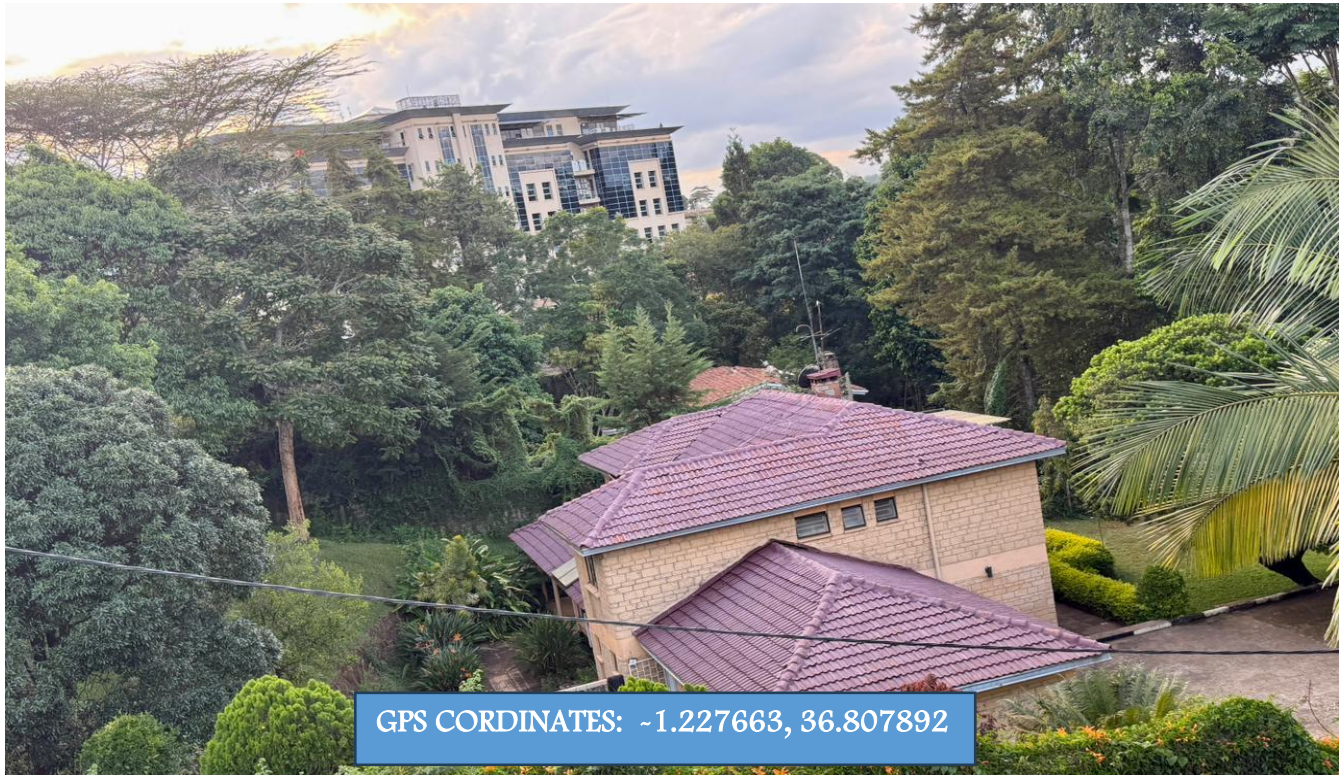


**ENVIRONMENTAL IMPACT ASSESSMENT FULL STUDY REPORT
FOR THE PROPOSED HOTEL SUITES ON AMALGAMATED
PLOTS NO. NAIROBI/BLOCK 91/157 & NAIROBI/BLOCK
91/158 ALONG UNITED NATIONS CRESENT IN GIGIRI
AREA, WESTLANDS SUB-COUNTY, NAIROBI CITY
COUNTY.**



This Environmental Impact Assessment (EIA) Full Study Report is submitted to the National Environmental Management Authority (NEMA) in conformity with the requirements of the Environmental Management and Coordination Act (EMCA), Cap 387, subject to conditions spelt out in the Environmental (Impact Assessment and Audit) Regulations Amended in 2019 under the Kenya Gazette Supplement No. 62, Legislative Supplement No. 16, Legal Notice No. 31 of 2019.

PROJECT PROPONENT
SEASON GLOBAL LIMITED
P.O BOX 71432 – 00610
NAIROBI

FEBRUARY 2026

DOCUMENT AUTHENTICATION

This Environmental Impact Assessment Full Study Report has been prepared by Roy Misiko and Mitchel Kutwo. (Registered and Licensed EIA/EA Experts Reg. No. 7473 and 0139 respectfully) in accordance with the Environmental Management and Coordination Act (EMCA) Cap 387 and the Environmental (Impact Assessment) and Audit Regulations 2019 which requires that every development project must have an EIA report prepared for submission to the National Environmental Management Authority (NEMA). We the undersigned, certify that the particulars in this report are correct and righteous to the best of our knowledge.


EIA/EA LEAD EXPERT:

ROY MISIKO. (LEAD EXPERT REG NO: 7473),

P.O BOX 79170-00400.

TEL: 0721424910

EMAIL: roymisiko@gmail.com

Signature..... Date..... 02/03/2026.....

MITCHEL C. KUTWO (LEAD EXPERT REG. NO 0139)

TELL: 0715055912


EMAIL: michellepsirmoi@gmail.com

Signature..... Date..... 02/03/2026.....

PROPONENT:

SEASON GLOBAL LIMITED

DIRECTOR... B. U. HAR... MOUAMED... MUHAMMED.....

Signature..... Date..... 02/03/26.....

EXECUTIVE SUMMARY

Land in Kenya is a resource that is held dear to most communities and individuals. The land is held as a source of wealth; cultural value; settlements; business activities; recreation and many other uses. However, this resource is scarce and fixed. As a result, the available land is not enough for all the purposes. For this reason, the little available land must be used in a sustainable, productive and equitable manner that caters for all the needs of people and all categories of people.

Many policies, guidelines and statutes exist whose core agenda is to manage the use of land. Counties are required to have in place development plans that guide and control land use to the lowest level. Lack of these plans have necessitated preparation of advisory plans whose purpose is to guide developers and approving authorities on the type of user that can be allowed in particular pieces of land without hurting the existing plans and development character in the areas affected. This Study, therefore, provides the necessary information regarding the development proposal applied hereby with the aim of aiding NEMA Authorities in making informed decision.

The Proponent SEASON GLOBAL LTD, intends to develop a Hotel Suites with a total of 10 levels comprising 185 hotel suites, 7-floors will be used for typical hotel suites with a total of 168 hotel suites, Mezzanine will have 17 hotel suites, 1 level will have social amenities such as infinity pool, sauna, steam, Jacuzzi and treatment rooms. The 2 lower floors will have parking spaces. The rooftop will have 3 penthouses.

Additional supportive infrastructure includes underground water reservoir, a garbage bin cubicle, fire escape and 2 standby generators. The design will also integrate driveways, main gate, guard house, storm water drainage and waste management in compliance with applicable regulations. Waste waters from the project will be treated on-site through the proposed Effluent Treatment Plant. Water will be from Nairobi Water and Sewerage Company and a borehole, Electricity/Power supply will be from KPLC, Solar panels and generators.

Justification of the hotel suites to the proposed site.

The proposed hotel suite development is strategically located near a well-founded investment opportunity driven by strong market demand, prime location advantages, and favorable economic fundamentals. Gigiri is one of Nairobi's most prestigious and secure neighborhoods, hosting major international organizations, diplomatic missions, multinational corporations, and high-end residential communities. This unique positioning creates sustained demand for high-quality accommodation, particularly hotel suites designed for business travelers, diplomats, expatriates, and long-stay guests.

Market analysis indicates a growing preference for hotel suites over conventional hotel rooms, especially among corporate and diplomatic travelers who require spacious, well-furnished accommodation with home-like features such as kitchenettes, workspaces, and extended-stay flexibility. Despite the presence of several hotels in Nairobi, there remains a notable gap in the supply of modern, purpose-designed hotel suites. This project is therefore positioned to fill a critical niche in the hospitality market.

Objectives of the proposed project

The proposed Hotels Suites in Gigiri Area within Nairobi City aims to enhance guest comfort in a Residential Environment, unlike central business districts, Gigiri is quieter and more of residential homes, hence Providing a peaceful atmosphere with spacious layouts suitable for families.

Gigiri hosts the UN complex and embassies, the hotel suites will Provide secure, private, and executive-level accommodation suitable for diplomats and international officials. Some of the consultants, NGO staff and expatriates stay for weeks or months hence the hotel suites will be the best place to stay with comfortable work-living balance and extra space for meetings.

Enhanced Guest Experience and Satisfaction, with regard to Gigiri area that hosts many embassies, international organizations and corporate offices, the hotel suites with upscale amenities like separate living areas, work desks, premium technology, and personalized services are designed to the needs of business executives, diplomats and international staff who often require such privacy, workspaces, and meeting areas.

Hotel suites in Gigiri support blended work-leisure needs by providing an environment where guests can comfortably combine professional duties with relaxation. With Karura Forest located nearby, guests have easy access to recreation, tourism, and educational experiences that promote relaxation, exercise, and environmental awareness. Many modern travelers in Gigiri, especially those working with international organizations and businesses, balance work with leisure during their stay. To meet this need, hotel suites often include dedicated workspaces, high-speed internet, and comfortable living areas, allowing guests to carry out professional tasks while enjoying luxury and convenience without booking separate meeting rooms or office spaces.

Objectives of the EIA Study Report

The objective of the Environmental Impact Assessment study report for the proposed hotel suites is to ensure that the construction, operation, and decommissioning of the facility are conducted in a manner that minimizes negative environmental and social impacts, while maximizing positive contributions to the community and surrounding environment. Specifically, the objectives include:

- **Identify Potential Environmental and Social Impacts:** To assess the potential environmental and social effects that the proposed hotel suites may have on the local environment, community, and ecosystem during all project phases (construction, operation, and decommissioning).
- **Ensure Compliance with Legal and Regulatory Frameworks:** To ensure that the project complies with all relevant national and international environmental regulations, standards, and best practices, including those stipulated by the **National Environment Management Authority (NEMA)** and Nairobi City County government.
- **Develop Mitigation Measures:** To propose appropriate and effective mitigation measures that will prevent, minimize, or offset the identified negative environmental and social impacts. To develop a robust Environmental and Social Management Plan (ESMP) that outlines specific actions to be taken to address these impacts.
- **Promote Sustainable Development:** To ensure that the project contributes to sustainable development by enhancing positive environmental and social outcomes, such as improving the status of accommodation in the current hospitality industry while preserving the natural environment. To promote efficient use of resources, including energy, water, and materials during the project's life cycle.
- **Engage Stakeholders:** To involve Gigiri Village Association (GVA), relevant government authorities, and other stakeholders in the assessment process through consultations and participation, ensuring that their concerns and suggestions are considered. To identify and address potential social issues, such as land use character, pressure on local infrastructure, security and community relations, environmental concerns, cultural influence and identity, privacy, heights, and general environmental degradation that may arise from the project.
- **Support Decision-Making:** To provide Season Global Limited and decision-makers with clear, evidence-based information to guide the project's planning and execution. To present the findings of the EIA study report in a manner that supports informed decision-making regarding project approval and implementation.
- **Monitor and Manage Environmental and Social Performance:** To establish a framework for monitoring and evaluating the project's environmental and social performance, ensuring that mitigation measures are implemented effectively and adapted as necessary. To outline roles and responsibilities for environmental and social management throughout the project life cycle.

Location and Site Details

This strategic location has been chosen due to its prestigious and secured neighborhoods, hosting major international organizations, diplomatic missions, multinational corporations, and high-end

residential communities. This unique positioning creates sustained demand for high-quality accommodation, particularly hotel suites designed for business travelers, diplomats, expatriates, and long-stay guests.

- **Land Use:** The site encompasses a significant land area of upscale low-density plots. The land in this area is predominantly zoned for diplomatic missions, residential estates, and controlled commercial developments. Gigiri is characterized by spacious plots, landscaped compounds, and strict planning regulations to maintain security and environmental quality.
- **Topography:** The site features gently rolling terrain with slight slopes and well-drained soils. This kind of gentle slope helps with natural drainage, ground stability, and construction without extensive earthworks.
- **Soil Composition:** Preliminary soil assessments indicate that the soil type predominantly red-brown volcanic soils, with good drainage properties. This type of soil is suitable for foundation work and general construction.
- **Vegetation:** Gigiri is adjacent to Karura Forest, so it has patches of indigenous trees such as figs, acacias, and camphor trees. These areas contribute to biodiversity and provide shade and natural beauty. Many properties have manicured gardens, lawns, and ornamental trees like jacarandas, bougainvillea, and palm species. The proponent must preserve existing mature trees where possible. Landscaping plans should integrate native species to maintain ecological balance.

Accessibility

- **Road Network:** The site is well-connected by an extensive road network, facilitating easy access for construction vehicles, workers, and future users of the Gigiri residence. UN Crescent Road is one of the main arterial roads within Gigiri, It connects to other major roads such as Limuru Road, Kiambu Road, and Lower Kabete Road, linking Gigiri to central Nairobi and the northern suburbs.
- **Public Transport:** The area is primarily accessible by private vehicles, taxis, and shuttle services, which are commonly used by diplomats, international staff, and residents. Public transport is limited; matatus and buses serve the outskirts of Gigiri but rarely penetrate deep into secure areas like UN Crescent due to traffic regulations and security protocols. For construction workers and other staff working in this area, there is an options of public transport plying through Limuru Road including buses and matatus at the junction of Village Market providing convenient access for staff, workers and customers in the area
- **Proximity to Amenities:** The location is close to essential amenities that fits the interest of the proposal such as Karura Forest offering trails for walking, jogging, cycling, and bird-watching. **Healthcare Facilities** includes Hurlingham Hospital (a short drive) and private medical centers serving expatriates, Retail and Shopping includes Eaton Place, Tribe Hotel, and Village Market which provide access to international brands, entertainment, and restaurants. **Education and Training Facilities** include international schools (e.g., International School of Kenya) and training centers, guests relocating with families or attending workshops benefit from nearby

educational amenities. **Transport and Connectivity**, Gigiri's roads connect directly to Limuru Road and Kiambu Road, linking it to Nairobi city center, other residential suburbs, and Jomo Kenyatta International Airport (~15–20 km away). Shuttle services, taxis, and private transport make commuting to other parts of Nairobi convenient despite limited public transport within Gigiri itself.

Environmental Considerations

- **Hydrology:** The proposed development site is influenced by the **Rui Ruaka River**, a perennial river that originates in the Limuru Highlands of Kiambu County, where rainfall and natural springs form its headwaters. The river flows southeast through agricultural and peri-urban areas, passes near Gigiri, and traverses sections of **Karura Forest**, where it is sustained by forest wetlands, groundwater recharge, and minor tributaries, before joining the Nairobi River system, which ultimately drains into the Athi River and forms part of the larger **Athi–Galana–Sabaki** basin that flows to the Indian Ocean. The river is therefore an important surface water feature within the project area, requiring proper riparian protection and stormwater management. The client has applied to WRM for a riparian pegging report and was allocated 10 m of riparian land, to which they have voluntarily added 15 m, resulting in a total 25 m riparian buffer. In addition, the client is committed to planting numerous trees to enhance river protection.
- **Biodiversity:** The area is one of the greenest and most environmentally sensitive areas of the city due to its proximity to Karura Forest. The area supports a rich variety of plant and animal life despite being within an urban setting.
- **Climate:** Gigiri is located in Nairobi at an elevation of approximately 1,600–1,700 meters above sea level. This high altitude gives the area a moderate and pleasant subtropical highland climate suitable for hospitality development, providing year-round comfort for diplomats, executives, and long-stay guests

Land Use and Zoning

- **Current Land Use:** The land in this area is predominantly zoned for diplomatic missions, residential estates, and controlled commercial developments. Gigiri is characterized by spacious plots, landscaped compounds, and strict planning regulations to maintain security and environmental quality.
- **Zoning Regulations:** The site falls within a low-density residential and diplomatic zone with controlled commercial development. Due to the presence of the United Nations Office at Nairobi and several embassies, planning regulations in the area are strict to maintain security, environmental quality, and neighborhood character.

The need for this Environmental Impact Assessment Study Report is to abide by the legal provisions in the Environmental Management and Coordination Act (EMCA), Cap 387 and the succeeding legal supplement Environmental Impact Assessment and Audit (EIA/EA) Regulations amended in 2019. It is

under this background the proponent engaged a registered EIA/EA Experts to carry out the EIA and prepare this Study report.

On the other hand, the main EIA Study objective is to identify significant positive and negative environmental, social and economic impacts associated with the project. The scope of EIA Study report is to identify impacts likely to be caused to the environment, public health and socio-economic well-being. The methodologies for EIA Study report were environmental screening, environmental scoping, desktop studies, site visits and public participation and finally report writing.

Environment, Health and Safety (EHS) section addresses environmental, health and safety concerns during projects' cycle. The main objective of the EHS on the proposed project is to develop guidelines for protecting, managing and responding, processes, situations/conditions that might compromise health, safety and security of workers and ecological wellbeing. To avoid or reduce negative environmental impacts, mitigation measures were proposed and an environmental management plan (EMP) formulated. The proponent is also expected to observe recommendations in the Environmental Management Plan (EMP) and carry out annual environmental audits once the project is in operation.

Overview of the Project

The primary objective of the proposed project is to develop 10-storey Residential Hotel Suites comprising of 185 Hotel Suites. The development shall also comprise other auxiliary facilities.

