIMITED

521

23.9.2010

Rh

8

CHARGE TO FIDELITY Commercial Bank
LIMITED

200

13.4.2011

Rh

DISCHARGE OF CHARGE DISCHARGING
ENTRY NO. 3 ABOVE

9

436

17-3-2016

D. J. Safari *304

10

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
LEASE TO ABBASAKI INVESTMENT LIMITED TERM
20 YEARS FROM 1/1/2022 TO 31/12/2042 RENT
KES 20,000 = (REV) PM (ALL THAT PORTION OF
LAND PLUS BUILDINGS)

473

31/12/2023

~~Signature~~

11

SURRENDER OF LEASE, SURRENDERING
ENTRY NO. 10 ABOVE

16

5-6-2024

S. M. Saita *207

12

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
TRANSFER TO LIDO BEACH CONFERENCE INN LIMITED

COUNTY GOVERNMENT OF MOMBASA



DEPARTMENT OF LANDS, HOUSING, AND URBAN PLANNING

Bima Tower - Annex , 3rd Floor , Meru Road, P.O BOX 90440 - 80100 MOMBASA

Telephone: 041 249 4 499, wireless: 020 354 8196

Email: plan@mombasa.go.ke

FORM PPA 2

CU-00BA8

NOTIFICATION OF APPROVAL OF THE APPLICATION FOR DEVELOPMENT PERMISSION

- 1.Sub-division
- 2.Change of user**
- 3.Consolidation
- 4.Change of user & Consolidation
- 5.Extension of user
- 6.Extension of lease
- 7.Building Plans

To
Lido Beach Conference Inn Limited
P. O Box - Mombasa
0700

Your application numbered as above submitted on **15 December 2024** for **Proposed Change of User from Residential Use to Commercial Use** permission to **Change of User** On L.R. a Parcel No **IMN/1551** situated at **Bamburi/Shanzu** along / off **Off Mombasa - Malindi Road** was approved by the eConstruction permit system SL Number **CU-00BA8** subject to the following conditions:

- a) This approval is only provisional. Final approval will be granted subject to the fulfilment of all the conditions indicated on this form.
- b) Approval of application on land administered under Government Lands Act is subject to grant of consent by the Commissioner of Lands.
- c) It is the responsibility of the applicant(s) to ensure that the requirement of the other authorities are fully met before they proceed with the approved developments
- d) Applicants for approval of sub-division schemes should obtain a Certificate of Compliance from the Director of Physical Planning

Image not found or type unknown



Issued by **Director of Planning** ,
Date: 10 January 2025

Copy to:

The Director of Physical Planning **NAIROBI**
The Chairman, National Lands Commission, **NAIROBI**
The Director of Surveyors, **NAIROBI**
The Land Registrar, **MOMBASA**
The Provincial Director, **NEMA MOMBASA**



BUSINESS REGISTRATION SERVICE
P. O. BOX 30031
NAIROBI
15 JUL 2024

To
The Director(s)
LIDO BEACH CONFERENCE INN LIMITED
P.O. Box 90182
80100 - MOMBASA G.P.O

THE COMPANIES ACT, 2015

Records relating to the below company held by the Companies Registry as at 15 Jul 2024

COMPANY	LIDO BEACH CONFERENCE INN LIMITED
COMPANY NUMBER	PVT-KAUD25QK
NOMINAL SHARE CAPITAL	100,000.00
NUMBER AND TYPE OF SHARES (VALUE PER SHARE)	ORDINARY: 1000 (KES 100.00 EACH)
DATE OF REGISTRATION	15 JUL 2024
REGISTERED OFFICE	P.O BOX 90182, MOMBASA G.P.O TELEPHONE: +254722111219, EMAIL: LIDOBACHCONFERENCEINNLTG@GMAIL.COM COUNTY: MOMBASA, DISTRICT: MOMBASA DISTRICT , LOCALITY: MOMBASA STREET: KADZENGO, BUILDING: KANAMAI
POSTAL ADDRESS	P.O BOX 90182 MOMBASA G.P.O
ENCUMBRANCES	

Name of Directors and Shareholders of the above company with their particular are as follows

NAME	DESCRIPTION	ADDRESS	NATIONALITY	SHARES
NASIR OSMAN ALI	DIRECTOR/SHAREHOLDER	P.O BOX 90182 MOMBASA G.P.O	CANADA	ORDINARY: 700
HALIMA ISMAIL IBRAHIM	DIRECTOR/SHAREHOLDER	P.O BOX 90182-80100	UNITED STATES	ORDINARY: 300
TOTAL				1000

Yours Faithfully,
REGISTRAR OF COMPANIES



REF NO: PVT-KAUD25QK

DISCLAIMER: THIS IS A SYSTEM GENERATED CERTIFICATE AND DOES NOT REQUIRE A SIGNATURE

www.kra.go.ke**Taxpayer PIN :** P052343998S**Certificate Date:** 15/07/2024**Name and Address :**

Lido Beach Conference Inn Limited
NA, KANAMAI, NA, Mombasa North District,
PO Box:90182,
Postal Code:80100

Certificate Number:

KRAMSN1429605624



**This is to confirm that Lido Beach Conference Inn
Limited,
Personal Identification Number P052343998S
has filed relevant tax returns and
paid taxes due as provided by Law.**

**This Certificate will be valid for
twelve (12) months up to 14/07/2025.**

Caveat: This certificate is issued on the basis of information available with the authority as at the certificate date mentioned above. The Authority reserves the right to withdraw the certificate if new evidence materially alters the tax compliance status of the recipient.

Disclaimer : This certificate is system Generated and therefore does not require signature. You may confirm validity of this certificate on the iTax Portal by using the TCC Checker. This certificate confirms your compliance status for a period of five years preceding the date of issue. The certificate may however be withdrawn on grounds of outstanding debt affecting periods prior to this.

FORM BOF1**REGISTER OF BENEFICIAL OWNERS****[Section 93A of the Companies Act, 2015]**Name of the company: **LIDO BEACH CONFERENCE INN LIMITED**Number of the company: **PVT-KAUD25QK***To the Registrar of Companies*

The above company hereby gives a notice in accordance with section 93 of the Companies Act, 2015 that the following person(s) is/are beneficial owner(s) of the company

1 Date that the person(s) became a beneficial owner: 24/06/2024

Full Name	NASIR OSMAN ALI
National identity card number/ Passport number	10075883
Personal Identification Number	A005186808R
Nationality	CA
Date Of Birth	1962-11-05
Residential address	MASONATE GROUND FLOOR LINKS ROAD
Postal Address	90182 80100 - MOMBASA G.P.O
Current Email Address	anasir10@gmail.com
Current Telephone Number	+254722111219
Occupation	BUSINESSMAN
Link of beneficial owner with the company	
Nature of ownership or control the beneficial owner has in the company	<p>The percentage of shares a person holds in the company Directly: 70.0%</p> <p>Indirectly:</p> <p>The percentage of voting rights a person holds in the company Directly: 70.0%</p> <p>Indirectly:</p> <p>A person holds a right to appoint or remove a majority of the board of directors of the company; and/or Directly: YES Indirectly: NO</p> <p>Whether a person exercises significant influence or control over the company. Directly: YES Indirectly: NO</p>
Source of B.O information	Provided by the beneficial owner or their authorised representative

2 Date that the person(s) became a beneficial owner: 24/06/2024

Full Name	HALIMA ISMAIL IBRAHIM
National identity card number/ Passport number	A04768157
Personal Identification Number	
Nationality	US
Date Of Birth	1955-12-23
Residential address	MASONATE GROUND FLOOR LINKS ROAD
Postal Address	90182-80100
Current Email Address	HALIMAI@YAHOO.COM
Current Telephone Number	+254718330770
Occupation	BUSINESSMAN
Link of beneficial owner with the company	
Nature of ownership or control the beneficial owner has in the company	<p>The percentage of shares a person holds in the company Directly: 30.0%</p> <p>Indirectly:</p> <p>The percentage of voting rights a person holds in the company Directly: 30.0%</p> <p>Indirectly:</p> <p>A person holds a right to appoint or remove a majority of the board of directors of the company; and/or Directly: YES Indirectly: NO</p> <p>Whether a person exercises significant influence or control over the company. Directly: YES Indirectly: NO</p>
Source of B.O information	Provided by the beneficial owner or their authorised representative

Lodged on behalf of the company by:	
Name	NASIR OSMAN ALI
ID/Passport Number:	10075883
Address	90182, MOMBASA G.P.O
Signature	
Capacity	Director Shareholder
Date:	15 Jul 2024 10:05 am

NOTES

NOTICE OF RESIDENTIAL ADDRESS/CHANGE OF ADDRESS OF DIRECTOR OF COMPANY

[Section 138 of the Companies Act, 2015]

Name of the company

Company Application No.: **PVT-KAUD25QK**

Gives notice, in accordance with section 138 of the Companies Act, 2015, that, in relation to a director of the company listed in column 1 of the following table, the directors residential address is/has changed to the address specified opposite the directors name in column 2 of that table.

NAME OF DIRECTOR	RESIDENTIAL ADDRESS/NEW RESIDENTIAL ADDRESS OF THE DIRECTOR
HALIMA ISMAIL IBRAHIM	Residence: MASONATE GROUND FLOOR LINKS ROAD
NASIR OSMAN ALI	Residence: MASONATE GROUND FLOOR LINKS ROAD Locality: NYALI District: KISAUNI DISTRICT County: MOMBASA

This notice is lodged by

NASIR OSMAN ALIAddress of the person lodging this notice: **90182, MOMBASA G.P.O**Telephone no. of the person: **+254722111219**Email address of the person: **anasir10@gmail.com**

Signature:

Capacity: **Director Shareholder**

Dated: 24 Jun 2024 01:46 pm

STATEMENT OF NOMINAL CAPITAL



THE STAMP DUTY ACT

CAP (480)

(Section 39 and the schedule, article 8)

PVT-KAUD25QK

(Note - the stamp duty on the nominal capital is shillings twenty for every KES. 2,000 or fraction of KES 2,000)

This statement is to be filled with the memorandum of association or other document when the company is registered.

The nominal capital of is KES **100,000.00** divided into **KES 1,000 ORDINARY** shares of KES: **100.00** each.

Signature:

[Handwritten Signature]
.....

Description:

Director / shareholder
.....

EXEMPT FROM STAMP DUTY
SECTION 106 SDA 60
LEGAL NOTICE No. OF
11/4/16 Date.....

[Handwritten Signature]
*I. M. Nyang'au *302*

24 Jun 2024

MEMORANDUM FOR A COMPANY WITH SHARE CAPITAL

[Section 13 of the Companies Act, 2015]

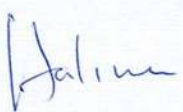
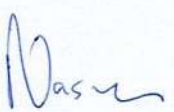
MEMORANDUM OF ASSOCIATION

This is the memorandum of association of:

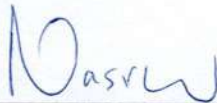
Company Application no. **PVT-KAUD25QK**

Each subscriber to this memorandum of association wishes to form a company under the Companies Act, 2015 and agrees to become a member of the company and to take at least one share.

