

ENVIRONMENTAL IMPACT ASSESSMENT STUDY
REPORT FOR THE PROPOSED MULTIDWELLING
RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK
4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA,
WESTLANDS SUB-COUNTY WITHIN NAIROBI CITY
COUNTY

[NEMA/ENVIS/EIA/TOR/Approval_0145](#)

G.P.S COORDINATES:

LATITUDE: -1.2643°S
LONGITUDE: 36.7914°E

Prepared in Accordance With:

- Environmental Management and Co-ordination Act, CAP 387
- Environmental (Impact Assessment and Audit) Regulations, 2003
 - Legal notice 31 of 2019

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MARCH 2026

DOCUMENT CERTIFICATION

This Environmental Impact Assessment study report has been prepared by **Green Builders & Planning Consultants Limited** (NEMA Reg No. **9571**) in accordance with the Environmental Management and Coordination Act, CAP 387 and the Environmental (Impact Assessment and Audit) regulations 2003 and legal notice 31 of 2019 which requires every proponent undertaking a project specified in legal notice 31 as high risk to undertake Environmental Impact Assessment(EIA) study report for submission to the National Environmental Management Authority (NEMA) for licensing. We the undersigned, certify that the particulars in this report are correct and righteous to the best of our knowledge.

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FACT SHEET

Assignment Name	Environmental Impact Assessment Study Report		
Type of Facility	Proposed residential apartments development		
Location	on Title No. NAIROBI/BLOCK 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.		
County	Nairobi City County		
GPS Coordinates	LATITUDE: -1.2643°S LONGITUDE: 36.7914°E		
Proponent	Procmura Properties Ltd		
Address of the Proponent	P.O BOX 2774-00202 NAIROBI		
Summary Project description	<p>The proposed development involves construction of two blocks of eighteen (18) storey residential apartments comprising a total of three hundred and twenty-one (321) residential units with supporting facilities and amenities on Title No. Nairobi/Block 4/613, along Rhapta Road, Westlands area, Westlands Sub-County, Nairobi City County. The units are distributed as follows:</p> <ul style="list-style-type: none"> • One-Bedroom Units: 213 units • Two-Bedroom Units: 90 units • Three-Bedroom Units: 18 units <p>The proposed development will also provide a total of one hundred and sixty-two (162) indoor car parking spaces, distributed as follows:</p> <ul style="list-style-type: none"> • Basement Level: 60 parking bays • Ground Floor: 63 parking bays • Mezzanine Floor: 39 parking bays 		
Project Cost	The provided bill of quantities is Kenya shillings nine hundred ninety-six million, forty-nine thousand, four hundred fifty-four only (Kshs. 996,049,454.00)		
EIA firm of experts	Green Builders & Planning Consultants Limited 0704 707 633	NEMA Firm Reg No:	9571

ACRONYMS AND ABBREVIATIONS

EIA	-	Environmental Impact Assessment
EA	-	Environmental Audit
EHS	-	Environmental Health and Safety
EMCA	-	Environmental Management and Coordination Act
EMP	-	Environmental Management Plan
NCCG	-	Nairobi City County Government
PAPs	-	Project Affected Persons
HA	-	Hectares
KM	-	Kilometres
KPLC	-	Kenya Power and Lighting Company
MOH	-	Ministry of Health
NEAP	-	National Environmental Action Plan
NEMA	-	National Environment Management Authority
NPEP	-	National Poverty Eradication Plan
OHS	-	Occupational Health and Safety
PPE	-	Personal Protective Equipment
PRSP	-	Poverty Eradication Strategies Paper
SQM	-	Square Metres
SWM	-	Solid Waste Management
NCWSC	-	Nairobi City Water and Sewerage Company
TIA	-	Traffic Impact Assessment

DEFINITION OF ANALYTICAL TERMS

Environmentally Sound Design: Is the design and implementation of activities and projects such that the environmental harm associated with a particular development objective is kept to a practicable minimum.

Positive Impact: A change which improves the quality of the environment (for example by increasing species diversity; or improving the reproductive capacity of an ecosystem; or removing nuisances; or improving amenities).

Neutral Impact: A change which does not affect the quality of the environment.

Negative Impact: A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or property or by causing nuisance.

Significant impact: An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.

Profound impact: An impact which obliterates sensitive characteristics.

Do-Nothing Impact: The environment as it would be in the future should no development of any kind be carried out.

Indeterminable Impact: When the full consequences of a change in the environment cannot be described.

Irreversible Impact: When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.

Residual Impact: The degree of environmental change that will occur after the proposed mitigation measures have taken effect.

Synergistic Impact: Where the resultant impact is of greater significance than the sum of its constituents.

Worst Case Impact: The impacts arising from a development in the case where mitigation measures substantially fail.

Cumulative impacts: Are identified as impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions.

Indirect impacts: Are defined as impacts on the environment which are not a direct result of the project, possibly produced some distance away from the project or as a result of a complex pathway.

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EXECUTIVE SUMMARY

Urbanization, technological advancements, and population growth continue to drive the expansion and transformation of Nairobi. More people are moving to the city for work, business, and lifestyle opportunities, creating increasing demand for residential housing. While the government has made land available for development, the provision of quality housing has often lagged behind the rapid growth of urban populations. Recognizing this, the government now prioritizes housing as a fundamental human right and encourages private sector participation in urban residential development.

Westlands area, particularly along Rhapta Road, has undergone significant transformation over the past two decades. It has evolved from a low-density residential neighbourhood of standalone houses and bungalows into a high-density urban hub characterized by multi-dwelling residential apartments, commercial high-rise buildings, offices, and mixed-use developments. This shift has been driven by zoning policy adjustments, increased housing demand, and the area's strategic location near major transport corridors, the Central Business District, and other key employment hubs. Westlands also benefits from a variety of social amenities, including schools, hospitals, religious centres, shopping complexes, restaurants, and recreational facilities, attracting both local and expatriate residents.

The rapid urbanization in Westlands has led to a surge in high-rise residential and mixed-use developments. While this growth supports economic development and housing supply, it also presents environmental challenges if not properly managed. Unsustainable development has historically contributed to environmental degradation, including loss of vegetation, increased pollution, and strain on infrastructure.

To address these concerns, environmental considerations are now an integral part of project planning and implementation in Kenya. Projects of this scale are required to undergo an Environmental Impact Assessment (EIA) in compliance with the National Environment Management Authority (NEMA) regulations. The EIA process ensures that potential environmental impacts are identified, assessed, and mitigated during both construction and occupational phases, supporting sustainable urban development and the protection of the local environment.

Pursuant to the prevailing legal requirements as envisaged in the Environmental Management and Coordination Act (EMCA), CAP 387 and to ensure sustainable environmental management, the proponent undertook this EIA on the proposed project's site; and incorporated substantial environmental aspects as advised by NEMA. This EIA report thus provides relevant information and environmental considerations on

the project proponent's intention to seek approval from NEMA for the development of the proposed project. Environmental Experts who are registered by the Authority conducted the assessment

Procmura Properties Ltd of P.O BOX 2774-00202 Nairobi, herein referred to as “the project proponent” is proposing to undertake construction of two blocks of eighteen (18) storey residential apartments comprising a total of three hundred and twenty-one (321) residential units with supporting facilities and amenities on Title No. Nairobi/Block 4/613, along Rhapta Road, Westlands area, Westlands Sub-County, Nairobi City County.

The project site is currently secured and hosts existing single-dwelling residential units, which will be demolished to pave way for the proposed development. The site lies within the following geographical coordinates: Latitude: -1.2643°S, Longitude: 36.7914°E.

The Proposed apartment comprises of;

1. Basement Level:

- Sixty (60) parking spaces
- Designated storage areas
- Lift lobby areas
- Two (2) domestic water storage tanks

2. Ground Floor:

- Sixty-three (63) parking bays
- Main entry and exit points to the apartments
- Security office
- Generator room
- Refuse/garbage holding room
- Management office
- Reception area

- Storage rooms
- Washrooms
- Lift lobbies

3. Mezzanine Floor:

- Thirty-nine (39) parking bays
- Lift lobbies
- Indoor games room
- Sauna facilities
- Separate gents' and ladies' washrooms
- Children's play area
- Gymnasium
- Management office
- Fruit bar

4. First Floor:

- Meeting room
- Washrooms
- Residential units comprising: of Nine (9) one-bedroom units, Five (5) two-bedroom units and One (1) three-bedroom unit

5. Typical Floors (2nd to 18th Floors):

- ✓ Each floor will consist of: Twelve (12) one-bedroom units, Five (5) two-bedroom units and One (1) three-bedroom unit

6. Roof Terrace

7. Swimming Pool Deck:

- A swimming pool with associated lounging areas

In summary, the proposed development will comprise a total of three hundred and twenty-one (321) residential units, distributed as follows:

- One-Bedroom Units: 213 units
- Two-Bedroom Units: 90 units
- Three-Bedroom Units: 18 units

The proposed development will also provide a total of one hundred and sixty-two (162) indoor car parking spaces, distributed as follows:

- Basement Level: 60 parking bays
- Ground Floor: 63 parking bays
- Mezzanine Floor: 39 parking bays

The main project components shall include the following:

- ✓ Demolition of existing structures,
- ✓ Site preparation and clearance
- ✓ Soil excavation
- ✓ Laying of foundation slab
- ✓ Walling
- ✓ Plastering and painting
- ✓ Development of driveways, walkways and parking areas
- ✓ Fit out works
- ✓ Connection of utilities i.e., water supply, electricity, drainage systems, waste water and electricity supply
- ✓ Laying of pavement blocks
- ✓ Site landscaping especially tree planting and landscaped gardens
- ✓ Government landscaping/occupation certificate and

- ✓ Occupation

Socio-Economic (Positive) Impacts of the Project

The proposed development has positive impacts to both the proponent and society in general. The benefits will be experienced during construction and occupation phases. They include the following:

- (a) Provision of residential housing units to the growing urban population in Westlands's area
- (b) The optimal use of land i.e., increased utility of the parcel of land, which is currently underutilised.
- (c) Boost local investment; to both government and the proponent.
- (d) Creation of market for goods and services. Many secondary businesses are also likely to spring up during the construction phase especially those providing foods and beverages to the construction workers.
- (e) Provision of employment during all project phases.

Issues of concern associated with the proposed project implementation

Against the background of the above positive impacts, there are a few issues of concern anticipated from the implementation of the subject project. These shall be experienced during implementation/construction phase, operation/occupation phase and decommissioning phase. They include soil degradation; air quality; noise; oil wastes; strain on water resources; solid and liquid waste management; pressure on existing drainage and public sewer, visual blockage and landscape; traffic; public comfort; occupation, health and safety (OHS) concerns and increased population.

The impacts have been elaborated as follows:

- (a) Impact to soil (including soil erosion) especially during excavation of the basement levels
- (b) Increased noise and vibration mostly during construction phase.
- (c) Pressure on the existing trunk sewer
- (d) Impact (constraints/pressure) to the existing infrastructure i.e., water, power, roads among others.
- (e) Increased waste generation (both solid and liquid) during construction and occupational/occupation.
- (f) Increased storm water/ run-off resulting from the roof catchments and as a result of decreased recharge areas, after paving of most areas.

- (g) Air pollution as a result of dust particles emanating from cement, excavation and construction activities. Exhausts from the involved machinery will lead to increased levels of noxious gases.
- (h) The health and safety of workers and immediate neighbours may be compromised in case of occurrence of incidences, pollution and disturbance
- (i) Visual blockage. The proposed develop will to some extent obstruct the line of sunlight due to the presence of the structure.
- (j) Privacy concerns; the proposed development shall comprise of eighteen storey building thus triggering security and privacy concerns to the immediate neighbourhood.

Proposed potential mitigation measures

To minimise the occurrence and magnitude of the negative impacts, mitigation measures have been proposed against each of the anticipated impacts. Other measures have been integrated in the project designs with a view to ensuring compliance with applicable environmental laws and guidelines. The measures include the following:

i. During Construction Phase

- (a) Minimising air pollution (suppressing dust) and erosion by the agents of soil erosion through soil compaction and utilisation of water sprays (on loose soils on all unpaved access paths/roads, cleared surfaces), utilisation of covered trucks, and netting of construction site.
- (b) Erection of warning / informative signs at the site during the implementation phase, and traffic control along the connecting road.
- (c) Minimising strain on water supply (surface and groundwater sources) by, employing water conservation measures such as water reuse, rainwater harvesting, use of run-off, and reduction or avoidance on misuse of water.
- (d) Reducing noise pollution through:
 - i) Installation of portable barriers to shield compressors and other small stationary equipment (where necessary);
 - ii) Sensitising workers on the need to switch off engines whenever possible;
 - iii) Ensuring machinery are well maintained through regular tuning and maintenance to minimise or avoid noise emanating from friction of rubbing metal parts;

- iv) Installation of silencers whenever possible;
- v) Ensuring work is carried out between specified time i.e., 7a.m. to 6p.m.
- (e) Minimising emission of noxious fumes through:
 - i) Proper and regular tuning and maintenance of construction machinery/equipment;
 - ii) Reduction/control of vehicle/machinery idling.
- (f) Construction machinery and vehicles maintenance should be conducted in appropriate and designated service bays to reduce chances of contaminating the environment by resulting oils and greases. Any of such oils should be collected and disposed appropriately.
- (g) Workers should be provided with full personal protective gear (PPE) to safeguard their health and safety; and, they should be sensitised on health, safety and environmental conservation aspects.
- (h) The site should be fenced off during construction to keep off animals and the general public, so as to safeguard their health and safety.
- (i) Provision of sound waste management systems and procedures. During implementation phase, the contractor should put in place effective and efficient waste management systems in compliance with the legal framework of Kenya. This includes providing acceptable sanitary conveniences to the workers during the construction.
- (j) Developer will work with the immediate neighbours to ensure air, noise and land pollution levels are either avoided or kept to the minimal, and the overall health and safety of the immediate environment is safeguarded.
- (k) The project design should incorporate privacy measures

ii. During Operation Phase

- (a) Minimising strain/pressure on the water supply infrastructure by promoting water efficiency through rainwater harvesting, minimising water consumption/ misuse and using recycled water.
- (b) Managing surface drainage by developing and implementing a storm water management design that closely emulates the existing natural “pre-development” hydrological systems, as well as applies the principal of managing (the quantity and quality of) storm water at the source. With respect, emphasis should be on:

- i. Storm water drainage, on-site infiltration, and ground water recharge by making use of methods, which closely emulate natural system by incorporating re-vegetation of the site and porous paving in the design.
- ii. Maximising recycling and reuse of water. This includes designing a storm water management system which, excludes discharge into the designed sewerage system so as not to put extra burden on this system; but harvests, stores and reuses the rainwater falling within the site. This would greatly enhance efficient use of portable water within the site, as well as contribute to the project’s compliance with the Country’s provision on climate change adaptation and mitigation measures.

Lastly, where drain channels are considered in the design, they should be well-designed and installed to harmonise management of the resulting storm water within the site. During operation phase, they should be regularly maintained and covered with gratings to avoid accidents and dirt entry.

- (c) Comprehensive landscaping on completion of the proposed development to prevent soil erosion and upgrade the site to its appropriate environmental standard.
- (d) There is a trunk public sewerage infrastructure around the proposed construction site managed by NCWSC. In compliance with the applicable legal framework of Kenya, the sewage generated from the completed development shall be managed by connecting to the existing trunk sewer line This system is regularly maintained and closely monitored and evaluated to ensure its efficiency by NCWSC.

iii. During both construction and operation phases

- (a) Careful sitting, planning and implementation processes- to ensure that it is sympathetic to its surroundings and is in line with County Government’s Physical Planning and Construction standards.
- (b) To safeguard against environmental and human health and safety risks, effective emergency response plans should be adapted during both construction and operation phases. There should be a specific area for hazardous material storage, machinery maintenance activities and refuelling; and, these should be clearly indicated and adhered to.
- (c) Adapt the proposed Environmental Management and Monitoring Plans involving all relevant stakeholders during implementation phase and inhabitants, during operation phase.

Project Cost Estimate

The proponent has undertaken a preliminary estimate of the total project cost using experienced consultants. The provided bill of quantities is Kenya shillings nine hundred ninety-six million, forty-nine thousand, four hundred fifty-four only (Kshs. 996,049,454.00)

Conclusion and Recommendations

The analysis of the EIA study indicates that the proposed project has significant benefit to the local and national housing sector. The analysis reveals that the benefits far outweigh the associated costs and negative impacts. The benefits include availability of quality modern residential units, creation of employment opportunities, increased utility of the land, creation of employment opportunities especially during project implementation phase, increase in government revenue and improvement of local standards of living. Nevertheless, the project will come with some negative impacts such as increased pressure on existing infrastructure, pollution (to Air, Water, soil) mostly during construction phase, increased waste (solid and liquid) generation and effect on ecology (flora) and fauna.

In relation to the proposed mitigation measures that will be incorporated during implementation and occupation phases; the project's input to the Kenya's housing sector; and cognizance of the fact that the project proponent is environmentally conscious, the subject project is beneficial and important for a developing country (like Kenya). It is our recommendation that the proponent be granted an EIA study license to implement the proposed project. Major concerns should nevertheless be geared towards minimising the occurrence of impacts that would degrade the general environment. This will however be overcome through close following and implementation of the outlined Environmental and Social Management and Monitoring Plans (ESMMPs); which have been strategically packaged with key environmental sustainability elements, tailored toward enhancing the adoption of *Integrated Ecosystem Management (IEM)*. This will form the (now) widely accepted keystone of the environmental action agenda.

CHAPTER ONE: INTRODUCTION

1.1 Background Information

Westlands is a well-established and rapidly urbanizing residential and commercial neighbourhood located within Nairobi City County. Situated to the northwest of Nairobi's Central Business District (CBD), the area is renowned for its strategic location, excellent accessibility, and cosmopolitan character. Historically developed as a low-density residential suburb, Westlands has over time transformed into a vibrant urban hub driven by rising land values, changing zoning policies, and increasing demand for high-quality residential and commercial space. Today, Westlands is characterized by a diverse mix of modern high-rise residential apartments, commercial office towers, mixed-use developments, shopping centres, hotels, international schools, healthcare facilities, restaurants, and religious institutions. The area has become particularly attractive to middle- and upper-income residents, professionals, and expatriates, owing to its proximity to the CBD, Upper Hill, Parklands, and other key commercial and employment nodes. The neighbourhood exhibits a combination of medium-rise and high-rise developments, with ongoing redevelopment and urban densification continually reshaping its skyline. This transformation has positioned Westlands as one of Nairobi's most dynamic, prestigious, and sought-after urban locations, offering a balance of residential living, business opportunities, and social amenities within a well-serviced urban environment.

The principal measure of sustainable development is that all activities which are carried out to achieve development must take into account the needs of environmental conservation. The sustainability of the ecosystem requires the balance between human settlement development and the natural ecosystem, which is a symbiotic relationship. This can be achieved through careful planning and the establishment of appropriate management systems. In modern times, the need to plan activities has become an essential component of the development process. Consequently, a number of planning mechanisms have been put in place to ensure that minimum damage is caused to the environment. Environmental planning is also integrated with other planning processes such as physical planning, economic planning, and development planning. Environmental Impact Assessment (EIA) is considered part of environmental planning. EIAs are undertaken for proposed activities that are likely to have a significant adverse impact on the environment and are subject to a decision of a competent national authority. In Kenya, the competent authority is the National Environment Management Authority (NEMA).

As part of the EIA process, it is necessary to devise alternatives to avoid undesirable impacts. Besides the alternative, identification of impacts may also lead to the development of mitigation measures i.e., means of

reducing the impacts. As a tool of environmental planning, EIA is therefore precautionary in nature. EIA is neither anti-development nor does it stop actions which impact the environment. It only requires that those impacts be considered. Most development activities impact the environment hence a “no impact” interpretation of environmental impact assessment could lead to no development. But a “considerable impact” interpretation of EIA will lead to better development. If environmental impacts are ignored, the project may not be sustainable in the long-run, in which case the money invested in it will have been wasted.

Pursuant to the prevailing legal requirements as envisaged in the EMCA CAP 387 and to ensure sustainable environmental management, the proponent contracted the services of Registered NEMA firm of experts to carry out an Environmental Impact Assessment Study for the proposed development. This EIA study report thus provides relevant information and environmental considerations on the project proponent’s intention to seek approval from NEMA.

1.2 Objectives of the EIA

Environmental Impact Assessment (EIA) is a process having the ultimate objective of providing decision makers with an indication of the likely environmental consequences of a proposed activity. The main objectives of this EIA therefore include the following:

- (a) To determine environmental compatibility of the proposed project
- (b) To identify and evaluate the significant environmental and social impacts of the proposed project
- (c) To evaluate and select the best project alternative from the options available
- (d) To incorporate environmental management plans and monitoring mechanisms
- (e) To assess the environmental costs and benefits of the project to the society

These objectives are based on ensuring that the environmental concerns are integrated in the proposed project activities in order to contribute to the overall sustainable development. Other objectives include;

- To identify potential environmental impacts of the proposed project; both positive and negative
- To assess the significance of these impacts to the environment and other stakeholders
- To assess the relative importance of the impacts of alternative plans to the proposed project.
- To propose mitigation measures for the significant negative impacts of the proposed project on the environment and all involved stakeholders.
- To propose measures that will enhance the positive impacts of the proposed project to the environment and all involved stake holders

- To generate baseline data for monitoring and evaluation of how well the mitigation measures are being implemented during the proposed project cycle;
- To present information on the impact of alternatives;
- To present results of the EIA in such a way that they can guide informed decision

1.3 Terms of Reference (TOR)

This Environmental Impact Assessment considered the following aspects and others that proved of significance during the study.