Environmental Impacts and Mitigation Measures

The potential negative environmental impacts of the proposed project and possible mitigation measures are summarized below: -

Environmental Impacts	Mitigation Measures
<p>collapse of excavated walls and earth movements</p>	<p>Review and comply with all geotechnical recommendations.</p> <p>Conduct pre-condition surveys of adjacent properties.</p> <p>Install settlement markers along boundary.</p> <p>Provide competent supervision and daily inspection.</p> <p>Stop works if movement exceeds trigger limits.</p> <p>Excavate in stages</p> <p>Restrict heavy equipment near perimeter.</p> <p>Monitor vibration levels.</p> <p>Use silent piling methods where necessary</p>
<p>Privacy</p>	<p>The building has a minimum of 6m setback all around. 85% of units face the river. On the left only four units face the neighbors. All balconies have vertical screens to enhance privacy in between units and neighbors.</p>

<p>Security The proponent is fully FLS compliant and aligned with the latest smart security standards, ensuring world-class safety for guests and investors.</p>	<p>Designed to meet the latest Fire Life Safety (FLS) and smart security standards as provided below:</p> <ul style="list-style-type: none"> Addressable smoke & heat detection Full automatic sprinkler coverage Emergency lighting & exit signage AI-enabled CCTV & 24/7 monitoring Smart access control & keycards Integrated BMS security system Panic alarms & emergency response
<p>Traffic congestion</p>	<p>Restrict trucks and construction workers to only use the road from cedar junction to the site, since its more commercialized and avoid the other road.</p> <p>Materials to be transported during off-pick hours (9am to 2pm)</p> <p>Reconstruct the barrier to restrict movement beyond the proposed site.</p> <p>Erect speed pumps where necessary.</p> <p>Adequate on-site parking as well as staff/visitors' transportation plans.</p> <p>An automated checkpoint system to efficiently manage vehicle access and exit.</p> <p>Service lane for holding traffic and act as acceleration and deceleration lanes.</p> <p>Pedestrian walk.</p>
<p>Effluent/waste waters This includes grey water, or waste waters from the kitchen or bathrooms.</p>	<p>Effluent wastes will be treated through the proposed Treatment Plant on-site.</p> <p>Ensure proper management of the treatment plant through regular desludging of the plant every 1 to 2 years using a registered waste carrier to remove accumulated sludge</p> <p>Use eco-friendly cleaning products to protect bacteria that break down waste and avoid pouring disinfectants into drains.</p> <p>Proper inspection and maintenance of the plant by regularly checking the blower, filters and mechanical parts to ensure its running smoothly</p>

	<p>Avoid overloading the system</p> <p>Do not discharge any waste water to the river</p>
Possible damage along the Road	<p>The developer and project contractor are encouraged to ensure that all damages caused on the road is repaired and in case of spills or mud during rainy season, it should be cleaned by the project contractor.</p>
Pressure on Water Resources	<p>We encourage Dual-flush toilets, Smart water meters, rainwater harvesting, water-efficient fixtures, greywater recycling and landscaping, and on-site water storage tanks.</p> <p>The client is intended to drill a borehole to supplement water supply,</p> <p>The treated water will undergo second treatment stage to be used for firefighting and flushing of toilets, this will reduce overall water consumption from the main source</p>
Energy Consumption and Carbon Footprint	<p>Encourage energy-efficient building design, solar water heating,</p> <p>LED lighting, smart energy management systems, and high-performance glazing.</p> <p>There is provision of 2 low-level generators in case of any power outage and solar panels will be provided to boost power supply</p>
Storm water	<p>The plan will incorporate drainage channels for storm water runoff, most of the storm water will be stored in the underground water tanks for future use while the rest will be directed to the nearby watercourse.</p> <p>The developer is dedicated to plant trees, 35% of the land will be left for trees and also the river riparian of 25 meters will have mature trees, this will increase underground water recharge which helps replenish groundwater supply. Trees will also act as buffer zone to filter contaminants, improve water quality, reduce erosion and mitigate flooding.</p>
Solid waste	<p>Hoard the construction site to contain all construction activities</p> <p>Ensure all solid wastes are collected and segregated</p> <p>Reuse those materials that can be reused & send recyclables to licensed firms.</p> <p>provide waste bins and sensitize workers and food vendors to ensure all wastes are collected.</p>

Noise and vibration	<p>Restrict noisy works from 0800–1700 hrs.</p> <p>Fit silencers/mufflers to machinery.</p> <p>Inform neighbors before high-noise works.</p> <p>Use machines that are well serviced, oiled and maintained</p>
Dust and Particulate emissions	<p>Cover all trucks transporting materials/soil</p> <p>Regular water sprinkling on exposed surfaces and haul roads.</p> <p>Maintain machinery and prohibit idling.</p> <p>Use dust screens around site boundary.</p> <p>Observe EMCA (Air Quality Regulations, 2008).</p>
Soil erosion and sedimentation	<p>The proponent will put in place some measures aimed at minimizing soil erosion and associated sediment release from the project site. These measures will include terracing and levelling the project site to reduce run-off velocity and increase infiltration of rainwater into the soil. In addition, construction vehicles will be restricted to designated areas to avoid soil compaction within the project site, while any compacted areas will be ripped to reduce run-off.</p> <p>Avoid earthworks during heavy rains.</p>
Risk of Flooding	<p>Maintain at least 30–40% landscaped area and Plant deep-rooted vegetation to enhance infiltration.</p> <p>Construct underground or landscaped detention tanks to temporarily store stormwater and allow excessive water to flow naturally to its watercourse.</p> <p>Elevate the lower-level slab above natural grade.</p>
Health and Safety Concerns	<p>Provide emergency gate, for disaster management exit, ambulance, or police cars.</p> <p>Provide appropriate signage and warnings at work sites</p> <p>Provide appropriate personnel Protective Equipment (PPE) to site workers such as helmets, gloves, boots, & masks</p> <p>Provide First Aid kits, emergency contact and trained safety officer as per the OSHA, 2007.</p> <p>Install guard rails, signage, and fall arrest systems.</p>
Fire Hazards	<p>Provide emergency gate, for disaster management exit, ambulance, or police cars.</p> <p>Ensure fire extinguishers and No smoking signage are stationed in visible places.</p>

	<p>Security personnel and occupants to be trained in firefighting skills and emergency response.</p> <p>Train some of the premises maintainers team on how to use the fire-fighting equipment.</p> <p>Store fuel in approved tanks with bunding.</p>
Climatic Change Risks	<p>Ensure the building Foundation can stand strong earthquakes.</p> <ul style="list-style-type: none"> -Ensure there is adequate greenery within the building. -Using of Construction materials that have less carbon constituents. -Ensure drainage systems, flood drainages are cleared of any clogging. -Ensure the building adopts energy saving power generation systems like Solar panels and installation of Energy saving Bulbs.
Security	<p>Guarding proposed development by reputable security firm to ensure no materials are lost during</p> <p>No outsiders should access the property without permission from the proponent.</p> <p>Partnership with the neighbours to promote serenity in the area and conserve the environment.</p> <p>Ensure all staff and workers at the proposed project are properly vetted.</p> <p>Allow workers to be provided with food within the site to avoid loitering around during working hours and also promote the serenity of the area by keeping it clean and calm all the time.</p> <p>The hotel will have 24-hour security and controlled access, CCTV cameras and lighting will enhance overall neighborhood safety</p>

Conclusions and Recommendations'

The EIA Full Study process started early in the pre-feasibility stage and environmental aspects were therefore considered during the project design stages the proposal to have a comprehensive waste reticulation system. This proactive approach resulted in many significant environmental impacts being avoided, as the project team was able to amend design in order to manage environmental impacts, rather than manage the environmental impacts of particular designs.

In conclusion, results from project study shows that the proposed hotel suites development has significant impacts on the environment. Implementation of an Environmental Management Plan will assist in dealing with environmental issues during the project cycle. There are also guidelines for addressing environmental health and safety. This project is recommended for approval by the National Environment Management Authority (NEMA) for issuance of an EIA license subject to annual

environmental audits after operating for one year. This will be in compliance with the Environmental Management and Coordination Act (EMCA) Cap 387 and the Environmental Impact Assessment and Audit regulations, 2019.

TABLE OF CONTENTS

DOCUMENT AUTHENTICATION.....	2
TABLE OF CONTENTS.....	14
LIST OF TABLES.....	17
CHAPTER ONE: INTRODUCTION	18
1.1 Background and Rationale for the EIA.....	18
1.2 Need for the project.....	19
1.3 National Housing Policy and Housing Needs in Kenya.....	Error! Bookmark not defined.
1.4 Scope of the Project.....	19
1.5 Overall objective of the project	19
1.6 Terms of Reference (TOR)	19
1.7 Content of project	20
1.8 Methodology	20
1.9: Project Budget.....	214
CHAPTER TWO: POLICY, LEGAL AND LEGISLATIVE FRAMEWORK	22
2.0 Introduction.....	22
2.1 Policy Framework.....	22
2.2 Legal and Legislative Framework	23
2.2.1 Environmental Management and Coordination (Amendment) Act No.5 of 2015.....	23
2.2.5 The Physical and Land Use Planning Act, 2019.....	26
2.3 Other relevant Provisions.....	27
2.4 Institutional Framework.....	27
2.4.3 County Government’s Act, 2012.....	28
2.4.4 National Construction Authority (NCA) Act 2011.....	28
CHAPTER THREE: DESCRIPTION OF THE PROJECT	21
3.1 Introduction and project objectives	21
3.2 Project location	21
3.3 Site Ownership.....	23
3.4 Existing developments and current land use.....	23
3.5 Infrastructure.....	23

3.6	Description of the Project’s Construction Activities	25
3.7	Description of the Project’s Operational Activities	27
3.8	Description of the Project’s Decommissioning Activities	28
3.9	Public participation	29
CHAPTER FOUR: BASELINE INFORMATION OF THE STUDY AREA.....		36
4.1	Introduction	36
4.2	Climatic Conditions	36
4.3	Topography and Drainage.....	37
4.5	Biological Environment.....	38
4.6	Socio-economic Environment.....	39
CHAPTER FIVE: IMPACT ASSESSMENT METHODOLOGY & ANALYSIS OF ALTERNATIVES.....		43
5.1	Introduction.....	43
5.2	Methodology	43
5.3	Analysis of Alternatives	44
CHAPTER SIX: POTENTIAL ENVIRONMENTAL IMPACTS		46
6.1	Introduction	46
6.2	Anticipated Environmental Impacts.....	46
6.3	Positive Environmental Impacts of Construction Activities	46
6.4	Negative Environmental Impacts of Construction Activities	47
6.5	Positive Environmental Impacts of Operational Activities.....	49
6.6	Negative Environmental Impacts of Operational Activities.....	49
6.7	Negative Environmental Impacts of Decommissioning Activities.....	50
6.8	Positive Environmental Impacts of Decommissioning Activities.....	50
CHAPTER SEVEN: IMPACTS MITIGATION MEASURES		51
7.1	Introduction	51
7.2	Mitigation of Construction Phase Impacts	51
7.3	Mitigation of Operation Phase Impacts	53
7.4	Mitigation of Decommissioning Phase Impacts.....	53

CHAPTER EIGHT: ENVIRONMENTAL MANAGEMENT PLAN.....	54
8.1 Introduction	54
8.2 Environmental Monitoring and Evaluation	54
CHAPTER NINE: ENVIRONMENTAL HEALTH AND SAFETY (EHS)	53
9.1 EHS Management and Administration	53
9.2 Policy, Administrative and Legislative Framework.....	53
9.3 Organization and implementation of the EHS Management Plan	53
9.4 The Guiding Principles to be adopted by the contractor.....	53
9.5 EHS management strategy to be adopted by the contractor	54
9.6 Safety Agenda for both the proponent and contractor.....	54
9.7 Safety requirement at the project site during construction and operation Period	54
9.8 Welding at the construction site	55
9.9 Emergency procedure during construction and operation	55
CHAPTER TEN: DECOMMISSIONING.....	56
10.1 Introduction	56
CHAPTER ELEVEN: CONCLUSION AND RECOMMENDATIONS	58
11.1 Overview	58
11.2 Conclusion.....	58
References	59

ABBREVIATIONS

EIA	~	Environmental Impact Assessment
NEMA	~	National Environment Management Authority
EMCA	~	Environmental Management and Coordination Act
NBSAP	~	National Bio-diversity Strategy and Action Plan
CBD	~	Convention on Biological Diversity
NEAP	~	National Environmental Action Plan
EMP	~	Environmental Management Plan
EHS	~	Environmental Health and Safety
KPLC	~	Kenya Power and Lighting Company
OHS	~	Occupational Health and Safety
TOR	~	Terms of Reference
EHS	~	Environmental Health and Safety

LIST OF TABLES

Table 8.1: Environmental Management & Monitoring Plan

Table 10.1: EMP for Decommissioning

FIGURES

Figure 1: Proposed site location

Figure 2: similar development on-going

Figure 3: neighborhood character

Figure 4: Access Road

CHAPTER ONE: INTRODUCTION

1.1 Over view

The rapid pace of urbanization and economic growth in Nairobi has underscored the urgent need for innovative development that balances economic advancement with environmental sustainability. The hospitality industry as a cornerstone of Kenya's economy is intrinsically tied to sustainable development imperatives. Globally, the tourism and hospitality sector accounts for substantial contributions to employment, foreign exchange earnings, and cultural exchange. In Kenya, tourism traditionally constitutes a major pillar of economic growth; however, its sustainability relies on responsible planning and implementation of facilities that respect environmental thresholds and enhanced local livelihoods.

Season Global Limited is proposing to develop Hotel Suites comprising **185 hotel suites** within a **10-level** storey building. Basement 2 comprising of furniture storage, fire escape, utilities, parking and driveways, Basement 1 comprising of swimming pool, changing rooms, utilities, parking and driveways, Ground floor comprising of Guard House, Reception, Café, Lounge, LPG Gas Storage area, Restaurant, Delivery area and generator room. Mezzanine floor plan shall consist of **17 hotel suites (3, 2-bedroom hotel suites, 9, 1-bedroom hotel suites and 5-studio hotel suites)** and BOH offices. **Typical First to Seventh Floor shall comprise of 24 hotel suites per floor (5, 2-bedroom hotel suites, 13, 1-bedroom hotel suites and 6-studio hotel suites)**. The rooftop shall have 3 penthouses. The entire project will be located on amalgamated Plots No. **Nairobi/Block 91/157 & Nairobi/Block 91/158** along United Nations Crescent in Gigiri area. The project represents a significant investment within the hospitality sector that responds to increasing demand for high-quality accommodation, especially given the proximity to major international institutions, diplomatic missions, and corporate headquarters. The Gigiri area is widely regarded as Nairobi's international enclave, hosting key establishments including the United Nations Office at Nairobi (UNON), the United States Embassy, and numerous multinational offices and non-governmental organizations. This unique context positions the proposed development at the interface of global engagement and local urban dynamics, necessitating a thorough Environmental Impact Assessment (EIA) to ensure sustainability, legal compliance, and community well-being.

The development is envisioned as a modern hospitality facility that will contribute to Kenya's tourism and service economy by providing world-class accommodation, conferencing spaces, leisure amenities, and associated services. Given Nairobi's role as a regional hub for business, diplomacy, and tourism, the hotel suites are expected to serve diverse user groups including international delegates, business travellers, tourists, and expatriates. This central location within Gigiri also places the development amidst residential estates, existing commercial ventures, and important environmental features typical of an urban Kenyan landscape. As such, the EIA must examine not only the direct footprint of construction and operation but also the cumulative implications for traffic, water resources, waste management, noise, air quality, and socio-economic patterns in adjacent communities.

This EIA study is also anchored in Kenya's legislative and policy environment, which mandates environmental protection, public participation, and sustainable use of resources. Relevant national

regulations including the Environmental Management and Co-ordination Act (EMCA) and Environmental Impact Assessment and Audit Regulations require that projects of the scale and nature of the proposed hotel suites undergo rigorous assessment before approval. In addition to meeting statutory requirements, the project's planning and design will be benchmarked against international best practices to ensure resilience to environmental stresses, including climate variability, resource scarcity, and urban intensification pressures.

1.2 Need for the project

The need for this Environmental Impact Assessment Study Report is to abide by the legal provisions in the Environmental Management and Coordination Act (EMCA), Cap 387 and the succeeding legal supplement Environmental Impact Assessment and Audit (EIA/EA) Regulations amended in 2019. It is under this background the proponent engaged a registered EIA/EA Experts to carry out the EIA and prepare this report.

1.3 Scope of the Project

The scope of the project includes carrying out of environmental investigations in line with current provisions on environmental legislations. This has been done in line with the requirements of Environmental Management and Coordination Act (EMCA) cap 387 and Environmental (Impact Assessment) and Audit regulations 2019. The report is aimed at analyzing the physical extent of the project site and its immediate environs, implementation works of the proposed development (ground preparations, foundation, walling, roofing, fixtures and fitting among other activities) and installation of key utilities and other facilities required for the project to function optimally.

1.3 Overall objective of the project

The proposed project has the overall objective of developing 10-storey building comprising of 185 hotel suites. The development shall also comprise other auxiliary facilities

1.4 Terms of Reference (TOR)

The TORs for this Full Study Report are the production of an EIA report to address the effects and impacts (Positive and Negative) of the proposed hotel suites development. The EIA firm of experts is under instructions from the project proponents to do a thorough environmental assessment with the aim of getting approval from the National Environment Management Authority before commencement of the project. This report addresses the following key specific objectives:

- To review existing legal and institutional framework related to the proposed project development.
- To collect and collate baseline information relevant to the proposed hotel suites.
- To collect primary data through the community participatory process
- To identify and assess positive and negative impacts of the proposed project
- To identify and analyze alternative options for the proposed project
- To develop mitigation measures and cost estimates for the negative impacts of project.
- To design an Environmental Management Plan (including cost estimates) and a monitoring framework for the environmental impact of the project

1.5 Content of project

The project assessment investigates and analyses the anticipated environmental impacts of the proposed development in line with the Environmental Impact Assessment and Audit regulations 2019 and in particular part II S 7[1] a-k. Consequently, the report will provide the following

- Nature of project
- The location of the project including the physical area that may be affected by the project's activities.
- The activities that shall be undertaken during the project construction operation and design of the project
- The materials to be used, products and by-product including waste to be generated by the project and the methods of disposal.
- The potential environmental impacts of the project and mitigation measures to be taken during and after the implementation of the project.
- An action plan for prevention and management of possible accidents during the project cycle
- A plan to ensure the health and safety of the workers and the neighbouring communities
- The economic and social cultural impacts to local community and the nation in general
- The project budgets
- Any other information that the proponent may be requested to provide by NEMA.

All these aspects will be considered accordingly. This report also seeks to ensure that all the potential environmental impacts are identified and that workable mitigation measures are adopted. The report also seeks to ensure compliance with the provision of the EMCA Cap 387, and Environmental (Impact Assessment and Audit) Regulations 2019 as well as other regulations. The report emphasizes the duties of the proponent and contractor during the construction phase as well as the operation phase of this project.

1.6 Methodology

1.6.1 Environmental Screening.

Environmental screening was carried out to determine whether an EIA full study report is necessary for this project and at what level of evaluation. This took into consideration the requirements of the Environmental Management and Coordination Act (EMCA), Cap 387 and specifically the second schedule of the same act. From the screening process, it was understood that this project will cause significant impacts on the environment.

1.6.2 Environmental Scoping.

In scoping, focus was on environmental impacts of great concern. Environmental issues were categorized into physical, natural/ecological and social, economic and cultural aspects. Impacts were also classified as immediate and long-term impacts. This will include assessment of the proposed project in respect of but not limited to:

- Project Background: this will give the brief history of the proposed project site, the parties involved and justification of the project in terms of demand or lack of the same, the project area, relevant policy and legislation, identification of any associated project, or any planned projects

including products within the region which may compete for the same resources; the project including products, by-products, processes both at implementation and operational level, resources required for successful implementation and operation of the project and the different options considered

- The proposed project objectives; both in the short and long run; and how they are linked to the overall objectives.
- Present environmental conditions; description of the project site, ecological zoning as well as the state of the environment and its surroundings- Attempts will state if it is already suffering from degradation, causes of the original degradation if any established.
- Identification of Environmental Impacts; the report will distinguish between significant positive and negative impacts, direct and indirect impacts and immediate and long-term impacts which are unavoidable and / or irreversible,
- Community/ Stakeholder Consultations: these will be undertaken to determine how the project will affect the local people / various stakeholders.
- Cost- Benefit Analysis; to evaluate the economics of the project and establish its viability in terms of the expected environmental concerns and measures
- Development of an Environmental Management Plan (EMP); to mitigate negative impacts, recommending feasible and cost-effective measures to prevent or reduce significant negative impacts to acceptable levels,
- Development of a Monitoring Plan; this will be used in monitoring the implementation of the mitigation measures and the impacts of the project during construction and operational phases, including an estimate of capital and operational costs, and make necessary recommendations pertaining to the proposed development.

1.6.3 Desktop Study.

This involved review of project documents, architectural drawings, past EIA, relevant policy, legal and institutional frameworks. Documents containing climatic, demographic and hydrological data for Nairobi City County were also relied upon.

1.6.4 Site Visits and Public Participation.

Field visits were meant for physical inspections of the project site in order to gather information on the state of environment. Several photos of the project site were taken for inclusion in this report. The study also sought public opinion/views through Consultation and Public Participation (CPP) exercise. Questionnaires were administered to the public and 3 meetings were held with Project Affected Persons.

1.7: Project Budget

The proposed project is estimated to cost about **Ksh.1,099,750,540.00 billion**. These include the actual cost of purchasing materials, labour cost and all miscellaneous expenses incurred in the implementation process

CHAPTER TWO: POLICY, LEGAL AND LEGISLATIVE FRAMEWORK

2.0 Introduction

Environmental Impact Assessment is an instrument for environmental management and development control. It is now accepted that development projects must be economically viable, socially acceptable and environmentally sound. It is a condition of the Kenya Government for developers to conduct Environmental Impact Assessment Full Study Report (EIA) on the development Projects. Pursuant to Sections 58 and 138 of the Environmental Management and Coordination Act (EMCA) Cap 387 and Section 3 of the Environmental (Impact Assessment and Audit) Regulations, 2019 (Legal Notice No.32), construction of buildings require an Environmental Impact Assessment full study report prepared and submitted to the National Environment Management Authority (NEMA) for review and eventual licensing before the development commences. This was necessary as many forms of developmental activities cause damage to the environment and hence the greatest challenge today is to maintain sustainable development without interfering with the environment.

2.1 Policy Framework.

Environmental policies cut across all sectors and government departments. As such policy formulation should be consultative steered by interdisciplinary committees. Recent policies which the government is working on.