THE NAME AND ADDRESS OF EACH SUBSCRIBER

Names, postal address and occupation of subscribers	Number of shares taken	Nominal value of shares taken (KES)	Class of shares taken	Rights (if any) attached to each class of shares	(Signature of subscriber)
HALIMA ISMAIL IBRAHIM 90182-80100 - BUSINESSMAN	ORDINARY: 300.00	ORDINARY: 30,000.00	ORDINARY	N/A	
NASIR OSMAN ALI 90182 - 80100 - MOMBASA G.P.O BUSINESSMAN	ORDINARY: 700.00	ORDINARY: 70,000.00	ORDINARY	N/A	

NASIR OSMAN ALI

Signature

DATED: 24 JUN 2024 01:46 PM

COMPANY REGISTRATION FORM



PVT-KAUD25QK

DETAILS OF THE FIRST DIRECTORS, SECRETARY AND AUTHORIZED SIGNATORIES OF THE COMPANY:

Name	Designation	Postal address	Identity card or passport number	Nationality	Tel no. and email address	(Signature)
NASIR OSMAN ALI	Director shareholder	P.O. Box 90182 - 80100 - MOMBASA G.P.O	10075883	Canada	+254722111219, anasir10@gmail.com	
HALIMA ISMAIL IBRAHIM	Director shareholder	P.O. Box 90182 - 80100 -	A04768157	United States	+254718330770, HALIMAI@YAHOO.COM	

FORM COMPLETED BY:

Name	NASIR OSMAN ALI	Designation	Director Shareholder
Address	90182 - 80100 - MOMBASA G.P.O	Phone No.	+254722111219
Signature		Date	24 Jun 2024 01:46 pm

(SUBSCRIBER) / (AGENT) (SELECT WHICHEVER APPLIES)

MINUTES OF PUBLIC CONSULTATION MEETING FOR ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT FOR THE PROPOSED COMMERCIAL DEVELOPMENT (CONFERENCE AND HOTEL APARTMENTS) ON PLOT NO. 1551/I/MN, MILELE AREA, MALINDI ROAD, MOMBASA COUNTY.

PROPONENT: LIDO BEACH CONFERENCE INN LIMITED

DATE: 4th July 2025

VENUE: PROPOSED PROJECT SITE

IN ATTENDANCE

As per the attached list

AGENDA

1. Preliminaries
2. Project Scope
3. Community mobilization and sensitization
4. Issues/Views/Comments
5. Closing Remarks
6. Adjournment

Min 1/04/07/2025: Preliminaries

The meeting started by a word of prayer from a volunteer then followed by opening remarks from the area chief Mr. Omolo Benard who welcomed everyone and requested all the members present to listen keenly and understand whatever the main speakers will brief concerning the proposed project. He then led introduction of members present including his junior colleague the area Assistant Chief and thereafter handed the floor to Mr. Jele Hassan, the proponent representative who gave a vote of thanks expressing gratitude to the project stakeholders for availing themselves for the meeting. He briefly explained to the members of what the project entails and stated that on behalf of the proponent they are ready and committed to working with all project stakeholders to ensure general compliance at all times.

Min 2/04/07/2025: Project Scope

Mr. Jele Hassan, the project proponent representative took the members through the proposed project and related activities. The community members were informed that the proposed project will comprise of a fifteen storey development. The development will feature parking, support facilities including bio digester, underground water tank, one bedroom and two bedroom units, swimming pool, offices, restaurants, meeting rooms, multipurpose halls. He assured the members that all the required legal processes will be adhered to and committed to ensuring all the environmental, social, health and safety aspects are complied with to ensure maximization of positive impacts to the community and enhancement of environmental sustainability

Min 3/04/07/2025: Community mobilization and sensitization

Mr. Ezekiel Olukohe, NEMA Registered EIA/EA Lead Expert took members through the provisions of EMCA in a clear and understandable manner and introduced members to the EIA/EA regulations that govern licensing process of the proposed project.

Members were informed that they have a right to be informed of the proposed project and to be consulted and air their views on various aspect of the project be it positive or negative.

Members were informed about the operations of the proposed project and the potential impacts during construction and operation phases and the proposed suitable mitigation measure to curb the possible negative impacts. He emphasized that the proposed mitigations should be implemented throughout the project cycle to ensure the safety of the community, property, workers and enhance environmental sustainability.

Min 4/04/07/2025: Issues/views and comments

The members of the community supported the project and unanimously agreed that the project would be of a great positive impact to the area development and the community. However they also highlighted some concerns/views related to the project operations as in the table below

NO.	NAME	ISSUE/CONCERN/VIEW/COMMENT	RESPONSE
1.	Benard Omolo	Noise and Dust Management	<p>The NEMA EIA/EA Expert cleared explained that</p> <ul style="list-style-type: none"> a) An Environment Management Plan entailing suitable mitigation measures shall be prepared to help curb possible negative impacts associated with dust and noise pollution. The proponent will be required to strictly adhere and implement the mitigation measures. b) The proponent is required to cover the building under construct with dust nets/screen. c) All construction works are always restricted to day time. d) Whenever the proponent fails to implement the mitigation measures and issues arise, the stakeholders are allowed to report the matter at the County NEMA office.
2.	Mr. Alex Omwanda	Will the locals be considered during job recruitment?	The proponent informed members that vacancies would be prioritized to the locals but whenever specialized skills is required and its lacking in the community outsourcing will be done.
3.	Joshua Mulu	How will beach operators benefit during the project operation?	<ul style="list-style-type: none"> a) The proponent representative assured the members that they are ready to engage and support beach operators in any way possible. b) He requested the community members to form a liaison committee that will engage directly with the proponent during the operation. c) He challenged them to emulated the idea

			whereby they can bring a visitor during the operation and they earn a commission as he witnessed anywhere else
4.	Benard Omolo	Safety of workers during operation	<p>The NEMA EIA/EA Expert cleared explained that all workers that will undertake daily activities during operation will be required</p> <ul style="list-style-type: none"> a) To use full Personal Protective Equipment as outlined in the proposed mitigation measures b) Workers will be closely supervised by competent skilled personnel during plant operations. c) Proponent shall be required to apply for WIBA insurance to cover all employees in case of accidents.
5.	Christopher	Community engagement throughout the project life cycle	The EIA/EA expert suggested formation of liaison committee that shall be a representative of the whole community when there arise need to engage the proponent or should there be any concern about the operation of the proposed project and they want to engage the proponent.
6.	Dominic Mwamburi	Is it possible for the proponent to support beach cleaning activities?	The proponent representative assured the members that they are ready to engage and support such activities that promote environmental sustainability. He requested the community member to form a liaison committee that will engage directly with the proponent on such matters.
7.	Benard Omollo	Traffic management during material delivery on site	<p>The NEMA EIA/EA Expert cleared explained that</p> <ul style="list-style-type: none"> a) An Environment Management Plan entailing suitable mitigation measures shall be prepared to ease traffic management. The proponent will be required to strictly adhere and implement the mitigation measures b) Construction materials shall be delivered during night hours when there is minimal or no traffic c) The proponent should make sure that all construction materials shall not be offloaded on road reserves
8.	Thomas Omondi	How will waste be managed?	The NEMA EIA/EA Expert cleared explained that
		Can a local been offered a contract to management solid waste?	<ul style="list-style-type: none"> a) An Environment Management Plan entailing suitable mitigation measures

shall be prepared to ensure proper waste management. The proponent will be required to strictly adhere and implement the mitigation measures

- b) The proposed design has included bio digesters that will be used to manage waste water generated by the development during operation.
- c) Anyone who wishes to secure a contract with the proponent to offer waste management services should ensure they register with NEMA

Members requested that recommended mitigation measures be put in place an Environmental Management Plan implemented and adhered to by the contractor and proponent to ensure safety of the people and the environment at large.

Min 5/04/07/2025: Closing Remarks

The proponent and the chief gave closing remarks requesting the community members present to mobilize others in order to ensure big number turn out during the next meeting.

Min 6/04/07/2025: Adjournment

There being no other business, the meeting was adjourned at 1200hours with a final vote of thanks from the proponent and the meeting chairman to the members. The meeting stakeholders were informed notified of the date for the next meeting as 9th July 2025. The meeting was then closed by a word of prayer from a volunteer.

Signatures


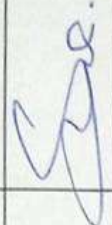



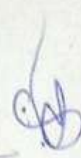
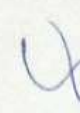


Name	Designation	Sign	Date
Mr. Omolo Benard	Chief		18/7/025
Ezekiel Olukohe	EIA/EA Expert		



ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROJECT REPORT FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/1/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.
ATTENDANCE SHEET










NAME (JINA)	AREA OF RESIDENCE (MAHALI)	CONTACT & ID NUMBER	REMARKS (MAONI)	SIGNATURE
BENARD OMULO	NYALI	14667973 070755571	"	
BISHAR JELE HASSAN	NYALI	35843604 0704471075	SUPPORT	
THOMAS RUWA	NYALI	26714788 0712-3993714	"	
JOSEPH MWLU KINYILI	PIRATES	22518809 0718163917	"	
WILLIAM MAUNDU	NYALI	3698500 0712426222	SUPPORT	
THOMAS OMONDI	PIRATES	10380278 0711438568	"	
DOMINIC MUHAMBURI	NYALI	5396191 0726728920	"	
JOEL ORLEAH	PIRATES	0718416804	"	
SHADRACH KASINDI ERIC	PIRATES	0708633318	"	

ATTENDANCE SHEET






NAME (JINA)	AREA OF RESIDENCE (MAHALI)	CONTACT & ID NUMBER	REMARKS (MAONI)	SIGNATURE
JOSEPH	OTOTI	0703602957	Support	
LEONARD SUNDAY KUMA	Hyali	0112785883	"	
MICHAEL KARIUKI	HYALI	0743781419	"	
MUSA SADIKI	HYALI		"	
HASSAN KATIHO	HYALI	0758208478	"	
SALIDI HAMISI	"	0746783124	"	
P. FILIP KALOKI	"	0114386061	"	
Duka	"	23304926	"	
MUTAVAKA KARIUKI	"	0724640197	"	

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROJECT REPORT FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/1/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.

ATTENDANCE SHEET

NAME (JINA)	AREA OF RESIDENCE (MAHALI)	CONTACT & ID NUMBER	REMARKS (MAONI)	SIGNATURE
Bonfere GAMBASI	PIRATES		✓	
Peter	PIRATES	0741187921 27433805	✓	
CHRISTOPHER CHEBOKHE	PIRATES	0707411420	I SUPPORT THE CONSTRUCTION DUE TO EMPLOYMENT OF YOUTH The construction is good because it can help the area with jobs	
HEKUS KIRABATO	PIRATES	0740132017	✓	
KABUMBE SHANDRAUZI	PIRATES	✓	✓	
Ali JEFUO	HAACU	074530826	✓	
LARTINE LAMAX OPIYO	PIRATES	01129189968	SUPPORT	
TIMOTHY KIRIMI	PIRATES	0704676126	1 support	
OMPER, CHABO, KAZUMU	PIRATES	0790713604	1 support	

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROJECT REPORT FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/1/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.
ATTENDANCE SHEET

NAME (JINA)	AREA OF RESIDENCE (MAHALI)	CONTACT & ID NUMBER	REMARKS (MAONI)	SIGNATURE
HAMISI MUKELIM	DADATES	35520254		
ALEX OMWANA	DADATES	27242873	SUPPORT	
Essential Swale	PIA EXPORT	23526511	Compliance	
Situma Peter	EIA EXPORT	25736308	Group Compliance	
Douglas Sumigo	EIA EXPORT	35736224/07996598	Ensure Compliance	

**MINUTES OF PUBLIC CONSULTATION MEETING FOR ENVIRONMENTAL IMPACT
ASSESSMENT STUDY REPORT FOR PROPOSED COMMERCIAL DEVELOPMENT
(CONFERENCE AND HOTEL APARTMENTS) ON PLOT NO. 1551/L/MN, MILELE AREA,
MALINDI ROAD, MOMBASA COUNTY.**

PROPONENT: LIDO BEACH CONFERENCE INN LIMITED

DATE: 09th July 2025

VENUE: PROPOSED PROJECT SITE

IN ATTENDANCE

As per the attached list

AGENDA

1. Preliminaries
2. Project Scope
3. Community mobilization and sensitization
4. Issues/Views/Comments
5. Adjournment

Min 1/LIDO 2/07/2025: Preliminaries

The meeting started by a word of prayer from a Mr. Jele. Mr Benard Omolo who is the area chief welcomed everyone and led the introduction of members present. He issued opening remarks regarding the project meeting and handed the floor to the proponent representative who gave a vote of thanks to the project stakeholders for converging themselves for the meeting. He briefly explained to the members of what the project entails and stated that on behalf of the investor they are committed to working with all project stakeholders to ensure general compliance success running of the project.