- To hold appropriate meetings with the project proponent to establish the procedures, define requirements, responsibilities and a time frame.
- To produce an EIA study report that contains among other issues potential negative and positive impacts and recommendations of appropriate mitigation measures to minimize or prevent adverse impacts
- To carry out a systematic environmental assessment study at the proposed project site and the surrounding area.
- To provide a description of the proposed activities throughout the entire implementation process of the project with a special focus on potential impacts to the surrounding environment and facilities.
- To develop an Environmental Management Plan for the proposed project.

1.4 Scope of EIA Study

The study was conducted to evaluate the potential and foreseeable impacts of the proposed development. The physical scope is limited to the proposed site and the neighbouring areas/environment as they may be affected by or may affect the proposed project. Any potential impacts (localized or delocalized), are also evaluated as guided by EMCA Cap 387 and the Environmental (Impact Assessment and Audit) Regulations, 2003. This study report includes an assessment of impacts of the proposed sites and its environs with reference to the following;

- Description of the proposed project
- Baseline information (Biophysical and Socio-Economic environment, land use and zoning approval, etc.).
- Assessment of the potential environmental impacts on the project area.
- A review of the policy, legal and administrative framework.

- (e) Development of the mitigation measures and future monitoring plans.
- (f) Proposition of alternatives.
- (g) Occupational Health and Safety -OHS

1.5 EIA Methodology

Following a preliminary visit of the proposed site, the following was undertaken: -

- (a) Screening of the project, a process that identified the project as being high risk as per Legal Notice 31 of 2019.
- (b) A scoping exercise that identified the key issues to be addressed in the assessment.
- (c) Documentary review on the nature of the proposed activities, policy and legal framework, environmental setting of the area and other available relevant data/information.
- (d) Public participation and consultation-detailed discussions with the project affected persons, stakeholders, proponent and architects.
- (e) Physical investigation of the site and the surrounding areas using a pre-prepared checklist identifying possible environmental and human safety issues that are likely to be affected,
- (f) Reviewing the proposed project designs and implementation plan/schedules with a view to suggesting suitable alternatives,
- (g) Developing an Environmental Management Plan outline with responsibilities, schedules, monitorable indicators and time frames among other aspects,
- (h) A comprehensive report including issues as listed in the Environmental (Impact Assessment) Regulations 2003.

1.6 Need for the Project

The demand for housing in Nairobi City County continues to rise significantly due to rapid urbanization, population growth, and increased rural–urban migration. Kenya faces an estimated annual housing demand of approximately 250,000 units, while the current supply averages about 50,000 units per year, resulting in a substantial housing deficit. In response, the Government of Kenya has rolled out the Affordable Housing Programme, targeting the delivery of 250,000 housing units annually. Nevertheless, the housing sector

continues to face challenges including high construction costs, limited availability of serviced land, and infrastructure constraints, particularly within prime urban locations.

Westlands is experiencing notable transformation, characterized by intensified redevelopment and the emergence of high-density residential, commercial, and mixed-use developments. Owing to its close proximity to Nairobi's Central Business District (CBD), Upper Hill, and other major employment and commercial hubs, Westlands attracts a strong and diverse tenant base comprising professionals, corporate employees, expatriates, and business owners. The area is further supported by well-developed infrastructure, social amenities, and excellent transport connectivity, making it a preferred location for modern urban living.

The proposed multidwelling residential apartments are therefore intended to augment the existing housing stock in Westlands by providing modern, well-serviced residential units with enhanced amenities, safety, and security. The development will cater to the growing demand from the corporate community, expatriate population, and residents seeking a contemporary, high-quality urban lifestyle within a strategically located and well-established neighbourhood.

1.7 National Housing Policy and Housing Needs in Kenya

Kenya's housing sector faces significant challenges, including a substantial housing deficit, affordability issues, and inadequate infrastructure. The National Housing Policy, articulated in Sessional Paper No. 3 of 2016, serves as the government's strategic framework to address these challenges and fulfill the constitutional right to accessible and adequate housing. The National Housing Policy: Sessional Paper No. 3 of 2016 aligns with Article 43(1)(b) of the Constitution of Kenya, 2010, which guarantees every person the right to accessible and adequate housing and reasonable standards of sanitation. The policy emphasizes the progressive realization of this right through legislative, policy, and other measures, including setting standards with key objectives including;

- i. Enhancing Access to Affordable Housing
- ii. Improving Infrastructure and Basic Services: Ensuring that housing developments are accompanied by adequate infrastructure and services.
- iii. Strengthening Institutional Frameworks: Establishing effective institutions to oversee housing development and regulation.
- iv. Promoting Sustainable Urban Development: Encouraging environmentally sustainable practices in housing and urban planning.

Kenya faces an estimated housing deficit of over 2 million units, with an annual demand for approximately 244,000 new units. However, the current supply remains below 50,000 units per year with key challenges including;

- i. Rapid urbanization which has led to the proliferation of informal settlements, with about 61% of urban households living in slums
- ii. Limited Access to Housing Finance
- iii. High Cost of Construction and Land

The government continues to prioritize affordable housing, integrating it into broader economic transformation agendas. Efforts are being made to streamline building codes, simplify permit processes, and enhance property registration systems to facilitate housing development. Addressing Kenya's housing challenges requires sustained commitment, innovative financing solutions, and inclusive policies that cater to the needs of all income groups.

CHAPTER TWO: PROJECT DESCRIPTION

2.1 Project Proponent

The project proponent is Procmura Properties Ltd of P.O Box 2774-00202 Nairobi, Kenya

2.2 The location of the project and Site description

The proposed residential apartments shall be implemented on Title No. Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County. The proposed project site is currently secured, hosting existing single-dwelling residential unit that shall be demolished to pave way for the proposed development. The site is situated directly opposite to St. Jude Catholic Chapel, approximately 100 metres from the junction of Mvuli Road and Rhapta Road. The proposed project site lies within geographical coordinates; longitude: -1.2643°S and Latitude: 36.7914°E.

Westlands is a rapidly urbanizing suburb of Nairobi that has emerged as a prime location for modern high-rise residential and mixed-use developments. Its central location, accessibility, and robust social and economic infrastructure have attracted middle and upper-income residents, expatriates, and professionals. The area is undergoing significant transformation, driven by rising land values, supportive county planning policies, and increasing demand for serviced housing units.

The proposed project is therefore strategically located within a dynamic urban neighbourhood characterized by a mix of high-rise and low- to medium-rise developments, commercial activities, and well-established social amenities. Key contextual features include:

a) High-Rise Developments:

Westlands has progressively transformed from a predominantly low-density, leafy residential suburb into a high-density urban neighbourhood characterized by both residential and commercial high-rise developments. This transformation has been driven by increased demand for housing and office space in close proximity to the Central Business District (CBD) and key employment hubs. Notable high-rise developments near the proposed site include the Lemac Office Tower and other ongoing modern residential and commercial towers.

b) Medium-Rise/Low-Rise Residential Developments:

Despite the rapid urbanization, medium- and low-rise residential developments such as maisonettes, bungalows, townhouses, and apartment blocks still characterize the neighbourhood, reflecting its earlier zoning and residential character. Examples within the vicinity include Pearl Comforts Apartments, Pearl

Square Apartments, Lady in White Apartments, Njema Court, Almond Park, Sohail Palms Apartments, Royal Apartments, and Manta Apartments.

c) Upcoming Developments:

Several high-rise residential multi-dwelling development projects are currently under construction along Rhapta road, aimed at increasing housing supply and providing additional residential, commercial and leisure facilities in line with the area's upscale positioning. Examples of other ongoing or upcoming residential developments along Rhapta Road include Zoa Samima Residence, Lionston Apartments, and 97 Alta Apartments, among others.

d) Hospitality Establishments:

The neighbourhood accommodates a variety of hospitality facilities, including hotels, serviced apartments, and restaurants, which support both residents and business activities. Notable nearby establishments include Ibis Styles, Nandy's Kitchen, Dusit Princess Hotel Residence, Artcaffe, and Panari Residency.

e) Social Amenities and Institutions:

Westlands is served by a wide range of social amenities, including:

- i. Health Institutions: e.g., Novamed Wellness Clinic
- ii. Educational Institutions: e.g., Impact Homeschool & Tuition Centre
- iii. Shopping and Leisure: e.g., Nalleon Place, Rhapta Square, The Stop (Chandarana Foodplus Supermarket)
- iv. Religious Institutions: e.g., St Jude Catholic Chapel (opposite the site), St Stephen's Anglican Church, Masjid Al-Falah

f) Infrastructure:

- i. Water Supply: Managed by Nairobi City Water and Sewerage Company (NCWSC)
- ii. Sewerage and Wastewater Management: Connected to the main NCWSC sewer line, ensuring proper wastewater management
- iii. Electricity Supply: Provided by Kenya Power, reliably serving both residential and commercial users

- iv. Internet and Telecommunications: Well-served by fiber-optic providers such as Safaricom, Zuku, and JTL (Faiba), ensuring high-speed digital connectivity

g) Transportation and Road Network:

The project site is served by a well-developed road network, with primary access via Rhapta Road, which connects to Mvuli Road, David Osieli Road, Ring Road, and Church Road, providing linkage to the main Waiyaki Way corridor and the CBD.



Site Location Map (SOURCE; Google Earth 2026)



Image 1; Proposed site main access gate



Image 2 and 3; existing structures within the proposed site



Image 4 & 5; site access road (Rhapta Road)



Image 6; St Jude Catholic Chapel (Opposite the proposed site)



Image 7, 8 and 9: View of adjacent property neighbouring the proposed project site



Image 10 & Image 11 & Image 12: Ongoing construction of a Highrise development at the junction of Rhapta Road and Mvuli Road

2.3 Site ownership, size, zoning and land use

The proposed project shall be implemented on Nairobi/Block 4/613 measuring approximately 0.2029 Hectares. The plot is situated along Rhapta Road, in Westlands area, Westlands Sub-County within Nairobi City County. The proposed project site lies within geographical coordinates of longitude: -1.2643°S and Latitude: 36.7914°E. The subject plot is currently registered under Procmura Properties Ltd.

The copies of land ownership documents are annexed.

2.4 Nature and Design Components of the proposed Project

2.4.1 Project description

The proposed construction involves construction of two (2) blocks) of eighteen (18) storey residential apartments comprising of three hundred and twenty-one (321) residential units with supporting facilities and amenities on NAIROBI/BLOCK 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County. The proposed project site is currently secured, hosting existing single-dwelling residential unit that shall be demolished to pave way for the proposed development.

The proposed project shall comprise of;

The Proposed development comprises of;

i. Basement Level:

The basement level shall comprise of; Sixty (60) indoor parking spaces, designated storage areas, Lift lobby areas and two (2) domestic water storage tanks each of 26.62m².

ii. Ground Floor:

This floor shall comprise of Sixty-three (63) indoor parking bays, Main entry and exit points to the apartments, Security office, Generator room, Refuse/garbage holding room, Management office, Reception area, Storage rooms, Washrooms and Lift lobbies.

iii. Mezzanine Floor:

Shall comprise of; Thirty-nine (39) indoor parking bays, Lift lobbies, Indoor games room, Sauna facilities, Separate gents' and ladies' washrooms, Children's play area, Gymnasium, Management office and Fruit bar.

iv. First Floor:

Shall comprise of; Meeting room, Washrooms, Residential units comprising of;

- ✓ Nine (9) one-bedroom units
- ✓ Five (5) two-bedroom units and
- ✓ One (1) three-bedroom unit

v. Typical Floors (2nd to 18th Floors):

Each typical floor will consist of:

- ✓ Twelve (12) one-bedroom units
- ✓ Five (5) two-bedroom units
- ✓ One (1) three-bedroom unit

vi. Roof Terrace and Swimming Pool Deck comprising a swimming pool with associated lounging areas

In summary, the proposed development will comprise a total of three hundred and twenty-one (321) residential units, distributed as follows:

- One-Bedroom Units: 213 units
- Two-Bedroom Units: 90 units
- Three-Bedroom Units: 18 units

The proposed development will also provide a total of one hundred and sixty-two (162) indoor car parking spaces, distributed as follows:

- Basement Level: 60 parking bays
- Ground Floor: 63 parking bays
- Mezzanine Floor: 39 parking bays

The main project components shall include the following:

- ✓ Demolition of existing structures,

- ✓ preparation and clearance
- ✓ Soil excavation
- ✓ Laying of foundation slab
- ✓ Walling
- ✓ Plastering and painting
- ✓ Development of driveways, walkways and parking areas
- ✓ Fit out works
- ✓ Connection of utilities i.e., water supply, electricity, drainage systems, waste water and electricity supply
- ✓ Laying of pavement blocks
- ✓ Site landscaping especially tree planting and landscaped gardens
- ✓ Government landscaping/occupation certificate and
- ✓ occupation

2.4.2 Clearing and Preparation of the Project Site

The existing ground situation will be altered through demolition of the existing buildings and clearing of existing vegetation to pave way for implementation of the proposed apartments. The project proponent should strive to spare the mature trees on site not affected by the building line. Further, there are plans to plant trees and flower gardens to create a green cool environment

2.4.3 Access Road

The project site is served by a well-developed road network, with primary access via Rhapta Road. Rhapta Road connects to Mvuli Road, David Osieli Road, Ring Road, and Church Road, all of which provide linkage to the main Waiyaki Way corridor.

2.4.4 Trunk Infrastructure and Utilities

Water Supply: The proposed development will receive water distributed and managed by NCWSC . Further, an onsite borehole shall be drilled to provide reliable water supply. This will be supplemented by provision of adequate water storage tanks, harvesting of rain water and recycling of waste water.

Foul Water Drainage: The proposed development will generate substantive amount of waste water per

day. The waste water generated will be discharged into the existing trunk sewer line within the locality under the Nairobi Sewer Network.

Storm Water Drainage: The proposed development will generate enormous surface water. It is therefore recommended that adequate and well drainage channels be provided to accommodate the increased discharge. The flow of the storm water has been well captured in the plans and the proponent plans to develop adequate water storage tank for storage of harvested water.

Solid Waste Disposal: The proposed project will generate enormous solid waste. It is recommended that NEMA & County licensed private waste handlers be contracted to handle the waste. It is further recommended to have one common point within the premises to store the waste before final collection.

Electricity Supply: The proposed development will be connected to the Kenya Power and Lighting Company power supply line. The KPLC electricity supply lines are already available within the neighbourhood of the proposed project site. There will be a backup generator in case of Power blackout.

2.4.5 Landscaping and Tree Planting

The project will involve clearing of few vegetation and excavation of soil material. The site development involves cut and fill arrangement; whereby excavated material is used for backfilling. Any excess material will be disposed off-site.

The project site will be landscaped according to scheme plan. This will entail establishment of flower gardens, planting of trees, grass and related ground cover to compensate for any cleared vegetation and to improve general aesthetics of the estate.

2.4 Construction Activities and Inputs

The construction activities shall begin once the proponent obtains all relevant approvals such as NCCG, NEMA license, NCA among others. Site clearing, demolition works, setting out and excavations works will then proceed. Materials from the excavations of the ground and foundation work will be reused for earth works and landscaping.

The proposed development will be constructed based on applicable building standards of Kenya. Other building standards will be incorporated. They include Building Code and the British Building Standards *BS 8110, BS 5950, BS4449, BS4461 etc.* The development shall also incorporate environmental guidelines, health and safety measures. All the construction inputs shall be obtained from licensed dealers. The following will be required for successful implementation of construction activities. Construction tools and equipment including machinery mainly transportation vehicles will be used for the transportation of materials and in the execution of the proposed works.

2.4.1 Inputs during Construction

- a. **Construction raw materials** i.e., sand, cement, stones, crushed rock (gravel/ ballast), ceramic tiles and other ceramic fittings, steel and wooden fixtures and fittings, glass, steel metals, timber, roofing materials, painting materials among others. All these should be obtained from licensed dealers and especially those that have complied with the environmental management guidelines and policies.
- b. **Construction machines** including machinery such as excavators, trucks, concrete mixers, and tools and other relevant construction equipment. These will be used for the excavation, transportation of materials, clearing of the site and construction debris. Most of the machinery will use electrical and petroleum products to provide energy.
- c. A construction labour force of both skilled and Semi-skilled workers. These will require services such as energy, water supply and sanitation facilities.
- d. Water for construction purposes.
- e. Power from the main grid or provided by generators.

2.4.2 Construction activities include the following

- ✓ Procurement of construction materials from approved dealers.
- ✓ Transportation of construction materials and excavated materials using heavy and light machinery
- ✓ Appropriate Storage of the construction materials.
- ✓ Demolition of the existing structures
- ✓ Site clearing, excavation and filling and laying of foundation
- ✓ Construction works i.e., masonry works/building works including, finishes, fixtures and fittings.
- ✓ Disposal of debris/ materials. All debris and excavated materials will be dumped on sites approved by the county government.
- ✓ Electrical, civil, and water engineering and sanitary works. These will be done by qualified and registered expertise.
- ✓ Landscaping works and earth works mostly on completion of the proposed development.
- ✓ Completion of the development and occupation.

2.4.3 Project implementation sequencing/Phasing

i. Pre-construction stage

- a) Plan preparation and seeking of the appropriate approvals from the relevant authorities which has been done
- b) Appraisal of baseline condition to determine supply and demand for required infrastructural utility services.
- c) EIA Study Report preparation including the necessary approvals.

ii. Construction stage

- a) ***Establishment of related works and all support infrastructure that are significant for the construction work:*** This would involve the transportation of machinery and deployment of the workers to the construction site. The machinery would be used for ground breaking and transportation of materials from the sources to the site. The major machineries that will be used include mixers, welding machines and transmission machines. The contractor will also mobilize human workforce at casual, permanent, skilled and unskilled levels.
- b) ***Acquisition and transportation of building materials:*** The contractor shall source for materials for construction from the various available suppliers. Supply of materials will be a continuous activity throughout the project life since different materials will be needed at different phases of the construction. The materials that shall be used in the construction include among others building stones, sand, ballast, cement, timber, reinforced concrete frame, steel, bars, G.I pipes, PVC pipes, pavement blocks, concrete slabs, murrum, hardcore, insulated electrical cables and timber among others.
- c) ***Excavation and land filling works:*** Excavation will be carried out to prepare the site for construction of foundations to lay the residential houses and all other proposed facilities and utilities. This will involve the use of heavy earthmoving machinery such as excavators, tractors, tippers and bulldozers
- d) ***Masonry, Concrete Work and Related Activities:*** The construction of the perimeter walls, building walls, foundations, floors, pavements, drainage systems 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 mix
- e) ***Structural Steel Works:*** The buildings will be reinforced with structural steel for stability.

Structural steel works will involve steel cutting, welding and erection.

- f) **Roofing and Sheet Metal Works:** Roofing activities will include slab roofing
- g) **Transportation of the construction wastes from the site:** Construction waste that cannot be used for either back filling or landscaping work at the site will be deposited in approved dumpsites by a contracted licensed waste handler.
- h) **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.
- i) **Power distribution:** The position for location of power transformer to serve the proposed apartments will be determined by experts from KPLC. The project will increase power demand in the area and it is proposed that the proponent should consider other power sources like solar to reduce on the power demand. The proposals include solar power especially for water heating purposes and to supplement power supply when experiencing power outage problems.
- j) **Plumbing:** Installation of pipe work for water supply and distribution will be carried out within the proposed residential houses and associated facilities. In addition, pipe work will be done to connect sewage from the premises to the main waste water disposal lines, and for drainage of storm water. Plumbing activities will include metal and plastic cutting, the use of adhesives, metal grinding and wall drilling among others.
- k) **Fire protection:** Self-contained fire detection and alarm system complete with manual call points, optical smoke detectors, heat detectors and electronic sounders will be proposed especially in the kitchen areas. Hose reel fire protection system will be provided to cover the buildings. The system will comprise of a water storage tank; distribution of pipe work and fire hose reels and portable fire extinguishers will be provided at convenient spots. Additional provision will be made for special hazards and high-risk areas.
- m) **Landscaping and tree planting:** To improve the environmental and aesthetic value or visual quality of the site once construction ceases, the proponent will carry out landscaping and tree planting. This will include establishment of flower gardens and lush grass lawns and will involve replenishment of the top soil. It is noteworthy that the proponent will use plant species that are available locally preferably indigenous ones for landscaping. The proponent has already established a tree nursery in preparation of the trees to be used for landscaping and tree planting.

2.4.4 Occupation/Operational stage

This stage shall involve running and managing the facility as per the laid down rules and procedures.

- a) **Residential activities:** Once construction is complete, the units will be ready for occupation by respective owners/tenants.
- b) **Solid waste and waste water management:** 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 by the contracted licensed waste handler at the designated dumping site. Sewage generated from the residential buildings will be discharged into the trunk sewer line managed by NCWSC, while the storm water drainage system will also consist of a network of Inverted Block Drains, manholes and road gullies which will discharge to the proposed artificial water reservoir.
- c) **Compound Cleaning:** The management will be responsible for regular washing and cleaning of the paved and non-paved areas. Cleaning operations will involve the use of substantial amounts of water, disinfectants and detergents, blooms, rakes, wheelbarrows among others.
- d) **General Repairs and Maintenance:** The residential and other facilities buildings will be repaired and maintained regularly during the occupational phase of the project. Such activities will include repair of building walls and floors, repairs and maintenance of electrical gadgets and equipment, repairs of leaking water pipes, painting, maintenance of the gardens and grass lawns and replacement of worn-out materials among others.

2.5 Decommissioning Phase

Decommissioning of operations is here taken to mean that the buildings cease to operate and the premises are closed down or reverted to another use. Under such circumstance, the project proponent will be expected to adhere to the legislation applicable to such undertaking in the laws of Kenya but in general the decommissioning shall be staggered through a number of steps and measures to rehabilitate the site to its near original status before the commencement of the proposed project. This will involve looking for alternative uses for the site that is compatible to the surrounding and to the former use. An environmental impact assessment shall be commissioned to advice on the environmental aspects with respect to the identified new use if found necessary. If no other use(s) are found for the site, rehabilitation measures to revert it to its former use a state shall be implemented that include:

- i. Building stones, paving slabs, and other installations of economic use can be sold-off in the market through a bidding or auction sale.
- ii. Dug up areas should be backfilled with uncontaminated earth.
- iii. All solid wastes including debris shall be disposed in a designated dumpsite.
- iv. The site shall be re-vegetated with vegetation capable of protecting the soil from erosion

The owners will then, deregister its operations and legal requirements such as the certificates of operations

will be surrendered to the relevant issuing bodies.