2.1.1 Policy on Environment and Development

This is presented as the Sessional paper No. 6 of 1999 on Environment and Development. The overall goal is to integrate environmental concerns into the national planning and management process and provide guidelines for environmentally sustainable development. It portrays portable water and water for sanitation as being central to satisfying basic human needs. Water resources have an extremely high value, and effective mechanisms for managing and conserving water could result into economic benefits as well as sustainable use of this vital resource. Its key objectives are protecting water catchments; ensuring that all development policies, programmes and projects take environmental considerations into account; and enhancing, reviewing regularly, harmonizing, implementing and enforcing laws for the management, sustainable utilization and conservation of natural resources.

The policy recommends the need for enhanced re-use/recycling of residues including water and wastewater as well as increased public awareness raising and appreciation of clean environment. It also enhances participation of stakeholders in the management of natural resources within their respective localities.

The project proponent is encouraged to practise waste water recycling and re-use of the waste materials.

2.1.2 National Environmental Action Plan (NEAP).

National Environmental Action Plan was a deliberate policy effort to integrate environmental concerns into the country's development initiatives/plans. This assumed a consultative and multi-sectoral approach. Such an approach ensured that environmental management and the conservation becomes integral in various decision-making platforms.

As a result of its adoption and implementation, establishment of appropriate policies and legal guidelines as well as harmonization of the existing ones have been accomplished and/or are in the process of

development. Under the NEAP process, Environmental Impact Assessments were introduced targeting the industrialists, business community and local authorities.

2.1.3 National Shelter Strategy to the Year 2000

Kenya adopted this strategy following the International Year of Shelter for the Homeless in 1987. This advocate for the involvement of various actors to come in and assist the government in providing housing. This took cognizance of the governments' inability to provide sufficient shelter for all its citizens. The government was to simply facilitate other actors such as developers to invest in shelter.

2.1.4 National Water Policy, 2021

The overall goal of the policy is to guide the achievement of sustainable management, development, and use of water resources in the country. The overall objective of the policy is to provide a framework that is dynamic, innovative, and effective for re-engineering the water sector. It was developed to address missing gaps in water resources management. Kenya Institutional Framework for Water Supply Global waters. It builds on the successes, challenges, and lessons learnt from the previous policies of 1999, 2012, and the provisions of the Kenya Vision 2030 on water conservation and management. • The water policy proposes to mitigate the challenges and threats facing the water sector by ensuring that coordination and accelerated partnerships are mainstreamed in the management and provision of water resources. It also sets the goal of enhancing protection of watersheds and other catchment areas in the country. The specific objectives related to water provision are: To accelerate the delivery of water supply services through progressive realization of the human right to water towards universal access, To promote the development of water harvesting and storage infrastructure, To strengthen sustainable water resource management in the country, and To mainstream climate change considerations and disaster risk reduction through the water sector

2.2 Legal and Legislative Framework

2.2.1 Environmental Management and Coordination (Amendment) Act No.5 of 2015

This full study report has been undertaken in accordance with the Environment (Impact Assessment and Audit) Regulations, 2003, which operationalizes the Environmental Management and Coordination Act, 2015 (amendment). The report is prepared in conformity with the requirements stipulated in the Environmental Management and Coordination (EMCA) (Amendment) Act No. 5 of 2015 and the Environmental Impact Assessment and audit Regulations 2003, Regulation 7 (1) and the Second Schedule.

Part II of the said act states that every person is entitled to a clean and healthy environment and has the duty to safeguard the same. In order to achieve the goal of a clean environment for all, new projects listed under the second schedule of Section 58 of EMCA (Amendment) Act No. 5 of 2015 shall undergo an Environmental Impact Assessment. This includes development activities such as this new housing development. In addition to the legal compliance above, the following legal aspects have also been taken into consideration or will be taken into consideration before commencement of construction:

The Environment Management and Coordination (Amendment) Act (EMCA), 2015 provides for the establishment of an umbrella legal and institutional framework under which the environment in general is to be managed. EMCA is implemented by the guiding principle that every person has a right

to a clean and healthy environment and can seek redress through the High court if this right has been, is likely to be or is being contravened.

Section 72 of the Act prohibits discharging or applying poisonous, toxic, noxious or obstructing matter, radioactive or any other pollutants into aquatic environment. According to section 73 of the act, operators of projects which discharge effluent or other pollutants into the aquatic environment are required to submit to NEMA accurate information on the quantity and quality of the effluent. Section 76 provides that all effluent generated from point sources are to be discharged only into the existing sewerage system upon issuance of prescribed permit from the local authorities.

Section 87 (1) makes it an offence for any person to discharge or dispose of any wastes, whether generated within or outside Kenya, in such a manner as to cause pollution to the environment or ill health to any person.

The proponent will have to ensure that environmental protection facilities or measures to prevent pollution and ecological deterioration such as sewerage connections, solid waste management plans, and landscaping and aesthetic improvement programme are implemented and maintained throughout the project cycle. As well the; proponent will have to ensure that appropriate measures to prevent pollution of underground and surface water are implemented throughout the project cycle.

2.2.2 The Environmental Management and Co-ordination (Waste Management Regulations 2016)

Legal Notice No. 121: Section 4-6

Part II of the Environmental Management and Co-ordination (Waste Management) Regulations, 2006 states that: - 4. (1) No person shall dispose of any waste on a public highway, street, road, recreational area or in any public place except in a designated waste receptacle.

(2) Any person whose activities generate waste shall collect, segregate and dispose or cause to be disposed off such waste in the manner provided for under these Regulations.

(3) Without prejudice to the foregoing, any person whose activities generates waste has an obligation to ensure that such waste is transferred to a person who is licensed to transport and dispose off such waste in a designated waste disposal facility. In addition, the Regulations state that:

5. (1) a waste generator shall minimize the waste generated by adopting the following cleaner production methods

a). Improvement of production process through: -

- i. Conserving raw materials and energy;
- ii. Eliminating the use of toxic raw materials; and
- iii. Reducing toxic emissions and wastes

b). monitoring the production cycle from beginning to end by: -

- i. Identifying and eliminating potential negative impacts of the product;
- ii. Enabling the recovery and re-use of the product where possible;
- iii. Reclamation and recycling

c). Incorporating environmental concerns in the design and disposal of a product.

6. A waste generator shall segregate waste by separating hazardous wastes from non-hazardous waste and shall dispose of such wastes in such facility as shall be provided by the relevant local authority.

(23) No person shall engage in any activity likely to generate any hazardous waste without a valid Environmental Impact Assessment license issued by Authority under the provisions of the Act.

The proponent shall ensure that the main contractor adopts and implements all possible cleaner production methods during the construction phase of the project. During the construction phase of the project, the proponent shall ensure that the main contractor implements the above-mentioned measures as necessary to enhance sound Environmental Management and Coordination (Noise management of waste).

2.2.3 Waste Water Management;

Legal Notice No. 120; Part II – Protection of Sources of Water for Domestic Use.

4. (1) every person shall refrain from any act which directly or indirectly causes, or may cause immediate or subsequent water pollution, and it shall be immaterial whether or not the water resource was polluted before the enactment of these Regulations

(2) No person shall throw or cause to flow into or near a water resource any liquid, solid or gaseous substance or deposit any such substance in or near it, as to cause pollution

5. All sources of water for domestic uses shall comply with the standards set out in the First Schedule of these Regulations.

The proponent and project Architect as well as engineer are urged to ensure that drainage channels are well designed during the construction phase of the project, and upon completion it shall be connected to the main NCWSC sewer line serving the area to ensure proper disposal of all liquid waste.

2.2.4 Public Health Act Cap 242

Part IX section 115 of the Act states that no person or institution shall cause nuisance or condition liable to be injurious or dangerous to human health. Section 116 requires that local Authorities take all lawful necessary and reasonably practicable measures to maintain their jurisdiction clean and sanitary to prevent occurrence of nuisance or condition liable to injuries or dangerous to human health.

The plans for the above project have been submitted for approval at Nairobi City County.

2.2.5. Energy Act, 2020

The Energy Act establishes an Energy Regulatory Commission (ERC) mandated to perform all function that pertains to energy production, transmission, setting and enforcing of energy policies, public education and enforcing energy conservation strategies, prescribing the energy licensing process and issuing of licenses that pertain to energy sector in Kenya.

Section 30 of the Act provides the factors that shall be taken into consideration prior to issuance of license. It states the need and expression of an entity to conserve and protect the environment and natural resources in accordance with the EMCA 2015. Moreover, the Act gives provisions for the need to protect health and safety of users of energy by providing an enabling environment of operation that protects the health and safety of users of the service for which the license or permit is required and other members of the public affected by the undertaking.

2.5.6. Climate Change and Vulnerability Act 2016

Climate Change Act of 2016 is an Act of parliament to provide for a regulatory framework for enhanced response to climate change, to provide for mechanism and measures to improve resilience to climate change and promote low carbon development. The Climate Change Act adopts a mainstreaming approach that provides a legal basis for climate change activities through the National Climate Change Action Plan, and establishes the National Climate Change Council and the Climate Fund. With this enactment, Kenya joins the league of nations that have taken concrete steps to domesticate the Paris Accord on Climate Change. The main objective of the Climate Change Act is to be applied in the development, management, implementation and regulation of mechanisms to enhance climate change resilience and low-carbon development for the sustainable development of Kenya.

The purpose of Climate Risk Vulnerability Assessment (CRVA) is to understand the climate and assess climate change threats to the proposed development to assess adaptation measures that are proposed in the design, to determine to what extent the performance and design of the project is vulnerable to climate change, and to recommend measures that will improve the climate resilience of the proposed project. The assessment will be done as detailed below.

- i. Review based on literature of the sensitivity of the project area/background to specific climate parameters (i.e which climate parameters are critical to performance and durability and in what way are existing assets already being affected by increasing variability and extremes in these parameters under the current climate).
- ii. Overarching methodology to determine current climate parameters, identify how they will change due to global climate change, assess how these climate hazards may affect the project design or impact the project assets, and then determine how to adapt the project specifications.
- iii. Examine non-climate factors that aggravate or mitigate the impact of climate change, including geographic factors (e.g. proximity to waterways, nature of terrain).

2.2.7 The Physical and Land Use Planning Act, 2019

Physical and Land Use Planning Act, 2019 gives the County Government power to prohibit or control development activities in their jurisdictions. Section 30 states that any person who carries out development without development permission will be required to restore the land to its original condition. It also states that no other licensing authority shall grant license for commercial or industrial use or occupation of any building without a development permission granted by the respective local Authority

2.2.8 Building code 2000

A person who erects a building or develops land or changes the use of a building or land, or who owns or occupies a building or land shall comply with the requirements of these by- laws. For the purpose of this by- laws and the following operations shall be deemed to be the erection of a building: -

- a) The alteration or extension of a building.
- b) The changing of the use or uses to which land or building is put.

c) The formation or lying out of an access to a plot.

Section 194 requires that where sewer exists, the occupants of the nearby premises shall apply to the local authority for permit to connect to the sewer line and all the wastewater must be discharged in to sewers. The code also prohibits construction of structures or building on sewer lines.

2.2.9 The Penal Code (Cap. 63)

Section 191 of the Penal Code makes it an offence for any person or institution that voluntarily corrupts, or foils water for public springs or reservoirs rendering it less fit for its ordinary use. Similarly, section 192 of the same act prohibits making or vitiating the atmosphere in any place to make it noxious to health of persons/institution in dwellings or business premises in the neighborhood or those passing along a public way. *The proponent will be required to ensure strict adherence to the Environmental Management Plan throughout the project cycle in order to mitigate against any possible negative impact.*

2.2 Other relevant Provisions

The following are the relevant environmental treaties to which Kenya is signatory in order of ratification:

- Montreal Protocol on Substances that Deplete the Ozone Layer (1987) ratified 9 November 1988
- United Nations Convention to Combat Desertification (1994), ratified 12 June 1994
- United Nations Framework Convention on Climate Change (1992), ratified 30 August 1994
- Convention on Biological Diversity (1992), ratified 11 September 1994
- Bamako Convention (1991), ratified 17 December 2003
- Kyoto Protocol (2004), ratified 25 February 2005

2.3 Institutional Framework

At present there are over twenty (20) institutions and departments which deal with environmental issues in Kenya. Some of the key institutions include the National Environmental Council (NEC), National Environmental Management Authority (NEMA), the Forestry Department, Kenya Wildlife Services (KWS) and others. There are also local and international NGOs involved in environmental activities that impact on the environment in one way or the other in the country.

2.4.1 National Environmental Management Authority (NEMA).

The object and purpose for which NEMA is established is to exercise general supervision and co-ordination over all matters relating to the environment and to be the principal instrument of the government in the implementation of all policies relating to the environment. A Director General appointed by the president heads NEMA. The Authority shall, among others:

- Co-ordinate the various environmental management activities being undertaken by the lead agencies and promote the integration of environmental considerations into development policies, plans, programs and projects with a view to ensuring the proper management and rational utilization of the natural resources environment on a sustainable yield basis for the improvement of the quality of human life in Kenya.
- Take stock of the natural resources in Kenya and their utilization and consultation, with the relevant lead agencies, and develop land use guidelines.

- Examine land use patterns to determine their impact on the quality and quantity of the natural resources among others. Moreover, NEMA mandate is designated to the following committees:

2.4.2 National Environmental Tribunal.

This tribunal guides the handling of causes related to environmental offences in the Republic of Kenya. The Tribunal hears appeals against the decisions of the Authority. Any person who feels aggrieved may challenge the tribunal in the High Court.

2.4.3 Occupational Health and Safety Act No. 15 of 2007

This legislation provides for protection of workers during construction and operation phases. It is tailored at implementation of the EHS plan in compliance with the relevant sections of this Act.

Subsection 17 - Drainage of floors-Where any process is carried on which renders the floor liable to be wet to such an extent that the wet is capable of being removed by drainage; effective means shall be provided and maintained for draining off the wet. Subsection 18 - Sanitary Conveniences-Sufficient and suitable sanitary conveniences for persons employed in the factory/ work places shall be provided, maintained and kept clean, and effective provision shall be made for lighting the conveniences and where persons of both sexes are, such conveniences shall afford proper separate accommodation for persons of each sex

2.4.3 County Government's Act, 2012

Planning is a devolved function. This Act is a guide to counties establishment and their running. Various plans identified which should be prepared by the County governments among them are the county spatial plans which give guidelines on orderly spatial development. The county spatial plan for Nairobi County has not yet been fully developed, and events are majorly controlled by the character of the area under consideration. This poses difficulties in making appropriate decisions. It is, therefore, my prayer that the relevant authority prepares part development plans for neighborhoods such as Parklands to reduce emerging conflicts of land use in developments.

2.4.4 National Construction Authority (NCA) Act 2011.

The national construction act is set to streamline, overhaul and regulate the construction industry in Kenya for sustainable development. The NCA establishes the authority and confers on its power to register contactors within the construction industry. The act requires all the contractors, both foreign and local contractors to be registered with the authority. The act also regulates the practices of foreign contractor by limiting their work to only tender work. The foreign contractors are licensed for only a specific period and once they satisfy, they are in Kenya for that specific time. The foreign contractors must also produce a certificate of compliance. Furthermore, they must lodge an affidavit with the NCA that once the project they have been licensed is over, they shall wind up their business. This prevents them from engaging in any other construction in the country.

CHAPTER THREE: DESCRIPTION OF THE PROJECT

3.1 Introduction and project objectives

The motivation for establishment of the project is the existing high demand hotel suite. The choice of the location was carefully assessed driven by strong market demand. The location hosts major international organizations, diplomatic missions, multinational corporations, and high-end residential communities. This unique positioning creates sustained demand for high-quality accommodation, particularly hotel suites designed for business travellers, diplomats, expatriates, and long-stay guests. Market analysis indicates a growing preference for hotel suites over conventional hotel rooms, especially among corporate and diplomatic travellers who require spacious, well-furnished accommodation with home-like features such as kitchenettes, workspaces, and extended-stay flexibility. Despite the presence of several hotels in Nairobi, there remains a notable gap in the supply of modern, purpose-designed hotel suites. This project is therefore positioned to fill a critical niche in the hospitality market.

The primary objective of the proposed project is to develop 10-storey building comprising **185 Hotel suites** alongside other auxiliary facilities. The main design components of the project include, but not limited to the following:

The design will be distributed as follows, **Basement 2 will comprise of furniture storage, fire escape, utilities, parking and driveways; Basement 1 comprising of swimming pool, changing rooms, utilities, parking and driveways; Ground floor comprising of Guard House, Reception, Café, Lounge, LPG Gas Storage area, Restaurant, Delivery area and generator room. Mezzanine floor plan shall consist of 17 hotel suites (3, 2-bedroom hotel suites, 9, 1-bedroom hotel suites and 5-studio hotel suites) and BOH offices. Typical First to Seventh Floor shall comprise of 24 hotel suites per floor (5, 2-bedroom hotel rooms, 13, 1-bedroom hotel room and 6-studio hotel suites). The rooftop shall have 3 penthouses.** The whole project as per the approved architectural plans will be designed with the following particulars as follows;

- **Basement 2:** Parking space, Driveway, furniture storage, and fire escape utilities.
- **Basement 1:** parking space, Driveway, swimming pool, changing rooms and utilities
- **Ground floor:** Guard House, Reception, Café, Lounge, LPG Gas Storage area, Restaurant, Delivery area and generator room
- **Mezzanine Floor:** 17 hotel suites (3, 2-bedroom hotel suites, 9, 1-bedroom hotel suites and 5-studio hotel suites) and BOH offices
- **Typical 1st to 7th floor:** 24 hotel suites per floor (5, 2-bedroom hotel rooms, 13, 1-bedroom hotel room and 6-studio hotel suites).

3.2 Project location

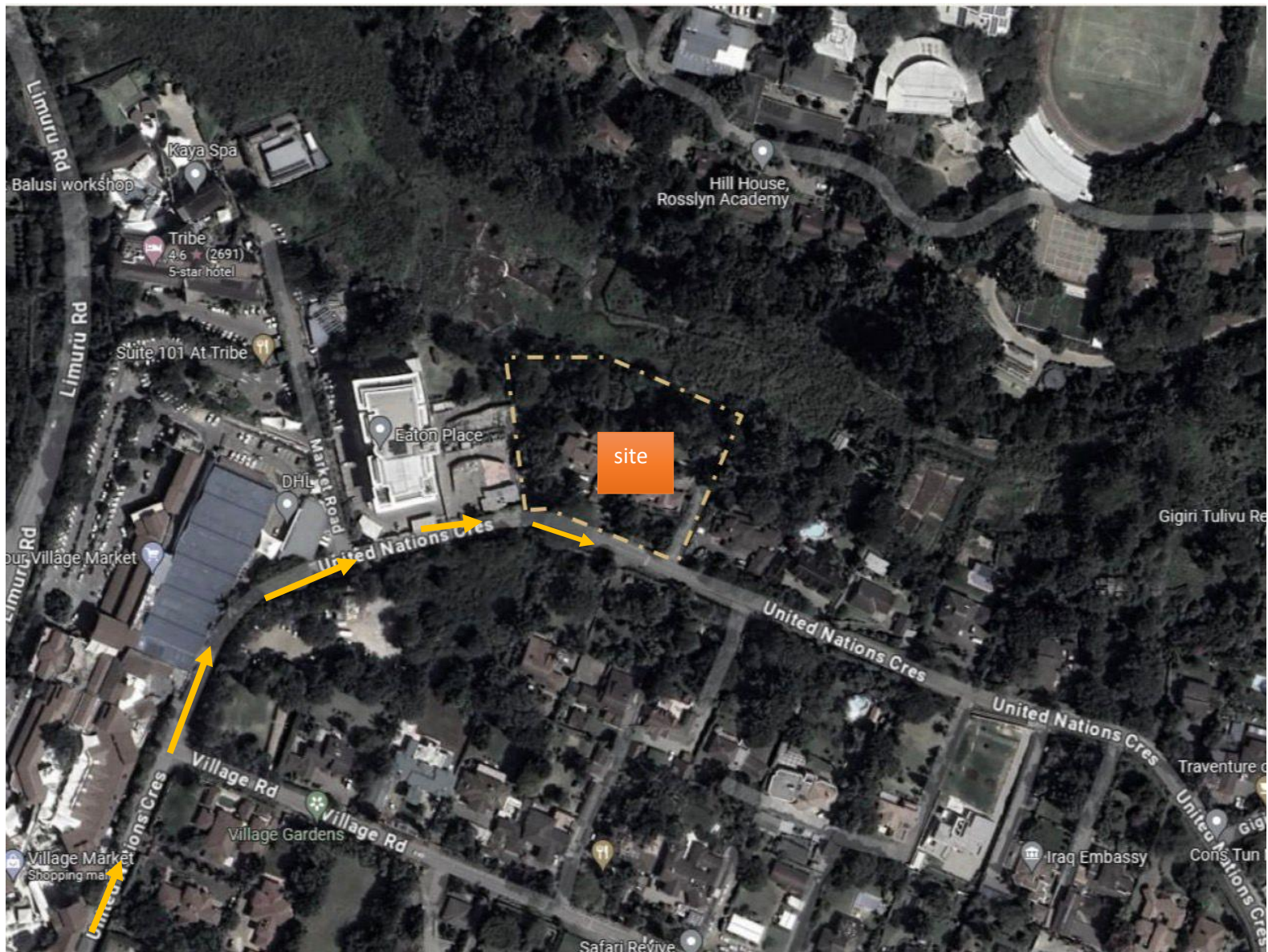
The proposed project is located on Amalgamated Plots No. Nairobi/Block 91/157 & Nairobi/Block 91/158 along United Nations Crescent in Gigiri Area, Westlands Sub-County, Nairobi City County. The property is strategically located near a well-founded investment opportunity driven by strong market demand, prime location advantages, and favourable economic fundamentals. Similar developments in the area include Village Market, Trademark, Eaton Place and Tribe Hotel. Other projects associated with hospitality industry include Gem Forest, Comfort Gardens Hotel, Bonsai Village, Gigiri Social Club and café 122 smothers garden suite.