Min 2/ LIDO 2/072025: Project Scope

The project proponent representative took the members through the proposed project and related activities. The community members were informed that the proposed project will involve construction of a fifteen storey development. The development will feature:

- a) Parking,
- b) Support Facilities including Bio Digester, Underground Water Tank,
- c) One Bedroom and Two Bedroom Units ,
- d) Swimming Pool,
- e) Offices,
- f) Restaurants,
- g) Meeting Rooms,
- h) Multipurpose Halls.

He assured the members that all the required legal processes will be adhered to and are committed to ensuring all the environmental, social, health and safety aspects are complied with to ensure environmental sustainability and successful running of the project without interfering with the neighbours

Min 3/ LIDO 2/07/2025: Community mobilization and sensitization

Mr. Ezekiel Olukohe, NEMA Registered EIA/EA Lead Expert took members through the provisions of EMCA in a clear and understandable manner and introduced members to the EIA/EA regulations that govern licensing process of the proposed project.

Members were informed that they have a right to be informed of the proposed project and to be consulted and air their views on various aspect of the project be it positive or negative.

Members were informed about the operations of the proposed project and the potential impacts during construction and operation phases and the proposed suitable mitigation measure to curb the possible negative impacts. He emphasized that the proposed mitigations should be implemented throughout the project cycle to ensure the safety of the community, property, workers and enhance environmental sustainability.

Min 4/ LIDO 2/07/2025: Issues/views and comments

The stakeholders present supported the project and unanimously agreed that the project would be of a great positive impact to the area development and the community. However they also highlighted some concerns/views related to the project operations. Their issues evolved around social, occupational health and safety.

Members requested that recommended mitigation measures be put in place an Environmental Management Plan implemented and adhered to by the contractor and proponent to ensure safety of the people and the environment at large.

Min 5/ LIDO 2/07/2025: Adjournment

There being no other business, the meeting was adjourned at 1300hours with a final vote of thanks from the proponent to the members. The meeting was then closed by a word of prayer from a volunteer.

Signatures

Name	Designation	Sign	Date
Mr. Omolo Benard	EIA/EA Expert Chief		12/7/2025
Ezekiel Olukohe	EIA/EA Expert		

PUBLIC CONSULTATION FOR THE PROPOSED DEVELOPMENT
QUESTIONNAIRE TO GATHER NEIGHBOUR'S VIEWS COMMENTS AND
CONCERNS FOR ENVIRONMENTAL IMPACT ASSESSMENT OF THE PROPOSED
CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL
BUILDING ON PLOT NO.MN/I/1551, MALINDI ROAD, MILELE BEACH AREA,
MOMBASA COUNTY.

LIDO BEACH CONFERENCE INN LIMITED herein referred to as the proponent intends to construct the proposed development on the above mentioned plot. It is in this regard that the proponent has engaged an Environmental Impact Assessment/Audit Lead Expert as stipulated under Environmental (Impact Assessment and Audit) Regulations, 2003 to seek the views, opinion/comments and recommendations of neighbours who may be affected or concerned by the proposed project. This is for the purposes of integrating all foreseeable concerns for sound environmental management/sustainability.

Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? ... Resident
2. Are you a property owner? yes
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
SAFETY OF HEIGHTHOUS
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

safety
Dust

P.T.O.

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607
labtechconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite Total Energies Kenyatta Av., 1st Floor office No. 07

Traffic

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

None

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Ensure comply with environmental law
 Prioritise local in terms of job employment
 Ensure no interference with
 Neighbours

Name:

FILIP KALOKI

Contacts:

0114386061

Area of Residence:

Cauh

Date:

Signature:

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globehsconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite
 Total Energies Kenyatta Av., 1st Floor office No. 07

PUBLIC CONSULTATION FOR THE PROPOSED DEVELOPMENT

QUESTIONNAIRE TO GATHER NEIGHBOUR'S VIEWS COMMENTS AND CONCERNS FOR ENVIRONMENTAL IMPACT ASSESSMENT OF THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/1/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.

LIDO BEACH CONFERENCE INN LIMITED herein referred to as the proponent intends to construct the proposed development on the above mentioned plot. It is in this regard that the proponent has engaged an Environmental Impact Assessment/Audit Lead Expert as stipulated under Environmental (Impact Assessment and Audit) Regulations, 2003 to seek the views, opinion/comments and recommendations of neighbours who may be affected or concerned by the proposed project. This is for the purposes of integrating all foreseeable concerns for sound environmental management/sustainability.

Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *Resident*
2. Are you a property owner? *Yes*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)

..... *No interference with neighbours*

.....

.....

4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

..... *Traffic* *Noise*

..... *Dust* *Safety*

P.T.O

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globlehsconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite Total Energies Kenyatta Av., 1st Floor office No. 07

5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

None

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)


Ensure you comply with environmental laws
Protective locals in terms of job employment
Ensure activities do not interfere with
Neighbours

Name: Boniface Pambasi

Contacts:

Area of Residence: PIRATES

Date: 1/7/2025

Signature: 

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globalehsconsultingltd@gmail.com

Or visit our office/deliver the questionnaire at Shavirco House along Kenyatta Avenue and opposite
Total Energies Kenyatta Av., 1st Floor office No. 07

PUBLIC CONSULTATION FOR THE PROPOSED DEVELOPMENT
QUESTIONNAIRE TO GATHER NEIGHBOUR'S VIEWS COMMENTS AND CONCERNS FOR ENVIRONMENTAL IMPACT ASSESSMENT OF THE PROPOSED CONSTRUCTION AND OPERATION OF A FIFTEEN STOREY COMMERCIAL BUILDING ON PLOT NO.MN/I/1551, MALINDI ROAD, MILELE BEACH AREA, MOMBASA COUNTY.

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Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? YES
2. Are you a property owner? NO
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)

YES
PUBLIC PARTICIPATION

4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

None so far.

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

NO

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

It should proceed.

Name:

Timothy Karim

Contacts:

0704676026

Area of Residence:

Bamburi

Date:

04/07/2025

Signature:

TKM

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1. Are you a resident within this area or just a business operator? ...RESIDENT
2. Are you a property owner?YES
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
SAFETY OF NEIGHBOURS
TO ILLEGAL DUMPING
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
HOUSE
DUST POLLUTION
.....
.....

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

NO

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)


SHOULD FOLLOW COMPLIANCE
DON'T POLLUTE ENVIRONMENT
INVOLVE ALL STAKEHOLDERS THROUGHOUT
PROJECT CYCLE

Name: OMAR CHARO KAZUNGU

Contacts: 0790713609

Area of Residence:

Date: 4/7/2025

Signature: 

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globalehsconsultingltd@gmail.com

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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator?
2. Are you a property owner? N/A
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? *(If yes, mention them)*
.....
.....
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
noise products
.....
.....

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

To be employed especial gardening

Name: Alex OKWANDA

Contacts: 07950 330 84

Area of Residence: DUNDUN

Date: 4/07/2023

Signature: [Signature]

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globlehsconsultingltd@gmail.com

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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? ... *Resident*
2. Are you a property owner? *Yes*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
.....
.....
.....
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

Dust - air pollution
House -

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

None

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Its construction at odd hours
Comply fully with laws in place
 curb dust pollution
Ensure safety at all times

Name:

Shadrack Kariuki Eric

Contacts:

07 08673318

Area of Residence:

Hyalis

Date:

4/7/2025

Signature:



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1. Are you a resident within this area or just a business operator? Business ✓
2. Are you a property owner? No
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)

$$1 \neq 0$$

4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

2. $\sqrt{5}t$

NOTES

P.T.O.

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

No

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Comply with laws in place
Ensure no environmental pollution
Ensure you employ locals as
carriers and artisans

Name:

Peter H

Contacts:

0741 18 79 21

Area of Residence:

Perote

Date:

4/7/2025

Signature:

[Signature]

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Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *Business operator*

2. Are you a property owner? *NO*

3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)

..... *NONE*

4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?

..... *Environmental pollution - Sound pollution, Air pollution*

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

NONE

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Ensure that the community around the proposed project benefit in jobs during construction and after the project is complete.

Name:

Joshua Mulu Kingi

Contacts:

0718163917

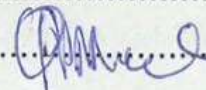
Area of Residence:

PIRATES

Date:

4/7/2025

Signature:



FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globelehsconsultingltd@gmail.com

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Your contribution will add value in the decision making for E.I.A licensing of the proposed project by NEMA.

Kindly give your views by filling this questionnaire. Note that failure to respond to the questionnaire, it shall be assumed you have no objection to the commencement of the proposed project.

1. Are you a resident within this area or just a business operator? *Both resident and a business operator*
2. Are you a property owner? *Yes*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
Yes by providing the formal letters welcoming everyone to come and participate in a public way.
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
Air pollution in a manner where by the air will be polluted by cement.

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

-Yes. Like beach itself should be taken good care of because it is an attraction or holding a lot of visitors.

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)


It should proceed by cause it will increase the number of visitors coming along the beach simply because of some hotel that will be constructed to hold conferences.

Name: Opiyo Lomax

Contacts: 0112989968

Area of Residence: PIRATES

Date: 4/7/2025

Signature: 

FOR ENQUIRIES, CONTACT: 0724 634 944/0799965493/0716773607

globalehsconsultingltd@gmail.com

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1. Are you a resident within this area or just a business operator? *A business operator*
2. Are you a property owner? *No*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
yes - Check on Environmental Impact.
- Good Socialization with the community
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
- Air Pollution
- Water Pollution e.g. Sewage

P.T.O

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

Yes, cultural importance

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Yes, it should proceed becoz it will create job within community

Name: CHRISTOPHER O. CHEBUCHE

Contacts: 0707411420

Area of Residence:

Date: 16/6-2025 Signature: [Signature]

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globlehsconsultingltd@gmail.com

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1. Are you a resident within this area or just a business operator? ... *Business operator*
2. Are you a property owner? *No*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? *(If yes, mention them)*
.....
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
.....
.....

P.T.O

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5. Are there any features or

6. What are some of the most common types of...

Signature:

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1. Are you a resident within this area or just a business operator? *Am a resident*
2. Are you a property owner? *NO*
3. Are there any formal policies in the area/estate in regards to the proposed project that need to be adhered to by the proponent? (If yes, mention them)
.....
.....
.....
.....
.....
4. What are the major environmental issues that may arise and have a direct impact on you/your property or personal operations once the proposed project commences?
.....
.....

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5. Are there any features or areas of historic/cultural importance; public utilities that need protection?

No. As an example, it is fine and there is no any need protection

6. What are your comments/concerns on the proposed project?(mitigation measures to impacts noted/whether it should proceed or not/what you need done during and after construction/benefits or of the project)

Name:

Wahid K. K. K.