2.6 Project Outputs

2.6.1 Management of the Waste Generated

Different types of waste will be generated during the construction, operation and decommissioning phases of the project. The waste will be inert, hazardous and non-hazardous. The operations phase of the building will result in quite a significant volume of waste, mostly from project workers and the day-to-day operations of the facility. Maintenance and repair activities conducted during the occupational lifetime of the project may generate limited volume of waste. Demolition of structures during decommissioning will result in large volumes of debris and other wastes.

2.6.2 Waste Management Strategy

Prior to the commencement of the proposed project, the Proponent will prepare a Waste Management Plan that will: State the methods for properly managing waste i.e. sorting, handling, storing, transporting and disposing wastes; Identify and describe possible locations of landfills or designated disposal sites; Propose a minimization/collection/storage/treatment/re-use/disposal route for each waste; Identify potential third party re-users; Contract a NEMA licensed waste collector; and Propose location of waste storage and duties of site personnel.

The project proponent shall comply with the sustainable waste management Act 2024 through implementation of a Waste Management Plan during the all phases of the proposed project.

2.6.3 Waste Management Standards

The standards to be used for the construction, operation and decommissioning of the terminal will be in conformance with Legal Notice 178 on EMC (Waste Management) Regulations, 2024. If these regulations do not cover certain aspects of the project, then the Proponent shall comply with international regulations on environmentally sound management of waste.

2.6.4 Waste Inventories and Classification

Waste inventories will be created to quantify and characterize waste streams at each stage of the project. Separate inventories will be developed for construction wastes and for commissioning/occupational wastes. The volumes of waste requiring ultimate disposal will be minimized both through the control of waste generation and through land-filling. Inert and non-hazardous wastes that cannot be reused or

recycled may be incinerated in a facility designed and operated in accordance with the Waste Management Regulations 2024.

2.6.5 Hierarchy of Waste Management Practices

Each waste stream will be managed according to the following hierarchy of techniques, in which the technique chosen should be the first in the hierarchy that is safe and practicable:

- ✓ Eliminate or reduce the waste;
- ✓ Re-use as a material or fuel;
- ✓ Process and re-use as a material or as a fuel;
- ✓ Incinerate or re-use or landfill the ash;
- ✓ Landfill;
- ✓ Landscape - Landfill with appropriate vegetation planted; and
- ✓ Discharge to a receiving water course (applicable only to waste water)

2.6.6 Transfer of Waste to Third Parties

It is expected that there will be several third parties that may receive wastes generated during the construction of the proposed development. These third parties will include commercial waste disposal contractors and entities (corporate or individual) that have the capacity to reuse or recycle waste materials. In general, transfer to third parties for ultimate disposal will only be permitted if the part of their operation that is used for the proposed project waste is licensed. However, items such as timber wastes and other re-useable project wastes may be disposed to local population on the basis of case-by-case review by the proponent.

2.6.7 Waste Management

The principal objective of waste management program is to minimize the pollution of the environment as well as to utilize the waste as a resource. This goal should be achieved in a way that is environmentally and financially sustainable.

Waste water includes all water flows from the construction sites, work sites and subsidiary operations such as vehicle and equipment washing. Wastewater from temporary site offices must be managed and disposed of via an approved sanitary system such as the use of portable toilets serviced by a licensed waste contractor. Waste water from the works will generally be from curing of concrete works. This waste water is not hazardous but should be monitored to ensure it does not cause adverse effects.

The technologies for the management of the solid wastes will incorporate the collection of the waste from the source, transportation of the waste to the place of storage and final disposal through a contracted

waste handler. The following waste management techniques shall be used in the different stages of the project.

- a) ***During construction:*** The main wastes from the construction site will consist of material residues of the construction materials. These include pieces of concrete, heaps of sand and aggregate, bits and pieces of various pipe types, cans of paint, polythene sheets, paper packaging materials, pieces of timber, and off cuts of metals among others. They shall be managed as follows:
- ✓ Express condition shall be put in the contract that before the contractor is issued with a completion certificate; he will clear the site of all debris and restore it to a state acceptable by the supervising architect and environmental consultant.
 - ✓ Materials from excavation of the ground and foundation works shall be reused for earth works and landscaping.
- b) ***During operation:*** During operation phase, residents will contract a licensed waste handler who will collect their household waste at agreed intervals and dump them at licensed waste dumping sites.

SOLIDS	METALS
Broken building blocks	Welding Rods
Cement (Dust)	Isolated Steel Piles Wasted Lengths
Paper and Cards	Copper (Electrical Wires etc.)
Plastic bottles, cans, drums & packaging bags (both polythene and biodegradable)	Reinforcement steel
AGGREGATES	SLUDGES
Vehicle parts	Grease
Glass	Oil
Rags and Oil Adsorbents	Paint
Light bulbs and tubes	LIQUIDS
Paint cans and brushes	Wash down water and drum water
Stone and Rocks	Oily water
Tyres	DOMESTIC
Waste Timber	Food
Cleared undergrowth, shrubs etc	
Concrete Shuttering	
Demolition wastes	

2.6.8 Atmospheric Emissions Operations

Atmospheric emissions will be generated by diesel-powered generators and company vehicles during construction and operation phases. It is anticipated that the most significant components of such emissions will be combustion gases, specifically:

- ✓ Nitrogen Oxides (NO_x);
- ✓ Carbon monoxide (CO);
- ✓ Sulphur Dioxide (SO₂);
- ✓ Particulate matter (PM);
- ✓ Suspended Particulate matter (SPM);
- ✓ Volatile Organic Compounds; and
- ✓ Secondary pollutants

Emission of pollutants by vehicles contributes to global warming ultimately climate change. The emissions will vary from time to time depending on the traffic volume and traffic composition.

Relative air emission is expected during construction when dust from construction activities and smoke from construction machinery will be emitted. It is recommended that watering the site especially during dry periods be enforced to keep dust at minimal levels. The employees at the site especially during construction activities shall be provided with dust masks to protect them from dust and fumes associated with construction activities.

2.7 Energy

Construction machineries will require fuels (diesel) during construction phase. Electrical power will come in handy; in driving the selected construction machinery. Energy will also be needed during occupation phase (upon completion of the project). The general area and the proposed site in specific are supplied with electricity from the national grid. In addition to the above, the need for energy conservation will be emphasized during construction and occupation phases. During occupation phase, the use of energy conserving appliances (i.e., energy saving bulbs) and renewable energy sources such as solar energy will be encouraged.

2.8 Communication

The area is well covered by communication facilities such a Telkom, Airtel and Safaricom among others. All these will facilitate communication during the project cycle.

CHAPTER THREE: BASELINE INFORMATION FOR THE STUDY AREA

3.1 Introduction

This chapter presents baseline information for the study area within Westlands Sub-County, Nairobi City County, where the proposed development is located. The chapter describes the physical, biophysical, socio-economic, and infrastructural characteristics of the project area in order to identify environmental and social receptors that may be affected by the proposed project activities. The baseline assessment covers the project location, climatic conditions, geology and soils, drainage, ecological setting, land use, infrastructure, population characteristics, and socio-economic conditions relevant to the proposed development.

3.2 Nairobi City County

Nairobi City County is the capital and largest urban centre in Kenya and is designated as the 47th County under the Constitution of Kenya, 2010. Founded in 1899 as a railway depot along the Uganda–Kenya Railway, Nairobi rapidly expanded and replaced Mombasa as the capital of Kenya in 1907. Following independence in 1963, Nairobi became the capital of the Republic of Kenya.

The city's continued growth has been driven by its strategic central location, favourable climate, availability of infrastructure, and role as the country's administrative, economic, and commercial hub. Nairobi hosts the National Government, County Government, diplomatic missions, international and multinational institutions, and a wide range of regional and global organizations.

Nairobi is also a major transport, communication, and logistics hub, hosting Jomo Kenyatta International Airport (JKIA)—the largest airport in East and Central Africa—and serving as the focal point of national road, rail, and air transport systems. The city has further positioned itself as a leading ICT and innovation hub, supported by extensive fibre-optic infrastructure and strong digital connectivity.

Tourism plays an important role in the county's economy, supported by Nairobi National Park, a unique wildlife conservation area located within the city, as well as a thriving hospitality industry comprising high-end hotels, serviced apartments, and conference facilities. Nairobi is also the country's principal financial and commercial centre, hosting the highest concentration of banks, financial institutions, industries, and employment opportunities.

3.3 Position and Size

Nairobi City County covers an area of approximately 696.1 km² and is located between longitude 36°45' East and latitude 1°18' South, at an average altitude of 1,798 metres above sea level. The county borders Kiambu County to the north and west, Kajiado County to the south, and Machakos County to the east. The proposed project site is located on Plot No. Nairobi/Block 4/613, along Rhapta Road in Westlands area, within Westlands Sub-County, Nairobi City County.

3.4 Physiographic and Natural Conditions

3.4.1 Physical and Topographic Features

Nairobi City County is situated near the eastern margin of the East African Rift Valley and is characterized by gently undulating terrain interspersed with valleys and river systems. The western and northern parts of the county, including areas adjacent to Westlands, are underlain by volcanic formations associated with historic rift activity.

Geologically, the county comprises volcanic rocks and sediments of Cainozoic age, predominantly phonolites and volcanic tuffs, which influence groundwater occurrence and drainage characteristics. Major aquifers occur beneath the Upper Athi Series, consisting of reworked sediments, ashes, and occasional lava flows.

The main rivers traversing Nairobi include the Nairobi River, Ngong River, and Mathare River, which ultimately drain eastwards into the Athi River system. While these rivers provide natural drainage, they are heavily impacted by urban pollution and encroachment.

Soils within the county range from black cotton soils in poorly drained areas to red, well-drained volcanic soils, particularly in western parts of the city. Forested areas such as Karura Forest, Ngong Forest, and Nairobi Arboretum provide important ecological and climatic regulation functions, though they are located away from the immediate project site.

3.4.2 Climatic Conditions

Nairobi experiences a subtropical highland climate (Köppen Cwb) due to its altitude and proximity to the equator. Seasonal temperature variations are minimal, with average daytime temperatures ranging between 18°C and 26°C, and occasional lows of about 10°C during the cooler months of June and July.

Rainfall follows a bimodal pattern, influenced by the Inter-Tropical Convergence Zone (ITCZ):

- ✓ Long rains: March to June
- ✓ Short rains: October to December

The mean annual rainfall is approximately 900 mm, with localized variations depending on topography and urban development. In highly built-up areas such as Westlands, extensive paving and limited infiltration often result in rapid surface runoff and localized flooding, particularly during intense rainfall events.

3.4.3 Ecological Conditions

Nairobi County is predominantly a terrestrial ecosystem supporting diverse flora and fauna, with significant biodiversity concentrated within protected areas such as Nairobi National Park. However, in

highly urbanized zones such as Westlands, natural vegetation has largely been replaced by built structures, ornamental landscaping, and isolated urban green spaces. The ecological value of the project area is therefore considered low, with no known endangered species or sensitive habitats within the immediate vicinity. Environmental pressure from population growth and urban development has resulted in degradation of surface water quality and loss of natural habitats across much of the county.

3.4.4 Population Size, Composition and Distribution

According to the 2019 Kenya Population and Housing Census, Nairobi City County had a population of 4,397,073 persons, with an average household size of 2.9 persons. The population is projected to reach approximately 4.9 million by 2025, reflecting Nairobi's role as Kenya's fastest-growing urban centre. Westlands is a high-density, mixed-use neighbourhood that attracts middle- and upper-income residents, professionals, and expatriates, driven by proximity to employment hubs, modern amenities, and high-quality infrastructure. Population growth in the area mirrors broader urbanization trends within Nairobi.

3.5 Land Use

Urban land use in Nairobi reflects a complex mix of residential, commercial, industrial, institutional, recreational, and infrastructure uses. Westlands has undergone substantial land-use transformation over recent decades, transitioning from a low-density residential suburb to a high-density, mixed-use urban zone.

Key land-use trends in Westlands include:

- i. Redevelopment of single-dwelling units into high-rise residential apartments
- ii. Emergence of mixed-use developments combining residential, commercial, and hospitality functions
- iii. Growth of commercial offices, healthcare facilities, educational institutions, and religious centres along major roads such as Rhapta Road and Waiyaki Way.

3.6 Socio-Economic Profile

The development of the proposed residential apartments is influenced by demographic trends and economic activities within Westlands and Nairobi City County.

3.6.1 Population Demography

The Nairobi Metropolitan Region; including Nairobi, Kiambu, and Machakos counties, continues to experience high population growth due to rural–urban migration and natural increase, leading to increased demand for housing and urban services.

3.6.2 Housing Demand in Nairobi City County

Nairobi faces a significant housing deficit, particularly in the middle- and upper-income segments. By 2025, housing demand is estimated at approximately 260,000 units annually, far exceeding supply. This imbalance has accelerated investment in high-rise residential developments in areas such as Westlands, Upper Hill, and Kileleshwa.

3.6.3 Employment Trends in the Area

Westlands has evolved into a major commercial and employment hub, hosting corporate offices, healthcare facilities, hospitality establishments, and retail centres. The area supports employment across sectors including real estate, healthcare, education, hospitality, and professional services.

3.6.4 Trunk Infrastructure, Utilities and Community Social Services

a) Transport Network

Nairobi City County is served by an extensive road network including Waiyaki Way, Ngong Road, Mombasa Road, Thika Superhighway, and Outer Ring Road. Westlands benefits from strong connectivity through roads such as Rhapta Road, Ring Road Westlands, Church Road, and Waiyaki Way, facilitating access to the CBD, Upper Hill, and surrounding residential areas.

CHAPTER FIVE: POLICY, LEGAL AND LEGISLATIVE FRAMEWORK

5.1 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 (EIA) on the development Projects. According to Sections 58 and 138 of the Environmental Management and Coordination Act (EMCA) No. 8 of 1999 (vide legal notice 31 of 2019) and Section 3 of the Environmental (Impact Assessment and Audit) Regulations, 2003 construction of urban residential development with more than one hundred units require an Environmental Impact Assessment study project 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.

5.2 Legal and legislative Framework

Environmental policies cut across all sectors and government departments. As such policy formulation should be consultative steered by interdisciplinary committees.

5.2.1 The Constitution of Kenya, 2010

The Constitution of Kenya (2010) takes supremacy over all aspects of life and activity in the Republic. With regard to environment, article 42 of the CoK (2010) states as thus:

Every person has a right to a clean and health environment which includes the right:

- (a) to have the environment protected for the benefit of present and future generations through legislative and other measures particularly those contemplated in article 69 and
- (b) to have the obligations relating to the environment fulfilled under article 70 of CoK (2010)

Thus, the implementation of the proposed development project is guided by this provision of the CoK (2010). Implementers will be expected to undertake their work with the understanding that persons are entitled to clean and health environment which must not be taken for granted.

The provisions of article 69 and article 70 of the CoK (2010) are enumerated hereunder

Article 69

Article 69, subsection (1): The State shall— (a) ensure sustainable exploitation, utilization, management and conservation of the environment and natural resources, and ensure the equitable sharing of the accruing benefits; (b) work to achieve and maintain a tree cover of at least ten per cent of the land area of Kenya; (c) protect and enhance intellectual property in, and indigenous knowledge of, biodiversity and the genetic resources of the communities; (d) encourage public participation in the management, protection and conservation of the environment; (e) protect genetic resources and biological diversity; (f) establish systems of environmental impact assessment, environmental audit and monitoring of the environment; (g) eliminate processes and activities that are likely to endanger the environment; and (h) utilize the environment and natural resources for the benefit of the people of Kenya

By this article, public participation is encouraged and non-compliance is a violation of the constitution. Trees are protected by this section and the policy to be applied is thus:

All mature indigenous trees should be not be cut. But when the best route for project implementation must affect the tree, then the project implementers must considers trimming the branches as the best option before considering cutting it. To cut mature trees especially indigenous trees should be the last option.

Subsection (2) “Every person has a duty to cooperate with State organs and other persons to protect and conserve the environment and ensure ecologically sustainable development and use of natural resources”. This obligation will be laid upon every stakeholder in the implementation process in order to maintain harmony in the development process. Key stakeholders targeted by this include the proponent, contractor and the host community. The following state organs may seek to inspect contractor’ premises and should be allowed access; (i) NEMA (ii) DOSH (iii) Public health (iv) The county ministry in charge of LIHUD.

Article 70

This section provides for enforcement of environmental rights thus: (1) If a person alleges that a right to a clean and healthy environment recognized and protected under Article 42 has been, is being or is likely to be, denied, violated, infringed or threatened, the person may apply to a court for redress in addition to any other legal remedies that are available in respect to the same matter. (2) On application under clause (1), the court may make any order, or give any directions, it considers appropriate:

(a) to prevent, stop or discontinue any act or omission that is harmful to the environment; (b) to compel any public officer to take measures to prevent or discontinue any act or omission that is harmful to the environment; or (c) to provide compensation for any victim of a violation of the right to a clean and

healthy environment. (3) For the purposes of this Article, an applicant does not have to demonstrate that any person has incurred loss or suffered injury. This means that the project players must be cognizant of the fact that the public has been empowered by this article and can “interrupt” work progress through the court process and therefore implementers should respect the environmental regulations especially to ensure the community right to a clean and health environment is honoured.

The provisions for a clean and healthy environment notwithstanding, the Article 41 (1) on labour relations states thus: Every person has the right to fair labour practices which include the right to fair remuneration and the right to reasonable working conditions. The contractor will be bound by this requirement to ensure that his workers remuneration is within the minimum wage provisions and that the working conditions (which include the equipment and sanitation) are reasonable. Each worker should be provided with Personal Protective Equipment during working hours. The contractor will develop a safety management policy and enforce it.

All Kenyan policies, regulations, and legislations relevant to sustainable development are anchored in the CoK (2010) and some are discussed below.

The proposed project activities will ensure that the ecological processes and the environment are not severely damaged through proper implementation of the proposed mitigation measures put in place to ensure that the project construction and operation activities do not adversely affect the surrounding environment.

5.2.2 Sessional Paper Number 10 of 2012 (Vision 2030)

This is the National Blueprint for economic advancement of Kenya. It is also called as the Vision 2030 and it is the long-term development strategy for Kenya towards achieving a “globally competitive and prosperous country [economy] with a high quality of life by 2030. The key objective of the Vision 2030 is to transform Kenya into a new industrializing middle income country by the year 2030 AD. It envisions a high quality of life for the majority of Kenya citizens in a clean and health environment as contemplated in the Sustainable Development Goals [SDGs]. Vision 2030 is anchored on 3 pillars:

Three pillars of Kenya’ Vision 2030

Pillar	Description
Economic	To achieve a sustained annual economic growth rate of 10% to 2030
Social	To create a just, cohesive and equitable social development

Political

To build an issue, people centered democratic system that is result oriented and accountable to the public

Adopted from Vision 2030

Vision 2030 anticipates a Kenyan nation characterized by a clean, secure and sustainable environment by 2030 and sets the goals towards that:

- (i) to increase forest cover from less than 3% at present to 4% and
- (ii) to lessen by half all environment-related diseases.

It recommends specific strategies to promote environmental conservation in order to provide better support to the economic pillar flagship projects and for the purposes of achieving the SDGs. The implementation of the proposed project should not create room for breeding of mosquitoes which spread malaria plasmodium; neither should it lead to contamination of water [which increases incidence of water borne diseases]. The implementers must be careful on maintaining air quality [avoid air pollution] and enforce sound policies on waste management.

The proposed development project will promote the economic growth of the locality and help propel Kenya to a middle-income country as envisioned in the Vision 2030 development plan by developing the housing sector, one of the key target sectors in the plan.

5.3 National Policies

5.3.1 The National Environment Policy, 2013

The National Environment Policy aims to provide a holistic framework to guide environmental and natural resource management in Kenya. It also ensures that the link between the environment and poverty reduction is integrated into all government processes and institutions in order to facilitate and realize sustainable development at all levels in the context of a green economy, enhancing social inclusion, improving human welfare, creating employment opportunities and maintaining a healthy functioning of the ecosystem.

This policy presents the framework to deal with the ever-growing environmental issues and management challenges in Kenya like harmonizing of sectoral policy instruments with the Environmental Management and Coordination Act and the Constitution, implementing the Land Policy, valuing of environmental and natural resources, rehabilitating and restoring environmentally degraded areas, loss of biodiversity, concessions and incentives, urbanization and waste management, pollution, energy, climate change and disaster management, conservation of shared natural resources, invasive and alien species, public

participation, environmental education and awareness, data and information, poverty, weak enforcement, and fragmentation.

5.3.2 National Housing Policy (2004)

The National Housing Policy (2004) was formulated to address Kenya's growing housing deficit by promoting the provision of adequate, affordable, and sustainable housing for all income groups, particularly in urban areas. The policy emphasizes increased private sector participation, improved access to housing finance, efficient land use planning, and the adoption of appropriate building technologies to reduce construction costs. It also encourages densification in well-serviced urban zones, upgrading of existing neighbourhood, and integration of housing development with infrastructure and social services. Overall, the policy provides a framework for guiding residential developments that respond to urban population growth while promoting environmental sustainability and improved living standards.