Figure 1: showing the neighbourhood character, Eaton Place, which is one plot away from the proposed site.



Figure 2: showing the current status of the project site.



map 1: Proposed site location

Source: Google Earth

3.3 Site Ownership

The following conditions apply to the land;

- That the proponents provide adequate measures against environmental degradation.
- That the proponents are bound by any other conditions that may be imposed by the county in its by-laws.
- Plus, all the special conditions outlined in the copy of attached ownership documents.

The development drawings have been submitted for approval by the relevant departments with the following conditions in mind:

- That the proponent shall adhere to the drawing specification as they will be approved plus all condition included in the approval letter.

The land ownership documents are registered under **SEASON GLOBAL LIMITED**.

3.4 Existing developments and current land use.

The site falls within Nairobi's most strategic and high-value neighbourhoods, renowned for its mix of diplomatic, residential, commercial, and institutional functions. The area is characterized by planned development, low to medium density land use patterns, and extensive infrastructure, which collectively define its land use character.

3.5 Infrastructure

The development will have a comprehensive and robust infrastructure including access roads, parking areas, water storage, electricity distribution and waste disposal mechanism.

3.5.1 Electrical system

The area is served by the mains electricity lines and thus the proponent shall connect the property to the same. The necessary guidelines and precautionary measures relating to the use of electricity shall be adhered to. The client is however determined to use solar panels for most of the hotel components, this will help reduce overdependence to the existing electricity supply, two low-level generator have also been proposed to ensure in dire cases, the building will never lack power supply.



Figure 4: showing electricity supply opposite to the project site.

3.5.2 Water Reticulation system

The site is connected to Nairobi Water (NCWSC), the client is committed to drill a borehole to supplement water supply, the borehole water will be used during construction and operation phases. More over there will be water storage tanks to increase water supply to various components of building. There are plans to build over 500 trees in the premises, this will increase water reticulation in the soil and avoid desertification during dry season, the trees will also help maintain water tables in the proposed boreholes.

3.5.3 Waste water.

The area is not connected to a mains sewer line, currently the neighbourhood of Gigiri like village market, the Tribe hotel and Eaton place have collaborated with the county to connect a sewerage system, our client (season global limited), is willing to join them in planning stage, this will help in the future plan, but for the meantime he is dedicated to operate with a Effluent Treatment Plant (ETP) where all the waste water will be treated and reused within the building and all used to water the botanical garden that he has prepared to plant.

3.5.4 Solid Waste

Solid waste management will consist of dustbins stored in cubicles protected from rain and animals. The waste will then be collected by a NEMA licensed private waste management company and be composited, palletized or re-cycled depending on the waste management strategy to be adopted in line with the Environmental Management and Co-ordination (Waste Management) Regulations, 2016.

3.5.5 Security

The client is committed to adopt smart security infrastructure with measures such as AI-enabled CCT & 24/7 monitoring, smart access control and keycards, integrated BMS security system, secure parking & perimeter control, panic alarms and emergency response, fully compliant with global hotel operator and insurance standards

3.5.6 Fire safety

The development is designed to meet the latest Fire Life Safety (FSL) and smart security standards. FSL will include, addressable smoke and heat detection, full automatic sprinkler coverage, fire-rated doors and escape staircases, pressurized escape routes, emergency lightning and exit signage, and central fire command centre.

3.5.7 Parking area

The premises will have maximum parking spaces containing, private parking in the first floor, parking for service delivery, motorcycles and lorries, uber drop off and pick-up points are also catered for within the premises. And two basements for parking lots.

3.5.8 Perimeter Fence

A concrete perimeter wall be erected around the project site by the land owner to enclose all his construction activities on-site the project site and allow neighbour's operations to run smoothly.

3.5.9 Landscaping

The developer sought the services of LDI landscape engineers. The design followed the natural terrain and existing tree distribution in beautiful botanical garden concept themed around the four seasons (summer, winter, autumn, and spring) with distinct planting styles to create varied experiences. The

signature feature called “The Nest,” a suspended structure anchored to a tree and accessed by a bridge designed to host 15–20 people and offer a unique nature experience, 300-metre jogging track that meanders around existing trees to minimize disturbance, as well as a secluded “secret garden” with a chill area, outdoor screen, fire pit, and children’s play area. The project’s aim is to integrate architecture with nature rather than create a concrete-dominated development.

3.5.10 Buildings Construction

The technology used in the design and construction of the hotel will be based on international standards, which have been customized by various hotel designs in Kenya. The buildings will be constructed as per the respective structural engineer’s detail as provided for in the drawings presented in the Appendix. Basically, the building structures will consist of concrete appropriately reinforced with metal (steel and iron). The roof will consist of structural timber and steel members and roofing tiles. The buildings will be provided with a well-designed concrete staircase for hotels. The buildings will be provided with facilities for drainage of storm water from the roof through peripheral drainage systems into the drainage channels provided and out into the natural drainage channel/system. Drainage pipes will be of the PVC type and will be laid under the buildings and the driveway encased in concrete. The buildings will have adequate natural ventilation through provision of permanent vents in all hotel suites, adequate natural and artificial light, piped water stored in above ground water tanks and Fire Life and Safety (FSL) system.

3.6 Description of the Project’s Construction Activities

3.6.1 Pre-construction Investigations

The implementation of the project’s design and construction phase will start with thorough investigation of the site’s biological and physical resources in order to minimize any unforeseen adverse impacts during the project cycle.

3.6.2 Sourcing and Transportation of Building Materials

Building materials will be transported to the project site from their extraction, manufacture, or storage sites using transport trucks. The building materials to be used in construction of the project will be sourced from Nairobi and neighbouring areas such as Athi River and Juja. Greater emphasis will be laid on procurement of building materials from within the local area, which will make both economic and environmental sense as it will reduce negative impacts of transportation of the materials to the project site through reduced distance of travel by the materials transport vehicles.

3.6.3 Clearance of Vegetation.

The site has some vegetation cover including mature trees, *The proponent is dedicated to planting 500 trees after the completion of the project. Currently he has already dedicated 35% of the total land area, to be used for landscaping and botanical gardens, most of the mature trees that area not along the construction line will be protected.*

3.6.4 Storage of Materials

Building materials will be stored on site. Bulky materials such as rough stones, ballast, sand and steel will be carefully piled on site. To avoid piling large quantities of materials on site, the proponent will order bulky materials such as sand, gravel and stones in bits. *Materials such as cement, paints and glasses among others will be stored in temporary storage structures, which will be constructed within the project site for this purpose.*

3.6.5 Excavation and Foundation Works

The proposed foundation works will be undertaken in predominantly red volcanic clayey soils with moderate to high plasticity and occasional expansive characteristics, and will involve geotechnical investigations, controlled excavation to the designed founding depth, removal and replacement of weak soils with well-compacted granular material, stabilization and compaction of the formation level, installation of drainage and dewatering systems, application of anti-termite treatment and concrete blinding, and implementation of dust, erosion, and stormwater control measures in compliance with EIA requirements to ensure structural stability and long-term durability of the development.

3.6.6 Masonry, Concrete Work and Related Activities

The construction of the building walls, foundations, floors, pavements, drainage systems, perimeter fence and parking area among other components of the project will involve a lot of masonry work and related activities. General masonry and related activities will include stone shaping, concrete mixing, plastering, slab construction, construction of foundations, and erection of building walls and curing of fresh concrete surfaces. These activities are known to be labour intensive and will be supplemented by machinery such as concrete mixers.

3.6.7 Structural Steel Works

The building will be reinforced with structural steel for stability. Structural steel works will involve steel cutting, welding and erection.

3.6.8 Roofing Works

Roofing activities will include construction of a non-porous concrete slab that will be gently sloping to facilitate efficient drainage of all rain water that falls on the roof.

3.6.9 Electrical Work

Electrical work during construction of the premises will include installation of electrical gadgets and appliances including electrical cables, lighting apparatus, sockets etc. In addition, there will be other activities involving the use of electricity such as welding and metal cutting.

3.6.10 Plumbing

Installation of pipe-work for water supply and distribution will be carried out within the entire building. In addition, pipe-work will be done to connect sewage from the premises to the NCWSC mains sewer line.

3.6.11 Landscaping

To improve the aesthetic value or visual quality of the site once construction ceases, the proponent will carry out landscaping. This will include establishment of botanic garden, flower gardens and lush grass lawns where applicable and will involve replenishment of the topsoil. It is noteworthy that the proponent will use plant species that are available locally preferably indigenous ones for landscaping.

3.7 Description of the Project's Operational Activities

3.7.1 Residence

The hotel suites will be occupied by approximately 185 tenants. Several domestic activities such as cooking, washing, use of vehicles, and leisure and recreational activities will thus accompany residence. In addition, there will be production of domestic and sanitary wastes.

3.7.2 Solid Waste

The proponent will provide facilities for handling solid waste generated within the facility. These will include dust bins/skips for temporarily holding waste within the premises before final disposal at the designated dumping site.

3.7.3 Waste Water and storm water Management

The proponent shall construct an internal drainage system connected to the proposed treatment plant, all the waste waters will be treated and re-used within the building and watering of the garden, most of storm/runoff water will be stored in the proposed underground water tanks, the overflow will be directed to the existing river (Rui Ruaka River) through a well-managed drainage system.



Figure 5: showing stormwater drainage channel along UN crescent road.

3.7.4 Cleaning

The proponent will be responsible for regular washing and cleaning of the pavements and communal areas, treatment plant also needs regular maintenance for smooth operations. Individual hotel occupiers will be responsible for washing and cleaning their own premises. Cleaning operations will involve the use of substantial amounts of water, disinfectants and detergents.

3.7.5 General Repairs and Maintenance

The hotel suites and associated facilities will be repaired and maintained regularly during the operational phase of the project. Such activities will include repair of building walls and floors, repairs and maintenance of electrical gadgets and equipment, repairs of refrigeration equipment, repairs of leaking water pipes, painting, maintenance of flower gardens and grass lawns, and replacement of worn-out materials among others.

3.8 Description of the Project's Decommissioning Activities

Decommissioning is an important phase in the project cycle and comes last to wind up the operational activities of a particular project. It refers to the final disposal of the project and associated materials at the expiry of the project lifespan. If such a stage is reached, the proponent needs to remove all materials resulting from the demolition/ decommissioning from the site. The following should be undertaken to restore the environment.

- Remove all underground facilities from the site
- The site should be well landscaped by flattening the mounds of soil and
- Planting indigenous trees and flowers
- All the equipment should be removed from the site
- Fence and signpost unsafe areas until natural stabilization occurs
- Backfill surface openings if practical

3.8.1 Dismantling of Equipment and Fixtures

All equipment including electrical installations, furniture partitions, pipe-work and sinks among others will be dismantled and removed from the site on decommissioning of the project. Priority will be given to reuse of this equipment in other projects. This will be achieved through resale of the equipment to other building owners or contractors or donation of this equipment to schools, churches and charitable institutions.

3.8.2 Site Restoration

Once all the waste resulting from demolition and dismantling works is removed from the site, the site will be restored through replenishment of the topsoil and re-vegetation using indigenous plant species.

3.8.3 Building Materials and Energy Used

Several building materials will be required for construction of the hotel and associated facilities. These will include sand, ballast, hard core, timber, cement, clay tiles, metal sheets, electrical gadgets, and steel, plumbing materials, glass and paints among others. Most of these materials will be obtained locally within Athi River and Nairobi as well as surrounding areas. The main sources of energy that will be required for construction of the project will be solar energy and Kenya power for all the activities of the proposed project.

3.8.4 Solid Waste Generated

Large amounts of solid waste will be generated during construction of the project. These will include metal cuttings, rejected materials, surplus materials, surplus oil, excavated materials, paper bags, empty cartons, empty paint and solvent containers, broken glass among others. The proponent will take steps to minimize the generation of such waste and to ensure proper disposal procedures.

A lot of domestic waste such as waste from foodstuffs, empty plastic containers, cartons, etc will be generated during the operational phase of the project. The proponent will be responsible for waste management within the Hotel Project and will put in place measures such as provision of waste handling facilities and ensuring prompt and regular waste disposal. On decommissioning, large quantities of solid waste will be generated from demolition works and equipment dismantling. The proponent will provide measures for recycling, reuse or disposal of such wastes.

3.9 Public participation

Public participation basically involves engaging members of the public to express their views about a certain project. Public participation tries to ensure that due consideration will be given to public values, concerns and preferences when decisions are made. Public participation in this project was facilitated through interviews with the project proponent and neighbors of the facility. The proposed project had varied opinion reflecting a range of perspectives. Some neighboring residents expressed concerns relating to potential traffic increase, privacy considerations, and general security within the area. These concerns were duly noted, and appropriate mitigation measures have been proposed to address them and ensure minimal disruption to the surrounding environment. Stakeholders also acknowledged the project's potential to enhance local amenities and contribute positively to the area's economic activity.

Stakeholder Identification

In order to gain public views, concern and values with regard to the proposed development, Residents of Gigiri Crescent Road and General Gigiri Village Association were involved in the meetings that were scheduled on **February 9th, 16th, and 23rd of 2026**. Questionnaires were distributed to Project Affected Persons, Interested parties (commercial centres), organizations (embassies), nearby institutions (dukes bridge, Gigiri Social Club) among others. The questionnaires and invitation letters were distributed on **February 2nd 2026**. Members were given 7 days' notice prior to the meetings scheduled for 3 consecutive weeks to ensure that all members are covered and their issues are well-addressed, the questionnaires were meant for individual views in case they could not make it to the meeting, the emails address and the phone number for the Environmental Expert administering questionnaire was also attached to allow members reach out to the expert for any clarification and also share their responses via emails. The invitations were done on February 2nd 2026 through the Standard medial advertisement, on-site public notice and gate to gate invitations to cover a wider scope and ensure those who could not be reached can also be informed.



Figure 5: showing evidence of on-site notice, placed at the proposed site on February 2nd 2026.

DIGGER Classifieds
 JOBS | MOTORS | REAL ESTATE | TRIBUTES
<https://www.digger.co.ke/>

The best place to get your Ad noticed



Conveniently Book your advert in the Standard Newspaper at the comfort of your home or wherever you are.
 Visit: <https://ads.standardmedia.co.ke/ads/>

You can also scan this QR code



WHERE TO PLACE AN AD AND USE OUR SERVICES

OFFICE HOURS:
 Monday – Friday
 8am to 5pm
 Saturday:
 9am to 1.30pm

DEADLINE FOR CLASSIFIED BOOKING
 Weekdays: 4pm
 Weekends: 12 noon

NAIROBI
 Digger Classifieds:
 Rolex Building, Moi Avenue.

HOTLINE: 0719-012555,
 Tel: 0719-012910.
 Email: classifiedads@standardmedia.co.ke

BUREAUS

KISUMU
 Mega Plaza,
 4th Floor,
 Oginga Odinga Road.
 Cell: 0719-012869, 0719-012873.

MOMBASA
 Kilindini Plaza,
 3rd Floor,
 Moi Avenue.
 Tel: 0719-012836.

NAKURU
 Merica Building,
 2nd floor,
 Kenyatta Avenue.
 Tel: 0719-012869, 0719-012855.

HEAD OFFICE

The Standard Group Center,
 Mombasa Road,
 PO BOX 30080-00100
 Nairobi, Kenya.

IMPORTANT ADVICE TO READERS: Please make appropriate enquiries and take appropriate advice and caution before sending money, incurring any expense or intending to/making a binding commitment in relation to an advertisement.

THE STANDARD GROUP PLC shall not be liable to any person for loss or damage incurred or suffered as a result of the reader's acceptance or offer to accept an invitation contained in any advertisement published in **THE STANDARD.**

Use The Standard's DIGGER CLASSIFIEDS!
 YOU'LL GET RESULTS!

A9/LOST

LOSS of title deed no. Nyeri/Watuka /1584 for Paul Kingori Wanyagi

LOSS of Title LR No. 36/1164 Fredrick Kaglu

LOST title kamagambo/kanyajuk/329

TITLE L.R. No. 209/0611/280 in the name of NICHOLAS NGANGA GATHO & CHARITY WANGUI GICHOHI is lost or misplaced.

LOSS of title Nairobi Block 187/1583

LOSS of title Ruguru/Sagana/698

LOST T/Deed: Kanyamkago/Kajulu/190 of Dalmas Onyango Oria

LOSS of title deed No. Gaturi/ Githimu/10445 & 10448 of Joseph Nyaga Kinuya - deceased.

LOST title deeds LR NO 12715/374 Syokimau Nairobi Block 78/663 LR 209/8343/81 IR 37221 for Albert Kyambo & Rosemary Kyambo (Both Deceased)

A22/NOTICES

PUBLIC NOTICE
 THE PHYSICAL & LAND USE PLANNING ACT NO. 13 OF 2019
 PROPOSED CHANGE OF USE

The owner of the Plot No. LOITOTOK / OLULU/LULALASH/10276, located in Nakuru Area, Entenet-Lankim Ward, in Nakuru South Sub-County, Nakuru County, is applying for a change of use from Agricultural to Recreational / Tourist (Eco-Tourist Camp) subject to approval by the County Government of Nakuru. Any objections, individuals etc. with objections to the proposal should do so in writing within (14) days from the date of publication of this notice to the County Executive Planning Member, Lands, Municipalities, Urban Development and Physical Planning, County Government of Nakuru, P.O. Box 11-01000, Nakuru.

PUBLIC NOTICE
 PUPA/DC 3 Form
 The Physical and Land Use Planning Act: (No. 13 of 2019),
 Notification for Proposed Change of Land Use

The Registered Owner of Parcel No. Nairobi Block 17/186, situated in Lawington of James Gichuru Road, Nairobi City County, proposes to change its use from Residential to Light Industrial (Petrol Service station and other Auxiliary Services) subject to approval by the Nairobi City County Government. Individuals, Institutions, Members of the Public, etc. with Comments and/or Objections should forward them in writing within 14 days from the date of this notice to:
CECM - Built Environment and Urban Planning, Nairobi City County, P.O. Box 30075-00100, Nairobi DR. PETER KARUKU PPR NO. 0184

PUBLIC NOTICE
 IN THE CHIEF MAGISTRATE COURT AT NAIROBI
 MCC MISS NO 0208/2025
 DAVID NDIRANGU NDIUGUYU, Applicant
 against
 GURSHAN USKIN IBRAHIM (SHAM)... Respondent
 District Land Registrar Nairobi... Respondent

SUBSTITUTED SERVICE BY ADVERTISEMENT
 (Under order no. 5/2025 of the Chief Procedure 2010)

To,
 1. Qurshan U.S.Kin Ibrahim (Sham)
 2. District Land Registrar - Nairobi

TAKE NOTICE that the Application has been filed at the Chief Magistrate court being MCCMISS NO 0208 of 2025- NAIROBI in which you are named as the Respondents. Service of Application dated 18th November, 2025 together with the order of 28th January 2026 issued on 18th November 2025, you have been ordered by means of advertisement by Hon.W.Riding-PM copies of the Order, Application and other pleadings may be obtained from the Chief Magistrate court Nairobi or Hard copies from the Applicant.