Contacts:

07132 012

Area of Residence:

Prater beach

Date:

11/7/2025

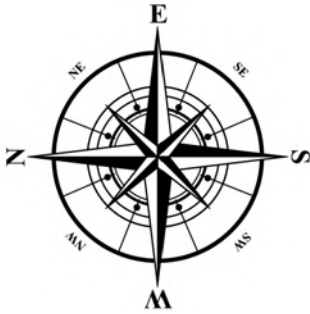
Signature:

[Signature]

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NOTES

- 01.THE DRAWING IS PROTECTED UNDER THE COPYRIGHT ACT AND CANNOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE AUTHORS CONSENT
- 02.ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE READ ONLY
- 03.ALL THE CONSTRUCTION WORK IS TO COMPLY WITH THE LATEST K.B.S. STANDARD CODE OF PRACTICE, LOCAL AUTHORITY BY-LAWS AND FIRE REGULATIONS
- 04.P.V. DENOTES PERMANENT VENTILATION AND MUST BE PROVIDED ABOVE ALL OPENINGS WHERE INDICATED OR SHOWN
- 05.ALL WALLS TO BE REINFORCED WITH HOOP IRON ALTERNATING COURSES
- 06.WATER METRES TO BE 300mm ABOVE GROUND LEVEL
- 07.D.P.C. DENOTES DAMP PROOF MEMBRANE COURSE AND TO BE OF BITUMINOUS FELT PLACED UNDER EVERY WALL AND MUST BE ATLEAST 150mm ABOVE GROUND LEVEL
- 08.ALL R.C. WORKS TO STRUCTURAL ENGINEERS DETAILS
- 09.PROVIDE ATLEAST ONE ROW OF PRECAST CONCRETE 600X600X50mm PAVING SLABS AROUND THE BUILDING UNLESS OTHERWISE SHOWN
- 10.CONTRACTORS MUST VERIFY ALL FIGURED DIMENSIONS AND LEVEL ON SITE BEFORE COMMENCEMENT OF WORKS AND ANY DESCRIPTANCY MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION
- 11.ALL LEVELS SHOWN ARE FINISHED LEVELS UNLESS OTHERWISE STATED
- 12.ALL SURFACE BEDS TO BE CAST ON WELL COMPACTED AND WELL CONSOLIDATED FILLING
- 13.DEPTH OF FOUNDATION TO BE DECIDED ON SITE AND TRENCHES TO BE MINIMUM 600mm BELOW REDUCED GROUND LEVEL
- 14.ALL PIPES AND SERVICES PASSING UNDER ROAD WORKS TO BE ENCASED IN 150mm THICK CONCRETE SURROUNDED AND ATLEAST 450mm BELOW REDUCED GROUND LEVEL

REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

FLOOR PLAN	AREA
BASEMENT FLOOR PLAN	3,350 M ²
GROUND FLOOR PLAN	1,850 M ²
1ST FLOOR PLAN	1,700 M ²
2ND FLOOR PLAN	1,100 M ²
3RD FLOOR PLAN	1,600 M ²
4TH FLOOR PLAN	1,600 M ²
5TH FLOOR PLAN	1,600 M ²
6TH FLOOR PLAN	1,600 M ²
7TH FLOOR PLAN	1,600 M ²
8TH FLOOR PLAN	1,600 M ²
9TH FLOOR PLAN	1,600 M ²
10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

CLIENT

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TEL: +254 711 502762
MOMBASA

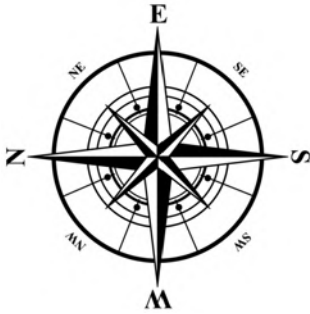
JOB TITLE

PROPOSED RESIDENTIAL PROJECT
MALINDI RD/MILELE BEACH/MOMBASA
PLOT NO: MN-I-1551

DRAWING TITLE

LOCATION SITE PLAN

SHEET NUMBER:	CAD FILE NAME:	DATE:	REVISION:
		06/2025	
DRAWING NO:	SCALE:	CHECKED BY:	DRAWN BY:
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- 14.ALL PIPES AND SERVICES PASSING UNDER ROAD WORKS TO BE ENCASED IN 150mm THICK CONCRETE SURROUNDED AND ATLEAST 450mm BELOW REDUCED GROUND LEVEL

REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

FLOOR PLAN	AREA
BASEMENT FLOOR PLAN	3,350 M ²
GROUND FLOOR PLAN	1,850 M ²
1ST FLOOR PLAN	1,700 M ²
2ND FLOOR PLAN	1,100 M ²
3RD FLOOR PLAN	1,600 M ²
4TH FLOOR PLAN	1,600 M ²
5TH FLOOR PLAN	1,600 M ²
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7TH FLOOR PLAN	1,600 M ²
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10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

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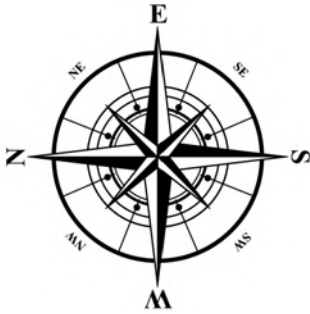
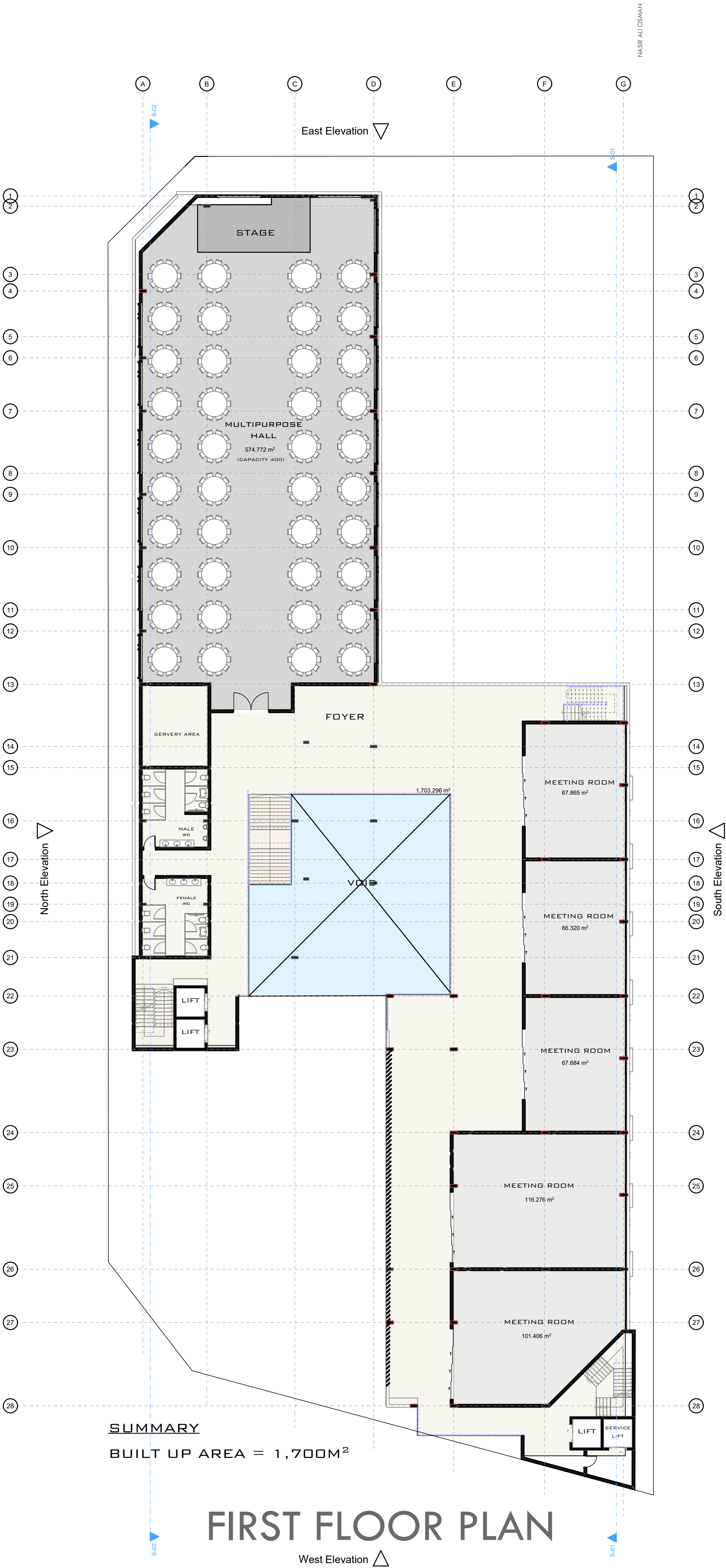
JOB TITLE

PROPOSED RESIDENTIAL PROJECT
MALINDI RD/MILELE BEACH/MOMBASA
PLOT NO: MN-I-1551

DRAWING TITLE

GROUND FLOOR PLAN

SHEET NUMBER:	CAD FILE NAME:	DATE:	REVISION:
		06/2025	
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REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

FLOOR PLAN	AREA
BASEMENT FLOOR PLAN	3,350 M ²
GROUND FLOOR PLAN	1,850 M ²
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2ND FLOOR PLAN	1,100 M ²
3RD FLOOR PLAN	1,600 M ²
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9TH FLOOR PLAN	1,600 M ²
10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

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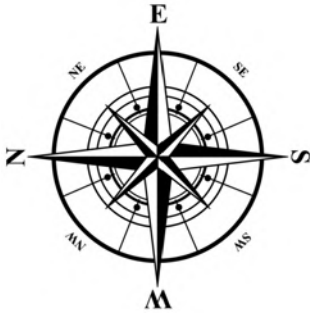
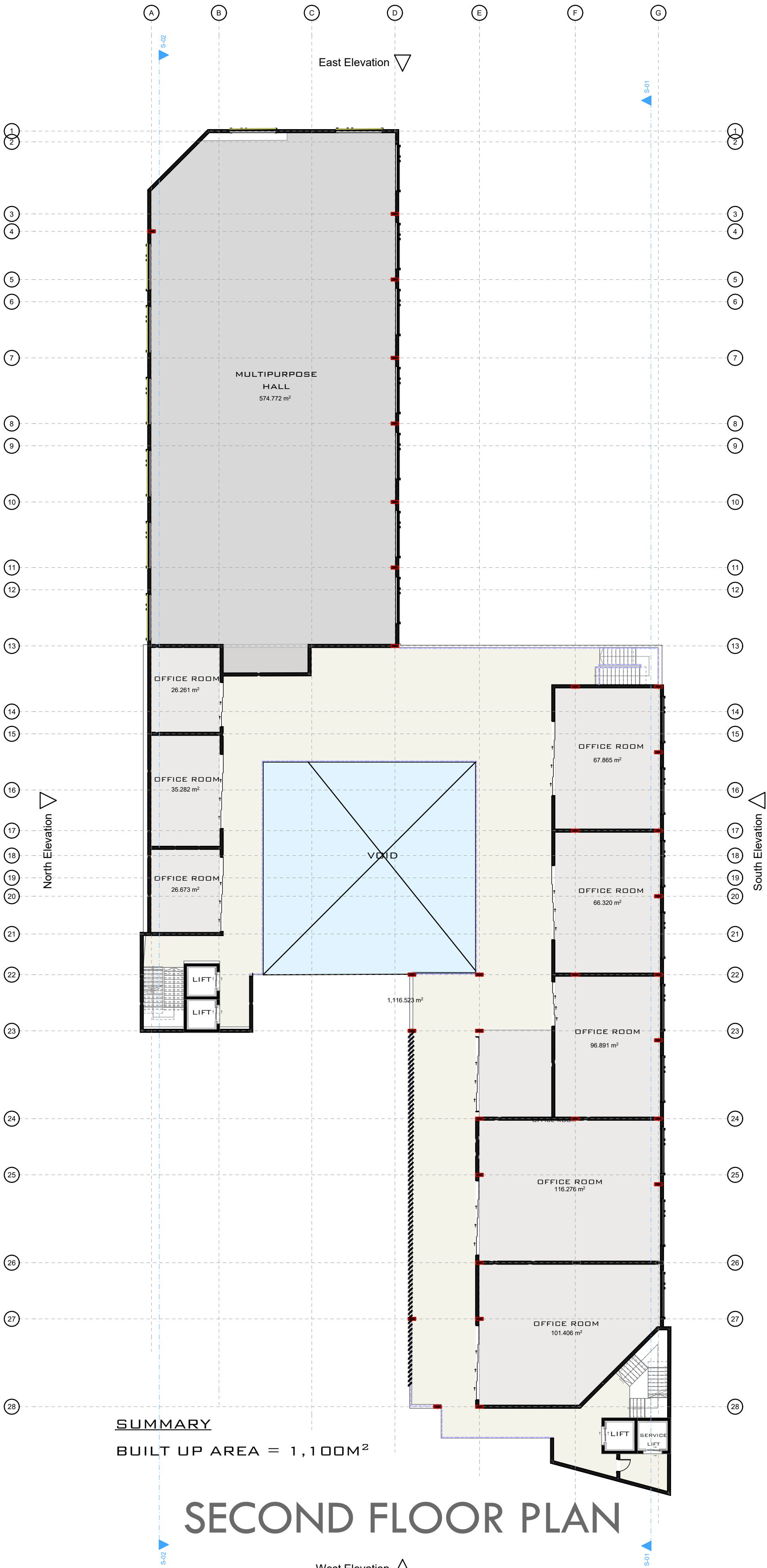
JOB TITLE