5.3.3 National Housing Policy (2004)

The National Urban Development Policy (2016) provides a comprehensive framework for the sustainable planning, development, and management of urban areas in Kenya. The policy seeks to guide urban growth by promoting compact, efficient, and well-planned cities that support economic development, social inclusion, and environmental sustainability. It emphasizes integrated land use and transport planning, adequate provision of infrastructure and services, promotion of mixed-use and high-density developments in appropriate zones, and strengthened urban governance. The policy also encourages climate-resilient development, public participation, and private sector involvement to ensure orderly urbanization and improved quality of life in urban centres such as Nairobi.

5.3.4 National Policy on Water Resources Management and Development (Sessional Paper No.1 of 1999)

- ❖ The four specific objectives guiding in the management of water resources in Kenya include; Preserve, conserve and protect available water resources and allocate it in a sustainable, rational and economic way;
- ❖ Supply water of good quality in sufficient quantities to meet the various water needs, including poverty alleviation, while ensuring the safe disposal of wastewater and environmental protection;
- ❖ Establish an efficient and effective institutional framework to achieve a systematic development and management of the water sector; and
- ❖ Develop a sound and sustainable financing system for effective water resources management, water supply and sanitation development.

5.3.5 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.

5.3.6 The Land Policy (Sessional Paper No. 3 of 2009)

The overall objective of the National Land Policy is to secure land rights and provide for sustainable growth, investment and the reduction of poverty in line with the Government's overall development objectives. Specifically, it seeks to develop a framework of policies and laws designed to ensure the maintenance of a system of land administration and management that will provide all citizens with the opportunity to access and beneficially occupy and use land; economically, socially, equitably, and environmentally sustainable allocation and use of land; effective and economical operation of the land market; efficient use of land and land-based resources; and efficient and transparent land dispute resolution mechanisms. The previously existing land laws have been repealed and the law consolidated into three statutes, namely the Land Act 2012, the Land Registration Act 2012 and the National Land Commission Act 2012.

5.3.7 The Kenya Environmental Sanitation and Hygiene Policy (KESHP) 2016–2030

This is a comprehensive national framework designed to ensure universal access to improved sanitation and a clean, healthy environment by 2030. It builds upon the 2007 policy, aligning with Kenya's Vision 2030, the Constitution of Kenya 2010, and the Sustainable Development Goals (SDGs).

Its broad goal envisions “*a clean, healthy, and economically prosperous Kenya free from sanitation and hygiene-related diseases.*”

Its primary objectives include:

- i. Achieving **100% access to improved sanitation** by 2030.
- ii. Ensuring safe and sustainable waste management in both rural and urban areas.
- iii. Reducing the prevalence of sanitation-related diseases.
- iv. Promoting hygiene education and behaviour change across all sectors

5.3.8 The Climate Change Act 2016

The objective of the Climate Change Act 2016 is to provide a regulatory framework for an enhanced response to climate change, and to provide mechanisms and measures to improve resilience to climate change and promote low carbon development. The Climate Change Act adopts a mainstreaming approach, 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.

5.3.9 The Energy Act 2019

The Energy Act 2019 has a very broad scope, covering all forms of energy, from fossil fuels to renewables. The Energy Act mandates the government to promote the development and use of renewable energy, including biodiesel, bioethanol, biomass, solar, wind and hydropower. The Energy Act provides a useful supporting framework for the transition to a green economy with likely gains in environmental protection and climate change.

5.4 National Regulatory Frameworks

5.4.1 The Environmental Management and Co-ordination Act CAP 387

Environmental legislation in Kenya is provided in over 77 statutes. In order to provide a structured approach to environmental management in Kenya, the EMCA Act was enacted on January 14th 2000 as a

framework law and contains provisions for the ESM of the proposed and ongoing Projects respectively in Kenya. With the coming into force of the EMCA, the environmental provisions within the sectoral laws were not superseded; instead, the environmental provisions within those laws were reinforced to better manage Kenya's ailing environment.

Section 58.(1) Of the Act states "Notwithstanding any approval, permit or license granted under this Act or any other law in force in Kenya, any person, being a proponent of a project, shall, before financing, commencing, proceeding with, carrying out, executing or conducting or causing to be financed, commenced, proceeded with, carried out, executed or conducted by another person any undertaking specified in the Second Schedule to this Act, submit a project report to the Authority, in the prescribed form, giving the prescribed information and which shall be accompanied by the prescribed fee". Environmental Management and Coordination Act CAP 387 provide a legal and institutional framework for the management of the environmental related matters. This EIA study has been conducted and the final report compiled pursuant to section 58 (1) of the EMCA and its respective stipulations.

5.4.2 EMCA Related Regulations

5.4.2.1 Environmental (Impact Assessment and Audit) Regulations, 2003

The Environmental Impact Assessment and Audit Regulations, 2003 are subsidiary regulations of EMCA, 1999 and stipulate the steps to be followed in undertaking an EIA study. The Regulations highlight the stages to be followed, information to be made available, role of every stakeholder and rules to be observed during the EIA process.

This EIA study has been conducted as per the provisions and guidelines of the Environmental Impact Assessment and Audit Regulations, 2003; has been planned, designed, compiled and implemented based on the very regulations. It shall also be maintained and guided by the same regulations and an environmental audit study will be done periodically to monitor compliance with the set environmental standards.

5.4.2.2 Environmental Management and Co-ordination (Water Quality) Regulations, 2024 Legal Notice 177/2024

The Environmental Management and Coordination (Water Quality) Regulations, 2024 (Legal Notice No. 177 of 2024) were enacted by the Government of Kenya to enhance the protection, conservation, and sustainable use of water resources. These regulations supersede the 2006 version and are part of broader environmental reforms under the Environmental Management and Coordination Act (EMCA).

These regulations apply to various water uses, such as drinking water, industrial processes, agricultural activities, recreational purposes, fisheries and wildlife habitats and any other designated uses.

The key provisions of this act are:

- i. Prevention of Water Pollution
- ii. Standards for Domestic Water Sources
- iii. Protection of Water Bodies
- iv. Establishment of Buffer Zones
- v. Effluent Discharge Licensing

The proponent shall follow the necessary precautionary measures not to pollute underground water or surface water. Further, the proponent will be required to immediately notify the authority any occurrence of pollution incidence at the site. Use of oils on site will be carefully done to control spills on the surface. Servicing of machines/trucks will be carried out at designated service bay.

5.4.2.3 Environmental Management and Co-ordination (Waste Management) Regulations, 2024 Legal Notice 178/2024

The Government of Kenya (through the Cabinet Secretary - Ministry of Environment, Forestry and Climate Change) vide Kenya Gazette Supplement No. 197 (Legislative Supplement No. 86) and Legal Notice No. 178 dated 4th November, 2024; promulgated the Environmental Management and Co-ordination (Waste Management) Regulations, 2024. The Waste Management Regulations, 2024 replaces the Waste Management Regulations, 2006 (which have been in effect for the past eighteen years).

The highlights of the new Regulations include:

- I. Specific non-hazardous wastes exempted from transport licensing requirements.
- II. Introduction of a National Colour Coding System for waste.
- III. Introduction of a National Waste Information System.
- IV. Revised waste licensing fees.
- V. Suspension of waste licenses for non-compliance with set license conditions.

The proponent shall ensure that the garbage handler contracted has a valid license from the National Environment Management Authority (NEMA). So as to comply with this, the contractor shall take precaution not to dump wastes in areas not registered and designated as dumpsites, and all waste disposed of as per the Waste management regulations.

5.4.2.4 EMC (Noise and Excessive Vibration Pollution Control) Regulations, 2009

In May 2009, the Minister for Environment and Mineral Resources promulgated the above regulations for management of noise and excessive vibration. The general prohibition states that no person shall make or cause to be made any loud, unreasonable, unnecessary or unusual noise which annoys, disturbs, injures or endangers the comfort, repose, health or safety of others and the environment. The regulations further provide factors that will be considered in determining whether or not noise and vibration is loud, unreasonable, unnecessary or unusual.

For fixed installations, excessive vibration under these regulations is defined as any vibration emanating from the source and exceeds 0.5cm/s. Rules 5 and 6 of the regulations define noise levels for various types of activities that generate noise. The first schedule to the regulations defines permissible noise levels measured 30m from the boundary fence of a project. A noise license will be required during the construction phase of the project and a noise survey conducted once operation is recommended for presentation to the authority.

The proponent shall implement these measures, ensure that all noise equipment, tools, vehicles, are in good working condition to reduce noise. The project contractor will be required to avoid carrying out noise emitting activities and work within the stipulated time periods. In addition, regular noise monitoring will be conducted and acquisition of noise permit in extreme cases

5.4.2.5 Environmental Management and Coordination (Air Quality) Regulations, 2024 Legal Notice No. 180 of 2024

This is an improvement of the 2014 Regulations and introduces various improvements including emission testing from mobile sources. The Environmental Management and Co-ordination (Air Quality) Regulations, 2024-enacted under Legal Notice No. 180 of 2024-aim to enhance Kenya's air quality management framework introducing stricter controls and updated standards to prevent, control, and abate air pollution, thereby ensuring clean and healthy ambient air.

The key provisions are:

- ✓ Prohibition of Air Pollution
- ✓ Priority Air Pollutants
- ✓ Emission Licensing
- ✓ Monitoring and Reporting

- ✓ Stack Emission Standards
- ✓ Controlled Areas

The proponent shall implement the mitigation measures provided in the EMP to prevent air pollution during construction and operation phases. Further, the proponent will also conduct regular air quality monitoring.

5.4.2.6 The Sustainable Waste Management (Extended Producer Responsibility (EPR) Regulations, 2024. Legal notice 176/2024

The Government of Kenya, through the Cabinet Secretary (Ministry of Environment, Climate Change and Forestry) gazetted the Sustainable Waste Management (Extended Producer Responsibility (EPR)) Regulations 2024 on 4th November 2024. These regulations aim to promote environmentally sound management of products throughout their life cycle, to obligate producers to take responsibility for the end-of-life (postconsumer) management of their products and to operationalize polluter pay principle.

Key highlights on the EPR Regulations include:

1. The regulations apply to all producers (manufacturers, importers and brand owners) of products listed in the first schedule of these regulations and the Extended Producer Responsibility (EPR) schemes for the products category in the first schedule.
2. These regulations highlights the Extended Producer Responsibility (EPR) obligations that each producer shall execute as per (regulation 5).
3. All importers of products listed in the first schedule shall within six months from the gazettelement date (4th November 2024) register with NEMA and pay fees as per the first schedule.
4. All producers (brand owners) of products listed in the first schedule shall within six (6) months apply to NEMA for registration and issuance of extended Producer responsibility Certificate.
5. Requirements for registration of Producers, Importers and Extended Producer Responsibility (EPR) Schemes.
6. Requirements for licensing of the Extended Producer Responsibility schemes for the products category.
7. Requirements for Registration and licensing fees.

The proponent shall ensure full compliance with the Extended Producer Responsibility (EPR) regulations

5.4.2.7 Environmental Management and Co-ordination (Management and control packaging of plastic materials) Regulations, 2024, Legal Notice 181/2024

The Government of Kenya (through the Cabinet Secretary - Ministry of Environment, Forestry and Climate Change) vide Kenya Gazette Supplement No. 197 (Legislative Supplement No. 87) and Legal Notice No. 181 dated 4th November, 2024; promulgated the Environmental Management and Co-ordination (Management and Control of Plastic Packaging Materials) Regulations 2024 was Gazetted on 4th November 2024. Key highlights of the new Regulations include

1. The Regulations apply to All plastic Carrier bags, Flat bags and Plastic film and all plastic packaging materials on imported products
2. All manufacturers, importers, sellers or users in possession of plastic packing Materials shall, within one month of the commencement of these Regulations declare their stock of plastic packaging materials to the Authority
3. Every importer of plastic packaging material shall declare at the port of entry in Kenya the quantities and purpose of the plastic packaging materials
4. Requirement of an Extended Producer Responsibility (EPR) Plan
5. Requirements for license processing and monitoring fees
6. Due diligence assessment report of any entity contracted to; implement EPR plan or manage a recycling collection center or collect, process and transport plastic bags, plastic film and product wrap or recycle plastic packaging material

5.4.2.8 Environmental Management and Co-ordination (Sand Harvesting) Regulations, 2024, Legal Notice 179/2024

To this end, NEMA has developed the Environmental Management and Coordination (Sand Harvesting) Regulations, 2024 that were promulgated on 14th October, 2024. The main objective of the Regulations is to ensure sustainable utilization of sand as a resource, while at the same time protecting the environment. This is therefore to bring to the attention of all sand transporters that according to these Regulations, you will be required to obtain a sand transportation permit from NEMA. The requirements are;

- i) proof of Environmental Impact Assessment (EIA) license showing source of sand
- ii) personal details of the applicant
- iii) details of the mode of transportation
- iv) sand transportation permit processing fees

The proponent shall ensure that the raw materials are obtained from approved suppliers i.e., the contractor supplying sand should have both sand harvesting and transportation licensing from NEMA. The supplier of stones and aggregate should also provide evidence of ELA license from NEMA.

5.5 Other Environment, health and safety, physical planning related laws

5.5.1 Water Act, 2002

Water in Kenya is owned by the Government, subject to any right of the user, legally acquired. However; this Act regulates conservation and management of all water resources within the republic, and related purposes.

In section 3 of part II, it states that every water resource is vested in the State, subject to any rights of user granted by or under this Act or any other written law. The Act also provides for establishment of a Water Resource Management Authority, whose aim is to manage and coordinate conservation and utilization of water resources at national scale. The Act will thus play a central role in guiding the exploitation and conservation of the limiting and scarce water resource throughout the project life.

5.5.2 The Penal Code CAP 63

Chapter XVII on “Nuisances and offences against health and convenience” contained in the penal code strictly prohibits the release of foul air into the environment which affects the health of the persons. It states “Any person who voluntarily vitiates the atmosphere in any place so as to make it noxious to the health of persons in general dwelling or carrying on business in the neighbourhood or passing along a public way is guilty of a misdemeanor”.

Waste disposal and other project related activities shall be carried out in such a manner as to conform to the provisions of the code.

5.5.3 Occupational Health and Safety Act No.15 of 2007 and the 2007 Subsidiary legislation (Cap 514)

This Act of Parliament was enacted to provide for the health, safety and welfare of persons employed in workplaces and for matters incidental thereto and connected therewith.

Its relevant clauses and stipulations relevant to the proposed project are;

- i. Part II of the Act provides the General Duties that Occupiers must comply with in respect to health and safety in the workplace. Such duties include undertaking S&H risk assessments, S&H audits, notification of accidents, injuries and dangerous occurrences, etc.

- ii. Part III of the Act provides the administrative framework for supervision of the Act.
- iii. Part IV deals with the enforcement provisions that the DOSHS has been provided with under the Act. It discusses the instances when Improvement and Prohibition Notices can be issued as well as the powers of OSH officers.
- iv. Part V of the Act requires all workplaces to be registered with the DOSHS. The Occupier has to apply for registration of their project with the DOSHS on completion of installation of the crusher and before the occupational phase of the project.
- v. Part XI of the Act contains Special Provisions on the management of health, safety and welfare. These include work permit systems, PPE requirements and medical surveillance. All sections of this part of the Act will be applicable to this project during the operational phase.
- vi. Part XIII of the Act stipulates the fines and penalties associated with non-compliance of the Act. It includes those fines and penalties that are not included in other sections of the Act and will be important for an Occupier to read and understand the penalties for non-compliance with S&H provisions.
- vii. Part XIV of the Act is the last section of the Act and contains miscellaneous provisions which are not covered elsewhere. Most of the sub-sections under this part of the Act will be applicable to mining projects and it is in the interest of an Occupier to read, understand and ensure compliance with it.

Some of the important subsidiary legislations which operationalized the Act and are applicable to the proposed project are described below.

i) ***(Safety and Health Committee) Rules 2004***

These rules came into effect on April 28th, 2004 and require that an Occupier formalize a Safety and Health (S&H) Committee if there are a minimum of 20 persons employed in the work place. The size of the S&H Committee depends on the number of workers employed at the place of work. For a Proponent and Contractor, the Occupational Safety and Health Act and the S&H Committee Rules 2004 are important as they require compliance with the following measures:

- i. Posting of an Abstract of the Factories and Other Places of Work Act in key sections of each area of the workplace;
- ii. Provision of first aid boxes in accordance with Legal Notice No. 160: First Aid Rules of 1977;

- iii. Ensuring that there are an appropriate number of certified first aiders trained by a DOSHS approved institution and that the certification of these first aiders is current;
- iv. Provision of a General Register for recording amongst other things all incidents, accidents and occupational injuries;
- v. Appointment of a S&H Committee made up of an equal number of members from management and workers based on the total number of employees in the company;
- vi. Training of the S&H Committee in accordance with these rules;
- vii. Appointment of a S&H management representative by the Proponent;

The Safety & Health Committee must meet at least quarterly, take minutes, circulate key action items on bulletin boards and may be required to send a copy of the minutes to the DOSHS local office. Proper record keeping including maintenance of all current certificates related to inspection of critical equipment such as the tractor, transport vehicles and the generator, etc. Such inspections need to be undertaken by a competent person certified by the Director of the DOSHS.

ii) **(Noise Prevention and Control) Rules**

These rules have set minimum and maximum exposure limits beyond which workers and members of the public should not be exposed to noise without adequate means of protection. The rules also have limits for exposure out of workplaces. The rules have several recommendations on a comprehensive noise control program for workplaces that includes a requirement for medical examination of workers who are exposed to noise. The rules have also set the minimum noise levels that should emanate from a facility to public/neighbouring areas by day or by night. The proponent will provide functional earmuffs for those operating the noise emitting machines and those working in noisy environments; and keep on renewing their noise and vibration permit from NEMA. All in all, the project proponent will be required to adhere to all the stipulations of the OSHA Act, 2007 requirements and regulations.

iii) **Medical Examination Rules, 2005**

These rules provide for Occupiers to mandatorily undertake pre-employment, periodic and termination medical evaluations of workers whose occupations are stipulated in the Second Schedule of the Act and the First Schedule of the Regulation. The workers are to undergo medical evaluations by a Designated Health Practitioner (DHP) duly registered by the DOSHS. Exposure to airborne crystalline silica present negative impacts to human health, the workers exposed to the dust will be required to undergo medical

examinations in accordance with the above Rules. The project proponent is required to ensure that on site workers are examined medically and appropriate gears availed to them while at site, like earmuffs, helmets, overalls and respiratory gears.

iv) **Fire Risk Reduction Rules, 2007**

These rules were promulgated by the Minister for Labour on April 16th 2007 and apply to all workplaces. The rules apply to this sector project in several ways as enumerated below;

Rule 16 requires a Proponent to ensure that electrical equipment is installed in accordance with the respective hazardous area classification system. It is also a requirement that all electrical equipment is inspected after six months by a competent person and the Proponent is required to keep records of such inspections.

Rules 29 – 31 refer to the installation and maintenance of fire-fighting systems in workplaces. Fire extinguishers are to be mounted at least 60cm above ground while a fire hose reel must be located within a radius of 30m. Fires can arise from electrical fault at the site.

Worker's safety will be given priority during both construction and operation phases of the project. The proponent shall adhere to the provisions of OSHA, 2007 and the subsidiary rules and regulations under it.

5.5.4 The Work Injury Benefits Act (WIBA), 2007

The WIBA Act provides for compensation to employees for work related injuries and diseases contracted in the course of their employment and for connected purposes;

Section 7(a) of the Act, on the obligations of the employer, requires an employer to obtain and maintain an insurance policy with an insurer approved by the State in respect of any liability that the employer may incur under this Act to any of his employees.

Section 10(1) States that an employee who is involved in an accident resulting in the employee's disablement or death is subject to the provisions of this Act, and entitled to the benefits provided for under this Act. It also states expressly that an employer is liable to pay compensation in accordance with the provisions of this Act to an employee injured while at work.

On First Aid covered in section 45(1), an employer is supposed to provide and maintain such appliances and services for the rendering of first aid to his employees in case of any accident as may be prescribed in any other written law in respect of the trade or business in which the employer is engaged.

The proponent shall acquire insurance cover for all the workers for the time they will be working at the project site which will enable them get compensation in case of accident occurrence.

5.5.5 The Public Health Act CAP 242

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

During the project works, construction and operation, the management will comply with the provisions of this Act in terms of constructing storm drains and sanitary facilities to the required standards and ensuring that the site is safe from nuisance or pollution of any nature.

5.5.6 The Land and Environment Court

The Land and Environment Court is established under the Environment and Land Court Act, 2011 (No. 19 of 2011). It is empowered by law, given the status of the High Court and has the jurisdiction to hear and determine disputes, actions and proceedings concerning acquisition of land as well as matters pertaining to the environment.

5.5.7 The County Government Act 2012

Section 163 allows counties to control or prohibit all businesses, factories and workshops which, by reason of smoke, fumes, chemicals, gases, dust, smell, noise, vibration or other cause, may be or become a source of danger, discomfort or annoyance to the neighbourhood, and to prescribe the conditions subject to which such businesses, factories and workshops shall be carried on. The same section allows counties to prohibit, control and regulate trade and trading activities within their jurisdiction.

5.5.8 The Physical Planning Act of 1996 CAP 286

The Act allows for prohibition or control over the use and development of land and building in the interest of proper and orderly development of an area. Section 30 states that any person who carries out development without 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.

Section 36 states that if in connection with a development application, a local authority is of the opinion that the proposed development activity will have injurious impact on the environment; the applicant shall be required to submit together with the application an environment impact assessment (EIA) report.

EMCA, Cap 387 echoes the same by requiring that such an EIA is approved by the National Environmental Management Authority (NEMA) and should be followed by annual environmental audits.

5.5.9 Traffic Act Cap. 403

In Section 51, only proper fuel should be used in vehicles. Similarly, vehicles should be well maintained to prevent any fumes/exhaust that could pollute the environment. All vehicles transporting installation materials will be granted permits authorizing them to transport materials to the site plus all the equipment, lorries and heavy vehicle drivers will possess up to date driving licenses and certificates identifying them and the type of lorries/vehicles/equipment they are authorized to operate, plus deployment of traffic marshals to help control the traffic flow.