AND FURTHER TAKE NOTICE that unless you enter appearance within 21days from the date of this advertisement and file relevant responses to the Application within the stipulated timelines herein above the matter shall be heard your absence notwithstanding.

DAVID NDIRANGU NDIUGUYU
 THE APPLICANT
 SWORN & FILED BY:
 DAVID NDIRANGU NDIUGUYU
 P.O BOX 138-2017
 NAIROBI
 Mobile no. -25472282670

PUBLIC NOTICE
 PUPA/DC 3 Form
 The Physical and Land Use Planning Act: (No. 13 of 2019),
 Notification for Proposed Change of Land Use

The Registered Owner of Parcel No. Nairobi Block 12/186, situated in Lawington of James Gichuru Road, Nairobi City County, proposes to change its use from Residential to Light Industrial (Petrol Service station and other Auxiliary Services) subject to approval by the Nairobi City County Government. Individuals, Institutions, Members of the Public, etc. with Comments and/or Objections should forward them in writing within 14 days from the date of this notice to:
CECM - Built Environment and Urban Planning, Nairobi City County, P.O. Box 30075-00100, Nairobi DR. PETER KARUKU PPR NO. 0184

PUBLIC NOTICE
 THE PHYSICAL & LAND USE PLANNING ACT NO. 13 OF 2019
 CHANGE OF USE

The owner(s) of Parcel No. L.F. NO.38/4/1035 located in Eastleigh along Dugh Street in Nairobi City County, intends to Change its Use from Residential to Commercial Cum Apartments subject to approval by the Nairobi City County Government. Individuals, Institutions, Members of the public etc. with objections or comments to the proposal are requested to forward the same in writing within 14 days of publication of this notice to:
CECM, BUILT ENVIRONMENT AND URBAN PLANNING NAIROBI CITY COUNTY GOVERNMENT P.O Box 30075, NAIROBI, KENYA
 Name of Registered Planner: P/pt. Edwin Ndombi Mukani (0415)

PUBLIC NOTICE
 THE PHYSICAL & LAND USE PLANNING ACT NO. 13 OF 2019
 RENEWAL OF CHANGE OF USE.

The registered owner(s) of Parcel L. No. NAIROBI/ BLOCK 221/2945, situated along Eastern Bypass, in Ruai area, Kasarani sub-county, wishes to renew the Change the Use from Residential to Light Industrial (Godown & Office) subject to approval by the Nairobi City County Government. Individuals, Institutions, Members of the public etc. with objections or comments to the proposal should forward them in writing within fourteen (14) days of the date of publication of this notice to:
The CECM - Built Environment and Urban Planning, Nairobi City County, P.O. Box 30075-00100, Nairobi
 Physical Planner: Edwin Ndombi Mukani, Reg. No. 0415

PUBLIC NOTICE
 PHYSICAL AND LAND USE PLANNING ACT (NO 13 OF 2019)
 NOTIFICATION FOR PROPOSED CHANGE OF USE

The registered owner of parcel NAIROBI / BLOCK 43 / 29 located along Ngong Road in Nairobi City County, proposes to change its use from AGRICULTURAL TO COMMERCIAL (OFFICES) subject to approval by Nairobi City County Government. Individuals, Institutions, Members of the Public etc. with objections or comments to the proposal are requested to forward them in writing within (14) days of publication of this notice to:
CECM - BUILT ENVIRONMENT AND URBAN PLANNING, Nairobi City County, P.O. Box 30075-00100, NAIROBI, PHYSICAL PLANNER: KELVIN OTHNO RPP NO. 0270

IN THE CHIEF MAGISTRATE'S CHILDREN'S COURT AT NAIROBI CHILDREN'S CASE NO. 1518/ OF 2022

PRISCILLA WANJIRU MUGWE v PETER NG'ANG'A KANYINYO & ANOTHER
TO: PETER NG'ANG'A KANYINYO

TAKE NOTICE that this suit concerns S.W, L.N.M & L.K (Minors) and that, by order of the Court, service upon you is effected by this advertisement.

The matter is fixed for hearing on 17th February 2026. Unless you appear, the case will proceed in your absence.

MWAZURA JM ADVOCATES, Advocates for the Plaintiff.

PUBLIC NOTICE
ENVIRONMENTAL MANAGEMENT AND COORDINATION ACT (CAP.387) INVITATION FOR PUBLIC PARTICIPATION

Pursuant to the provision of Environmental Management and Coordination Act, 1999, the Environmental (Impact Assessment and Audit) Regulations 2003 as Legal notice 81 & 32 of 2019, all new projects must undergo an Environmental Impact Assessment. Public participation and consultation is a key input in the process, we cordially invite the Project Affected Persons, interested parties, community based residents' representatives, general stakeholders, local and government administrations.

The meetings will be held on three (3) consecutive weeks, (9th, 16th, 23rd of February 2026) at 10.0am on the amalgamated plots No. Nairobi/Block 91/157 & Nairobi/Block 91/158 along United Nations Crescent in Gigiri area, Westlands sub-county, Nairobi City County

PORT WAY AUCTIONEERS
 Auctioneers, Court Process Servers, Court Brokers, Bailiffs, Repossessors, Debt Collectors, Rent Recovery, Investors, Investigators & Commission Agents

PWA
 SOCIAL SECURITY BUILDING 8th FLOOR, DOOR 817 SOUTH WING
 P.O BOX 40379-80100 MOMBASA
 Tel: 071748444/071339428
 Email: portwayauctioneers@gmail.com

PUBLIC AUCTION

UNDER INSTRUCTIONS from the Magistrates' Court for Civil Cases (MCCC), Kwale, in Case No. 123 of 2022 – Kisilu Wandati Advocates vs. Kwale Sugar, the following property will be sold by PUBLIC AUCTION:

ITEM FOR SALE
 Assorted Metal Rods

VENUE OF AUCTION
 Kwale Sugar Company – Kwale
 DATE: Friday, 9th February 2026
 TIME: 10:30 a.m.

CONDITIONS OF SALE

- All interested purchasers are advised to inspect and verify the items for themselves, as neither the Auctioneer nor the instructing party gives any warranty.
- The sale is subject to a reserve price.
- The Auctioneer reserves the right to reject any bid without assigning reasons.
- Interested bidders must deposit a refundable commitment fee (cash or banker's cheque) with the Auctioneer to obtain a bidding number.

CONTACT THE AUCTIONEER:
PORTWAY AUCTIONEERS – 0717 548 444

MAMALO AUCTIONEERS
 0742117410/072224489
 0759498680
 mamalocourtservices@gmail.com
 P.O. BOX 40379-80100
 MOMBASA

PUBLIC AUCTION

IN THE MATTER of our Deeds Office we shall sell the under-mentioned property to the highest bidder as follows:

Lot 1 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 2 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 3 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 4 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 5 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 6 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 7 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 8 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 9 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 10 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 11 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 12 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 13 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 14 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 15 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 16 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 17 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 18 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 19 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 20 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 21 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 22 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 23 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 24 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 25 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 26 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 27 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 28 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 29 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 30 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 31 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 32 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 33 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 34 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 35 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 36 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 37 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 38 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 39 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 40 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 41 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 42 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 43 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 44 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 45 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 46 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 47 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 48 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 49 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 50 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 51 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 52 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 53 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 54 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 55 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 56 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 57 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 58 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 59 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 60 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 61 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 62 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 63 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 64 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 65 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 66 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 67 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 68 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 69 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 70 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 71 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 72 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 73 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 74 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 75 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 76 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 77 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 78 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 79 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 80 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 81 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 82 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 83 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 84 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 85 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 86 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 87 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 27277/27 The Vineyard, Kiambu Road in Siro, Kiambu District.)

Lot 88 (Being 1/2 of the parcel No. 10/250AM at U.S. No. 27202 Original No. 2

Stakeholder Consultation Process

The Consultant adopts a number of levels and strategies of engagement across this spectrum using a variety of different tools as presented below:

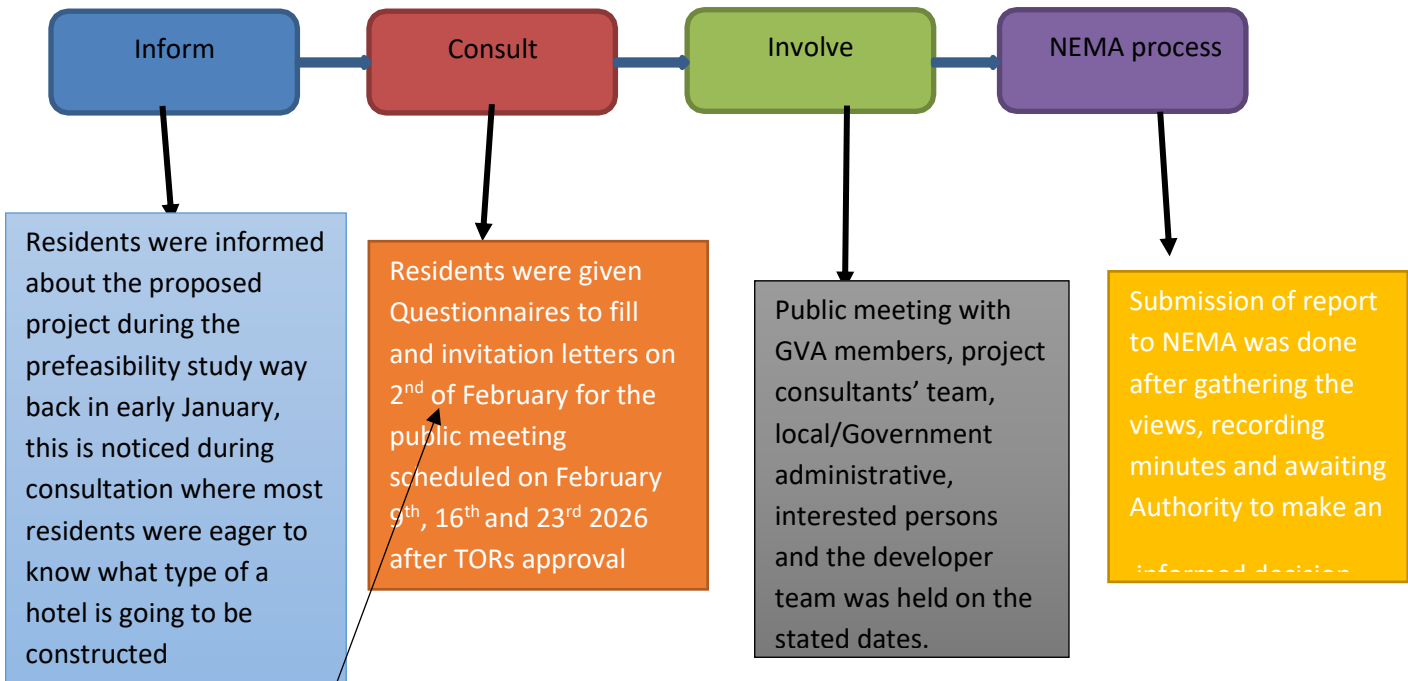


Table 2: showing stakeholder engagement process.

Public involvement is a fundamental principle of the EIA process. Timely, well planned and appropriately implemented public involvement programs will contribute to EIA studies and to the successful design, implementation, operation and management of proposals. Specifically public involvement is a valuable source of information on key impacts, potential mitigation measures and the identification and selection of alternatives. It also ensures the EIA process is open, transparent and robust, characterized by defensible analysis. Nearly all EIA systems make provision for some type of public involvement. This term includes public consultation (or dialogue) and public participation, which is a more interactive and intensive process of stakeholder engagement. Most EIA processes are undertaken through consultation rather than participation. At a minimum, public involvement must provide an opportunity for those directly affected by a proposal to express their views regarding the proposal and its environmental and social impacts.

The purpose of public involvement is to:

- Inform the stakeholders about the proposal and its likely effects;
- Canvass their inputs, views and concerns; and
- Take account of the information and views of the public in the EIA and decision making.

The key objectives of public involvement are to:

- obtain local and traditional knowledge that may be useful for decision-making;
- facilitate consideration of alternatives, mitigation measures and tradeoffs;
- ensure that important impacts are not overlooked and benefits are maximized;

- reduce conflict through the early identification of contentious issues;
- provide an opportunity for the public to influence project design in a positive manner (thereby creating a sense of ownership of the proposal);
- improve transparency and accountability of decision-making; and
- Increase public confidence in the EIA process.

Experience indicates that public involvement in the EIA process can and does meet these aims and objectives. Many benefits are concrete, such as improvements to project design. Other benefits are intangible and incidental and flow from taking part in the process. For example, as participants see their ideas are helping to improve proposals, they gain confidence and self-esteem by exchanging ideas and information with others who have different values and views.

Public participation meetings for the assessment were carried out on the proposed site for 3 consecutive weeks (**February 9th, 16th, & 23rd 2026**). Interviews were carried out in the neighbourhood by the use of questionnaires (sample attached), to find out all the views from the neighbours towards the proposed hotel project. Most of the interviewed had mixed opinion, some gave out their concrete reasons as highlighted below, while others including commercial set-up were okay with the project sighting that the project will

- ✓ Create employment to the youth and the general public both during construction and operation phase
- ✓ It will open possibilities of more business opportunities associated with supply of construction materials and service delivery among other associated supply chain.
- ✓ Recreational centre, apart from Karura forests where people can go for recreational activities, the project will create additional recreational set-up which will cater for visitors staying within the hotel, who might need a simple jog around the area before working instead of spending much time going to Karura forest.
- ✓ Improved infrastructure, with the proposed sewer system in collaboration with Village Market, Tribe hotel and Eaton Place, some participants had a view that the proposed hotel will lead to improved supply of certain infrastructure which will come up with expansion of road network, electricity supply and sewer system.
- ✓ Some interviewee felt that the value of land will increase even more, since the hotel suites is going to host most of the expatriates and diplomats, thus demanding more and more land for such investments.
- ✓ Beautification, some interviewee enjoyed the fact that the hotel is going to meet LEED certification with international standard hotel suite design, and the presented landscape had made it even clear that the project will have a good landscaped design to beautify the area.
- ✓ Some of the commercial set-up felt that they are going to benefit directly from the project because of shared services.

However, some of the residents had a different perspective and below are sampled issues raised during the public participation meeting, and general view from some residents.

- ✓ **Zoning and Neighborhood Character.** Some residents have expressed concerns that zoning regulations may not permit such a development. However, the proposed hotel suites are situated within a mixed-use corridor in Gigiri that has gradually evolved from a low-density residential area into a diplomatic, commercial, and hospitality hub, alongside developments such as Village Market, Tribe Hotel, Trademark Hotel, and Eaton Place. The project has

obtained all necessary planning approvals, including Change of User, and is designed as a high-quality, low-impact development that respects the area's international character. Its scale and management aim to support existing hospitality infrastructure without disrupting the surrounding residential environment, making it a contextually appropriate addition to the precinct.

- ✓ **Loss of Privacy and Overlooking.** The height and scale of the proposed hotel suites will create direct sightlines into adjacent homes, gardens, and private recreational areas. While the architectural design incorporates vertical screens on balconies to enhance privacy between hotel units and neighboring residences, residents remain concerned that these measures will not adequately protect their privacy.
- ✓ **Environmental Risks on Sloping Riparian Land.** The proposed site lies within or adjacent to a sloping riparian zone connected to the Rui Ruaka River. The developer has dedicated 35% of the land to plant 500 trees and has obtained WRM approval for a 10 m riparian reserve, with an additional 15 m voluntarily added, resulting in a 25 m buffer from the river. Despite these measures, residents remain concerned that large-scale excavation and high-rise construction in this environmentally sensitive area could lead to significant risks, including soil erosion, slope instability, increased flooding, and compromised water quality.
- ✓ **Increased Traffic Congestion.** During consultations, it was proposed that trucks transporting materials during the hotel's construction phase use the upper road from Cedar Junction to the site, which passes through a more commercial area, while avoiding the lower road primarily used by residents. Despite this, residents expressed concerns that hotel operations would still substantially increase traffic, including guest arrivals and departures, staff commuting, and service deliveries.
- ✓ **Noise Pollution.** Residents perceive hotel operations as a potential continuous source of noise from guests, mechanical systems, generators, and increased vehicle movement. The developer has clarified that the hotel design does not include clubs or bars and that the facility will not host events or conferences, only meeting rooms and a restaurant. Despite this, residents remain concerned that the hotel could negatively affect their quality of life.
- ✓ **Security Concerns.** Gigiri hosts numerous diplomatic residences and international institutions, making it a highly sensitive area. Residents expressed concerns that a high-occupancy hotel could increase security vulnerabilities due to constant guest turnover and elevated vantage points overlooking surrounding properties, raising legitimate safety and surveillance issues. During consultations, residents noted that while the developer has proposed security measures for the hotel site, these do not address the broader security of Gigiri Crescent Road, potentially compromising the safety of the wider community.
- ✓ **Wastewater and Sewerage Strain.** A high-rise hotel is expected to generate substantial volumes of wastewater daily. The area is not currently served by a municipal sewer system, and although the developer proposes an Effluent Treatment Plant (ETP), residents remain concerned about its effectiveness. They cited the example of Village Market, which has its own treatment plant but frequently discharges untreated wastewater into the Rui Ruaka River, posing risks to water quality and generating unpleasant odors.
- ✓

- ✓ **Stormwater Drainage and Rui Ruaka River.** Residents are concerned that the increase in impermeable surfaces from the proposed development could intensify stormwater runoff, raising the risk of flash flooding and degradation of the nearby river (Rui Ruaka River). While the developer plans to plant 500 trees to enhance soil infiltration and provide a buffer zone to reduce stormwater flow into the river, residents remain cautious about the effectiveness of these measures in mitigating potential impacts.
- ✓
- ✓ **Sanitation Burden and River Health.** The increased population density from the proposed development is expected to generate additional solid waste and effluent. Inadequate waste management could lead to river pollution, ecosystem degradation, and long-term environmental impacts. The developer, however, is committed to properly managing waste to protect the environment and preserve the character and beauty of Gigiri.

Developer's commitment

During the three public participation meetings, the developer is highly committed to provide mitigation measures from some of the issues raised by residents, the developer is already a resident of the area and would wish to have hamble living standards as well without being affected by hotel operations.

Some of the above issues that he is willing to commit are as follows;

- That during the construction phase, all trucks transporting materials will use the upper road of UN crescent from Cedar junction to the site and avoid the lower road by all means possible,
 - That he is committed to introduce the barrier near Nairobi water to ensure that truck will not go beyond the construction site.
 - That he will ensure the proposed Effluent Treatment Plant is well managed, and no effluent will be discharged to the river.
 - That the proposed hotel suites will not host any events/conferences or operate a bar/clubs that will undermine the neighbourhood character.
 - That the Association will appoint one of their members to oversee the project throughout the construction phase and monitor all the activities and respond to the association through his payroll.
 - The developer has committed to providing a pedestrian walkway and ensuring that residents' movement within the area is not restricted, allowing them to continue enjoying activities such as jogging and daily mobility as they have traditionally done
- ✚ Some of the mitigation measures that have been given to the developer by the consultants is to allow construction workers be provided with food on-site to avoid loitering around the premises in order to reduce noise, insecurities and increase privacy of the area.
 - ✚ The developer is also requested to cover trucks transporting construction materials to the site to reduce dust along the road, and make sure that in case the road has been destroyed by the heavy trucks he commits to redo the road to its normal state.
 - ✚ The client is also advised to observe traffic rules in the area and commit to design a location within the premises for uber drop off and pick-points.

The above stated mitigation measures will allow the neighbourhood of Gigiri to coexist with each other, however the architectural and landscape design has captured more features that is going to align with beauty of Gigiri residents such as planting of 500 trees to increase soil infiltration,

water recharge and buffer zone to protect wastes from reaching the river, trees will also help mitigate soil erosion and flooding in the area.

CHAPTER FOUR: BASELINE INFORMATION OF THE STUDY AREA

4.1 Introduction

This chapter has information on the location, bio- physical, socio and economic aspects of the project area. These are elaborately discussed in order to identify areas likely to be affected as a result of project activities. This study therefore considered the physical location, climatic data, geology, drainage, infrastructure, demography and socioeconomic information.