PROPOSED RESIDENTIAL PROJECT
MALINDI RD/MILELE BEACH/MOMBASA
PLOT NO: MN-I-1551

DRAWING TITLE

1ST FLOOR PLAN

SHEET NUMBER:	CAD FILE NAME:	DATE:	REVISION:
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	AS INDICATED	N. A. S	A. K. A



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REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

FLOOR PLAN	AREA
BASEMENT FLOOR PLAN	3,350 M ²
GROUND FLOOR PLAN	1,850 M ²
1ST FLOOR PLAN	1,700 M ²
2ND FLOOR PLAN	1,100 M ²
3RD FLOOR PLAN	1,600 M ²
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10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

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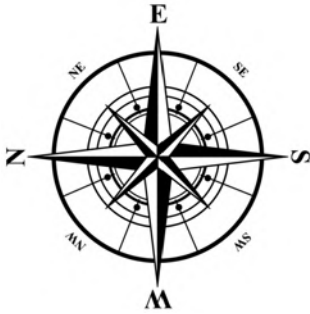
JOB TITLE

PROPOSED RESIDENTIAL PROJECT
MALINDI RD/MILELE BEACH/MOMBASA
PLOT NO: MN-I-1551

DRAWING TITLE

2ND FLOOR PLAN

SHEET NUMBER:	CAD FILE NAME:	DATE:	REVISION:
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REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

FLOOR PLAN	AREA
BASEMENT FLOOR PLAN	3,350 M ²
GROUND FLOOR PLAN	1,850 M ²
1ST FLOOR PLAN	1,700 M ²
2ND FLOOR PLAN	1,100 M ²
3RD FLOOR PLAN	1,600 M ²
4TH FLOOR PLAN	1,600 M ²
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9TH FLOOR PLAN	1,600 M ²
10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

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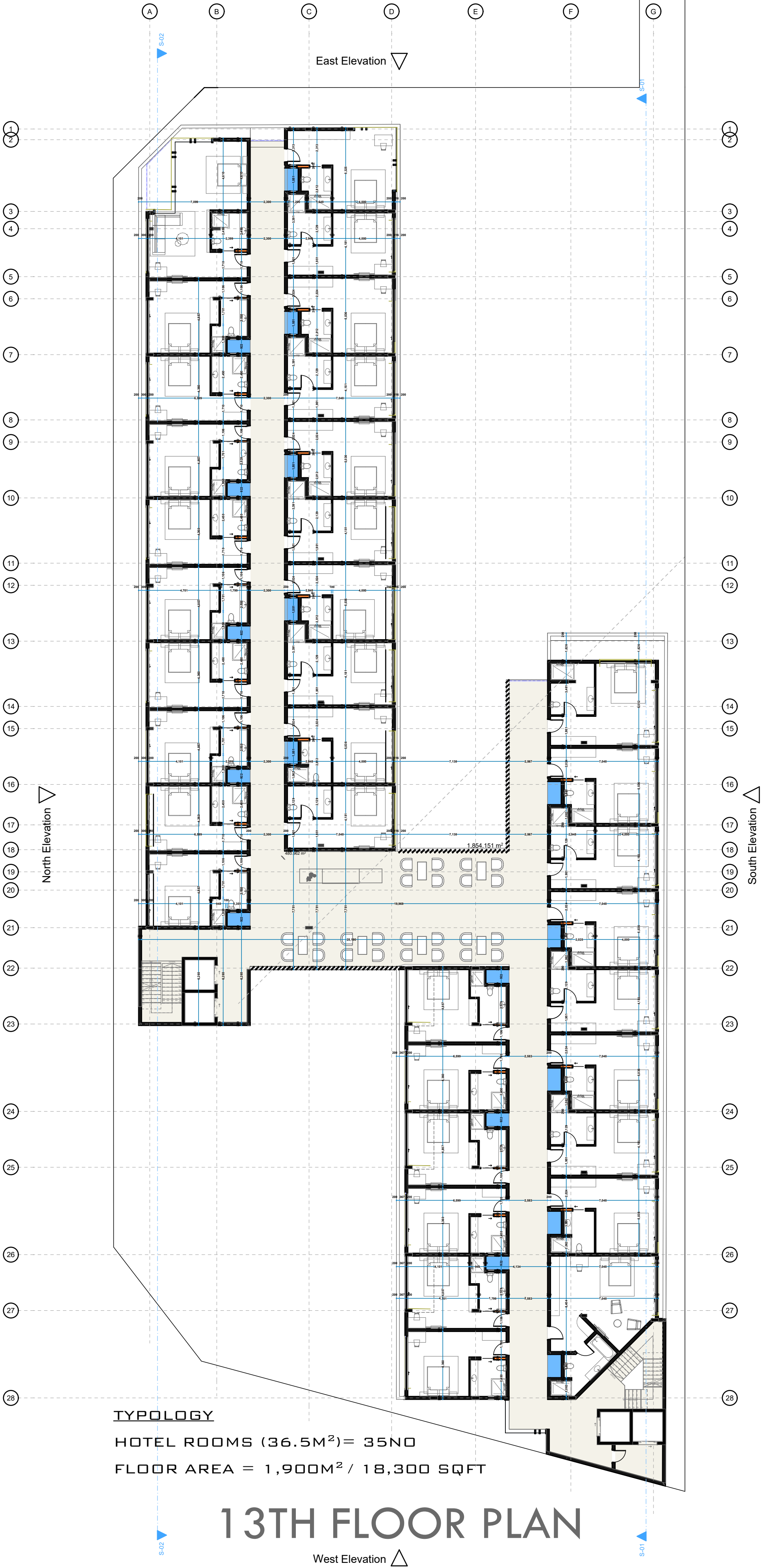
JOB TITLE

PROPOSED RESIDENTIAL PROJECT
MALINDI RD/MILELE BEACH/MOMBASA
PLOT NO: MN-I-1551

DRAWING TITLE

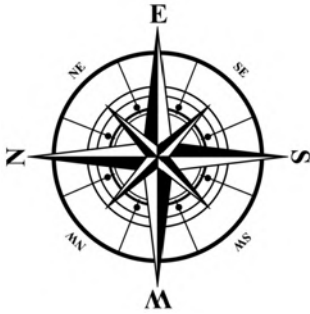
3RD / 12TH FLOOR PLAN

SHEET NUMBER:	CAD FILE NAME:	DATE:	REVISION:
		06/2025	
DRAWING NO:	SCALE:	CHECKED BY:	DRAWN BY:
	AS INDICATED	N. A. S	A. K. A



TPOLOGY
HOTEL ROOMS (36.5M²)= 35ND
FLOOR AREA = 1,900M² / 18,300 SQFT

13TH FLOOR PLAN



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REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

FLOOR PLAN	AREA
BASEMENT FLOOR PLAN	3,350 M ²
GROUND FLOOR PLAN	1,850 M ²
1ST FLOOR PLAN	1,700 M ²
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13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

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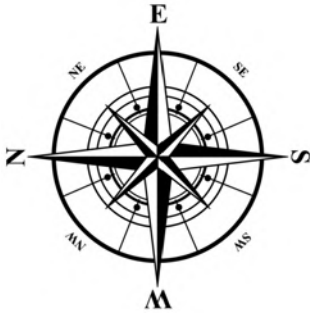
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DRAWING TITLE

13TH FLOOR PLAN

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REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

FLOOR PLAN	AREA
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ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

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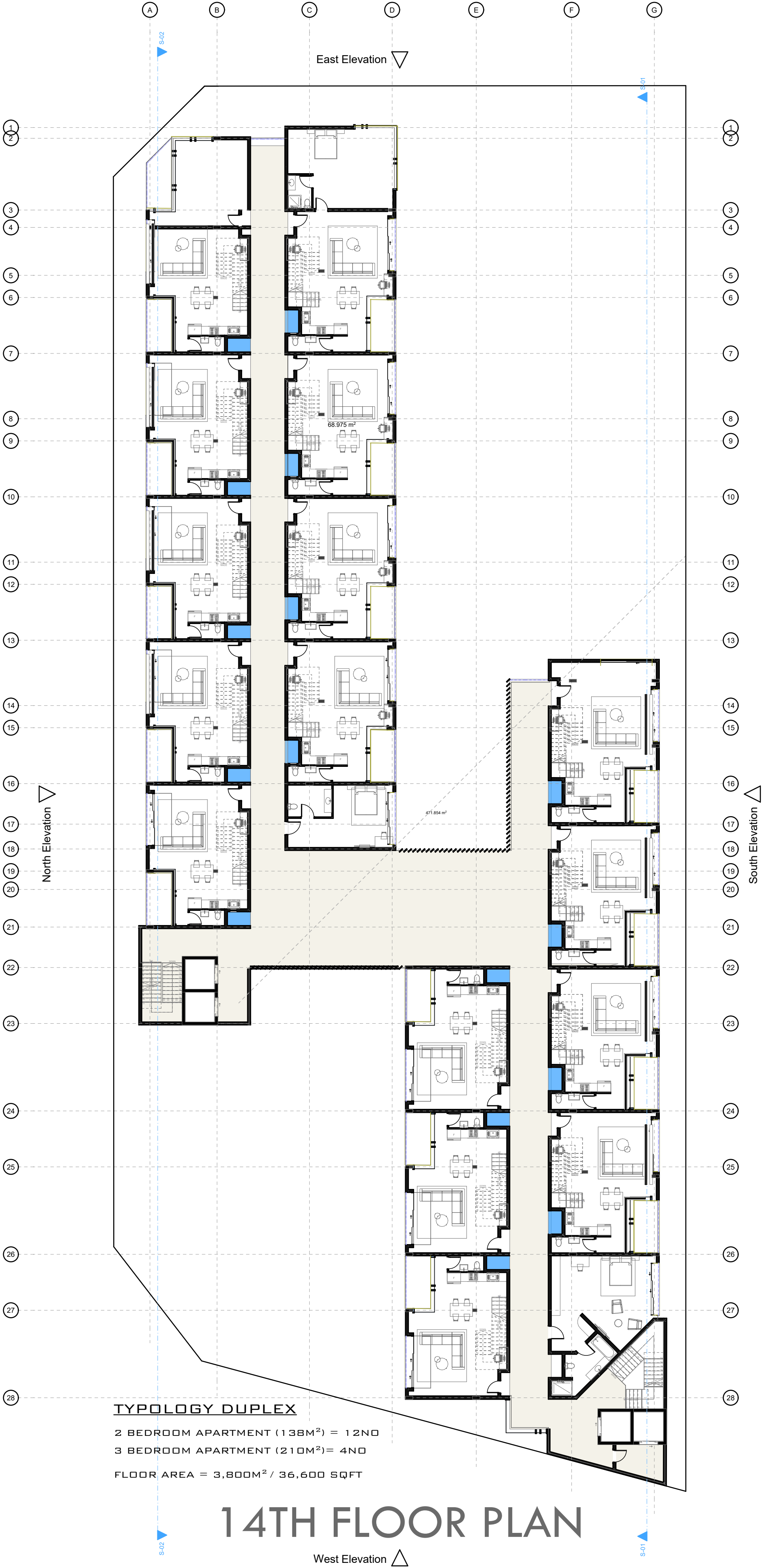
JOB TITLE