The project proponent should ensure strict adherence to the Traffic Impact Assessment report recommendations

5.5.10 Building Code 2000

The building code under Septic and conservancy tanks, section 202 allows for installation of septic tanks/conservancy tanks where a sewer system has not been provided that the proponent abides with the provisions under the set table.

The effluent waste water from the project site will be channelled to the trunk sewer network managed by NCWSC

5.5.11 Lands Act, 2012 No. 6 of 2012

Part II Section 8 provides guidelines on management of public land by National Land Commission on behalf of both National and County Governments. This law in Section 8(b) stipulates that the Commission shall evaluate all parcels of public land based on land capability classification, land resources mapping consideration, overall potential for use, and resource evaluation data for land use planning. Section 8(d) stipulates that The Commission may require the land to be used for specified purposes subject to such conditions, covenants, encumbrances or reservations as are specified in the relevant order or other instrument.

In managing public land, the Commission is further required in Section 10(1) to prescribe guidelines for the management of public land by all public agencies, statutory bodies and state corporations in actual occupation or use. In these guidelines management priorities and operational principles for the management of public land resources for identified uses shall be stated. This in essence means that the Commission shall take appropriate action to maintain public land that has endangered or endemic species of flora and fauna, critical habitats or protected areas. As well the Commission shall identify ecologically

sensitive areas that are within public lands and demarcate or take any other justified action on those areas and act to prevent environmental degradation and climate change.

Part VIII of the Act provides procedures for compulsory acquisition of interest in land. Section III (1) states that if land is acquired compulsorily under this Act just compensation shall be paid in full to all persons whose interest in the land have been determined. The Act also provides for settlement programmes. Any dispute arising out of any matter provided for under this Act may be referred to the Land and Environment Court for determination.

The land on which the project is to be developed fully belongs to the proponent and has a valid ownership records.

5.6 National Institutional Framework

5.6.1 National Environment and Management Authority

The responsibility of the National Environmental Management Authority (NEMA) is to exercise general supervision and co-ordination over all matters relating to the environment and to be the principle instrument of government in the implementation of all policies relating to the environment. In addition to NEMA, the Act provides for the establishment and enforcement of environmental quality standards to be set by a technical committee of NEMA known as the Standards and Enforcement Review Committee.

5.7 Court of Appeal Ruling on Zoning Controls along Rhapta Road (Civil Appeal No. E160 of 2025)

In Civil Appeal No. E160 of 2025, Claire Kubochi Anami & Others (suing as Officials of Rhapta Road Residents Association) v County Executive Committee Member, Built Environment & Urban Planning, Nairobi City County & 19 Others, the Court of Appeal delivered a landmark judgment on 19 September 2025 clarifying zoning and development controls along Rhapta Road in Westlands. The Court confirmed that Rhapta Road falls within Zone 3C, which permits developments of up to twenty (20) floors, subject to compliance with applicable infrastructure, environmental, and planning requirements. The Court further upheld the validity of NEMA approvals issued to developers and directed Nairobi City County to finalize and gazette comprehensive zoning and development control instruments within six months.

In line with this ruling, the proposed development has been deliberately designed to a maximum of eighteen (18) floors, which is within the allowable height limit under the confirmed Zone 3C classification. This demonstrates the proponent's full compliance with the Court of Appeal decision, existing planning guidance, and environmental regulatory requirements.

The project therefore aligns with the prevailing legal and policy framework governing developments along Rbapta Road and reflects adherence to lawful approvals and sustainable urban planning principles.

CHAPTER FIVE: CLIMATE CHANGE RISK, VULNERABILITY ASSESSMENT, AND GREENHOUSE GAS (GHG) IDENTIFICATION

5.1 Introduction

This chapter presents a climate change risk and vulnerability assessment for the proposed multi-dwelling residential apartments along Rhapta Road, Westlands, Nairobi City County. The assessment evaluates potential climate-related hazards, the project's vulnerability to these hazards, and identifies sources of greenhouse gas (GHG) emissions during the construction, occupational, and decommissioning phases. The assessment aligns with the Climate Change Act, 2016, National Climate Change Action Plan (NCCAP), Kenya's Nationally Determined Contribution (NDC), and EMCA Cap 387.

5.2 Policy, Legal and Institutional Framework

The climate change assessment is guided by the following national and county frameworks:

- i. Climate Change Act, 2016
- ii. National Climate Change Action Plan (NCCAP)
- iii. Kenya Nationally Determined Contribution (NDC)
- iv. Environmental Management and Coordination Act (EMCA), Cap 387
- v. Environmental (Impact Assessment and Audit) Regulations, 2003
- vi. Nairobi City County Climate Change and Environmental Policies

5.3 Baseline Climate Conditions of the Project Area

The proposed project site lies within Westlands, an urban high-density and rapidly urbanizing suburb of Nairobi, characterized by:

- i. **Climate Type:** Upper Highland tropical climate
- ii. **Rainfall:** Bimodal pattern with long rains (March–May) and short rains (October–December)
- iii. **Temperature:** Average temperatures range from 18°C to 26°C, with urban heat island effects due to high-density developments
- iv. **Current Climate Trends:**
 - ✓ Increased rainfall intensity leading to localized flooding along roads and low-lying areas
 - ✓ Rising ambient temperatures from densification and reduced green cover
 - ✓ High demand for water resources for domestic and landscaping purposes

5.4 Climate Change Risk Assessment

5.4.1 Key Climate Hazards

The main climate-related hazards relevant to the proposed project include:

- ✓ Intense rainfall and urban flooding
- ✓ Prolonged dry spells and water scarcity
- ✓ Heat waves and elevated temperatures
- ✓ Strong winds during storms

5.4.2 Climate Risk Analysis

Climate Hazard	Potential Impact on the Project	Risk Level
Heavy rainfall & flooding	Flooding of basements, parking areas, and access roads	Medium–High
Heat stress	Increased cooling demand and occupant discomfort	Medium
Water scarcity	Increased reliance on stored water or municipal supply	Medium
Strong winds	Safety risks during construction; minor structural impacts	Low

5.5 Vulnerability Assessment

5.5.1 Exposure

The proposed project is exposed to climate risks due to:

- ✓ Its location in a high-density urban area with limited natural drainage
- ✓ High proportion of impervious surfaces along Rhapta Road
- ✓ Underground structures such as basements and parking areas

5.5.2 Sensitivity

Factors that increase the proposed project’s sensitivity include:

- ✓ Flood susceptibility of basements and service ducts
- ✓ High domestic water demand for residents
- ✓ Increased electricity demand for lifts, lighting, and cooling

5.5.3 Adaptive Capacity

Adaptive capacity shall be enhanced through:

- ✓ Proper stormwater drainage systems and flood-proof basement design
- ✓ Rainwater harvesting and water storage facilities
- ✓ Energy-efficient building design, appliances, and lighting
- ✓ Occupational health and safety measures for workers during construction

5.6 Greenhouse Gas (GHG) Identification

5.6.1 Construction Phase

GHG emissions during construction may arise from:

- ✓ Fuel combustion by construction machinery and vehicles
- ✓ Transportation of construction materials to the site
- ✓ Electricity use and standby diesel generators

5.6.2 Occupational Phase

Occupational GHG emission sources include:

- ✓ Electricity consumption for lighting, lifts, and common services
- ✓ Water pumping, including borehole abstraction where applicable
- ✓ Solid waste collection and wastewater management

5.6.3 Decommissioning Phase

Potential GHG emissions may occur from:

- ✓ Fuel use by demolition equipment
- ✓ Transportation of demolition waste to disposal sites

5.7 GHG Mitigation Measures

To minimize GHG emissions, the project proponent should:

- ✓ Install energy-efficient lighting and appliances

- ✓ Incorporate solar photovoltaic (PV) systems for common areas
- ✓ Promote water efficiency through low-flow fixtures
- ✓ Encourage waste segregation, recycling, and composting
- ✓ Optimize construction material sourcing and transport logistics

5.8 Climate Change Adaptation Measures

The proposed project should integrate the following adaptation measures to enhance climate resilience:

- ✓ Adequate stormwater drainage systems and flood control measures
- ✓ Flood-resilient foundation design and basement waterproofing
- ✓ Rainwater harvesting for non-potable uses, including landscaping
- ✓ Use of reflective roofing materials and natural ventilation to reduce heat stress
- ✓ Landscaping with drought-tolerant and indigenous plant species

Conclusion

The proposed residential apartments along Rhapta Road, Westlands, are exposed to moderate climate-related risks primarily associated with urban flooding, heat stress, and water scarcity. However, with the implementation of the proposed mitigation and adaptation measures, the proposed project is expected to be climate-resilient, align with national and county climate change objectives, and minimize its greenhouse gas emissions.

CHAPTER SIX: PUBLIC CONSULTATION AND PARTICIPATION

6.1 Introduction

The main purpose of carrying out consultations with community and key stakeholders was to obtain views and concerns from the project affected people regarding the proposed apartments so as to incorporate their contribution into the project development to safeguard the environment and the interest of key stakeholders particularly the local community and project area leadership and agencies directly or indirectly affected by the proposed project.

Stakeholder consultation was conducted to disclose the details of the proposed project, to inform the stakeholders of any potential negative impacts and elaborate on the positive aspects so that informed decision is made by the stakeholders.

The public consultation aimed at achieving the following specific objectives:

- i. Collection of additional baseline data/ information on the project area and local community;
- ii. Conduct further stakeholder and community consultations and sensitization;
- iii. Provide the community and stakeholders with an opportunity to directly interact with the project developer through the EIA Consultants and ask questions, raise issues and concerns pertaining to the proposed project and contribute to the identification of project impacts, mitigation measures and project alternatives.
- iv. Facilitate consideration of project alternatives, mitigation measures and trade-offs;
- v. Ensure that important impacts are not overlooked and benefits are maximized;
- vi. Reduce conflict through early identification of contentious issues;
- vii. Provide an opportunity for the public to influence project activities in a positive manner;

Improve transparency and accountability of decision-making; and increase public confidence in the Environmental Impact Assessment process and the proposed project's undertaking.

6.2 Approach to Consultations with Community/Key Stakeholders

The ESIA Consultant visited key stakeholders in their offices/workplaces, households and discussed the proposed project. For the area administration, the Area Chief was appointed by the EIA consultants in collaboration with NEMA to Chair, coordinate and receive both oral and written comments during the public participation meetings.

The EIA employed three main methods of consultations to get the data presented in this report. These are:

- i. Questionnaire administration; a total of one hundred (100) questionnaires were distributed within the project neighbourhood covering a radius of approximately 1.5 Kilometres
- ii. Convening of Public Consultation Meetings (PCMs) with the project affected persons
- iii. Interviews

The key informants included the local administration, Nairobi City water and Sewerage Company, various project consultants i.e., the architect, geotechnical engineer and the Traffic Impact Engineer, community representatives, Private establishments/companies and general members of the community.

6.2.1 Questionnaire Administration

More than one hundred (100) questionnaires were uniformly distributed around the proposed project site. The questionnaire informed/disclosed to the target stakeholders' details of the proposed project and requested for comments/views and concerns and recommendations concerning the proposed project. The sample area covered up to a radius of about 1.5 Kilometers within the project area which provided view of the immediate neighbours. The questionnaires were used to capture views in terms of the positive and negative impacts that the locals anticipate from the project and the mitigation measures.

The table below shows a list of the respondents consulted;

NO.	NAME	CONTACT
1.	K Patel	0722515248
2.	George M Mateli	0722202475
3.	Tonje Arthur	0724663222
4.	Khamasi Mike Brian	0708434920
5.	Caroline Maina	0715568470
6.	Frankline Luvizu	0700365976
7.	Vincent I Kimetu	0721657730
8.	Sanjana	0710975987
9.	Nelly Nyakio	0721400699
10.	Cindy Cox	0717637778
11.	Richard Nanzai	0721904908
12.	Beryl	0721142414

13.	Miranda Njoki Njuguna	0700939648
14.	Brian Muchiri	0734505634
15.	Angela	0723642878
16.	Emmah Kadeni	0723861751
17.	Esther Waweru	0718468795
18.	J. Gikandi	0720932779
19.	Geoffrey	0707299329
20.	Boniface Odinga/ Sohail regency	0113823209
21.	Milkah Mwaniki	0112929489
22.	Stanley Nzioka	0713269752
23.	Hillary Owino/Cheror Lagat & Associates	0724383597
24.	Winniejoy Karimi	0706047694
25.	Nelleondevt co.ltd	0204442177
26.	Ellen	0106788888
27.	P.S Vandu	-
28.	Margaret Wambui	0711326848
29.	Godfrey Shisumu	0704613594
30.	Andrew Kobia	0721458969
31.	Mohammed Zaman Yusuf	0722837015
32.	Jackline Kagwira	0746618713
33.	Joseph Wanjiru	0700431280
34.	Sonia K. H&BI	0745691100
35.	Jay Saman	0717666966
36.	Auma Tracy Fanis	0116367966
37.	George Onyango	0784226727
38.	Bharat Anadrao Patel	0733616780
39.	Walter Toily	0726769644
40.	Peter Angoro	0204452200
41.	Bhogal	0738909574
42.	Elphas Sitati	0703724863
43.	Xendery Chebayi	0729869849
44.	Dhodidle	-
45.	Amaan Mohamed	0704380451

46.	Mary Wambui/ Caroline Chebet	-
47.	Rosaline	0748454713
48.	Bhaves Morker	0722705544
49.	Iqbal Walji	0727867606
50.	Dr. Stower	0722514757
51.	Joel Munialo	0728270228
52.	Dan	0722474031
53.	Pascar Ndongo	0119458267
54.	Charles Mugo	0727348959
55.	Gabby Mwangi	0731598396
56.	Moses Okello	0717796800
57.	Joseph Waivayu	0746119709
58.	Evans Siringi	0728440150
59.	Charles Kiboi	0733378906
60.	Bernard Rukwaro	0727742291
61.	Alexandria Akero	0708247412
62.	Dennis Bett	0723525808
63.	Michael Ilako	0724300334
64.	Nelson Machani	0700917714
65.	Josphat Sammy Mwololo	0715796476
66.	Mordecai Oyoo	0707296726
67.	Mary Chebet	0746928343
68.	Hesbon Otieno	0712719724
69.	Daniel Thumbi Music Inn Schools	0705616968
70.	Nandy Muteti	0705091831

Majority of the respondents expressed strong support for the proposed development, noting that it would create employment opportunities, enhance security presence, attract business clientele, increase housing supply, appreciation of property values, and contribution to socio-economic growth within westlands and the wider Nairobi area. Respondents also noted the likelihood of increased revenue generation for the Nairobi City County Government.

However, several respondents provided constructive feedback, highlighting the importance of addressing potential environmental and social concerns such as noise pollution, stormwater management, dust

pollution and air quality impacts during construction, traffic impact, pressure on existing infrastructure particularly sewer capacity, reliability of water supply, potential water shortages, and adequacy of power distribution which is often unreliable in the area and may cause power surges. Additional concerns raised included solid waste management, dust-related allergies, disturbance and possible damage to adjacent roads, obstruction of views and sunlight due to the proposed building height and density, and a reduction in the number of floors and residential units. Their input underscored the community's desire for a project that promotes economic growth while safeguarding environmental quality and social well-being.

The ESIA team noted that the feedback collected through the questionnaires which was analysed and incorporated into the final environmental management plan and mitigation measures to ensure sustainable and inclusive project implementation.

5.2. 2 Public Consultation Meetings (PCMs)

Three (3) public consultation meetings were held with the project affected persons at the proposed construction site. The meeting coordinator was appointed in collaboration with the Authority in compliance with Regulation 17 of the EIA/EA regulation 2003. Green Builders & Planning Consultant Ltd on behalf of the proponent drafted a letter to the Authority requesting assistance in appointing a qualified meeting coordinator who could receive both the oral and written comments during the public meetings as shown below.



GREEN BUILDERS & PLANNING

CONSULTANTS LIMITED

February 3rd, 2026

HEAD OF EIA SECTION,
NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY,
P.O BOX 67839-00200,
POPO ROAD, NAIROBI, KENYA



Dear Sir,

RE: APPOINTMENT OF MEETING COORDINATOR TO CHAIR ESIA PUBLIC PARTICIPATION MEETINGS FOR THE PROPOSED MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA.

The above subject matter refers,

Procmura Properties Limited of P.O Box 45604-00100, Nairobi (Project proponent), is undertaking an Environmental and Social Impact Assessment Study Report for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units (76 studio units, 169 one-bedroom units, 132 two-bedroom units and 19 three-bedroom units with provision of 165 car parking spaces) supporting facilities and amenities on Title No. Nairobi/Block 4/613 along Rhapta Road in Westlands area in compliance with EMCA CAP 387, the relevant regulations and in compliance with the conditions stated on the approved Terms of Reference (NEMA/ENVIS/EIA/TOR/Approval _ 0145).

Green Builders & Planning Consultants Ltd has appointed **Ms. Joyline Gatakaa**, the area Chief as the meeting coordinator to receive and record both oral and written comments during the public meetings scheduled for 13th February 2026, 20th February 2026, and 27th February 2026, to be held at the proposed project site (Latitude: 1.2643° S, Longitude: 36.7914° E) starting at 10:00 a.m.

The letter was received by the National Environment Management Authority (NEMA) on 3rd February 2026. In response, the Authority formally appointed the Kileleshwa Area Chief Ms. Joyline Gatakaa, to coordinate the public consultation meetings.



NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY

Mobile Lines: 0724 253 398, 0723 363 010, 0735 013 046
Telkom Wireless: 020-2183718, 020-2101370
Incident Lines: 0786 101 100, 0741 101 100

P.O. Box 67839 - 00200
Popo Road, Nairobi, Kenya
Email: info@nema.go.ke
Website: www.nema.go.ke
4th February 2026

NEMA/ENVIS/EIA/TOR/0145

Elizabeth Mutua
EIA Lead Expert
Green builders & Planning Consultants Ltd
P O Box 79170-00400
NAIROBI



RE: APPOINTMENT OF MEETING COORDINATOR TO CHAIR ESIA PUBLIC PARTICIPATION MEETINGS FOR THE PROPOSED MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA

The Authority acknowledges receipt of your letter dated 3rd February 2026 on the above subject.

Your request to have Ms. Joyline Gatakaa area Chief as the Chair to a stakeholders and public engagement meetings for the proposed multidwelling residential apartments on Nairobi/block 4/613 along Rhapta road in Westlands area has been reviewed and the Authority hereby confirms on her appointment and advises:

- I. That the Chair shall ensure the public consultation meetings are conducted in accordance with the Kenyan Public Order Act Cap56.
- II. That the public consultation meetings shall be expected to provide a platform for inclusive and meaningful consultations for all project affected persons, whether opposing or in support of the subject matter in a fair and safe environment.
- III. The coordinator shall ensure impartiality and without vested interest throughout the process.
- IV. The coordinator shall ensure the proceedings of the consultation meetings are well documented and the minutes and attendance list duly signed and stamped.

In view of the above you are advised to proceed to organize the public consultation meetings in liason the appointed coordinator and the applicable legal procedures.


JOSEPH MAKAU
FOR: DIRECTOR GENERAL

1. Copy to: Director
Procmura Properties Ltd
P O Box 45604
NAIROBI
2. Ms Jolyline Gatakaa
Kilimani area Chief



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

February 3, 2026

TO;
THE AREA CHIEF,
KILELESHWA LOCATION.



Dear Madam,

RE: INVITATION TO CHAIR AND COORDINATE AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Procmura Properties Limited of P.O Box 45604-00100, Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Title No. NAIROBI/BLOCK 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

The project proponent has commissioned Green Builders & Planning Consultants Ltd, a NEMA registered firm of Experts, to undertake the Environmental and Social Impact Assessment Study.

This is to officially invite **Ms. Joyline Gatakaa**, the Area Chief, to act as the meeting coordinator, receive and record both oral and written comments during the public participation meetings and ensure effective community engagement in compliance with Regulation 17 of the EIA/EA Regulations 2003.

The meetings have been scheduled as follows:

No.	Date	Venue	Time
FIRST MEETING	13 th February 2026 (FRIDAY)	The proposed project Site (Latitude: -1.2643°S, Longitude 36.7914°E)	10.00 AM
SECOND MEETING	20 th February 2026 (FRIDAY)	The proposed project Site (Latitude: -1.2643°S, Longitude 36.7914°E)	10.00AM
THIRD MEETING	27 th February 2026 (Friday)	The proposed project Site (Latitude: -1.2643°S, Longitude 36.7914°E)	10.00AM

Your presence and participation is highly appreciated.

Yours sincerely,

Elizabeth W. Mutua

Elizabeth W. Mutua

0704 707 633



Green Builders & Planning Consultants Ltd further issued written invitations to the immediate neighbours along Rhapta Road, Church Road and Mvuli Road, inviting them to the public consultation meetings. The letters were duly received by the respective recipients, as evidenced below:



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
THE RESIDENTS,
ALMOND PARK.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

The project proponent has commissioned Green Builders & Planning Consultants Ltd, a NEMA registered firm of Experts, to undertake the Environmental and Social Impact Assessment Study.

Pursuant to the provision of the Constitution of Kenya 2010 article 69 and article 42, the Environmental Management and Coordination Act (Cap 387), Environmental (Impact Assessment and Audit) Regulations 2003, Legal Notice No. 31 of 2019 and related public participation guidelines in the management, protection and conservation of the environment and in pursuance of building a sustainable society in harmony with nature, we are pleased to invite you to public consultation meetings for the proposed project.

The meetings have been scheduled as follows:

Received by John Kalafula (Almond Park)
C.I 5th / 2 / 26



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
AGROVENT LIMITED.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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The meetings have been scheduled as follows:

Received by:
Raintne 05/02/2025



3rd February 2026

TO;
CHEROR LAGAT & ASSOCIATES,
P.O BOX 20677-00100,
NAIROBI.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The meetings have been scheduled as follows:

Received
Hillary O
6/02/2026



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO:
Adv. ARTHUR TONJE,
P.O BOX 14006-00800,
NAIROBI.



RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The meetings have been scheduled as follows:



3rd February 2026

THE MANAGER,
CULINARY CROSSROADS LIMITED
P.O BOX 249-00623,
NAIROBI

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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The meetings have been scheduled as follows:→



Received by Franklin
5/2/2026
[Signature]



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

JUSTINA GIKANDI
HEPARZO REALTORS LIMITED
P.O BOX 1700-00100
NAIROBI

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

The project proponent, **Proemura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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The meetings have been scheduled as follows:





GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
THE MANAGEMENT,
DUSIT PRINCESS HOTEL RESIDENCES NAIROBI.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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The meetings have been scheduled as follows:

Received by: Stanley
5/2/2026



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
THE RESIDENTS,
HARVENS APARTMENTS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

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The meetings have been scheduled as follows:

Richard 5-2-2026



3rd February 2026

MIRANDA NJOKI NJUGUNA
KIMANI KIMOTHO & CO,
P.O BOX 20997-00100,
NAIROBI.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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Pursuant to the provision of the Constitution of Kenya 2010 article 69 and article 42, the Environmental Management and Coordination Act (Cap 387), Environmental (Impact Assessment and Audit) Regulations 2003, Legal Notice No. 31 of 2019 and related public participation guidelines in the management, protection and conservation of the environment and in pursuance of building a sustainable society in harmony with nature, we are pleased to invite you to public consultation meetings for the proposed project.

The meetings have been scheduled as follows:





GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO:
THE RESIDENTS,
LADY IN WHITE APARTMENT.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY


The above subject matter refers,

The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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The meetings have been scheduled as follows:

Received by
Georjey Liaka (caretaker)

05/02/2026



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
THE RESIDENTS,
LIZA APARTMENTS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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The meetings have been scheduled as follows:

Received by
Peter Mutha Liza Apartments
slab 6
Ⓟ



3rd February 2026

TO;
THE MANAGEMENT,
NELLEON PLACE.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI CITY COUNTY

The above subject matter refers,

The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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The meetings have been scheduled as follows:

Received
NELLEON DEVELOPMENT COMPANY LTD
P. O. Box 45604
Nairobi
DATE: _____
Nelleon Place



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
THE RESIDENTS,
NJEMA COURT.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The meetings have been scheduled as follows:





GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
THE RESIDENTS,
PEARL SQUARE APARTMENTS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The meetings have been scheduled as follows:

RECEIVED BY
EVANS SIRINGI
PEARL SQUARE (CAIETATED)
5/2/26 / EVANS



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
THE RESIDENTS,
RHAPTA ROAD NO.99.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

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The meetings have been scheduled as follows:

Received by Lenox Agola
on 5th Feb 2026
Gate B09



3rd February 2026

TO;
THE RESIDENTS,
RHAPTA ROAD NO.80.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The meetings have been scheduled as follows:

Received by Victor Ndiema
80 Rhapta Road.
5/02/2026
M...



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO:
THE RESIDENTS,
SOHAIL REGENCY.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY


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The meetings have been scheduled as follows:

Bonifau Odiga

0113823209
Sohail Regency.



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

NELLY NYAKIO
SURKANJI INVESTMENT LIMITED
P.O BOX 773-00606
NAIROBI

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The meetings have been scheduled as follows:



Time: - 10:53 am



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO:
TURACO KENYA,
AMANI GARDENS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

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The meetings have been scheduled as follows:

TURACO KENYA LTD.
P. O. Box 65554-00800
NAIROBI, KENYA



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
W. GIERTSEN ENERGY SOLUTIONS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

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The meetings have been scheduled as follows:

 **W. GIERTSEN
ENERGY SOLUTIONS (AFRICA) LTD**
*Received.
Joyce Akoth-Je
06/02/2026.*



3rd February 2026

TO;
ST. JUDE CATHOLIC CHAPEL RHAPTA RD,
CAPUCHIN FRIARS KENYA.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG
RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI
CITY COUNTY

The above subject matter refers,

The project proponent, **Procmura Properties Ltd of P.O Box 45604-00100 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of two blocks of nineteen (19) storey residential apartments comprising of three hundred and ninety-six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/613 along Rhapta Road in Westlands area, Westlands Sub-County within Nairobi City County.

The project proponent has commissioned Green Builders & Planning Consultants Ltd, a NEMA registered firm of Experts, to undertake the Environmental and Social Impact Assessment Study.

Pursuant to the provision of the Constitution of Kenya 2010 article 69 and article 42, the Environmental Management and Coordination Act (Cap 387), Environmental (Impact Assessment and Audit) Regulations 2003, Legal Notice No. 31 of 2019 and related public participation guidelines in the management, protection and conservation of the environment and in pursuance of building a sustainable society in harmony with nature, we are pleased to invite you to public consultation meetings for the proposed project.

The meetings have been scheduled as follows:

No.	Date	Venue	Time
FIRST MEETING	13 th February 2026 (FRIDAY)	The proposed project Site (Latitude: -1.2643°S, Longitude 36.7914°E)	10.00 AM
SECOND MEETING	20 th February 2026 (FRIDAY)	The proposed project Site (Latitude: -1.2643°S, Longitude 36.7914°E)	10.00AM
THIRD MEETING	27 th February 2026 (FRIDAY)	The proposed project Site (Latitude: -1.2643°S, Longitude 36.7914°E)	10.00AM

Your presence and participation is highly appreciated.

Yours sincerely,




Elizabeth W. Mutua

0704 707 633

Received on 5th January 2026



fr Brian Mike Khomasi OFM/Cap

0708434920



GREEN BUILDERS & PLANNING CONSULTANTS LIMITED

3rd February 2026

TO;
THE RESIDENTS,
PEARL COMFORTS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT
PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF
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Your presence and participation is highly appreciated.

Yours sincerely,

E. Murua



Elizabeth W. Murua

0704 707 633

Received
Chairman
Pearl Comfort
SC
5/2/2026

Green Builders & Planning Consultants Ltd further prepared and shared an official invitation letter via email to the Rhapta Road Residents Association, informing and inviting the association to the public participation meetings. However, during compilation of this report no formal response has been received from the association.

3/2/26, 11:00 AM

Gmail - Invitation to ESIA Public Participation Exercise – Proposed Residential Development, Rhapta Road



green builders <greenbuildersplanningconsult@gmail.com>

Invitation to ESIA Public Participation Exercise – Proposed Residential Development, Rhapta Road

1 message

green builders <greenbuildersplanningconsult@gmail.com>

Fri, Feb 6, 2026 at 5:55 PM

To: "rhaptaroadresidents@gmail.com" <rhaptaroadresidents@gmail.com>

Dear Sir/Madam,


We hope this email finds you well.

Please find attached an official invitation letter to the Environmental and Social Impact Assessment (ESIA) Public Participation Exercise for the proposed multi-dwelling residential apartments development on Title No. NAIROBI/BLOCK 4/613 along Rhapta Road, Westlands Sub-County, Nairobi City County.

The attached letter provides details of the proposed project and the scheduled public consultation meetings. Your participation and that of your members is highly appreciated.

Yours faithfully,

Elizabeth W. Mutua,
Managing Director,
Green Builders & Planning Consult Ltd
NEMA REG. EIA/EA LEAD EXPERT
Tel: +254704707633
Kastemil Business Centre RM 31B, Kasarani

 RHAPTA ROAD RESIDENTS ASSOCIATION.pdf
100K

In addition, the meeting notices were published in *The Star* newspaper on **Tuesday, 10th February 2026** and radio announcements aired through KBC Radio Taifa on **10th February 2026, 11th February 2026, 18th February 2026 and 19th February 2026.**

★ STAR CLASSIFIED

This star does not endorse the advertised product, service or its quality and value nor does the star endorse the appearance of or any of the claims made in the advertisement by the advertiser. The star shall not be held liable for any claims, loss or liability that arises from the product, service and claims made in the advertisement.

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PUBLIC NOTICE

PHYSICAL AND LAND USE PLANNING ACT NO.13 (2019) CHANGE OF USE

The owner of plot no. **Kabara/Mikarara/338** located in Mutua, Kirinyaga East Sub County, Kirinyaga County proposes to undertake change of use from **Agricultural to Business Cum Residential multi dwelling units (flats) (BCR)** subject to approval by Kirinyaga County Government. Any individuals or institutions with comments or objections to the proposal are requested to forward the same in writing within **fourteen (14) days** of this notice to:

COUNTY EXECUTIVE COMMITTEE MEMBER LAND, HOUSING AND PHYSICAL PLANNING, COUNTY GOVERNMENT OF KIRINYAGA, P.O BOX 260-10304, KUTUS.
Planner John Mbatia (0284)

PUBLIC NOTICE

PHYSICAL AND LAND USE PLANNING ACT NO.13 (2019) CHANGE OF USE

The owner of plot no. **Kabara/Nyongoni/184** located in Mutua, Kirinyaga East Sub County, Kirinyaga County proposes to undertake change of use from **Agricultural to Business Cum Residential multi dwelling units (flats) (BCR)** subject to approval by Kirinyaga County Government. Any individuals or institutions with comments or objections to the proposal are requested to forward the same in writing within **fourteen (14) days** of this notice to:

COUNTY EXECUTIVE COMMITTEE MEMBER LAND, HOUSING AND PHYSICAL PLANNING, COUNTY GOVERNMENT OF KIRINYAGA, P.O BOX 260-10304, KUTUS.
Planner John Mbatia (0284)

PUBLIC NOTICE

THE PHYSICAL AND LAND USE PLANNING ACT (No. 13 of 2019) CHANGE OF USE

The registered owner of **Kilamba/Kilima/7917** located in Nibanda off Northern bypass wishes to change the use from **agricultural to residential multi dwelling (townhouse)** subject to approval by Kiambu County Government. Any individuals or institutions with objections/comments to the proposal to forward them in writing within **fourteen (14) days** of this notice to:

CECM-LANDS, HOUSING AND PHYSICAL PLANNING, COUNTY GOVERNMENT OF KIAMBU, P.O BOX 2344-09005, KIAMBU, B.P.P DANIEL KABIRU-0321

PUBLIC NOTICE

THE PHYSICAL AND LAND USE PLANNING ACT (No. 13 of 2019) PROPOSED CHANGE OF USE

The registered owner of **Plot L.R.No. 1422/278**, Situated off Nairobi Road, Johana West area within Nairobi City County proposes to change the use of the Land from **Single Dwelling Unit to Multiple Dwelling Units (Flats and Shops)**, subject to approval by the Nairobi City County Government. Individuals, Institutions, Members of the Public etc. with comments and/or objections to the proposal should forward them **within 14 days** of this notice to:

THE CECM Built Environment and Urban Planning Nairobi City County Government P.O Box 30075-00100 Nairobi

LOST ITEMS

LOST TITLE Kakamega/Lumkanda/083
LOST TITLE Kakamega/Sergot 210

PUBLIC NOTICE

THE PHYSICAL AND LAND USE PLANNING ACT NO.13 OF 2019 AMALGAMATION AND CHANGE OF USE

The registered owner of Land Reference No. **BURUBURUBI WEST BLOCK 2/15 & 16** located off Eastern By Pass at O1 area in Butei Sub-County in Kiambu County proposes to amalgamate and change the use of the land from **Agricultural Use to Residential Multi Dwelling Units (Flats)** subject to approval by the Kiambu County Government. Individuals, Institutions, Members of the public etc. with any comment(s) and/or objection(s) to the proposal should forward them in writing within **14 (fourteen) days** of this notice to:

THE CECM LAND, HOUSING, PHYSICAL PLANNING AND URBAN DEVELOPMENT COUNTY GOVERNMENT OF KIAMBU P.O BOX 2344-09000 KIAMBU REGISTERED PLANNER: MARVIN NUGAMBI REG NO: 9323

PUBLIC NOTICE

(THE PHYSICAL AND LAND USE PLANNING ACT OF 2019) APPLICATION FOR NEW LEASE

The registered owner of **Plot No. 823 Ngwarewa** Located off bank-Moyale Road, Meru County, and applying for New Lease of the said properties, subject to approval by County government of Meru. Any individual, institution or organization wishing to make any representations or objections to the above proposal is requested to forward the same in writing **within 14 days** from the date of this notice to:

The CEC Member - Lands, Physical Planning, Urban Development and Public Works County Government of Meru P.O BOX 120-60200 MERU

PUBLIC NOTICE

Procurea Properties Limited of P.O Box 45604-00100 Nairobi is inviting the general public and the project affected persons to public participation meetings for an Environmental and Social Impact Assessment for the proposed construction of two blocks of thirteen storey residential apartments, comprising of three hundred and ninety six (396) residential units with supporting facilities and amenities on Nairobi/Block 4/6/3 along Rogaia Road in Westlands area, Westlands Sub-County within Nairobi City County. The meetings are scheduled on **13th February 2026, 20th February 2026 and 27th February 2026 at the proposed project site (Latitude: -1.2643°S, Longitude 36.7914°E) at 10am.**

For any enquiries please contact:
Procurea Properties Limited P.O Box 45604-00100 Nairobi

NYALUOYO AUCTIONEERS

OFFICIAL COURT BROKERS, BAILIFFS, VALUERS, REPOSSESSORS & AUCTIONEERS.

PUBLIC AUCTION

Duly instructed by the Finance we shall sell the listed Motor Vehicle by Public Auction:

ON WEDNESDAY 10TH DAY OF FEBRUARY 2026, OUR OFFICE, YARD IN KISUMU AT 11:00 A.M.

VEHICLE MODEL	REG. NO.	LOCATION
TOYOTA HACE	KCP 805P	NYALUOYO YARD

TERMS OF SALE
1. A refundable deposit of Kshs 100,000/- to enable you to bid.
2. Cash at the fall of the hammer.
www.nyaluoyo.com



National Environment Management Authority
Papa Road, Off Mombasa Road, P.O BOX 63306-00201, Nairobi, Kenya.
Tel: 020 4203080, 07 30013049, Email: info@nema.go.ke Website: www.nema.go.ke

RE ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT FOR THE PROPOSED CEMENT GRINDING PLANT AND ASSOCIATED AMENITIES/FACILITIES ON A SECTION OF 4TH RIVER/KITHI BEVER BLOCK 8/7 ALONG MUTIWANI ROAD IN LUKENYA AREA, MACHAKOS SUB-COUNTY WITHIN MACHAKOS COUNTY

Pursuant to Section 16 of the Environmental Management and Coordination Act (EMCA) the National Environment Management Authority (NEMA) has issued an Environmental Impact Assessment Study Report for the above proposed project.

The proponent, **Mitsui Minerals Limited**, proposes to construct a cement grinding plant to include a full mill (vertical roller mill), roller press, classifiers/separator, conveyor, industrial cyclone dust collector, a flow line (raw line area) warehouse, raw material storage shed, an administrative office block, quality control and testing laboratory, wastewater water tower structure, parking area, loading and offloading zones and other ancillary infrastructure on a section of 4th River/Withani Road 8/7 along Mutiwani Road in Lukenyia Area, Machakos Sub-County within Machakos County.

The following are the anticipated impacts and proposed mitigation measures:

Impacts	Mitigation measures
Air, Noise Pollution and Vibration	Water recycling, Air-recycling and other methods of air recycling/reuse that support the use of recycled water and wastewater for irrigation and other uses. Provide and use of appropriate dust control measures. Provide and use of appropriate noise control measures. Provide and use of appropriate vibration control measures.
Health and Safety (Risk of Accidents and Injuries to Workers)	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Solid Waste Generation	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Excessive Water and Energy Use	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Traffic and Access	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Solid Waste Generation and Management	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Liquid Waste Generation and Management	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Soil Degradation (Erosion/Decline)	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Environmental Health, Noise and Vibration	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Social Conflict	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Security	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Water/Waste Management	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Working Safety/Land and Building Use	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Accidents/Injuries	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Solid Waste Generation (Domestic Waste)	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.
Noise and Vibration	Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards. Provide full compliance with OSHA and other relevant standards.

A full report of the proposed project is available for inspection during working hours at:

1. **Director General, National Environment Management Authority, NEMA**
Papa Road, off Mombasa Road, P.O BOX 63306-00201, NAIROBI

2. **County Director of Environment, MACHAKOS COUNTY**

A copy of the EIA report can be viewed online at www.nema.go.ke. NEMA invites members of the public to submit oral or written comments **within thirty (30) days** from the date of the publication of this notice to the Director General, NEMA, to assist the Authority in the decision making process for this project. Kindly quote ref No. **NEMA/ENV/S/00410**. Comments can also be e-mailed to info@nema.go.ke.

DIRECTOR GENERAL
This advertisement is sponsored by the proponent

Invitation done in the Star Newspaper

Kenya (



Serial No. **58519**

Tel: 318823/223757 Fax: 223566
 Email: marketing@kbc.co.ke
 Offices: Broadcasting House
 Harry Thuku Road

P.O. Box 30456, 00100
 NAIROBI
 KENYA

AIR-TIME ORDER

DATE: 18/02/2026 SERVICE NO. Radio Taifa
 CLIENT: Kenya Properties Ltd PRODUCT: Classifieds
 AGENCY: Direct DURATION: 30" SOURCE: _____
 START DATE: 21/02/2026 END DATE: 18/02/2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	TIMES PER WEEK
		1x30" 17th	1x30" 17th				
		1x30" 19th	1x30" 18th				(Aclassifieds)

Rate Per Broadcast: 6,000 Total Broadcasts: 4 classifieds Rate Card No. Package
 Additional Charges: 15% VAT Total Gross Charges: 24,000 (VAT included)
 Commercial Materials: 17th, 18th, 19th
 Instructions: _____

Marketing Executive
 Name: George Odoo
 Signatures: _____ Date: 18/02/2026

Cashier
 Cash /Cheque _____
 Receipt No. _____
 Signatures: _____ Date: _____

Credit Control
 Approved / Not Approved: _____
 (Finance Manager)
 Signatures: _____ Date: _____

Operations
 Name: _____ Signature: _____
 Signatures: _____ Date: _____
 Approved by: ADM/Sales Manager _____ Date: _____ Signature: _____

I have read the terms and conditions overleaf and I accept to be bound thereby.

Client
 Name: _____

Designation: _____

Signatures: _____ Date: _____

Postal Address: _____

Physical Address: _____

Rubber Stamp /Seal

Invitation to the meetings through KBC radio

The public consultative meetings were held on **13th February 2026, 20th February 2026** and **27th February 2026**. During the meetings, the proposed project technical team discussed several agenda items including;

- i. The proposed project disclosure
- ii. The anticipated positive and negative impacts
- iii. The mitigation measures for the anticipated negative impacts
- iv. The capacity of the existing infrastructure such as roads, sewer, water supply and electricity to support the new development
- v. Way forward

Images taken during the Public Participation Meetings



Image 1: The Assistant Chief Muthangari Sub Location addressing the meeting during the first meeting held on 13th February 2026



Image 2: The EIA Lead Expert addressing the meeting



Image 3: Presentation from the Project Architect



Image 4: A representative from NCWSC giving a presentation



Image 1: The reading of the first Public Consultation Meeting Minutes



Image 2: The Area Chief making her statement during the second meeting held on 20th February 2026



Image 3: The Lead Expert giving her presentation



Image 4: The Traffic Impact Engineer giving a presentation



Image 5: Presentation from NCWSC representative



Image 6: The project architect making his presentation



Image 1: The area chief making her statement



Image 2: The meeting secretary reading the minutes of the 2nd meeting



Image 3: Presentation from the EIA Lead Expert



Image 4: The project Architect giving a presentation

Summary of Issues and Comments Raised During the Public Participation Meetings

No.	Issues	Comments Responses
1.	Reduction in Number of Units	<p>The attendees and respondents expressed concerns regarding the high number of residential units initially proposed (396 units), citing potential overpopulation and excessive density within the neighbourhood.</p> <p>The developer's representatives explained that the design was reviewed following earlier consultations and the number of units was reduced from 396 to 339. Following further engagement during subsequent meetings, the units were further reduced to 321.</p>
2.	Zoning and Allowable Building Height	<p>Concerns were raised regarding the allowable building height in the area, with some participants seeking clarification on whether only 16 floors were permitted.</p>

		The project architect cited the landmark September 2025 ruling, the Court of Appeal confirmed that Rhapta Road in Westlands, Nairobi, falls under Zone 3C, allowing high-rise developments of up to 20 floors
3.	Adequacy of Parking	<p>Some attendees expressed concerns that the proposed provision of approximately 200 parking spaces may be insufficient to serve more than 300 residential units.</p> <p>The project architect explained that the parking provision was calculated using the Basic Parking Allocation Formula (1.5 spaces for 3-bedroom units, 1 space for 2-bedroom units, and 0.5 spaces for 1-bedroom units), and the proposed parking capacity was considered adequate based on the unit mix.</p>
4.	Excavation and Protection of Adjacent Properties	<p>Concerns were raised that excavation from beacon to beacon could potentially affect neighbouring structures and compromise the safety of adjacent properties.</p> <p>In response, the project architect assured the residents that the project will comply with the required setbacks and adopt appropriate excavation and structural support methods to safeguard neighbouring properties during construction.</p>
5.	Traffic Impact	<p>The attendees and respondents expressed concern that the development may increase traffic congestion along Rhapta Road and surrounding feeder roads during both construction and operational phases.</p> <p>In response, the Traffic Impact Assessment engineer explained that a Traffic Impact Assessment (TIA) had been conducted and proposed mitigation measures include provision of designated entry and exit points during construction, on-site traffic marshals, and proper vehicle management within the site.</p>
6.	Road Damage and Reinstatement	<p>Concerns were raised that heavy construction vehicles may damage surrounding roads and that such damage may not be repaired after completion of the project.</p> <p>The developer's representatives committed that any affected roads will be reinstated to their original condition after construction works, and the TIA recommends accountability measures including the deployment of a full-time traffic marshal.</p>
7.	Obstruction of Walkways and access road	<p>Some respondents raised concerns that construction trucks may park along pedestrian walkways and obstruct access to nearby facilities such as places of worship and residential properties.</p> <p>The developer's representatives assured the residents that proper vehicle management measures will be implemented, including designated loading and off-loading zones within the site and strict control to prevent blockage of pedestrian pathways.</p>