4.2 Climatic Conditions

Nairobi is situated close to the equator hence the differences between the seasons are minimal and the timing of sunrise and sunset varies little throughout the year. Under the Köppen climate classification, Nairobi has a subtropical highland climate (Cwb). At 1,795 metres (5,889 ft) above sea level, evenings may be cool, especially in the June/July season, when the temperature can drop to 9 °C (48 °F). The sunniest and warmest part of the year is from December to March, when temperatures average in the mid-twenties Celsius during the day. The mean maximum temperature for this period is 24 °C (75 °F). Actual temperature ranges from a low of 10 degrees to a high of 29 degrees Centigrade. Due to the ITCZ (Inter- Tropical Convergence Zone) that forms throughout the area around the equinoxes, where the prevalent winds of the Northeast and Southeast converge.

Gigiri area is a suburban neighborhood located in the northern part of Nairobi, it experiences a subtropical highland climate which is suitable for hosting major international organizations such as United Nations Office at Nairobi (UNON), diplomatic missions, multinational corporations, and high-end residential communities.

4.2.1 Temperatures

The sunniest and warmest part of the year is from December to March, when temperatures average the mid-twenties during the day. The mean maximum temperature for this period is 24 °C (75 °F) The minimum temperature also remains low during cloudy nights, usually hovering around 8 °C and at times reaching 6°C. Clear skies in January and February also bring colder nights. The highest temperature ever registered in Nairobi was 32.8 degrees Celsius and the lowest was 3.9 degrees Celsius.

Gigiri experiences a moderate highland temperature pattern due to its elevation (about 1,600–1,800 metres above sea level), High altitude reduces heat intensity and green vegetation due to nearby forests (like Karura Forest) help regulate the local microclimate. Thus, Gigiri receives a comfortable climate throughout the year, without extreme heat or extreme cold. Temperature variation is small compared to lowland areas of Kenya, making it suitable for residential and diplomatic activities.

4.2.2 Rainfall

Nairobi has a bimodal rainfall pattern with the long rains season falling between March to June while the short rains season falls between October and December. The mean annual rainfall is 900 mm ranging from 500mm to 1500mm. During the long rains, the storm water mostly disappears as run off due to the poorly drained cotton soil and the paved land resulting in flooding. ***Gigiri experiences moderate, well-distributed rainfall with two main rainy seasons, supporting lush vegetation and green surroundings throughout the the year.***

Wind Flows

The lower winds throughout the year are of the easterly type. Between October and April, they shift to the northeast while as from May to September they move to the southeast. Prior to the “Long Rain” season strong winds prevail with an average speed of 22.5 Miles/hour. The rest of the year has wind speed varying from 10 to 15 Miles/hour. However, during night, the winds are usually calm.

Gigiri experiences seasonal wind changes influenced by the monsoon system in Kenya: Local Influences such Karura Forest and surrounding vegetation help reduce wind speed and create a mild microclimate. Built-up residential areas also act as windbreakers, generally gigiri experiences gentle, seasonal, and influenced by monsoon winds, altitude, and local vegetation, contributing to its comfortable climate.

4.2.3 Sunshine.

Early mornings in Nairobi in general are often cloudy, but the sun peeks through by midmorning. Throughout the year, there is an average of seven hours of sunshine per day. Thirty percent more sunlight reaches the ground during the afternoon than in the morning. Of course, there is more sun shine during the summer months, when the sun is more overhead in the southern hemisphere. Infrequently during the rainy season, the sun never shows through the clouds. Even in August, the cloudiest month, there is an average of four hours of sunshine.

The sunshine conditions in Gigiri area, are generally moderate to high throughout the year, The area lies at a high altitude (about 1,600–1,800 m) this factor helps the area not receiving extremely hot Sunshine and also Temperatures remain moderate despite strong solar radiation

4.3 Topography and Drainage

Nairobi main drainage follows the regional slope of the volcanic rocks towards the east, while subsidiary internal drainage into the Rift region is confined to the western part. The lava plains east of the line Ruiru-Nairobi-Ngong are underlain by a succession of lava flows alternating with Lakebeds, streams deposits, tuffs and volcanic ash. These plains, comprising mainly the Athi plains and the northern section of the Kapiti plain, extend westwards, rising from 4900 feet (1493 m) at the Athi River to 6000 feet (1829 m) in the faulted region near Ngong. The lava plains are crisscrossed with steep-walled gullies and canyon-like gorges, such as those along the Mbagathi valley.

Topography of Gigiri is gently undulating landscape with slight hills and shallow valleys. Slopes are generally mild, making the land suitable for residential development. Some areas have small depressions and natural valleys, especially near forested zones. The nearby Karura Forest occupies slightly lower ground in some sections, with rolling terrain and forested slopes. Gigiri is well-drained due to its sloping terrain, surface runoff flows into small seasonal streams during the rainy seasons. These streams form part of the larger Nairobi River drainage system. Drainage is mainly dendritic (branching pattern) because of the relatively uniform volcanic rocks. During heavy rainfall (especially in March–May), temporary flooding may occur in low-lying areas. There is need to construct drainage channels for Storm-water management

4.4 Hydrogeology and Soils

In general groundwater in volcanic rocks is limited to fractures and erosion levels within the volcanic succession. Fresh lavas are usually not water bearing because of their massive and impervious nature. The most significant aquifer system west of the project area is the Upper Athi Series aquifer system. This is the main aquifer for boreholes in Nairobi and Kiambu areas and is composed of tuffs, lakebeds and sediments. Other aquifers in this area are found in the weathered inter-lava layers and in fractured zones.

Gigiri's hydrogeology is characterized by fractured volcanic aquifers with seasonal groundwater recharge, while its soils are mainly deep, fertile, well-drained red volcanic soils. These conditions support vegetation growth and stable settlement.

The client had already done a geotechnical report prior to his proposed design and we have attached that geotechnical report in this study to help identify potential risks such as soil aggressivity to buried concrete that could lead to structural failures, environmental damage, and building degradation

4.5 Biological Environment

This section describes key biological elements, including the identification and distribution of dominant, rare and unique flora and faunal species within the region of concern (proposed project site and other potentially affected areas).

4.5.1 Flora

Natural vegetation in most parts of Nairobi has been cleared to pave way for the establishment of residential/commercial development. The proposed project site is, however within Gigiri area which is among the few places in Nairobi that have extensive natural vegetation cover. Gigiri's flora consists of a mixture of indigenous savannah woodland species such as Acacia species (e.g., whistling thorn), Croton trees, Warburgia ugandensis and planted exotic trees supported by fertile volcanic soils and a moderate highland climate such as Eucalyptus, Cypress, Grevillea, Jacaranda, Ornamental flowers and hedges. These are common in residential compounds, embassies, and around the United Nations complex. The presence of Karura Forest greatly enhances plant diversity and environmental conservation in the area. The proponent is committed to abide by LEED certification requirements of maintaining a green environment and ensure that about 75% of all indigenous trees are maintained. This shall be attained through a well-organized landscaping that is already there in the architectural designs of the project.

4.5.2 Fauna

This will look at the aquatic and wetland faunal species as well as terrestrial species. The site is situated within a commercial/ residential zone where human activities have altered the natural habitat for animals over the years. The fauna of Gigiri mainly consists of small mammals such as Sykes monkeys, Bush babies, Squirrels and Hares, Large wild animals are rare because Gigiri is highly urbanized. Diverse bird species because of trees, gardens, and forest habitat. Common birds include: Weavers, Sunbirds, Hornbills, Doves and pigeons and Birds of prey such as kites. There are also insects' and birds supported by forest patches, gardens, and a moderate climate. Although urban development limits large wildlife, biodiversity remains relatively high compared to many other parts of Nairobi. The principal source of water for this region is surface water from the Athi drainage basin.

The project's effect may seem insignificant to such lives but it is of great concern to the environment at large.

4.6 Socio-economic Environment

Kenya is one of the largest economies in East Africa and a lower-middle-income developing economy. In 2025, Kenya's nominal GDP (the total market value of all final goods and services) is estimated to be around US \$130–136 billion, with real economic growth of about 4.8 % for that year. GDP per capita, the GDP divided by the population is roughly around US \$2,400-2,600, signalling a modest average income level that reflects Kenya's developing-country status.

The major growth sectors were Services (like finance, telecommunications and transport) are the largest contributor over half of output. Agriculture still plays an important role (around 20–30 % of GDP especially in rural areas but is sensitive to climate conditions. Industry (manufacturing and construction) contributes smaller shares but is crucial for job creation and long-term growth.

The paradox is that the financial capacity of the Nairobi City County is extremely limited, largely because of poor resource management and a weak revenue collection system. As a result, there is a 200 per cent shortfall between the revenue collected per capita (\$7 on average) and per capita expenditure (\$21) (UN Habitat 2006). *The proposed project will enhance social-economic environment through creation of employment to the nearby residents both skilled and unskilled, business opportunities through purchasing of construction material nearby dealers in such services, contribution to revenue collection through acquiring of various approvals and licences and general development in the area that may lead to improved road network, drainage channel and water supply.*

4.6.1 Land use:

Urban land use refers to spatial distribution of social and economic activities. Accordingly, an up-to-date land use inventory is frequently required to facilitate urban planning and growth patterns as well as monitoring of urban expansion. A study by the Department of Resource Surveys and Remote Sensing (DRSRS 1994) identified eight major land-use classes in Nairobi. These include Residential use Industrial, commercial and service centres, Infrastructure land use, Recreational areas, urban agriculture as well as Water bodies and riverine areas.

Gigiri is a high-end dedicated to low-density, high-income residential use with large standalone houses and villas. These homes are mostly occupied by diplomats, expatriates, and affluent Kenyan residents. A significant portion of the land is used by embassies, international organisations, and United Nations offices, which gives Gigiri its identity as a diplomatic zone. Notably, there are some commercial activity, shopping and service facilities such as The Village Market, which provides retail, entertainment, and dining opportunities. A few mixed-use and office properties also exist, serving NGOs, consultancies, and other organisations close to diplomatic institutions.

4.6.2 Economic Activity:

The economy and the environment are closely linked, as natural resources are the basis of production, manufacturing and waste disposal. Environmental resources such as forests, water and land have a vital role to play in boosting economic growth and reducing poverty. While it may be argued that economic growth brings many benefits to people, the attendant pollution loading and resource

depletion poses great risks to human health and the environment. If not managed properly this may even jeopardize the viability of the economic activities being supported. Nairobi is a major contributor to Kenya's economy: it generates over 45 per cent of GDP; employs 25 per cent of Kenyans and 43 per cent of the country's urban workers (UN-Habitat 2006). The paradox is that the financial capacity of the Nairobi City County is extremely limited, largely because of poor resource management and a weak revenue collection system. As a result, there is a 200 per cent shortfall between the revenue collected per capita (\$7 on average) and per capita expenditure (\$21) (UN Habitat 2006).

The proposed hotel suite is aimed at providing high-end hotel suites for the diplomats in this area, The presence of diplomats and international staff drives demand for high-end services, such as catering, security firms, translation, and professional consultancies, the project will create numerous employment opportunities to local staff including administrative, security, hospitality, sales and services. Construction companies, landscaping services, and interior designers will also benefit from this project. Transport services: taxis, private drivers, and shuttle service for hotel staff, tourists, and residents will be of great importance

4.6.3 Population

Population is a major driver of environmental change in Nairobi and as such is a determinant of other parameters such as solid-waste-generation rates, land-use patterns and settlement, and water consumption. The 2019 Kenya Population and Housing Census reported Nairobi County's population at 4,397,073 people (2,192,452 males, 2,204,376 females, and 245 intersex). The county had 1,506,888 households with an average size of 2.9 persons. By 2025, the population is projected to reach about 4.9 million, reflecting Nairobi's role as Kenya's capital, economic hub, and fastest-growing urban centre. The county had 1,506,888 households and an average household size of 2.9. with this increased population in the city, there is high demand for housing facility to accommodate this population. The neighbourhood of Gigiri is known for a high proportion of non-Kenyan residents compared to many other Nairobi suburbs. Many residents work in international organisations, diplomatic missions, or service sectors linked to these institutions, the population may seem low but just Like much of Nairobi areas, environmental challenges can include pressures from real estate development and infrastructure expansion, which may lead to habitat fragmentation if not carefully planned.

4.6.4 Employment Trend

As Nairobi's population increases, so does the demand for jobs. Currently, 56 .6 per cent of women and 68 .6 per cent of men aged between 15 and 50 are economically active (CBS et al. 2004). Between 1989 and 1997, the combined formal and informal sector employment growth.

4.6.5 Socio-economic Importance of the proposed project

The proposed project is in line with the governments' housing policy that aims to facilitate the attainment of adequate shelter and healthy living environment to all socioeconomic groups in Kenya. The project will therefore help to increase settlement in the region by investing in the construction industry; the proponent will also contribute towards the economic growth of our nation through revenue collection. In particular, the proposed project will generate the following positive socio-economic impacts:

- **Employment Opportunities:** There will be numerous job opportunities both during construction and occupational phase ranging from consultants, architects, engineers, construction laborers, hotel staff such as front desk, housekeeping, chefs, maintenance, security, and management. Some will benefit indirectly from hotel operations through: Local suppliers, laundry services, transport operators, and tour guides.
- **Revenue Generation:** Tourism income: Hotels attract both international visitors (diplomats, UN staff, tourists) and local guests, increasing revenue for the area. Taxes and fees: The local and national government benefit from business licenses, property taxes, and tourism levies.
- **Boost to Local Businesses:** Increased demand for restaurants, cafes, retail shops, and entertainment facilities. There will be opportunities for local artisans, food suppliers, and service providers to sell products and services to hotel guests.
- **Promotion of Gigiri as a Business and Tourist Hub:** New hotels can enhance the area's reputation as a diplomatic, business, and leisure destination. Through conferences, seminars, and international events, increasing demand for professional services and event planning.
- **Infrastructure Development:** New hotels often require better roads, water, electricity, and internet connectivity, which benefits residents and other businesses in Gigiri. This will enhance urban planning and landscaping, making the area more attractive overall.
- **Social and Community Benefits:** Hotels may support community initiatives, like training programs, scholarships, or local environmental conservation (e.g., Karura Forest partnerships). This may also Promotes cultural exchange, as international visitors interact with local communities.

Apart from the direct employment of construction workers, the proposed project will also benefit the following categories of individuals:

- Transporters. Investors on lorry and trailer transport will benefit greatly from the project. This benefit will extend to vehicle dealers and manufacturers, lorry drivers and turn boys.
- Cement Manufacturers. The local cement manufacturers and their employees and shareholders are direct beneficiaries of the development.
- The government will also get some impressive increase in V.A.T. and other taxes levied on cement.
- Manufacturers and dealers of other building materials. Most of the building materials to be used are locally manufactured. Relevant companies, their workers and shareholders will be direct beneficiaries of the development.
- Sand Harvesters. Locals involved in sand harvesting in sand harvesting are to be major beneficiaries of the project. The benefit will extend to the local authority entitled to levy taxes on sand transporters.
- Ballast Quarries. There will be massive use of ballast. These will ensure that the Quarry owners and workers benefits greatly.

4.7 Water Resources

Although Nairobi relies mainly on surface water supplies, the sources of these supplies lie outside the city. The surface streams, though numerous, are heavily contaminated by domestic and industrial effluents and solid wastes. Naturally rivers are expected to cleanse themselves as they move downwards, but this is not the case with the Nairobi River and its tributaries, because there are many sources of organic pollution along the river. Even when water is available, it is often unsuitable for human consumption, and boiling it is expensive. Poor water quality and its high cost may contribute to malnutrition, child mortality and exposure to water-borne diseases and also impede efforts to reduce hunger and poverty. The natural groundwater quality is generally good and reaches the drinking water standards for most constituents, except for fluoride, which often exceeds 1 mg/l (Foster and Tuinh of 2005).

The area has a river (Rui Ruaka River) that flow all the way from Tribe hotel and Eaton place which flows towards the southwest of the project site. This river into karura forest river that eventually feed into the Nairobi River Basin. The developer has applied for a pegging WRM report to reserve the riparian land before commencement of the project.

4.8 Waste Management.

Waste management is a growing problem in Nairobi. Increasing urbanization, rural-urban migration, rising standards of living and rapid development associated with population growth have resulted in increased solid waste generation by industrial, domestic and other activities. The increase in solid waste generation has not been accompanied by an equivalent increase in the capacity of the relevant urban authorities to deal with this problem. Only about 40 per cent of the waste generated in Nairobi is collected by the City Council of Nairobi, the private sector collects about 20 per cent and the balance is left uncollected, or is disposed of through other means, including by burning, dumping in pits and other unauthorised places, or is collected by the numerous nongovernmental organizations, community-based groups and other ad hoc or voluntary groups (Ikiara 2006). It is estimated that there are at least 60 private companies engaged in solid waste collection services in the city (JICA 1998 in UNEP/NEMA 2005). The existing waste management practices in the neighbourhood of the proposed project site and within the Nairobi City County in general include:

NEMA, in line with the Environmental Management and Coordination (Waste Management) Regulations, 2006 requires all solid waste (unless the generator opts to recycle) to be dumped at approved sites.

The neighborhood of the proposed site relies on private garbage collectors to dispose of solid waste. The Proponent will be required to contract a licensed solid waste transporter to collect and transport solid waste from the site for dumping at approved sites.

CHAPTER FIVE: IMPACT ASSESSMENT METHODOLOGY & ANALYSIS OF ALTERNATIVES

5.1 Introduction

This chapter will describe the impact assessment methodology to be used for this project. The methodology has been developed by the consultant and aims to provide a relatively objective approach for the assessment of potential impacts.

5.2 Methodology

To ensure a direct comparison between various impacts, standard rating scales have been defined for assessing and quantifying the identified impacts. This is necessary since impacts have a number of parameters that need to be assessed. Five factors need to be considered when assessing the significance of impacts, namely:

1. Relationship of the impact to **temporal** scales – the temporal scale defines the significance of the impact at various time scales, as an indication of the duration of the impact (during construction phase).

2. Relationship of the impact to **spatial** scales – the spatial scale defines the physical extent of the impact.

3. The severity of the impact – the **severity/beneficial** scale is used in order to scientifically evaluate how severe negative impacts would be, or how beneficial positive impacts would be on a particular affected system (for ecological impacts) or a particular affected party. The severity of impacts can be evaluated with and without mitigation in order to demonstrate how serious the impact is when nothing is done about it. The word ‘mitigation’ means not just ‘compensation’, but also the ideas of containment and remedy. For beneficial impacts, optimization means anything that can enhance the benefits. However, mitigation or optimization must be practical, technically feasible and economically viable.

4. The **likelihood** of the impact occurring – the likelihood of impacts taking place as a result of project actions differs between potential impacts. There is no doubt that some impacts would occur (e.g. loss of vegetation), but other impacts are not as likely to occur (e.g. vehicle accident), and may or may not result from the proposed development. Although some impacts may have a severe effect, the likelihood of them occurring may affect their overall significance.

Each criterion is ranked with scores assigned to determine the overall **significance** of an activity. The criterion is then considered in two categories, viz.

- Effect of the activity and the likelihood of the impact.

The total scores recorded for the effect and likelihood are then read off the matrix presented to determine the overall significance of the impact.

- The overall significance is either negative or positive.

5.3 Analysis of Alternatives

5.3.1 The No Action Alternative

The No Action Alternative in respect to the proposed project implies that the status quo is maintained i.e. no construction/development activity to take place. This option is most suitable alternative from an extreme environmental perspective as it ensures non-interference with the existing conditions. However, the need for such development is high and the anticipated insignificant environmental impacts resulting from construction have already been experienced. This option will however, involve several losses both to the project proponent/land owner and the Kenya society and Government. The property will remain under-utilized or neglected. The No Project Option is the least preferred from the socio-economic and partly environmental perspective since if the project is not done: -

- ❖ The economic benefits especially during construction i.e. provision of jobs for skilled and non-skilled workers will not be realized.
- ❖ There will be no generation of income by the developer and the Government.
- ❖ The social-economic status of Kenyans and local people would remain unchanged.
- ❖ The local skills would remain under utilized
- ❖ No employment opportunities will be created for Kenyans who will work in the project area.
- ❖ Discouragement for investors to produce this level of standard and affordable development.