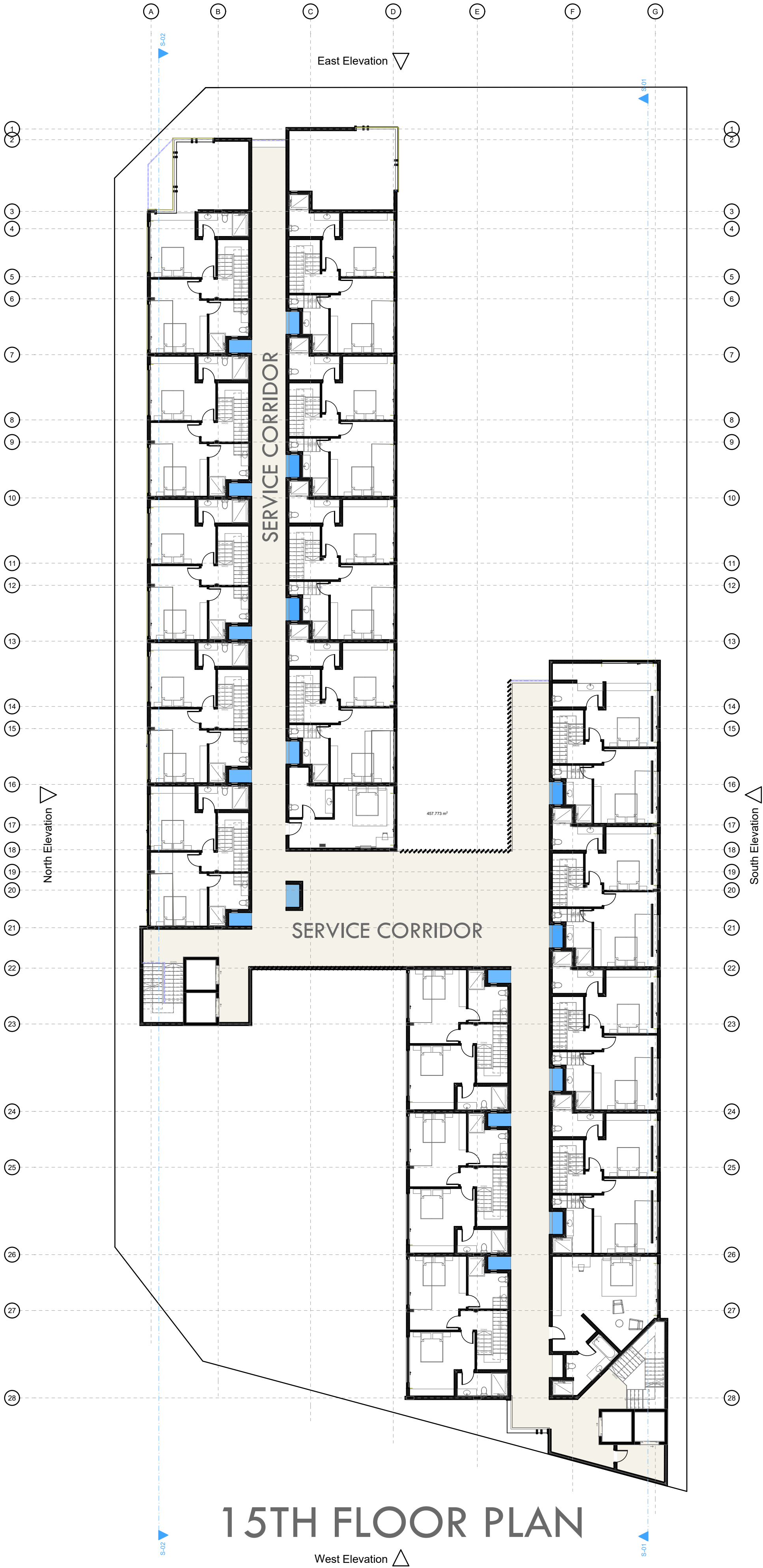
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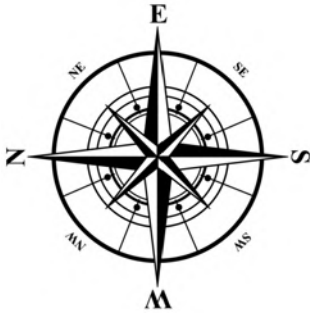
14TH FLOOR PLAN

SHEET NUMBER:	CAD FILE NAME:	DATE:	REVISION:
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15TH FLOOR PLAN



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REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

FLOOR PLAN	AREA
BASEMENT FLOOR PLAN	3,350 M ²
GROUND FLOOR PLAN	1,850 M ²
1ST FLOOR PLAN	1,700 M ²
2ND FLOOR PLAN	1,100 M ²
3RD FLOOR PLAN	1,600 M ²
4TH FLOOR PLAN	1,600 M ²
5TH FLOOR PLAN	1,600 M ²
6TH FLOOR PLAN	1,600 M ²
7TH FLOOR PLAN	1,600 M ²
8TH FLOOR PLAN	1,600 M ²
9TH FLOOR PLAN	1,600 M ²
10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

CLIENT

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MOMBASA

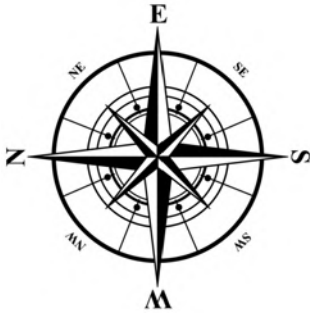
JOB TITLE

PROPOSED RESIDENTIAL PROJECT
MALINDI RD/MILELE BEACH/MOMBASA
PLOT NO: MN-I-1551

DRAWING TITLE

15TH FLOOR PLAN

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REVISIONS

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6TH FLOOR PLAN	1,600 M ²
7TH FLOOR PLAN	1,600 M ²
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9TH FLOOR PLAN	1,600 M ²
10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

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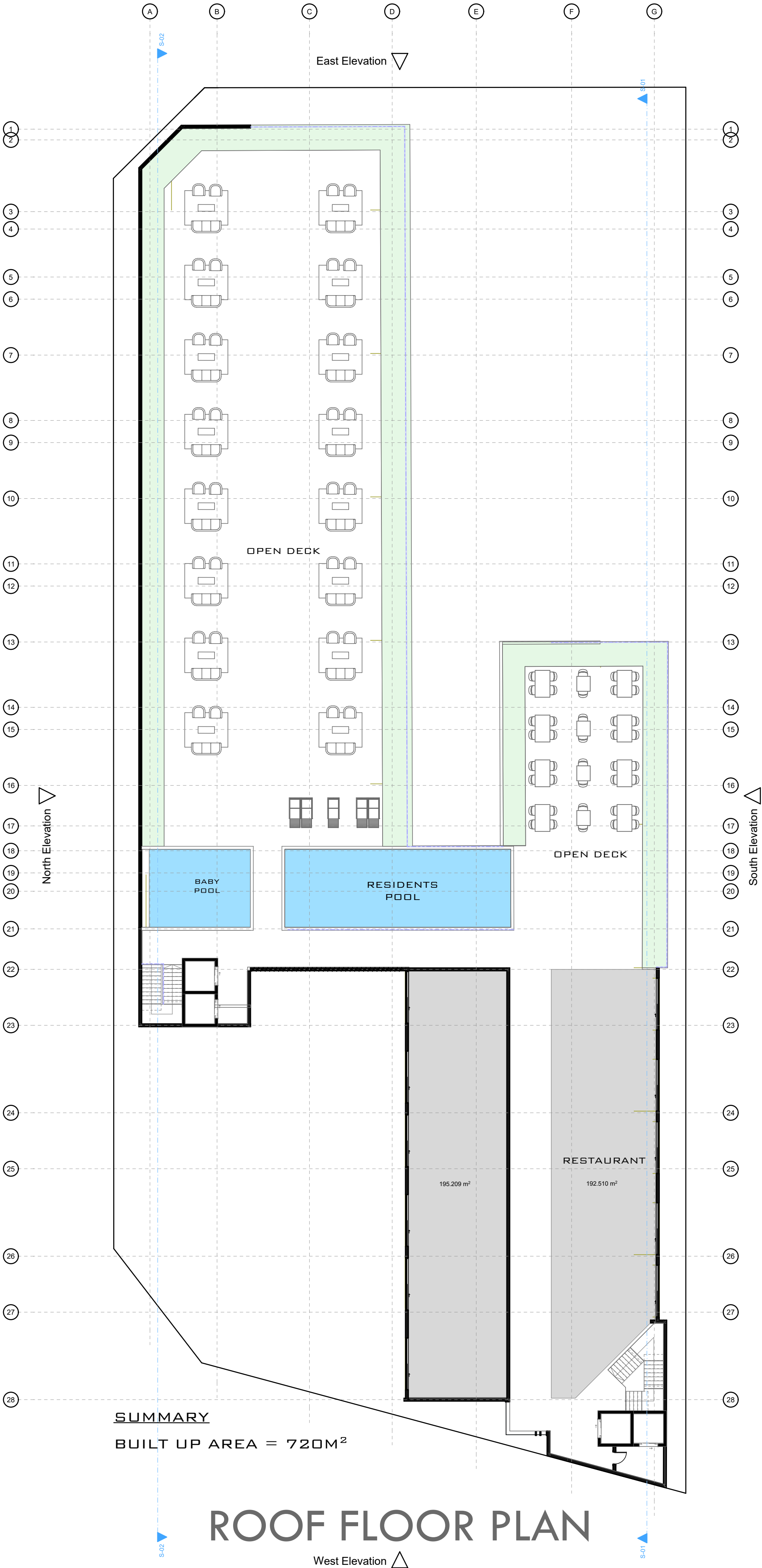
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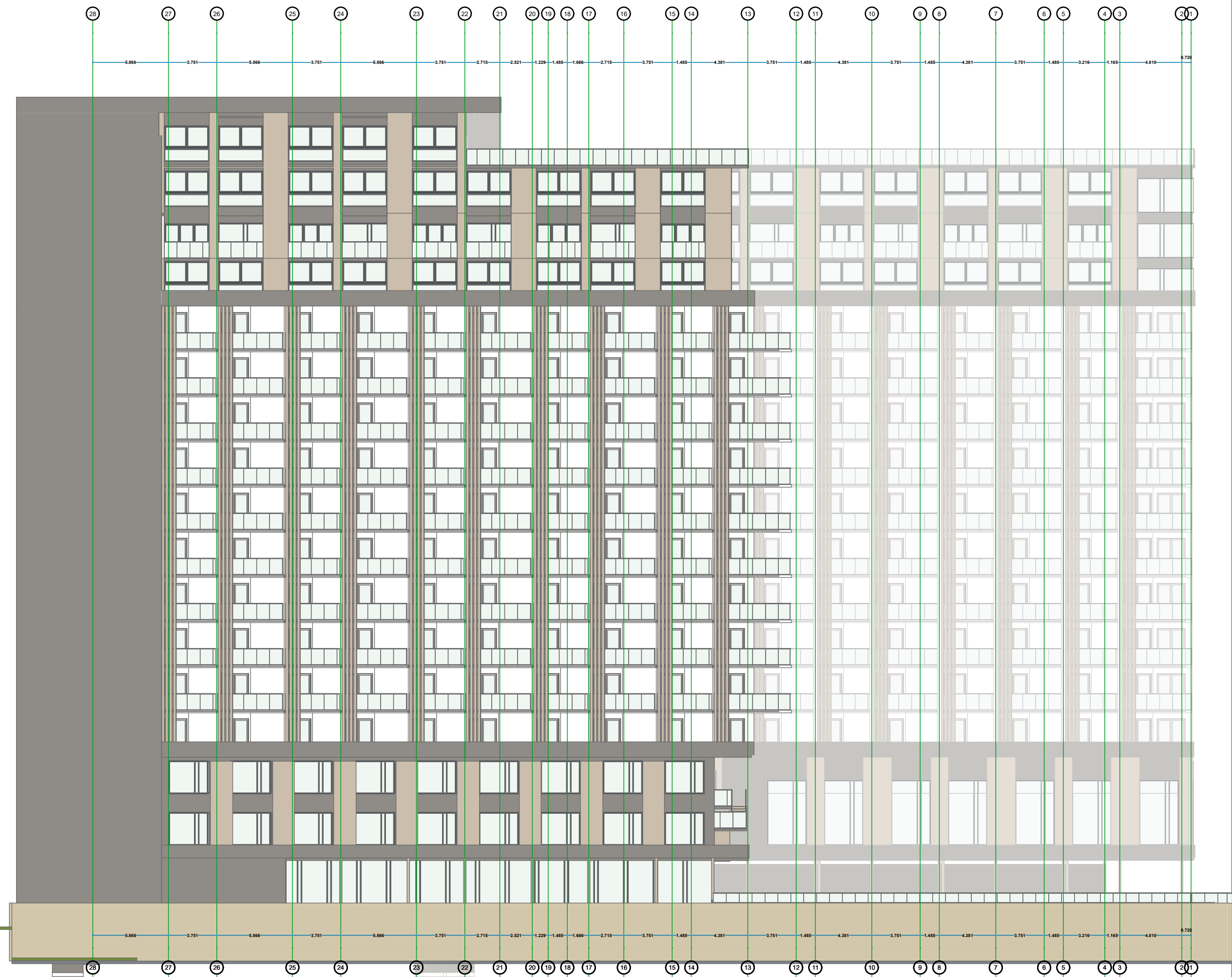
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PLOT NO: MN-I-1551