8.	Dust and Mud Deposition on Roads	<p>Residents expressed concerns that excavation trucks may deposit mud and dust on nearby roads during construction activities.</p> <p>In response, the developer’s representatives indicated that dust mitigation measures will be implemented including regular water sprinkling on the site and access roads, installation of dust nets and hoarding, and controlled movement of trucks leaving the site.</p>
9.	Noise During Construction	<p>Concerns were raised regarding possible noise disturbance from construction machinery and activities that could affect nearby residences and offices.</p> <p>The developer representative assured the community that well-maintained machinery will be used and noisy construction activities will be limited to approved working hours.</p>
10.	Working Hours and Night Construction	<p>Some residents expressed concern that contractors may operate beyond permitted working hours, including night-time construction without prior notice.</p> <p>The proponent is recommended to ensure that construction activities will adhere to the approved working hours (8:00 a.m. to 6:00 p.m.) in accordance with regulatory requirements, and any extension will require formal approval and prior consultation with residents.</p>
11.	Dust Control and Debris Management	<p>The respondents raised concerns about excessive dust and improper disposal of construction debris as observed in nearby developments.</p> <p>The proponent is committed to implementing effective dust control measures including installation of dust nets, regular water sprinkling, proper waste segregation, and disposal of debris through licensed waste handlers.</p>
12.	Engagement Before Works Near Adjacent Properties	<p>Residents requested that the project team engage neighbouring property owners before commencing construction activities close to their properties.</p> <p>The proponent is committed to consult with adjoining property management prior to commencement of such works and implement agreed mitigation measures such as installation of additional dust barriers where necessary.</p>
13.	Security Concerns	<p>Some respondents expressed concerns that the proposed high-rise development may affect neighbourhood security.</p> <p>Appropriate security measures including proper site management and enhanced security systems will be incorporated during both construction and operational phases.</p>
14.	Structural Safety and Qualified Personnel	<p>Concerns were raised regarding the possibility of engaging unqualified contractors which could compromise the structural integrity of the development.</p>

		The project architect assured the residents that a qualified professional project team has been engaged and that all works will comply with statutory regulations, engineering standards, and safety requirements.
15.	Water Supply Adequacy	<p>Some residents expressed concern that the proposed development may place additional pressure on the already rationed water supply in the area.</p> <p>The NCWSC representative explained that water supply in the area is currently provided during scheduled rationing periods and that the existing 4-inch supply line is considered adequate during those periods. The proponent will also provide adequate on-site water storage while ongoing national water supply projects are expected to improve supply by 2027.</p>
16.	Sewer Capacity	<p>Concerns were raised that the existing sewer infrastructure may have been designed for a smaller population and could be overloaded by new developments.</p> <p>The NCWSC representative explained that the existing 9-inch sewer line is considered adequate provided it is well maintained and free from blockages, noting that sewer systems are generally designed to accommodate future population growth. Government upgrades are also underway to improve sewer capacity.</p>
17.	Construction Timeline	<p>Some participants sought clarification on the expected duration of the construction works.</p> <p>The developer representatives indicated that the estimated construction period is approximately two and a half years, with the project expected to be completed around the year 2029.</p>
18.	Complaint Reporting Channels	<p>Attendees requested clarification on where to report complaints or concerns during the project phases.</p> <p>It was explained that prior to construction issues may be directed to the EIA Lead Expert, while during construction the architect and project team contacts will be shared to facilitate communication and issue resolution.</p>
19.	Public Participation Process	<p>Some participants sought clarification on whether the meeting represented the final opportunity to provide comments on the project.</p> <p>The Lead Expert explained that the final Environmental Impact Assessment (EIA) report will be uploaded to the NEMA portal and further public notices will be published through the Kenya Gazette, radio, and newspapers, after which the public will have a 30-day period to submit additional written comments to NEMA.</p>

Support for the Proposed Project

From the public participation exercise, it was evident that majority of the project affected persons/ stakeholders and community members expressed support for the proposed development, noting that it would bring diversity in the area and provide modern housing units. Participants appreciated its potential to stimulate local economic growth, generate revenue, improve service infrastructure such as water and power supply, and generally uplift the socio-economic profile of the Westlands area. They further acknowledged that the project would enhance urban development and help meet the increasing housing demand in this rapidly growing locality.

However, several participants also raised valid concerns that need to be addressed both prior to and during project implementation. Key issues highlighted included the potential strain on existing infrastructure, traffic impact along Rhapta Road, sewer capacity, water supply, and power reliability, all of which may be further stressed by the proposed development. Additional concerns related to construction-phase impacts such as dust, noise, and working hours were also raised.

The community emphasized the need for strong environmental safeguards, recommending dust suppression, noise control, traffic management, proper wastewater and solid-waste handling, and strict adherence to good construction practices. Some participants also suggested reconsidering the overall building height or number of floors to reduce potential congestion within the neighbourhood.

Overall, while the project received broad support, its success will depend on how effectively the proponent addresses the environmental, infrastructural, and social concerns raised. Implementing the recommended mitigation measures and maintaining transparent, continuous engagement with the community will be essential to ensuring that the development proceeds sustainably and harmoniously within the existing neighbourhood context.

Copies of the duly filled questionnaires, signed attendance lists, and minutes of the meetings are attached herewith as evidence of stakeholder engagement.

Attendance List and Minutes of the 1st Meeting

0

ATTENDANCE LIST
 ESIA FIRST PUBLIC PARTICIPATION MEETING FOR THE PROPOSED MULTI-DWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/6/3 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	Simon Kang'ethe	ASSOCIET NUTHANGARI	0722364497	
2.	PURITY GILAS	ASS. CHIEF WILKESHERIA	0718696918	
3.	Maxwell Sammi	FROM CHIEF'S OFFICE	0115542580	
4.	E. Uragath Nuhug	EIA LEAD EXPERT	0704709633	
5.	Michael Kibombo Thole	Ereon Builders/perm Consultants	079136125	
6.	George Ndubandi	Imperial Concepts	0722919701	
7.	Michelle Kuturo	Green Builders/Planning	0115055912	
8.	PASCAR NDEROYO	PANARI APARTMENT	0119459267	
9.	Michael Ndere	Green Builders/Thuy Realty	0797219513	
10.	Umcool Kwetu	Caretaker/Permitting	07221657730	



ATTENDANCE LIST
 ESIA FIRST PUBLIC PARTICIPATION MEETING FOR THE PROPOSED MUI/TIDWELLING RESIDENTIAL
 APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-
 COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	Moses oxallo	St Jude	0712796800	
2.	God Kiriga	Rapita	0715630959	
3.	Charles Mugo	Nyama Court	07227348959	
4.	Don. Njorje	11	07220991072	
5.	Julius Ndirabou	Koax	0704659157	
6.	Gregory	Mviki	0731598396	
7.	Charles Haebo	St Jude	07869882814	
8.	William Gathendu	Nelson Place	0789993370	
9.	Hesbon Kecheri	SODA	011206636	
10.	Richard Muryora	SODA	0725100052	



ATTENDANCE LIST
 ESIA FIRST PUBLIC PARTICIPATION MEETING FOR THE PROPOSED MULTIDWELLING RESIDENTIAL
 APARTMENTS ON NAIROBI/BLOCK 4/6/3 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-
 COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	Joseph Mwirera	Liza Ate sukwen	0746119728	
2.	Joel Muriuki	Nyema Court,	0728270228	
3.	Arthur Tonyi	Nyema Court.	0704663399 0704663399	
4.	Bonface ngumbi	Green holidays	0780011441	
5.				
6.				
7.				
8.				
9.				
10.				



**MINUTES OF A PUBLIC PARTICIPATION MEETING FOR THE
PROPOSED MULTIDWELLING RESIDENTIAL APARTMENTS ON
NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS
AREA, WESTLANDS SUB COUNTY WITHIN NAIROBI CITY
COUNTY.**

Meeting name	Public participation meeting for the Proposed construction of a Multidwelling Residential Apartments
Date of Meeting	13 th February 2026
Venue	Proposed Construction Site
Meeting Purpose	EIA Public participation meeting for the proposed construction of a Multidwelling Residential Apartments
Time	10:50 AM – 11:58 AM
Meeting leader	Simon Kangethe (Ass Chief Muthangari)

Attendance

1. Simon Kangethe - Ass Chief Muthangari – 0721364197
2. Purity Silas – Ass Chief Kileleshwa - 0718696918
3. Elizabeth Mutua – EIA Lead Expert – 0704707633
4. Michael Kithembe – Green Builders & Planning consultants ltd – 0799396425
5. Julius Ndambuki – NCWSC representative – 07246591157
6. Bonface Mutua - Green Builders & Planning consultants ltd – 0780011441
7. Maxwell Sammy – Chief’s Office – 0115542580
8. George Muhandi – Architect Imperial Concepts – 0722949501
9. Michelle Kutwo - Green Builders & Planning consultants ltd – 0715055912
10. Michael Mwaura - Green Builders & Planning consultants ltd – 0797217513
11. Pascoir Ndongo – Panari Apartment – 0119458267
12. Vincent Kimetu – Caretaker pearl comforts – 0721657730
13. Moses Okallo – St Jude’s Chapel – 0712796800
14. Gad Kipyego – Rapha – 0715630959
15. Charles Mugo – Njema Court – 0727348959
16. Dan Njoroge – Njema Court – 0722421077
17. Gabby – Mvuli – 0731598396
18. Charles Maloba – St Jude – 0786988814
19. Hellen Githendu – Nelleon Place – 0789933710
20. Hesbon Kacheri – Rhapsa – 0111206636
21. Richard Musyoka – Rhapsa – 0725100052
22. Joseph Wairagu – Liza apartments Caretaker – 0746119709
23. Arthur Tonje – Njema Court – 0724663222
24. Joel Munialo – Njema Court - 0728270228

Agenda

1. Opening Remarks
2. Welcoming remarks and Introduction of members present
3. Submission from the EIA Lead Expert
4. Project Disclosure by the project architect
5. Feedback from the community and Project Impacts and Mitigations
6. Submission from the NCWCS representative
7. Plenary session
8. AOB
9. Closing remarks

MINUTES	REMARKS/VIEWS	REACTIONS/COMMENTS
<p><u>01/13/02/2026</u> Opening Remarks</p>	<p>Mr. Simon Kangethe (Ass Chief Muthangari) called the meeting to order, welcomed members to the meeting and requested a volunteer to lead in a word of prayer.</p>	<p>Ms. Michelle Kutwo led in a word of prayer. The meeting commenced at 10:50 a.m.</p>
<p><u>02/13/02/2026</u> Welcoming remarks and Introduction of members present</p>	<p>Mr. Simon began by thanking the participants and stated the objective of the meeting as a public participation session for a proposed development. He subsequently invited members present to briefly introduce themselves.</p> <p>He thanked attendees for the introductions and proceeded to introduce himself as the Area Assistant Chief representing Muthangari Sub-location under Kileleshwa Location which comprises two sub-locations, namely Kileleshwa Sub-location and Muthangari Sub-location. He further conveyed apologies on behalf of the area Chief, Ms. Joyline Gatakaa, who was unable to attend as she was engaged in another official function. He then invited Ms. Elizabeth to lead with the project disclosure.</p>	<p><i>Members present did a brief introduction</i></p>
<p><u>03/13/02/2026</u> Submission from the EIA Lead Expert</p>	<p>Ms. Elizabeth Mutua (EIA Lead Consultant) thanked the participants and reintroduced herself as the EIA Lead Expert. She stated that the meeting had been convened as part of the public participation exercise for a proposed residential apartment development by Procmura properties ltd. She explained that, in accordance with the laid-down procedure, it was mandatory to conduct public participation with project-affected persons and other interested stakeholders in order to incorporate their comments and views</p>	

into the EIA report, which would guide NEMA in the decision-making process.

She proceeded to provide an overview of an Environmental Impact Assessment (EIA), describing it as a systematic study undertaken for proposed developments in accordance with the Environmental Management and Coordination Act (EMCA Cap. 387) and Schedule II as revised under Legal Notice No. 31 of 2019. She further cited Legal Notice No. 21 of 2019, which requires that any proposed residential development comprising more than 100 housing units must undergo an EIA study process. She informed the meeting that the current process required the undertaking of three public participation meetings with project-affected persons. She informed that the EIA process involves creating awareness about the proposed development and providing an opportunity for stakeholders to interact with the proposed project at design level, consider environmental and social aspects. She encouraged participants to freely give their comments, assuring them that all views would be documented and submitted to NEMA for consideration.

She explained that, as per procedure, the first step was the appointment of a meeting chair, which had already been done. She stated that the EIA Consultants had formally written to NEMA to request Ms. Joyline Gatakaa, the Area Chief, to chair the meeting. NEMA acknowledged the request and issued a confirmation letter appointing her as the chair. Subsequently, Green Builders formally invited her to preside over the meeting, and she accepted the invitation.

However, she was unable to attend on this day and was represented by the Assistant Chief. Ms. Elizabeth further stated that invitations to the general public and project-affected persons had been issued through print and electronic media, including an advertisement in The Star newspaper and an announcement on Kenya Broadcasting Corporation radio. In addition, specific invitation letters were sent to immediate neighbours along Rhapta Road, including with the Rhapta Road Residents Association. She indicated that an email had been sent to the association, although no response had yet been received. She added that invitation letters were also issued to neighbouring homes and business premises identified as project-affected persons,

	<p>and these were duly received. She emphasized that the consultants had fulfilled their obligations in this regard.</p> <p>She further informed the attendees that further public participation had been undertaken through the distribution of questionnaires within the neighbourhood within the past three weeks. She reported that more than 80 questionnaires had been distributed, with approximately 50 responses received. From the analysis conducted, she stated that majority of respondents had requested a reduction in the number of housing units and floors. She indicated that these concerns had been presented to the developer, who considered them and subsequently amended both the number of units and the number of floors. She concluded by inviting the Project Architect to give the project disclosure to the members.</p>	
<p><u>04/13/02/2026</u> Project Disclosure</p>	<p>Mr. George Muhandi (Project Architect) thanked the members and introduced himself as a representative of Imperial Concept, the Project Architect for the proposed development. He stated that, as earlier mentioned by the NEMA EIA expert, the project team had received various comments and feedback from the public participation exercise. He explained that the initial proposal had comprised a higher number of units including studio units, but this had since been reviewed and amended in response to feedback received from the neighbours.</p> <p>He proceeded to present the project brief, informing the attendees that the proposed development would comprise of a basement, ground and mezzanine floors dedicated for parking providing a total of approximately 200 parking spaces for the entire development. He further stated that the habitable floors would rise up to the 18th floor, while the rooftop would accommodate a terrace with various support amenities.</p> <p>Mr. George indicated that the revised design plan comprises of 196 one-bedroom units, 107 two-bedroom units, and 36 three-bedroom units, noting that these amendments were made specifically to align recommendations given by the neighbours. He added that the ground floor would also accommodate security management offices and a reception area. On the rooftop terrace, he stated that amenities would include a children's</p>	

	<p>play area, a gymnasium, a swimming pool, and other related facilities.</p> <p>He concluded by stating that this constituted a summary of the proposed project description and requested if any of the attendees needed a clarification on the project design</p>	<p><i>There was no comment from the attendees</i></p>
<p><u>05/13/02/2026</u> Feedback from the community and Project Impacts and Mitigations</p>	<p>Ms. Elizabeth thanked the project Architect for the project disclosure and reiterated that the initial proposal had comprised 396 residential units, which had been revised to 339 residential units following consideration of input from the public participation exercise.</p> <p>She proceeded to outline the anticipated project components, stating that the development would involve demolition of existing structures, site preparation and clearance, soil excavation, foundation works, walling, plastering and painting. She added that the works would also include development of driveways, walkways and parking areas within the setbacks, connection to utilities such as water supply, electricity, drainage and wastewater systems, laying of pavement blocks, site landscaping, and eventual occupation of the completed development.</p> <p>Ms. Elizabeth informed the meeting that both positive and negative impacts are anticipated from the proposed development. She stated that anticipated positive impacts included increased housing stock to help meet current market demand, optimal use of land, creation of employment opportunities during all project phases, economic stimulation and growth of local businesses, improvement of urban infrastructure and services, enhanced security and aesthetic value, provision of modern amenities and improved living standards, increased county and national government revenue, and support for sustainable urban development.</p> <p>On the anticipated negative impacts, she acknowledged that such developments inevitably generate short-term and long-term adverse effects. However, she emphasized that adequate mitigation measures would be required to minimize these impacts during implementation. She urged the Project Architect, as the client's representative, to ensure that the mitigation measures proposed by project-affected persons would be effectively implemented.</p> <p>She noted that one of the key concerns raised by immediate neighbours had been the initial number of units and floors and she expressed appreciation</p>	

that the developer had considered these concerns and revised the design accordingly.

She further reported that security concerns had been raised, with some neighbours expressing fears that the introduction of a high-rise development within a predominantly medium- to low-rise neighbourhood might compromise their security. Another concern related to the engagement of a qualified project team, with fears expressed about structural safety in the event of unqualified personnel being engaged.

Traffic congestion was also cited as a concern, with respondents indicating that the development could adversely affect traffic flow within the area. Additional concerns included dust generation during construction, with recommendations that mitigation measures such as regular water sprinkling and installation of dust nets be implemented to protect neighbouring properties. The movement of trucks during excavation and material delivery phases was also highlighted as a potential disturbance.

In response to the traffic concerns, Ms. Elizabeth informed the meeting that a Traffic Engineer was currently undertaking a Traffic Impact Assessment. She conveyed apologies for his absence and noted that he would attend the next meeting scheduled on 20th February 2026 to present the findings.

She further stated that strict adherence to Occupational Health and Safety standards throughout the construction period had been strongly emphasized by neighbours. Proper maintenance of construction vehicles and trucks was also recommended to minimize noise, emissions, stalling and potential hazards.

Another key concern raised related to the adequacy of existing infrastructure, particularly water supply and sewer systems. Some respondents were of the opinion that the proposed development might strain the existing infrastructure. She noted that a representative from Nairobi City Water and Sewerage Company had joined the meeting and would provide clarification on the capacity of the existing water and sewer systems to serve the proposed development.

She concluded by stating that the consultants would continue documenting additional views and concerns from attendees. With consent from the meeting chair, she invited the representative from

	<p>Nairobi Water to address concerns on water supply and the capacity of the existing sewer to serve the anticipated population</p>	
<p>06/13/02/2026 Submission from the NCWCS representative</p>	<p>Mr. Julius Ndambuki (NCWCS representative) thanked the Chair, Ms. Elizabeth and all the attendees. He introduced himself as a representative from Nairobi City Water and Sewerage Company. Further, he expressed appreciation to the meeting organizers for the invitation, noting that such forums provided an opportunity to engage with customers, receive feedback on service delivery, and share guidance on how residents could reach the body when issues arise.</p> <p>He stated that Nairobi Water is mandated to supply safe, reliable and quality water to all residents within Nairobi, emphasizing that access to water is a constitutional right. He added that the company is also responsible for managing wastewater generated from premises, noting that scientifically, approximately 75% of supplied water returns as wastewater, which the utility is required to manage and dispose of in an environmentally sound manner.</p> <p>He informed the meeting that the area does not receive water on a daily basis due to supply limitations, but that the utility applies an equitable water distribution (rationing) system to ensure all residents receive water periodically. He explained that for the subject area, water supply is received from Friday through to Sunday.</p> <p>He further explained that, prior to 2024, Nairobi Water supplied approximately 500,000 cubic metres of water per day, and that in December 2024 an additional 100,000 cubic metres per day was added, bringing total supply to about 600,000 cubic metres per day. He noted that this was still insufficient to meet full daily demand, hence the continued use of rationing.</p> <p>Mr. Julius described the existing infrastructure in the area, noting the presence of a 4-inch water pipeline and a 9-inch sewer line, and mentioned that some pipelines may crisscross since they were installed before Rhapta road was constructed. He explained that the 4-inch water pipe has the capacity to convey adequate flows during the rationed supply period, while the 9-inch sewer line, if free from blockages, is capable of accommodating wastewater from multiple users. He encouraged developers and residents to ensure</p>	

sufficient on-site water storage to cater for periods without supply.

He further informed the meeting that Nairobi Water, which is owned by the County Government of Nairobi, has recently received increased support from the National government and development partners. He noted that additional water supply had been boosted through the Northern Collector Tunnel 1, and that further projects, including the North Collector Tunnel II and the Maragua Dam project, were ongoing and projected to be completed by 2027, with an expected additional supply of approximately 160,000 cubic metres per day.

He expressed optimism that, despite population growth, the ongoing infrastructure investments would significantly improve water availability in Nairobi in the coming years and reduce rationing challenges. He concluded by inviting questions and reaffirmed the company's commitment to working with residents and developers to support sustainable development and improved service delivery.

Mr. Julius responded that in all infrastructure developments, projections are normally made, although actual growth may not always align perfectly with those projections. He emphasized, however, that efforts were ongoing to address emerging challenges, noting that the government had significantly stepped in to support improvements in water and sewerage services.

He referred to the sewer flow capacity and stated that sewer infrastructure is generally designed with future population growth in mind. He explained that, based on the current flow capacity and provided there is no interference or blockage, the existing sewer line is capable of accommodating a large number of users. He noted that approximately 75% of supplied water ends up as

Mr. Charles Maloba sought clarification on when the existing sewer infrastructure serving the area had been constructed. He expressed concern that the sewer system may have been originally designed to serve a much smaller population. He questioned whether this posed a capacity challenge and requested information on the population projections used during the initial design, including the intended design horizon in terms of years.

wastewater, which flows continuously on a 24-hour basis.