5.3.2 The relocation Alternative

Relocation option to a different site is an option available for the project implementation. At the moment, there are no alternative sites for the proposed development (i.e. the project proponent doesn't have an alternative site). This means that the proponent has to look for the land if relocation is proposed. Looking for the land to accommodate the scale and size of the project and completing official transaction on it may take a long period. In addition, it is not a guarantee that such land would be available. It's also worth noting that the said project is already underway in terms of seeking development approvals in various government departments.

The project proponent would spend another long period of time on design and approvals of the plans by the relevant government departments. The project design and planning before the stage of implementation would call for costs; already incurred in the proposed development i.e. whatever has been done and paid to date would be counted as a loss to the proponent. In consideration of the above concerns and assessment of the current proposed site, relocation is not a viable option. From the analysis above, it becomes apparent that the No Project Alternative is not the appropriate alternative to the local people, Kenyans, and the Government of Kenya.

5.3.3 Alternative Land Use Activities

The area is in a residential zone i.e. used for residential purpose. Alternative land use activities such as farming, grazing land and car repairs will conflict with surrounding land use activities. For uniformity purposes, the proponent is interested in construction of similar residential hotel suites in form and character to what exist in the neighborhood (residential/commercial).

5.3.4 Alternative to Construction Materials and Technology.

There is a wide range of construction and furnishing materials which can be sourced locally and internationally. In this construction, certified raw materials/equipment and modern technology will be used. Also, electrical appliances that save energy will be given first priority. The concrete pillars and walls will be made using locally sourced stones, cement, sand (washed and clean), metal bars and fittings that meet the Kenya Bureau of Standards requirements.

5.3.5 Solid Waste Management Alternatives.

Throughout construction, the project will produce wastes such as soil, wood chips, metal scraps and paper wrappings among other. Wastes to be generated during operation phase are mainly domestic in nature. The Proponent is expected to observe EMCA (Waste Management Regulations, 2006). Priority will be given to reduction of wastes, recycling, and reuse. This will minimize environmental pollution.

5.3.6 Project Design

This Environmental Impact Assessment Full Study Report is based on information and consultations with the project proponent, the Architect and details contained in the architectural plans and drawings of the project. (*Please see attached copies of Architectural Plans*). The project will entail construction of hotel suites.

CHAPTER SIX: POTENTIAL ENVIRONMENTAL IMPACTS

6.1 Introduction

This chapter outlines the potential negative and positive impacts that will be associated with the proposed project. The impacts will be related to activities to be carried out during construction of the project. The operational phase impacts of the project will be associated with the activities carried out by the residents/tenants, which will be for residential hotel suites. In addition, closure and decommissioning phase impacts of the project are also highlighted.

The impacts of the mixed development project during its life cycle stages (construction, operation and decommissioning) can be categorized into: impacts on the biophysical environment; health and safety impacts; and socio-economic impacts. Construction of the proposed hotel suites development is likely to present several environmental impacts. These can be either positive or negative.

6.2 Anticipated Environmental Impacts

During the field survey, key impacts both positive and negative relating to the proposed hotel development was identified. They were obtained by making physical observations at the project site as well as existing land use in the neighborhood.

6.3 Positive Environmental Impacts of Construction Activities

6.3.1 Creation of Employment Opportunities

Several employment opportunities will be created for construction workers during the construction phase of the project. This will be a significant impact since unemployment is currently quite high in the country at large.

6.3.2 Provision of Market for Supply of Building Materials

The project will require supply of large quantities of building materials most, of which will be sourced locally. This provides ready market for building material suppliers such as quarrying companies, hardware shops and individuals with such materials.

6.3.3 Increased Business Opportunities

The large number of project staff required will provide ready market for various goods and services, leading to several business opportunities for small-scale traders such as food vendors around the construction site.

6.3.4 Individual Investment

Economically, the project will be an investment to the proponent. The proposed project once complete can also be used as a collateral asset.

6.3.5 Optimal Use of Land

The development project leads to optimal use of land. Considering the scarcity of serviced land in Nairobi, the project enhances the returns on the limited land space in the city.

6.3.6 Revenue to Government.

Value Added Tax (VAT) on construction materials/ tools to be purchased and NEMA fees among others will be sources of revenue for the government and its institutions.

6.3.7 Enhanced Security.

During the operation of the project, security will be enhanced in the premise and the houses through distribution of suitable security lights and presence of a security guard. This will lead to improvement in the general security in the surrounding area.

6.3.8 Improved Infrastructure.

Project activities will lead to improvement of transport, sewerage, water supply and telecommunication networks. Such services are a prerequisite to development in any region.

6.4 Negative Environmental Impacts of Construction Activities

6.4.1 Extraction and Use of Building Materials

Building materials such as hard core, ballast, cement, rough stone and sand required for construction of the housing project will be obtained from quarries, hardware shops and sand harvesters who extract such materials from natural resource banks such as rivers and land. Since substantial quantities of these materials will be required for construction of the buildings, the availability and sustainability of such resources at the extraction sites will be negatively affected, as they are not renewable in the short term. In addition, the sites from which the materials will be extracted may be significantly affected in several ways including landscape changes, displacement of animals and vegetation, poor visual quality and opening of depressions on the surface leading to several human and animal health impacts.

6.4.2 Dust Emissions

During construction, the project will generate substantial quantities of dust at the construction site and its surrounding. The sources of dust emissions will include site preparation and levelling works, and to a small extent, transport vehicles delivering building materials. Emission of large quantities of dust may lead to significant impacts on construction workers and the local residents, which will be accentuated during dry weather conditions.

6.4.3 Exhaust Emissions.

The trucks used to transport various building materials from their sources to the project site contribute to increases in emissions of CO₂, NO₂ and fine particulate along the way as a result of diesel combustion. Such emissions can lead to several environmental impacts including global warming and health impacts. Because large quantities of building materials are required, some of which are sourced outside Nairobi, such emissions can be enormous and may affect a wider geographical area. The impacts of such emissions can be greater in areas where the materials are sourced and at the construction site as a result of frequent gunning of vehicle engines, frequent vehicle turning and slow vehicle movement in the loading and offloading areas.

6.4.4 Traffic flow during construction

There is a likelihood of increase in traffic on road adjacent to the site during construction. The trucks used to transport various building materials from their sources to the project site will contribute to increases in emissions of CO₂, NO_x and fine particulate along the way as a result of diesel combustion. Such emissions can lead to several environmental impacts including global warming and health impacts. Because large quantities of building materials are required, some of which are sourced outside Nairobi, such emissions can be enormous and may affect a wider geographical area. The impacts of such emissions can be greater in areas where the materials are sourced and at the

construction site as a result of frequent running of vehicle engines, frequent vehicle turning and slow vehicle movement in the loading and offloading areas such trucks may slow down traffic flow.

6.4.5 Noise and Vibration

The construction works, delivery of building materials by heavy trucks and the use of machinery/equipment including bulldozers, generators, metal grinders and concrete mixers will contribute high levels of noise and vibration within the construction site and the surrounding area. Elevated noise levels within the site can affect project workers and the residents, passers-by and other persons in within the vicinity of the project site.

6.4.6 Risks of Accidents and Injuries to Workers

Because of the intensive engineering and construction activities including erection and fastening of roofing materials, metal grinding and cutting, concrete work, steel erection and welding among others, construction workers will be exposed to risks of accidents and injuries. Such injuries can result from accidental falls from high elevations, injuries from hand tools and construction equipment cuts from sharp edges of metal sheets and collapse of building sections among others.

6.4.7 Solid Waste Generation

Large quantities of solid waste (soil) will be generated as a result of excavation of the site. In addition, additional solid waste will be generated at the site during construction of the building and related infrastructure. Such waste will consist of metal cuttings, rejected materials, surplus materials, surplus oil, excavated materials, paper bags, empty cartons, empty paint and solvent containers, broken glass among others. Such solid waste materials can be injurious to the environment through blockage of drainage systems, choking of water bodies and negative impacts on human and animal health. This may be accentuated by the fact that some of the waste materials contain hazardous substances such as paints, cement, adhesives and cleaning solvents, while some of the waste materials including metal cuttings and plastic containers are not biodegradable and can have long-term and cumulative effects on the environment.

6.4.8 Energy Consumption

The project will consume fossil fuels (mainly diesel) to run transport vehicles and construction machinery. Fossil energy is non-renewable and its excessive use may have serious environmental implications on its availability, price and sustainability. The project will also use electricity supplied by supplied by Kenya Power & Lighting Company (KPLC) Ltd. Electricity in Kenya is generated mainly through natural resources, namely, water and geothermal resources. In this regard, there will be need to use electricity sparingly since high consumption of electricity negatively impacts on these natural resources and their sustainability.

6.4.9 Water Use

The construction activities will require large quantities of water. Water will mainly be used for concrete mixing, curing, sanitary and washing purposes. Excessive water use may negatively impact on the water source and its sustainability.

6.5 Positive Environmental Impacts of Operational Activities

6.5.1 Provision of hotel suites.

Gigiri hosts numerous embassies, consulates, and UN offices, leading to a steady demand for quality long-stay suites and premium accommodation for Diplomats, Expatriates and Business Travelers. The current hospitality market in Gigiri has fewer boutique hotel suites tailored for medium-to-long-stay clients, new hotel suites would increase stays from regional and international visitors, stimulating local spending and business growth. In addition, this impact will be significant since Nairobi is currently experiencing a shortage of such development ideas.

6.5.2 Employment Opportunities

Some people will be employed by the project as management agents, hotel staff, service providers caretakers, cleaners, security personnel and technicians.

6.5.3 Revenue to National and County Governments

Through payment of relevant taxes, rates and fees to the government and the local authority, a new hotel offers amenities that can benefit residents too (e.g., dining, meeting rooms, wellness facilities) in-turn they pay for the services increasing the revenue of the country

6.5.4 Improved Security

Adding quality accommodation improves the area's reputation and can catalyse further responsible development this will enhance security of the area, and there will be no more idlers moving around the area.

6.6 Negative Environmental Impacts of Operational Activities

6.6.1 Solid Waste Generation

The project is expected to generate enormous amounts of solid waste during its operation phase. The bulk of the solid waste generated during the operation of the project will consist of paper, plastic, glass, metal, textile, domestic, and organic wastes. Such wastes can be injurious to the environment through blockage of drainage systems, choking of water bodies and negative impacts on animal health. Some of these waste materials especially the plastic/polythene are not biodegradable may cause long-term injurious effects to the environment. Even the biodegradable ones such as organic wastes may be injurious to the environment because as they decompose, they produce methane gas, a powerful greenhouse gas known to contribute to global warming.

6.6.2 Energy Consumption

During operation, the family units will use a lot of electrical energy mainly for domestic purposes including lighting, cooking, running of air conditioning equipment, running of refrigeration systems, pumping water into reservoirs. Since electricity generation involves utilization of natural resources, excessive electricity consumption will strain the resources and negatively impact on their sustainability.

6.6.3 Water Use

The domestic activities during the operation phase of the project will involve the use of large quantities of water.

6.7 Negative Environmental Impacts of Decommissioning Activities

6.7.1 Solid Waste

Demolition of the project small buildings and related infrastructure will result in large quantities of solid waste. The waste will contain the materials used in construction including concrete, metal, drywall, wood, glass, paints, adhesives, sealants and fasteners. Although demolition waste is generally considered as less harmful to the environment since they are composed of inert materials, there is growing evidence that large quantities of such waste may lead to release of certain hazardous chemicals into the environment. In addition, even the generally non-toxic chemicals such as chloride, sodium, sulphate and ammonia, which may be released as a result of leaching of demolition waste, are known to lead to degradation of groundwater quality.

6.7.2 Noise and Vibration

The demolition works will lead to significant deterioration of the acoustic environment within the project site and the surrounding areas.

6.8 Positive Environmental Impacts of Decommissioning Activities

6.8.1 Rehabilitation

Upon decommissioning the project, rehabilitation of the project site will be carried out to restore the site to acceptable status. This will include replacement of topsoil and re-vegetation that will lead to improved visual quality of the area.

6.8.2 Employment Opportunities

Several employment opportunities will be created for demolition and construction staff.

CHAPTER SEVEN: IMPACTS MITIGATION MEASURES

7.1 Introduction

This chapter highlights the necessary mitigation measures that will be adopted to prevent or minimize significant negative environmental, health and safety impacts associated with the activities of the project during its construction, operation and decommissioning phases. Allocation of responsibilities, time frame and estimated costs for implementation of these measures are presented in the environmental management plan (EMP) in Chapter 8.

7.2 Mitigation of Construction Phase Impacts

7.2.1. Efficient sourcing and Use of Raw Materials

The proponent will source building materials such as sand, ballast and hard core from registered quarry and sand mining firms, whose projects have undergone satisfactory environmental impact assessment/audit and received NEMA approval. Since such firms are expected to apply acceptable environmental performance standards, the negative impacts of their activities at the extraction sites are considerably well mitigated.

To reduce the negative impacts on availability and sustainability of the materials, the proponent will only order for what will be required through accurate budgeting and estimation of actual construction requirements. This will ensure that materials are not extracted or purchased in excessive quantities. Moreover, the proponent will ensure that wastage, damage or loss (through run-off, wind, etc) of materials at the construction site is kept minimal, as these would lead to additional demand for and extraction or purchase materials.

In addition to the above measures, the proponent shall consider reuse of building materials and use of recycled building materials. This will lead to reduction in the number of raw materials extracted from natural resources as well as reducing impacts at the extraction sites.

7.2.2. Minimization of Run-off

The proponent will put in place some measures aimed at minimizing soil erosion and associated sediment release from the project site. These measures will include terracing and levelling the project site to reduce run-off velocity and increase infiltration of rainwater into the soil. In addition, construction vehicles will be restricted to designated areas to avoid soil compaction within the project site, while any compacted areas will be ripped to reduce run-off.

7.2.3. Minimization of Construction Waste

It is recommended that demolition and construction waste be recycled or reused to ensure that materials that would otherwise be disposed of as waste are diverted for productive uses. In this regard, the proponent is committed to ensuring that construction materials left over at the end of construction will be used in other projects rather than being disposed of. In addition, damaged or wasted construction materials including cabinets, doors, plumbing and lighting fixtures, marbles and glass will be recovered for refurbishing and use in other projects. Such measures will involve the sale or donation of such recyclable/reusable materials to construction companies, local community groups, institutions and individual residents or homeowners. The proponent shall put in place measures to ensure that construction materials requirements are carefully budgeted and to ensure that the amount of construction materials left on site after construction is kept minimal.

It is further recommended that the proponent should consider the use of recycled or refurbished construction materials. Purchasing and using once-used or recovered construction materials will

lead to financial savings and reduction of the amount of construction debris disposed of as waste. Additional recommendations for minimization of solid waste during construction of the project include: -

- i. Use of durable, long- lasting materials that will not need to be replaced as often, thereby reducing the amount of construction waste generated over time
- ii. Provision of facilities for proper handling and storage of construction materials to reduce the amount of waste caused by damage or exposure to the elements
- iii. Purchase of perishable construction materials such as paints incrementally to ensure reduced spoilage of unused materials
- iv. Use of building materials that have minimal packaging to avoid the generation of excessive packaging waste
- v. Use of construction materials containing recycled content when possible and in accordance with accepted standards.

7.2.4. Reduction of Dust Generation and Emission

Dust emission during construction will be minimized through strict enforcement of onsite speed controls as well as limiting unnecessary traffic within the project site. In addition, it is recommended that excavation works be carried out in wet weather; and traffic routes on site be sprinkled with water regularly to reduce amount of dust generated by the construction trucks.

7.2.5. Minimization of impacts on traffic flow

The proponent will put in place measures to address such concerns by ensuring that construction vehicles preferably deliver materials during off-peak hours when traffic volume is low. There will also be provision for caution signs on the access road to alert users on construction activities in progress in order to prevent occurrence of accidents. This will be achieved through proper planning of transportation of materials to ensure that vehicle fills are increased in order to reduce the number of trips done or the number of vehicles on the road. In addition, truck drivers will be sensitized to avoid unnecessary racing of vehicle engines at loading/offloading areas, and to switch off or keep vehicle engines at these points.

7.2.6. Minimization of Noise and Vibration

Noise and vibration will be minimized in the project site and surrounding areas through sensitization of construction truck drivers to switch off vehicle engines while offloading materials. In addition, they will be instructed to avoid gunning of vehicle engines or hooting especially when passing through sensitive areas such as churches, schools and hospitals. In addition, construction machinery shall be kept in good condition to reduce noise generation. It is recommended that all generators and heavy-duty equipment be insulated or placed in enclosures to minimize ambient noise levels.

7.2.7. Health and safety of Workers on site

The proponent is committed to adherence to the occupational health and safety rules and regulations stipulated in Occupational Health and Safety Act (Cap 514). In this regard, the proponent is committed to provision of appropriate personal protective equipment such as gloves; helmets, overall as well as ensuring a safe and healthy environment for construction workers by providing sanitary facilities (toilets) and portable water while food will be bought by workers from the nearby hotels.

7.2.8. Reduction of Energy Consumption

The proponent shall ensure responsible electricity use at the construction site through sensitization of staff to conserve electricity by switching off electrical equipment or appliances when they are not

being used. In addition, proper planning of transportation of materials will ensure that fossil fuels (diesel, petrol) are not consumed in excessive amounts. Complementary to these measures, the proponent shall monitor energy use during construction and set targets for reduction of energy use.

7.2.9. Minimization of Water Use

The proponent shall ensure that water is used efficiently at the site by sensitizing construction staff to avoid irresponsible water usage.

7.3 Mitigation of Operation Phase Impacts

7.3.1 Ensuring Efficient Solid Waste Management

The proponent will be responsible for efficient management of solid waste generated by the project during its operation. In this regard, the proponent will provide waste handling facilities such as waste bins and skips for temporarily holding waste generated at the site. In addition, the proponent will ensure that such disposed of regularly and appropriately. It is recommended that the proponent put in place measures to ensure that the occupants of the Houses manage their waste efficiently through recycling, reuse and proper disposal procedures.

7.3.2 Minimization of Sewage Release

The proponent will ensure that there are adequate means for handling the large quantities of sewage generated by the tenants being directed to a bio-digester to be treated through Effluent Treatment Plant, the treated water will be re-used within the building for flushing the toilets and watering plants.

7.3.3 Ensure Efficient Energy Consumption

The proponent plans to install an energy-efficient lighting system for the project. This will contribute immensely to energy saving during the operational phase of the project. In addition, occupants of the apartments will be sensitized to ensure energy efficiency in their domestic operations. To complement these measures, it will be important to monitor energy use during the occupation of the houses and set targets for efficient energy use.

7.3.4 Ensure Efficient Water Use

The proponent will install water-conserving automatic taps and toilets. Moreover, any water leaks through damaged pipes and faulty taps will be fixed promptly by qualified staff. In addition, the occupants of the apartments will be sensitized to use water efficiently.

7.4 Mitigation of Decommissioning Phase Impacts

7.4.1 Efficient Solid Waste Management

Solid waste resulting from demolition or dismantling works will be managed as previously described.

7.4.2 Reduction of Dust Concentration

High levels of dust concentration resulting from demolition or dismantling works will be minimized as described in Section 7.2.4.

7.4.3 Minimization of Noise and Vibration

Significant impacts on the acoustic environment will be mitigated as described above.

CHAPTER EIGHT: ENVIRONMENTAL MANAGEMENT PLAN

8.1 Introduction

Integrating environmental issues in business management, such as those related to real estate development is that it increases efficiency while enhancing the project proponent financial and environmental management. These issues, which are normally of financial concern, are: costs, product quality, investments, level of productivity and planning.

Environmental planning and management as a concept seek to improve and protect environmental quality for both the project site and the neighborhood through segregation of activities that are environmentally incompatible. Environmental planning and management integrate land use structure, social systems, regulatory law, environmental awareness and ethics.

Environmental management plan (EMP) for development projects such as the proposed hotel suites is aimed at providing a logical framework within which identified negative environmental impacts can be mitigated and monitored. In addition, EMP assigns responsibilities for action to various actors, and provides time frame within which mitigation measures can be done.

EMP is a vital output for an environmental impact assessment as it provides a checklist for project monitoring and evaluation. A number of mitigation measures are already incorporated into the project design.