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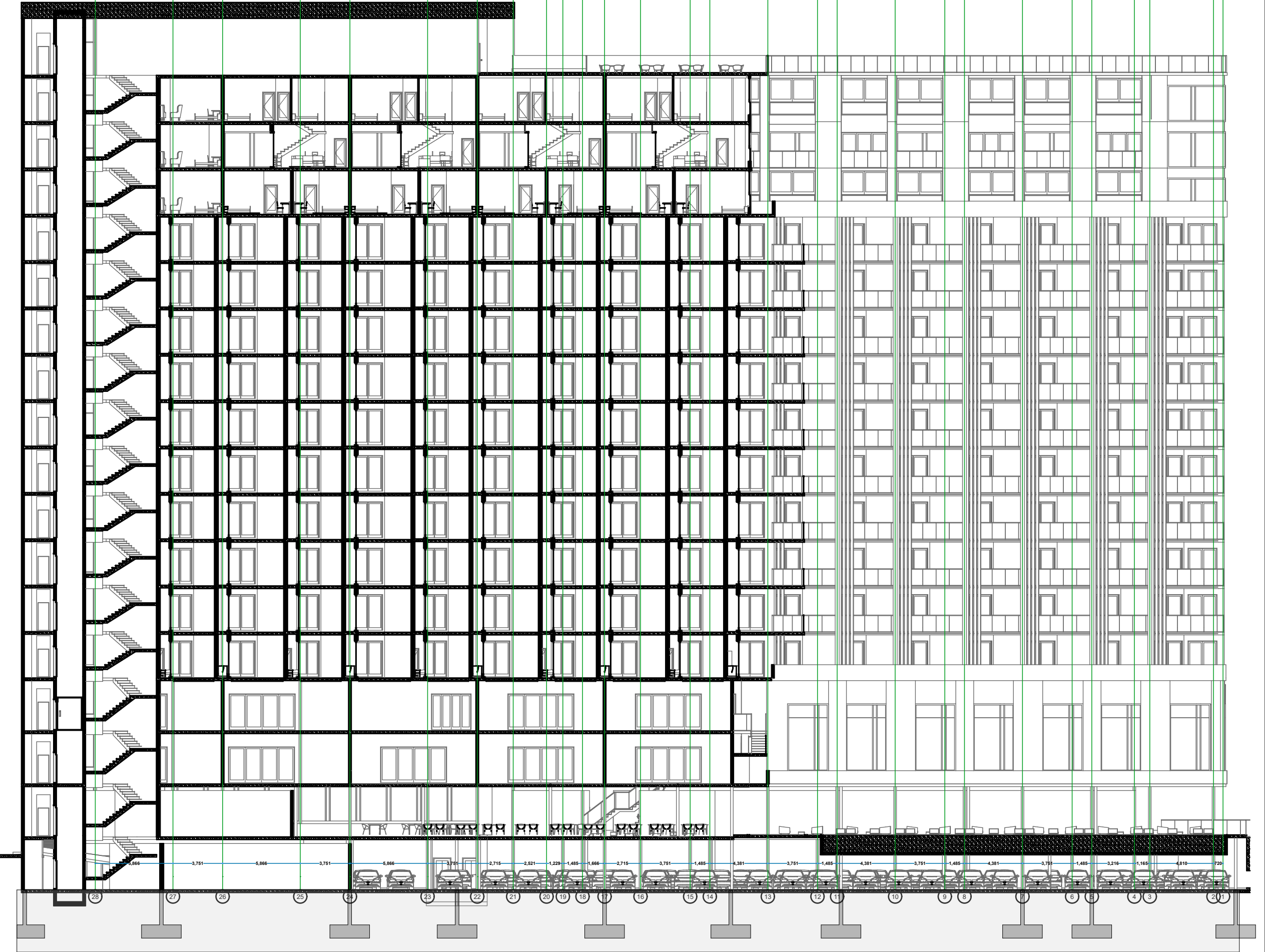
ROOF FLOOR PLAN

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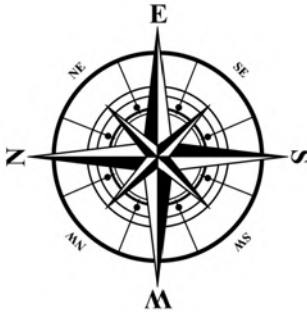




SOUTH ELEVATION



SECTION 01



NOTES

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REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

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BASEMENT FLOOR PLAN	3,350 M ²
GROUND FLOOR PLAN	1,850 M ²
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3RD FLOOR PLAN	1,600 M ²
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9TH FLOOR PLAN	1,600 M ²
10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

CLIENT

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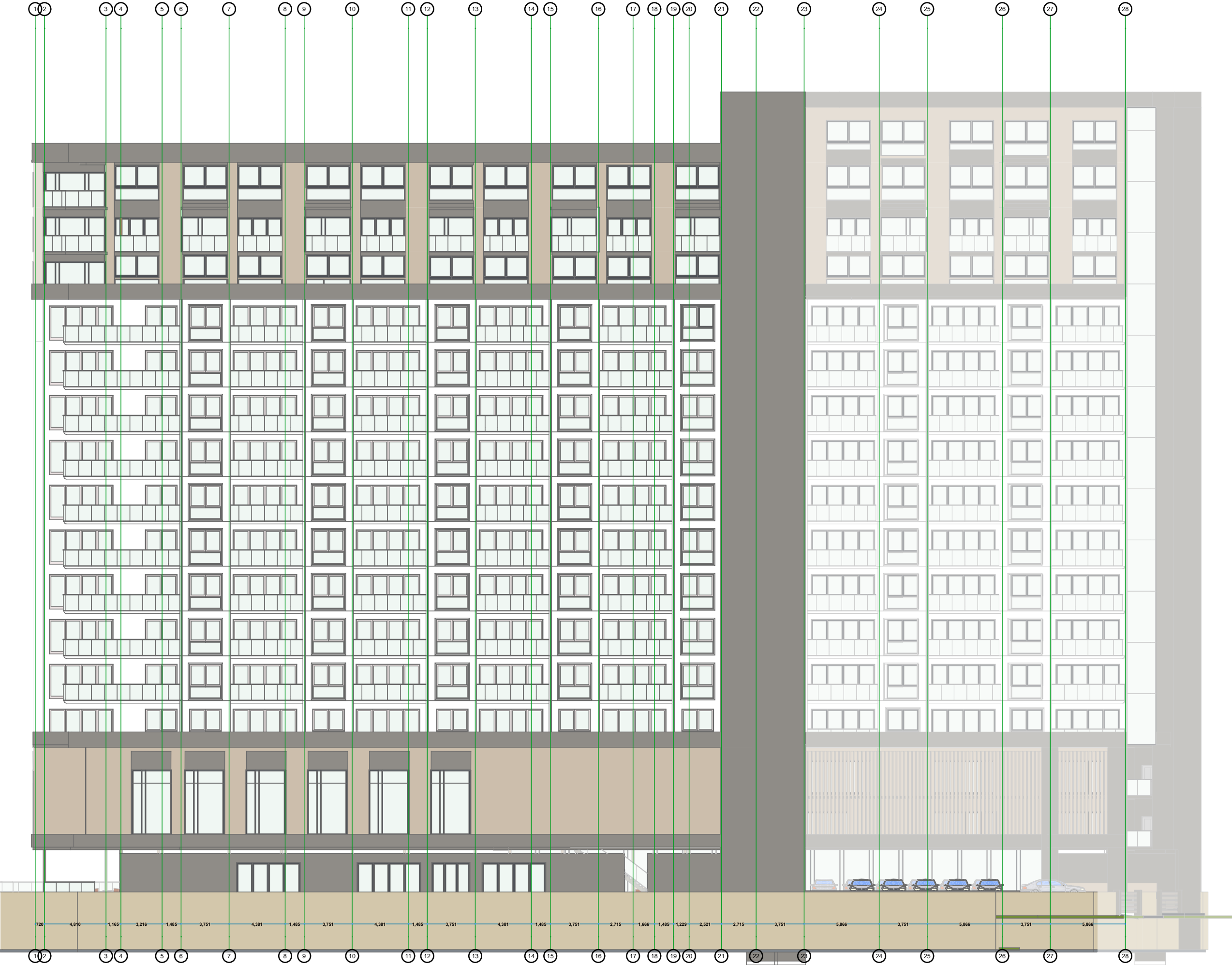
JOB TITLE

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MALINDI RD/MILELE BEACH/MOMBASA
PLOT NO: MN-I-1551

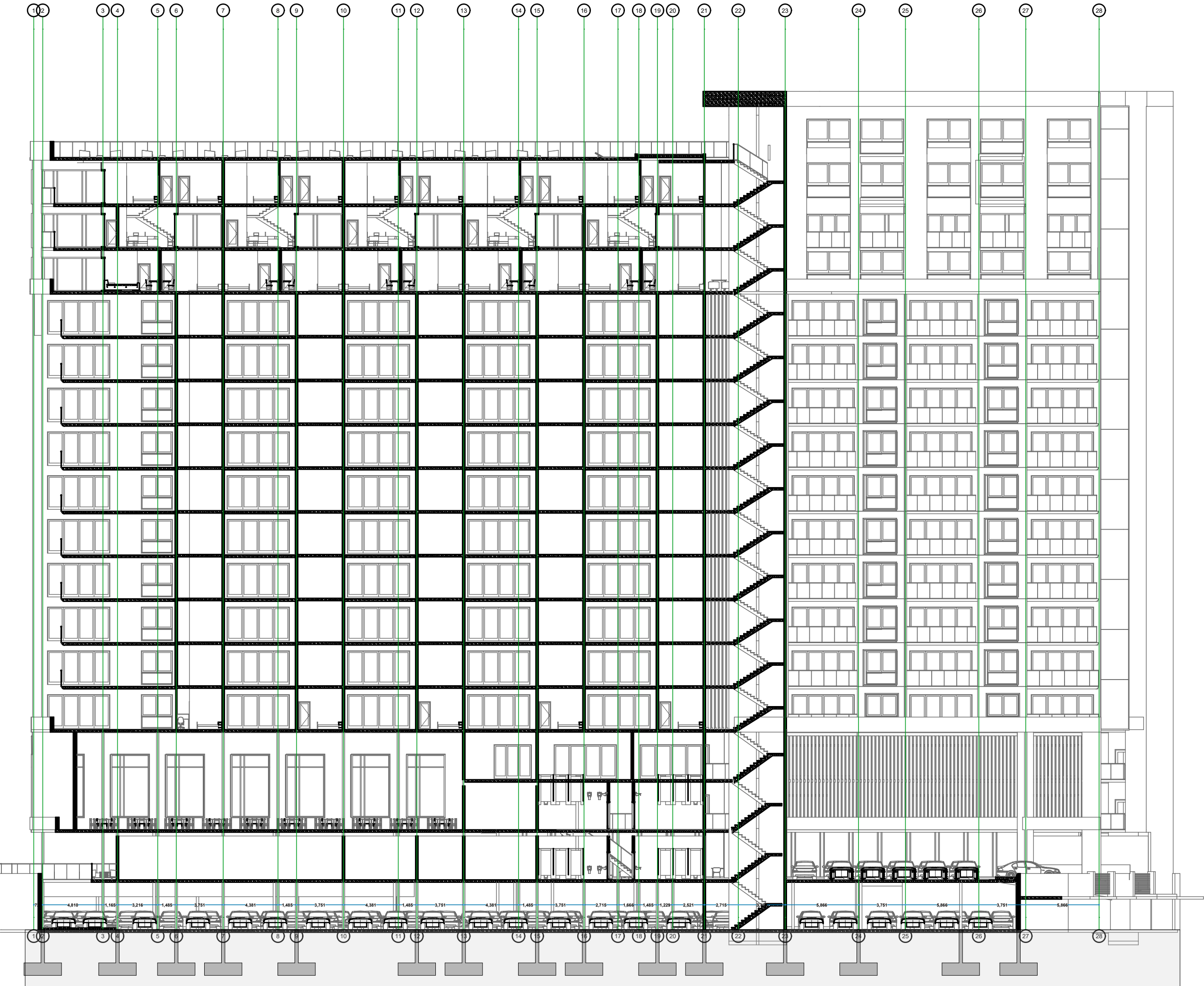
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SOUTH ELEVATION / SECTION 01

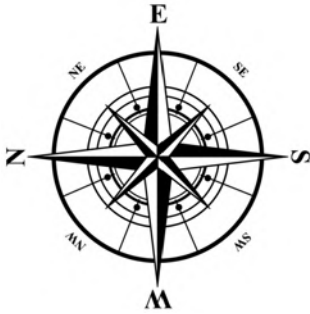
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NORTH ELEVATION



SECTION 02



NOTES

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REVISIONS

REV	DATE	DESCRIPTION

AREA SCHEDULE

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10TH FLOOR PLAN	1,600 M ²
11TH FLOOR PLAN	1,600 M ²
12TH FLOOR PLAN	1,600 M ²
13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

CLIENT

NASIR ALI OSMAN

ARCHITECTS

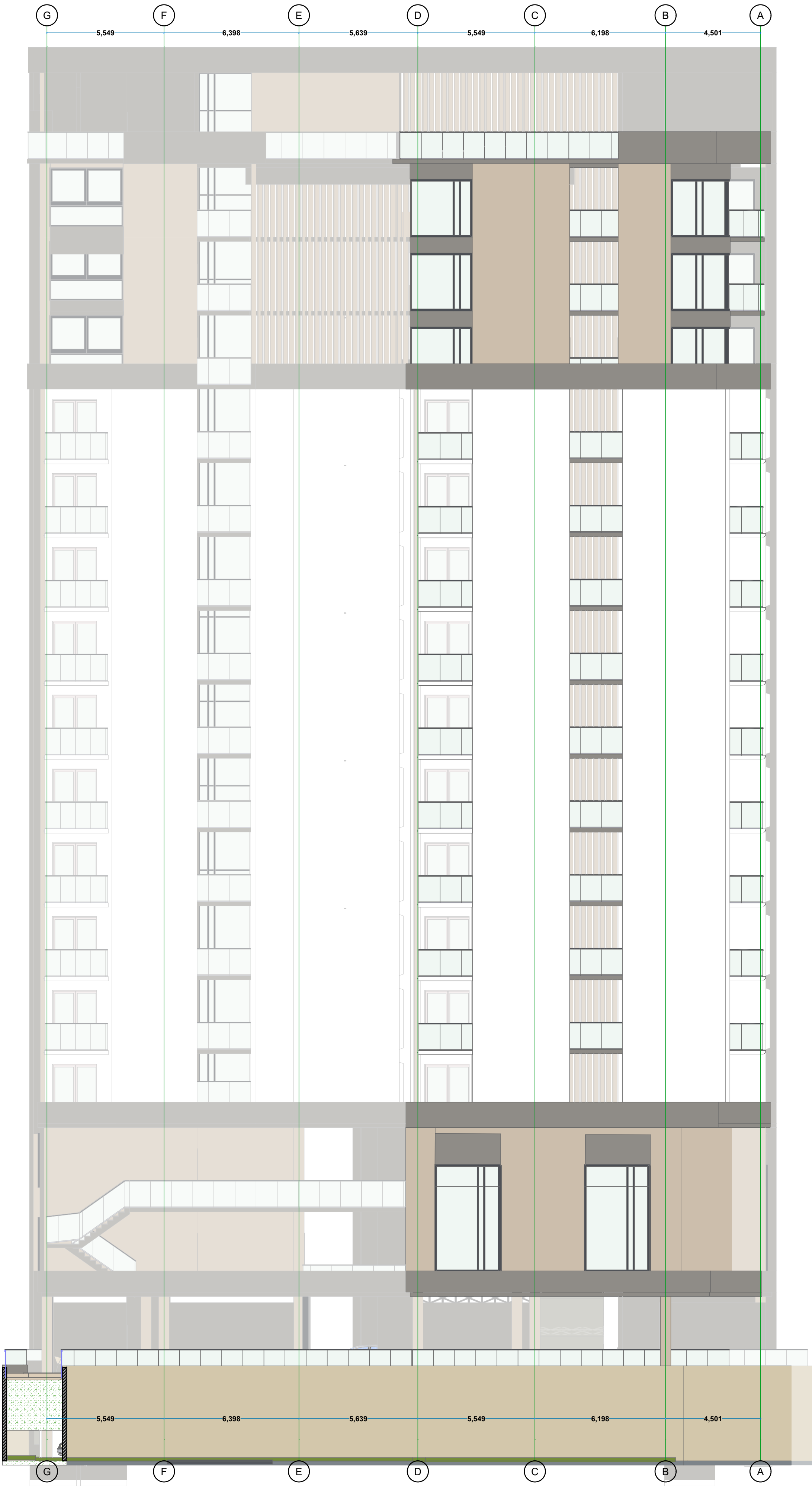
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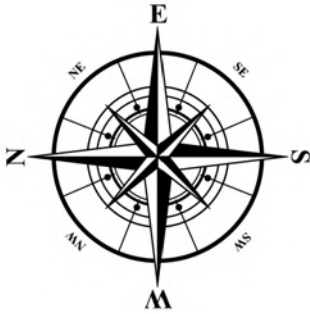
PROPOSED RESIDENTIAL PROJECT
MALINDI RD/MILELE BEACH/MOMBASA
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EAST ELEVATION



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REVISIONS

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13TH FLOOR PLAN	1,900 M ²
14TH FLOOR PLAN	1,900 M ²
15TH FLOOR PLAN	1,900 M ²
ROOF FLOOR PLAN	
GRAND TOTAL FLOOR AREA	30,420 M ²

CLIENT

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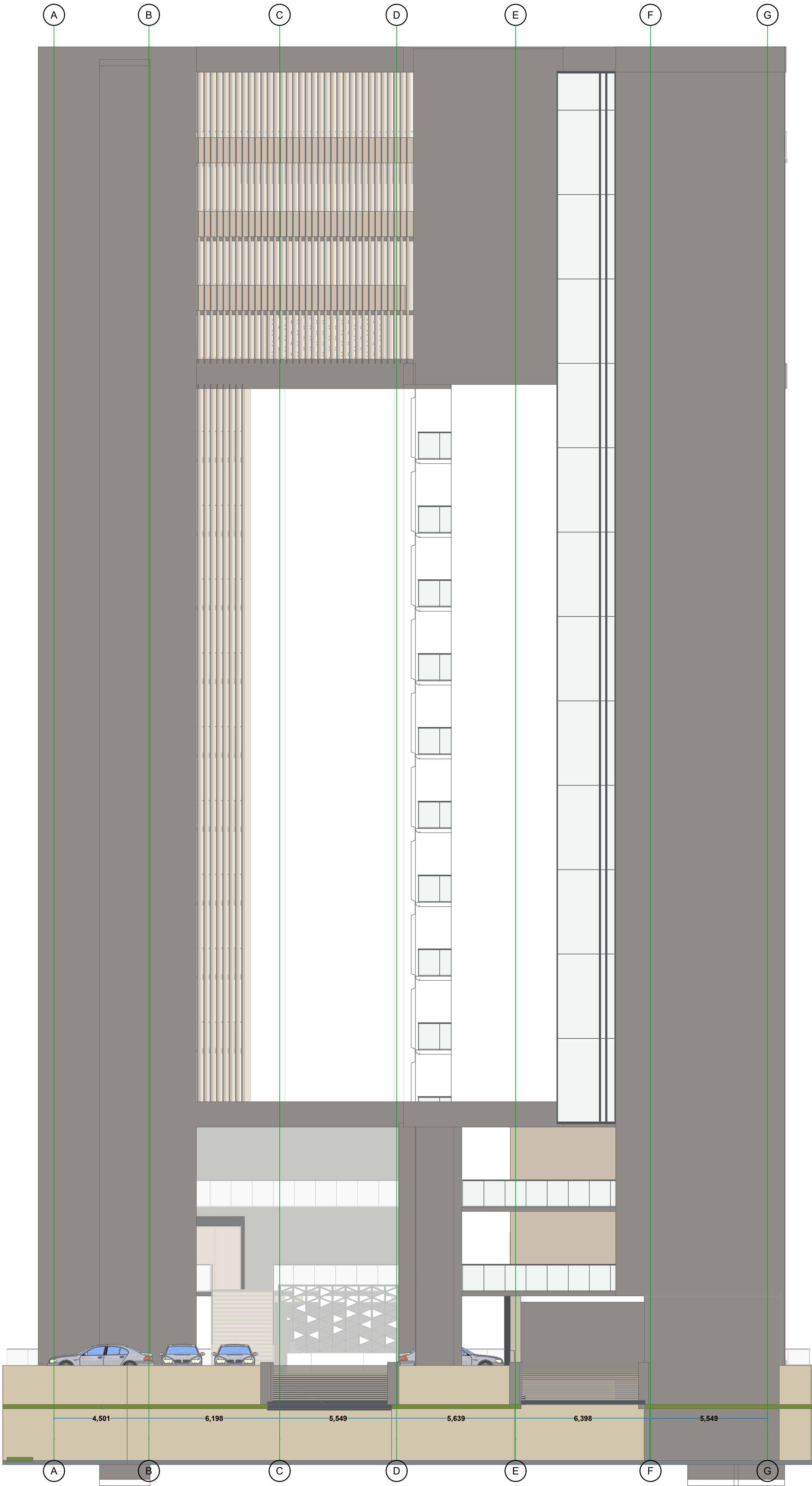
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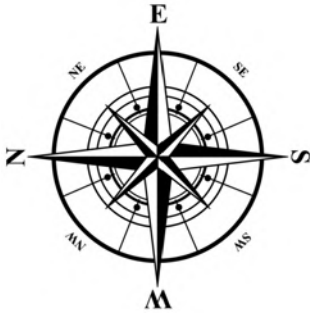
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WEST ELEVATION



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