The EMP outlined in Table 8-1 has addressed the identified potential negative impacts and mitigation measures for the proposed Hotel suites development.

8.2 Environmental Monitoring and Evaluation

Environmental monitoring and evaluation are essential in the project lifespan as they are conducted to establish if the project implementation has complied with the set environmental management standards as articulated in the Environmental Management and Coordination (Amendment) Act (EMCA) 2015, and its attendant Environmental (Impact Assessment and Audit) Regulations, 2003.

In the context of the proposed project, design has made provisions for an elaborate operational monitoring framework for the following among others:

- Disruption of natural environment and modification of microclimate
- Air and noise pollution
- Proliferation of kiosks
- Worker's accidents and health infections during construction process

TABLE 8.1: ENVIRONMENTAL MANAGEMENT PLAN (IMPLIMENTATION PHASE)

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES)	MONITORING MEASURES
Visual intrusion in low-density residential area	Implement step-back, architectural design; establish perimeter landscaping; install temporary site hoarding	Project team (Lead Consultant/Architect, contractor /proponent)	Part of/Covered in the Project Cost	Presence of the project Team
Loss of privacy to neighboring properties	Orient windows away from adjacent homes; install frosted glazing where necessary; plant perimeter trees and vertical green screens	Contractor	Part of/Covered in the Project Cost	Presence of Perimeter Fence
Soil erosion and slope instability	Implement geotechnical recommendations; construct retaining walls; install gabions and silt traps; phased excavation	Contractor	500,000	Presence of Labour Camp
Disturbance of riparian areas	Maintain statutory riparian setback; prohibit material storage near river; rehabilitate disturbed areas with indigenous vegetation	Contractor	400,000	Presence of Site store
Traffic congestion	Restrict Truck to use upper road (commercial) from Cedar junction to the site and avoid the lower side (residential) as much as possible Implement Traffic Management Plan; schedule deliveries off-peak; deploy traffic marshals; provide worker transport. Provide adequate basement parking; internal drop-off zones.	Contractor/Proponent/proje ct team	Part of/Covered in the Project Cost	Material site rehabilitation
Collapse of Building during Construction	- Ensuring Building Strength and stability - Use of appropriate construction materials and reinforcements as per specifications - Ensuring building components are as per designs - Proper supervision - Ensure proper timelines are followed e.g. curing time	Contractor/project team	Part of/Covered in the Project Cost	Presence of the project Team
CONSTRUCTION PHASE				
ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES)	MONITORING MEASURES

Soil Excavation leading to site disturbance	<ul style="list-style-type: none"> - Excavate only areas to be affected by buildings - Dumping of excess excavated materials to sites designated by NEMA and Council - Restoration of sites Excavated 	Contractor	100,000	Landscaping after completion of construction
Soil Erosion	<ul style="list-style-type: none"> - Create and Maintain soil traps and embankments. - Landscaping after completion of construction 	Contractor/Proponent Architect/Site engineer Landscape Architect	90,000	Lack/Absence of Soil Erosion
Noise Pollution and Vibration	<ul style="list-style-type: none"> - Ensure use of serviced and greased equipment - Switch off engines not in use - Construction work to be confined to between 8am to 5pm - Ensure use of earmuffs by machine operators 	Proponent and Contractor	Part of Routine operation procedure	Lack of complaints
Air Quality	<ul style="list-style-type: none"> - Water sprinkling of driveways or the use of biodegradable hydrant e.g. Terrasorb polymer will reduce dust emission during construction - Ensure servicing of vehicles regularly 	Proponent and Contractor	Part of Routine operation procedure	<ul style="list-style-type: none"> - Lack of complaints - Workers wearing protective clothing and earmuffs
Risks of Accidents and Injuries to Workers	<ul style="list-style-type: none"> - Education and awareness to all construction workers - Ensure use of appropriate personal protective clothing - Provide First Aid Kits on site - Ensuring Building Strength and stability - Proper supervision 	Proponent Contractor	Part of Routine operation procedure	<ul style="list-style-type: none"> - Presence of well-equipped First Aid kit - Presence of Security Guards on site - Presence of a register on the site
Health and Safety	<ul style="list-style-type: none"> - Provide First Aid Kits on site - Proper signage and warning to public of heavy vehicle turning - Ensuring Building Strength and stability - Provide clean water and food to the workers 	Proponent Contractor	Part of Routine operation procedure	<ul style="list-style-type: none"> - Presence of well-equipped First Aid kit

	- The contractor to abide by all construction conditions especially clause B12 which stipulates health safety and workforce welfare			- Presence of Security Guards on site - Presence of a register on the site
Solid Waste Generation	- Ensure waste materials are disposed of on Council and NEMA approved sites - Ensure re-use of materials that can be re-used - Use of the 3rs – Reduce, Re-use, Re-cycle	Proponent Contractor	80,000	- Absence of Solid waste on the site
Energy Consumption	- Use electricity sparingly since high consumption of electricity negatively impacts on these natural resources and their sustainability - Use of Standby Generators	Proponent Contractor	200,000	- Presence of KPLC power lines - Presence of Generators
Excessive Water Use	- Excessive water use may negatively impact on the water source and its sustainability	Proponent Contractor	100,000	- Presence of a an internal drainage system - Metering of water
OCCUPATION PHASE				
Architectural incompatibility leading to distortion of neighborhood aesthetic image	- Harmonize building scale with existing developments in neighborhood. - Harmonize detail, material and finishes for roofs and walls with existing development in the neighborhood.	Architect Proponent Contractor	Part of/Covered in the Project Cost	- Compatibility with the neighbourhood
Solid Waste Generation and Management	- Regular inspection and maintenance of the waste disposal systems during operation phase - Establish a collective waste disposal and management system	Proponent Estate Managers	100,000	- Presence of NEMA registered waste management companies

	<ul style="list-style-type: none"> - Provide waste disposal bins to each house well protected from adverse weather and animals - Ensure waste materials are disposed of on Council and NEMA approved sites - Use of the 3rs – Reduce, Re-use, Re-cycle 			<ul style="list-style-type: none"> - Presence of waste handling bins - Absence of wastes
Liquid Waste Generation and Management	<ul style="list-style-type: none"> - Regular inspection and maintenance of the waste disposal systems during the operation phase - Connection to the main NCWSC sewer line serving the area. 	Proponent Estate Managers	80,000	<ul style="list-style-type: none"> - Presence of a of a conventional sewer line - Absence of wastes
Storm water and surface runoff	<ul style="list-style-type: none"> - Have paved local access road and walkway system - Encourage rainwater harvesting - Provision of increased water storage capacity - Provide adequate storm water drainage system 	Contractor Proponent Estate Managers	80,000	<ul style="list-style-type: none"> - Absence of run-off - Presence of good roads - Pavements and drainage channels
Traffic	<ul style="list-style-type: none"> - Provide adequate parking facilities within the project site 	Contractor/Proponent Residents	Routine operation procedure	<ul style="list-style-type: none"> - Presence of ample parking in the premises
Increased social conflict	<ul style="list-style-type: none"> - Increased Housing stock in the area and Kenya - Increased economic activities –employment generation, income earnings and housing capital stock formation - Encourage formation of community policing and formation of neighborhood associations 	Contractor Proponent Neighbourhood associations Estate Managers		
Storm Water impacts	<ul style="list-style-type: none"> - Provide roof gutters to collect and direct roof water to drains - Construct drains to standard specifications - Develop a storm water drainage system and linkage to natural drains 	Proponent Contractor	100,000	<ul style="list-style-type: none"> - Absence of Flooding and dampness in the building

<p>Disruption of existing natural environment and modification of micro-climate –</p> <ul style="list-style-type: none"> - Increased development density - Increased glare/ solar reflection - Reduced natural ground cover/surface run-off - Obstruction of ventilating winds 	<ul style="list-style-type: none"> - Development restricted to follow zoning policy/approved density – building line, plot coverage and plot ratio. - Careful layout and orientation of buildings to respect wind and sun direction. - Adequate provision of green and open space planted with grass, shrub and tree cover. - Minimum use of reflective building material and finishes for roof, wall and pavement. 	<p>Project team (Contractor Proponent, Architect or Lead Consultant, etc)</p>	<p>40,000</p>	<p>Proper orientation Planted trees/Landscaping</p>
<p>Insecurity</p>	<ul style="list-style-type: none"> - Ensure secure perimeter wall where applicable - Have a single-entry point that is manned 24 hours 	<p>Contractor, Proponent Neighbourhood associations Estate Managers</p>	<p>100,000</p>	<p>Presence of perimeter wall Presence of day and night security guards</p>
<p>DECOMMISSIONING PHASE</p>				
<p>Building Safety</p>	<p>Assess the condition of buildings to ascertain usefulness</p>	<p>Engineer/Proponent</p>	<p>90,000</p>	<p>Engineer and Tests on the building</p>
<p>Land and Building use</p>	<p>Ascertain the Planning development policy</p>	<p>Local Authority Physical Planner</p>	<p>200,000</p>	<p>Consultants present</p>
<p>Accidents/Injuries</p>	<p>Securing the Site by fencing off</p>	<p>Contractor/Proponent</p>	<p>80,000</p>	<p>Presence of perimeter fence</p>
<p>Un-disconnected Services e.g. Power, Water, telephone, sewer etc</p>	<p>Ensure disconnection of all services Remove all surface and underground cables and wiring</p>	<p>Contractor</p>	<p>150,000</p>	<p>Absence of cabling</p>

Solid Waste Generation (Demolition waste)	<ul style="list-style-type: none"> - Ensure waste materials are disposed of on Council and NEMA approved sites - Ensure re-use of materials that can be re-used <p>-Use of the 3rs – Reduce, Re-use, Re-cycle</p>	Proponent/Contractor	100,000	Absence of Debris
Noise and Vibration	<ul style="list-style-type: none"> - Ensure use of serviced equipment - Switch off engines not in use - Demolition work to be confined to between 8am to 5pm - Ensure use of earmuffs by workers 	Proponent/Contractor	200,000	Lack of complaints from the neighbours

CHAPTER NINE: ENVIRONMENTAL HEALTH AND SAFETY (EHS)

9.1 EHS Management and Administration

The EHS is a broader and holistic aspect of protecting the worker, the workplace, the tools / equipment and the biotic environment. It is an essential tool in determining the EIA study. The objective of the EHS on the proposed project is to develop rules that will regulate environmentally instigated diseases and occupational safety measures during construction and the operation phases of the proposed project by:

- Avoidance of injuries
- Provision of safe and healthy working environment for workers comfort so as to enhance maximum output.
- Control of losses and damages to plants, machines, equipment and other products.
- Enhance environmental sustainability through developing sound conservation measures.

9.2 Policy, Administrative and Legislative Framework

It is the primary responsibility of the contractor to promote a safe and healthy environment at the workplace and within the neighborhood in which the proposed project will be constructed by implementing effective systems to prevent occupational diseases and ill-health, and to prevent damage to property. The EHS Management Plan when completed will be used as a tool and a checklist by the contracted engineers in planning and development of the construction of this project.

9.3 Organization and implementation of the EHS Management Plan

The contractor shall use the EHS plan at the proposed project site both during construction and operation. The engineer will use it during construction phase with the assistance of an EHS consultant who shall enforce its provision throughout the life of the project.

9.4 The Guiding Principles to be adopted by the contractor

The company will be guided by the following principle: -

- It will be a conscious organization committed to the promotion and maintenance of high standards of health and safety for its employees, the neighboring population and the public at large.
- Ensuring that EHS activities are implemented to protect the environment and prevent pollution.
- Management shall demonstrate commitment and exercise constant vigilance in order to provide employees, neighbors of the project and the environment, with the greatest safeguards relating to EHS.
- Employees will be expected to take personal responsibility for their safety, safety of colleagues and of the general public as it relates to the EHS management plan.

9.5 EHS management strategy to be adopted by the contractor

The following strategies will be adopted to achieve the above objectives:

- Create an Environment Health and Safety Management committee and incorporate EHS as an effective structure at various levels and units to manage and oversee EHS programs in all construction and operation phases of the project
- Maintain an effective reporting procedure for all accidents.
- Provide appropriate tools and protective devices for the success of the project.
- Encourage, motivate, reward and support employees to take personal initiatives and commitment on EHS.

9.6 Safety Agenda for both the proponent and contractor

There will be a permanent EHS agenda during construction.

(a) Contractors

The EHS management plan code of practice shall be applicable to the contractors working in the premises, and shall be read and signed. It shall be incorporated into the contract to perform work. This should also remind the contractor of his/her;

- Legal requirements.
- Statutory obligations.
- Obligation to lay-down a system for reporting accidents
- Responsibility to ensure that his/her employees are supplied with personal protective equipment and where applicable as per the EHS management plan for the whole project.
- Responsibilities as it relates to contracting an EHS consultant in liaison with the proponent
- Obligation to ensure that he obtains detail of jobs and areas where permit-to-work must be issued

(b) All residents' and workers' responsibility

- Know the location of all safety equipment, and learn to use them efficiently

9.7 Safety requirement at the project site during construction and operation Period

(a) The contractor

The contractor will ensure that:

- Safe means of entry and exit at the proposed project site.
- Ensure adequate briefing of job at hand on the safe system of work before commencement of work.
- The EHS coordinator must be in attendance at all times throughout the duration of the project.
- The EHS consultant must maintain constant assessment of the risk involved as the work progresses
- A safety harness must be worn before entry into all confined spaces
- An EHS consultant must be posted at the entrance at the project site to monitor progress and safety of the persons working at the construction site.

(b) The Traffic / Drivers

Within the construction premises, the following traffic rules will be observed: -

- Observe speed limits and all other signs and obey traffic rules.
- Use the vehicle for the purpose to which it is intended only.

c) Fire hazard at the construction site,

Workers at the site shall ensure that: -

- Oxy-acetylene cylinders are not contaminated with grease or oil.
- Oxy-acetylene cylinders are not subjected to direct sunlight or heat.
- Oxy-acetylene cylinders are not to be used or stored standing in a vertical position.
- When in use, ensure the inclination should never be over 30° from the vertical.

9.8 Welding at the construction site

It is the responsibility of the contractor during construction to: -

- Ensure that welding clamp is fixed such that no current passes through any moving parts of any machine.
- Ensure that all welding clamps are in good operating condition and conduct current without arcing at the point of contact.
- Ensure that welding clamps are free from any contact with explosive vapors i.e. Oil spillage, Fuel tanks, Coal dusts and miscellaneous combustible material (e.g. Cotton rags filter bags, rubber belting, and wood shavings).
- Ensure that any slag or molten metal arising from welding activities does not start up fires by:
 - ✓ Clearing combustible material to a distance of at least 3 meters away from the working area or covering area with metal or asbestos sheet.
 - ✓ Appropriate fire extinguisher is to be kept available for immediate use at all times

9.9 Emergency procedure during construction and operation

An emergency situation means:

- Unforeseen happening resulting in serious or fatal injury to employed persons or the neighboring communities.
- Fire or explosion.
- Natural catastrophe.

In the event of such an emergency during construction, the workers shall:

- Alert other persons exposed to danger.
- Inform the EHS coordinator.
- Do a quick assessment on the nature of emergency.
- Call for ambulance on standby.
- When emergency is over the EHS coordinator shall notify the workers by putting a message: “ALL CLEAR”

CHAPTER TEN: DECOMMISSIONING

10.1 Introduction

Decommissioning is an important phase in the project cycle and comes last to wind up the operational activities of a particular project. It refers to the final disposal of the project and associated materials at the expiry of the project lifespan. If such a stage is reached, the proponent needs to remove all materials resulting from the demolition/ decommissioning from the site. The following should be undertaken to restore the environment.

- Remove all underground facilities from the site
- The site should be well landscaped by flattening the mounds of soil and planting indigenous trees and flowers
- All the equipment should be removed from the site
- Fence and signpost unsafe areas until natural stabilization occurs
- Backfill surface openings if practical

The table below shows the proposed decommissioning plan:

Table 10.1 EMP for Decommissioning

Expected Negative Impacts	Recommended Measures	Responsible Party	Time Frame	Cost (KShs)
1. Construction Machinery/Structure & Wastes				
Scraps material and other debris	Use of an integrated solid waste management system i.e. through a hierarchy of options. Wastes generated as a result of facility decommissioning activities will be characterized in compliance with standard waste management procedures. The contractor will select disposal locations and the local council based on the properties of the particular waste generated.	Project Manager & Contractor	During decommissioning	400,000
	All buildings, machinery, equipment, structures and	Project Manager & Contractor	During decommissioning	~

	partitions that will not be used for other purposes should be removed and reused or rather sold/given to scrap material dealers.			
	Where recycling/reuse of the machinery, equipment, structures and other waste materials is not possible the materials should be taken to approved dumpsites.	Project Manager & Contractor	During decommissioning	~
Rehabilitation of project site				
Vegetation disturbance Land deformation: soil erosion, drainage problems	-Implement an appropriate re-vegetation program to restore the site to its original status. -During the vegetation period, appropriate surface water runoff controls will be taken to prevent surface erosion; -Monitoring and inspection of the area for indications of erosion will be conducted and appropriate measures taken to correct any occurrences; -Fencing and signs restricting access will be posted to minimize disturbance to newly-vegetated areas;	Project Manager & Contractor	During decommissioning	400,000
Social- Economic impacts				
-Loss of income -Loss of housing facilities	The safety of the workers should surpass all other objectives in the decommissioning project. -Adapt a project – completion policy; identifying key issues to be considered. -Compensate and suitably recommend the workers to help in seeking opportunities elsewhere. -offer alternative housing facilities	Project Manager & Contractor	During decommissioning	200,000

CHAPTER ELEVEN: CONCLUSION AND RECOMMENDATIONS

11.1 Overview

From the foregoing analysis, the social and economic rating for this project is highly positive. Evaluation of alternatives has already shown that options are limited and costly. Already the proponent has sunk a substantial amount of money in the project up to design stage. Further delay of the project is denying all stakeholders the anticipated benefits of the investment. On the other hand, redesigning or relocation will lead to loss of time and money that is already tied in the preliminary costs of the project. The project does not pose any serious and negative environmental impacts. Adequate mitigation measures have been proposed to address any of the negative impacts arising from the project. The project will create employment and improve income earnings. The project will boost the diminishing hospitality industry in the country and more in urban areas by providing International standard Hotel rating system in the country.

During the preparation of this study report for the proposed hotel suites development it is observed and established that most of the negative impacts on the environment are rated low and short term with no significant effect. The positive impacts are highly rated and will benefit all stakeholder at large. The project proponents have proposed to adhere to prudent implementation of the environmental management plan. They are obtaining all necessary permits and licenses from the relevant authorities and have qualified and adequate personnel to do the project as proposed. They have proposed adequate safety and health mitigation measures as part of the relevant statutory requirements

11.2 Conclusion

This study is recommendable and should be approved by NEMA for issuance of an EIA license subject to annual environmental audits after it has been completed and occupied. This will be in compliance with the Environmental Management and Coordination Act of 1999 and the Environmental Impact Assessment and Audit regulations, 2019. Above all the proponent should carry out Environmental Audit 12 months after the project is completed.

The proponent should therefore be licensed to implement this project subject to adherence to the environmental management plan proposed in this report and the statutory requirements.

References

- i. Kenya gazette supplement Acts 2000, Environmental Management and Coordination Act Number 8 of 1999. *Government printer, Nairobi*
- ii. Kenya gazette supplement Acts Building Code 2000 by government printer, Nairobi
- iii. Kenya gazette supplement Acts *Land Planning Act (Cap. 303) government printer, Nairobi*
- iv. Kenya gazette supplement Acts *Local Authority Act (Cap. 265) government printer, Nairobi*
- v. Kenya gazette supplement Acts Penal Code Act (Cap.63) *government printer, Nairobi*
- vi. Kenya gazette supplement Acts *Physical Planning Act, 1999 government printer, Nairobi*
- vii. Kenya gazette supplement Acts *Public Health Act (Cap. 242) government printer, Nairobi*
- viii. Kenya gazette supplement number 56. Environmental Impact Assessment and Audit Regulations 2003. *Government printer, Nairobi*
- ix. Kenya National Housing Policy in 2004.
- x. Naivasha District Development Plan (2004-2008). Ministry of Planning and National Development. Government printers, Nairobi
- xi. Steinneman, 2000 Environmental Impact Assessment, a Guide for Reviewers