Mr. Julius further explained that the performance of a sewer line is mainly determined by factors such as gradient and how the system is used. He stated that NCWSC maintains a 24-hour operations and maintenance team to respond to any blockages should they arise. He invited residents familiar with the area to confirm whether there were frequent sewer blockages, noting that most sewer-related problems tend to occur during the rainy season due to storm water being illegally connected into sewer lines, which leads to overloading.

He added that during normal, dry periods, the sewer system generally operates without major issues, as wastewater discharge is spread throughout the day and users do not discharge simultaneously, thereby reducing peak flow pressure. He concluded by stating that, based on current observations and capacity calculations, the existing sewer infrastructure is adequate.

Mr. Julius clarified that the company does not manage rivers, noting that cases where upstream residents illegally discharge sewer into rivers fall under the jurisdiction of a different agency.

Mr. Julius responded that there is no legal provision that allows the utility to force individuals to connect to the sewer system. However, he explained that illegal discharge into rivers is an offence, and offenders are punished.

Mr. Julius responded that, considering the ongoing and projected infrastructure improvements expected to be completed within the next two years; by which time the proposed development would likely be nearing completion, the sewer and water supply situation would have improved and would be adequate to support the project.

Mr. Charles enquired the cause of bad odour on a stream near the area and asked if it's a sewer or a river.

Mr. Charles questioned why the polluting premises are not compelled to connect to the main sewer line to prevent pollution of the river.

Mr. Simon then sought confirmation on whether the existing sewer infrastructure would be able to accommodate the proposed development.

There was no other concern/ question to Mr. Julius

	<p>Ms. Elizabeth thanked Mr. Julius for the detailed presentation. With the anticipated positive and negative impacts having been identified, Ms. Elizabeth encourage the attendees to share share comments and recommendations for consideration by the investor and the decision making authority. She invited the Assistant Chief to assist in moderating the plenary session.</p>	
<p>07/13/02/2026 Plenary Session</p>	<p>Mr. Charles sought clarification on the zoning policy, noting that during a previous residents’ meeting, the residents had previously been informed that the law permitted only up to 16 floors along Rhapta Road and within the area, and requested clarification on current standing.</p> <p>Mr. Vincent further raised concerns on management of noise, dust, and general disturbance during construction. He explained that he had a fully occupied apartment building with 13 units and was concerned that tenants might vacate if construction impacts were not properly managed. He sought assurance on how dust and related nuisances would be controlled.</p>	<p>Mr. George (<i>Protect architect</i>) explained that the matter had initially been determined by the High Court, which relied on a previous planning policy allowing developments of up to 16 floors due to the absence of a ratified guiding policy at the time. He stated that the decision was subsequently appealed, and the Court of Appeal of Kenya relied on the 2021 planning policy, which, although not yet ratified by the County Assembly, allowed developments of up to 20 floors (ground plus 19 floors). He clarified that this was the current legal position guiding the proposal.</p> <p>Ms. Elizabeth stated that recommended mitigation measures would include daily water dampening of the working area before and during construction activities. She added that dust nets would be installed around all sides of the construction site to minimize dust dispersion. She further assured residents that contact details would be shared for lodging complaints,</p>

Mr. Charles further observed that several developments were ongoing along Rhapta Road and within the area, and that residents frequently lodged complaints; particularly through their WhatsApp group, regarding contractors working at night beyond the permitted hours. He stated that construction was legally allowed between 8:00 a.m. and 5:00 p.m. (or 6:00 p.m.), yet some developers allegedly conducted welding and other noisy works at night and extended work into late Saturdays without proper communication, leading to confusion and frustration. He questioned how guarantees could be given that this project would comply.

Mr. Charles added that residents often were not notified, as complaints would not persist if proper communication had occurred.

Mr. Charles further raised concerns regarding construction trucks parking along pedestrian walkways like noted in nearby sites, noting that this could potentially obstruct access to nearby facilities such as St. Jude's Chapel, particularly during mass and other scheduled activities. He also expressed concern about mud being

including her own, and that any concerns raised would be promptly addressed. She emphasized that implementation of mitigation measures such as water dampening was the residents' right and would be enforced.

Ms. Elizabeth responded that developers may apply to NEMA for extension of working hours, particularly for specific activities such as casting or low-noise finishing works, provided that adequate public consultation has been undertaken. She noted that standard licenses typically allow construction from 8:00 a.m. to 6:00 p.m., and that any extension must be formally approved.

Mr. Simon suggested that residents and the chairperson of the residents' association should always be formally notified in cases where working hours are extended.

Ms. Elizabeth assured the meeting that, for this particular project, in the event the developer sought to extend working hours beyond those stipulated in the license, the project team would return to consult residents and seek their consent before proceeding.

	<p>deposited onto the road during excavation and transportation of construction materials, leading to dusty and unclean road conditions. He sought clarification on the measures that would be put in place to prevent or mitigate these impacts at the project site.</p> <p>Mr. Vincent emphasized that if working hours were extended into late evenings; when most tenants would have returned home, there must be prior notification to residents.</p> <p>Mr. Simon concluded the session by thanking all attendees for their participation in the meeting.</p>	<p>Ms. Elizabeth acknowledged the concerns and reiterated that the Traffic Impact Assessment expert, who was absent, would attend the next meeting to comprehensively address issues relating to truck movement, parking management, and traffic control during excavation and construction phases.</p> <p>Ms. Elizabeth reiterated her assurance that any proposed extension of working hours would involve direct consultation with residents and tenants, and that their decision would be respected if they declined consent.</p>
<p><u>09/13/02/2026</u> A.O. B</p>	<p>Mr. Simon made an announcement informing the meeting that voter registration was ongoing at the Independent Electoral and Boundaries Commission (IEBC) headquarters. He encouraged eligible residents to register as voters or update their voter registration details where necessary. He further reminded parents and guardians to ensure that all Grade 10 students report to school as required. He added that residents experiencing any challenges were welcome to visit the office for assistance.</p> <p>He acknowledged Ms. Hellen’s remarks and assured her that the matter would be looked into.</p>	<p>Ms. Hellen Githendu requested the Assistant Chief to address the issue of the rising bodaboda stages along Raphta Road, particularly outside Nelleen Place. She asked that the bodabodas be relocated to a more appropriate location</p>
<p><u>10/13/02/2026</u> Closing Remarks</p>	<p>Mr. Simon thanked all participants for attending the meeting and requested a volunteer to lead the meeting in a closing word of prayer.</p>	<p>Mr. Julius led the meeting in a closing word of prayer, after which the meeting adjourned at 11:58 a.m.</p>



Minutes Prepared by:

Name: Michael Kithembe

Designation: Meeting Secretary

Signature:  **Date:** 02/03/2026

Minutes confirmed by:

Name: Vincent Kimeta **Designation:** Caretaker (Pearlcomfor)

Signature:  **Date:** 20/02/2026

Name: Elizabeth Muna **Designation:** EX LEAD EXPERT

Signature:  **Date:** 20/02/2026

Name: SIMON KANG'ATHI **Designation:** ASS. CHIEF

Signature:  **Date:** 20-2-2026



Attendance List and Minutes of the 2nd Meeting

ATTENDANCE LIST
 ESA THIRD PUBLIC PARTICIPATION MEETING FOR THE PROPOSED MULTIDWELLING RESIDENTIAL
 APARTMENTS ON NAIROBI/ BLOCK 4/6/3 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-
 COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	JOYLINE GATANA	CHIEF	0726122594	
2.	Joel Muriuki	Neighbour	0728270228	
3.	Mary Chelid.	Neighbour	0746928343	
4.	Miriam Ojugi	Neighbour	0707296786	
5.	EVANS SIRENGI	NEIGHBOUR	0728440150	EVANS
6.	Charles Kubo	Neighbour	0733789906	
7.	Esther Rukerwa	Neighbour	072-3441111	
8.	Vincent Kinetu	Neighbour	0721651130	
9.	Mudito Shanny		0715796476	
10.	Charles Muge		0727349959	



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ATTENDANCE LIST
 ESIA THIRD PUBLIC PARTICIPATION MEETING FOR THE PROPOSED MULTIDWELLING RESIDENTIAL
 APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-
 COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	Nelson Nyagumbo LO	Neighbour	0760917714	
2.	Hubert Bwala	V. ELDEN	0720814607	
3.	Bonface M Nyumbi	Green Builders & Planning Constructants Ltd	0780014941	
4.	Michael N'langa	Engen Builders & Planning Constructants Ltd	0797217513	
5.	Micelle kutuo	Green Builders & Planning Const	015055912	
6.	RICHARD MUYOBA	Josa	0725100052	
7.	STEPH MUKHOTA	MURIELA	0722849501	
8.	Hirabath Muna	EXPERIMENTAL EXPERT	07104207633	
9.	Michael Kahembe	Green Builders & Planning Constructants Ltd	0799396425	
10.		Head of Dept		



**MINUTES OF THE SECOND PUBLIC PARTICIPATION MEETING
FOR THE PROPOSED MULTIDWELLING RESIDENTIAL
APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD
IN WESTLANDS AREA, WESTLANDS SUB COUNTY WITHIN
NAIROBI CITY COUNTY.**

Meeting name	Second public participation meeting for the Proposed construction of a Multidwelling Residential Apartments
Date of Meeting	20 th February 2026
Venue	Proposed Construction Site
Meeting Purpose	EIA Public participation meeting for the proposed construction of a Multidwelling Residential Apartments
Time	10:50 AM – 12:38 PM
Meeting leader	Joyline Gatakaa (Area Chief, Kileleshwa)

Attendance

1. Joyline Gatakaa - Chief Kileleshwa - 0726122594
2. Simon Kangethe - Ass Chief Muthangari – 0721364197
3. Purity Silas – Ass Chief Kileleshwa - 0718696918
4. Elizabeth Mutua – EIA Lead Expert – 0704707633
5. Michael Kithembe – Green Builders & Planning consultants ltd – 0799396425
6. Julius Ndambuki – NCWSC representative – 07246591157
7. Bonface Mutua - Green Builders & Planning consultants ltd – 0780011441
8. George Muhandi – Architect Imperial Concepts – 0722949501
9. Michelle Kutwo - Green Builders & Planning consultants ltd – 0715055912
10. Michael Mwaura - Green Builders & Planning consultants ltd – 0797217513
11. Hillary Owino – Accountant Cheror Lagat & Associates
12. Vincent Kimetu – Caretaker pearl comforts – 0721657730
13. Moses Okallo – St Jude’s Chapel – 0712796800
14. Charles Kiboi – Njema Court – 0733378906
15. Bernard Wahome – Njema Court - 0727742201
16. Charles Mugo – Njema Court – 0727348959
17. Charles Maloba – St Jude – 0786988814
18. Hellen Githendu – Nelleon Place – 0789933710
19. Hesbon Kacheri – Rhapta – 0111206636
20. Arthur Tonje – Njema Court – 0724663222
21. Joel Munialo – Njema Court – 0728270228

Agenda

1. Opening Remarks

2. Welcoming remarks and Introduction of members present
3. Reading and Confirmation of the previous meeting Minutes
4. Project Disclosure by the project architect
5. Presentation from the Traffic Engineer
6. Submission from the NCWSC Representative
7. Submission from the EIA Lead Expert
8. AOB
9. Closing remarks

MINUTES	REMARKS/VIEWS	REACTIONS/COMMENTS
<p><u>01/13/02/2026</u> Opening Remarks</p>	<p>Ms. Joyline Gatakaa (Chief Kileleshwa) called the meeting to order, welcomed members to the meeting and invited a volunteer to lead in a word of prayer</p>	<p>Mr. Teddy Oseko led in a word of prayer. The meeting commenced at 10:50 a.m.</p>
<p><u>02/13/02/2026</u> Welcoming remarks and Introduction of members present</p>	<p>Ms. Joyline began by thanking the participants for attending the meeting and requested the members to briefly introduce themselves.</p> <p>She thanked all members for the brief introductions and proceeded to introduce herself as the Area Chief, Kileleshwa Location. She informed the members that the meeting had been convened as a public participation forum pursuant to the provisions of the Environmental Management and Co-ordination Act (EMCA), Cap 387 sections 2 which provides a technical foundation for EIA's and 3which provides the legal backbone to EIA process noting that EIA exists to protect the right to a clean and healthy environment. Further, she mentioned that the act gives provision for public participation during the EIA process. She concluded by inviting the meeting secretary to read minutes of the first meeting</p>	<p><i>Members present did a brief introduction</i></p>
<p><u>03/13/02/2026</u> Reading and Confirmation of the previous meeting Minutes</p>	<p>Mr. Michael Kithembe (The meeting secretary) read out the minutes of the first meeting.</p> <p>Ms. Joyline asked the members to confirm the minutes and whether there were any corrections, additions, or omissions to the minutes as read.</p> <p>Ms. Joyline thanked the members and requested to proceed with the presentations.</p>	<p><i>The minutes were confirmed as a true record of the proceedings. The adoption was proposed by Michelle and seconded by Charles.</i></p>

	<p>She invited the Project Architect to make his presentation on project disclosure.</p>	
<p><u>04/13/02/2026</u> Project Disclosure by the project architect</p>	<p>Mr. George Muhandi (Project Architect) thanked the members and informed them that he would briefly take them through the project to enable them better appreciate the proposed development.</p> <p>He stated that the proposed project is to be situated on approximately half an acre piece of land. He summarized the proposed development to comprise of:</p> <ul style="list-style-type: none"> ✓ Basement level ✓ Ground floor with parking spaces, together with the reception area and washrooms. ✓ Mezzanine level providing parking spaces. ✓ The total provided parking spaces within the facility would add up to 200. ✓ Habitable floors from the second floor up to the eighteenth floor comprising of 339 residential units distributed as follows: 196 one-bedroom units, 107 two-bedroom units, and 36 three-bedroom units. <p>Mr. George clarified that the initial proposal had comprised a higher number of units (approximately 396 units), but following consultations with the project affected persons, the design was reviewed and the number of units reduced to 339 in response to the concerns raised by the community.</p> <p>He added that the proposed development also includes management offices within the building, while the rooftop level will accommodate shared amenities for residents.</p> <p>He concluded by inviting members to raise any questions or seek clarification on the proposed design.</p> <p>Mr. George responded that the 200 parking allocations had been given based on the Basic Parking Allocation Formula as guided by the planning standards, whereby three-bedroom units are allocated 1 ½ parking spaces per unit, two-bedroom units are allocated 1 parking space per unit, and one-bedroom units are allocated ½ parking spaces per unit. He added that the total provision of 200 parking spaces is</p>	<p>Mr. Joel Munialo sought clarification on whether the proposed 200 parking spaces would be sufficient to serve the over 300 residential units in the development.</p>

considered adequate given the predominance of one-bedroom units and the relatively lower vehicle ownership typically associated with smaller apartment typologies.

Mr. George clarified that the building would not be constructed from beacon to beacon and stated that the development would strictly adhere to the required setbacks in accordance with the applicable planning guidelines. He further emphasized that special attention would be given to safeguarding the neighbouring property, particularly Pearl Comforts and noted that an appropriate excavation methodology would be implemented to ensure that adjoining and opposite properties are adequately protected from any potential damage during construction phase.

Mr. George in his response stated that heavy machinery would primarily be used during the excavation phase. He explained that subsequent construction activities would generate only minimal and manageable construction noise. He further assured members that the project team would ensure the use of well-maintained and less noisy machinery on site to minimize disturbance to the surrounding area.

Mr. Charles Kiboi sought clarification on whether the excavation and construction works would be undertaken from beacon to beacon, expressing concern that such an approach could negatively affect the adjacent properties.

Mr. Joel enquired about the mitigation measures the project team intends to implement to ensure that noise generated during construction and operation does not adversely affect neighbouring properties, particularly offices within the vicinity.

Mr. Charles Kiboi raised concerns regarding heavy trucks parking on pedestrian walkways during construction phase and questioned whether the project proponent would restore any damaged cabro paving along the walkways.

Mr. Evans Serengi noted that a development of such magnitude would likely require a borehole. He noted that borehole water levels in the area have significantly reduced over time and reported that several boreholes are currently experiencing depletion, with

	<p>Mr. George acknowledged the enquiries and indicated that the matters would be addressed by the Traffic Engineer present and the representative from the Nairobi City Water and Sewerage Company (NCWSC).</p> <p>Ms. Joyline thanked the members for their enquiries and invited the Traffic Engineer to proceed with his presentation on traffic matters.</p>	<p>water yield having considerably diminished.</p>
<p><u>05/13/02/2026</u> Presentation from the Traffic Engineer</p>	<p>Mr. Teddy Oseko (Traffic Engineer) stated that the Traffic Impact Assessment (TIA) is a component of the Environmental Impact Assessment (EIA), conducted prior to construction to assess the potential effects of a proposed development on the surrounding road network.</p> <p>He explained that his role is to evaluate how the proposed development would affect traffic along Rhapta Road and its feeder roads. He highlighted that the assessment considers parking provision within the development, traffic generated by the 339 residential units, and the cumulative effect on existing traffic conditions. He noted that at no given moment all the cars from all units would be parked at the facility and that not all residents will own vehicles, and additional traffic is also created by service vehicles such as ride-hailing cars, delivery vehicles, and bodabodas.</p> <p>Mr. Teddy described the surrounding road network, noting that Rhapta Road is a feeder road connecting Waiyaki Way to other parts of Westlands, including Parklands, Kileleshwa, Kilimani, Lavington, and Riverside. He explained that the area comprises commercial offices, residential buildings, schools, religious facilities, and retail centers, all of which contribute to traffic volumes. He demonstrated on a board the traffic situation in the area, illustrating the roads that connect Rhapta Road to Waiyaki Way, including Church Road and Mvuli road. He further noted that the existing roundabout near BMW along Waiyaki Way is currently non-functional due to high traffic volumes from multiple directions, including Parklands, Kileleshwa, Kilimani, and Westlands.</p>	

He noted that traffic congestion is already a challenge, particularly during peak hours from 7:00 a.m. to 8:30 a.m. in the morning and 5:00 p.m. to 7:00 p.m. in the evening, coinciding with school and work commutes.

To illustrate traffic data collection, Mr. Teddy conducted a brief demonstration using a digital traffic counter. During the exercise, he explained how vehicles are tallied per minute and classified by type. The demonstration showed that approximately 18 vehicles passed a given point within one minute, which was then converted into vehicles per hour to estimate overall traffic volumes. He emphasized that such data forms the basis for understanding traffic patterns and projecting the impact of the proposed development.

Mr. Teddy further explained that the TIA also considers factors such as road conditions, parking behavior, potholes (existing conditions of the road) and accidents, which influence traffic flow. Regarding construction, he stated that mitigation measures would include appointing a traffic marshal on site, properly managing construction vehicles, protecting pedestrian walkways, and providing alternative access routes to minimize disruption.

In conclusion, Mr. Teddy stated that the Traffic Impact Assessment evaluates both current and projected traffic conditions and recommends measures to ensure that the development integrates efficiently with the existing road network. He then invited members to provide their comments and observations.

Mr. Teddy explained that construction activities inevitably affect traffic, but emphasized that roads should always be reinstated to their original condition after works are completed. He noted that many existing roads, including Sports Road, have deteriorated due to previous projects where contractors either left the roads unrepaired or allowed them

Mr. Joel enquired whether the road would be reinstated after completion of construction works. He noted that along Sports Road, a similar development had been undertaken and, upon its completion, the road had not been restored to its original condition, raising concerns that the same situation might occur in this case.

to worsen because further construction was anticipated. He stressed that it is the responsibility of the client to ensure that roads are not left damaged and that the existing road infrastructure should not be negatively affected by the project. To this end, he noted that a recommendation in the TIA report was to have a traffic marshal stationed on site full-time during construction phase to monitor activities and ensure that the client is held accountable for any damages to the road.

Mr. Teddy explained that during the construction phase, he recommends a clearly designated inlet and outlet system to ensure smooth traffic flow within the site and prevent queuing or congestion. He emphasized the importance of dedicating a portion of the site for acceleration and deceleration, allowing construction and delivery vehicles to merge safely with Rhapta Road. He noted that the design provides sufficient space; approximately five meters at key points, for vehicles, including larger trucks requiring wider turning radii, to maneuver safely within the site. A traffic marshal would also be stationed on-site to monitor and manage vehicle movements, ensuring minimal disruption to the main road. For the occupation phase, Mr. Teddy explained that the traffic flow is designed to accommodate residents and visitors efficiently, noting that not all units are expected to generate vehicle traffic simultaneously. The designated entry and exit paths, combined with the acceleration/deceleration areas, allow vehicles to join Rhapta Road safely without causing congestion, ensuring organized and smooth traffic movement within the development and on the main road.

Ms. Joyline thanked the Traffic Engineer for his presentation and proceeded to invite the Nairobi City Water and Sewerage Company (NCWSC) representative to respond briefly to the concerns raised regarding water supply and borehole depletion.

Mr. George highlighted that his concern was design-based, focusing on the interface between the building and the road to ensure that the development does not cause traffic congestion on the highway.

<p><u>07/13/02/2026</u> Submission from the NCWSC Representative</p>	<p>Mr. Julius Ndambuki (NCWSC representative) introduced himself and proceeded to address the concerns regarding water supply and borehole drilling. He explained that, although Nairobi Water is not directly involved in drilling boreholes, he is aware of the regulatory requirements and best practices for borehole development. He highlighted that many residents resort to drilling boreholes due to a deficit in Nairobi’s water supply, which currently falls short of meeting the city’s demand. To drill a borehole, a submission for approval must be made to the Water Resources Authority (WRA), which provides guidance based on the aquifers in the area, including recommended drilling depth and expected water yield. Mr. Ndambuki explained that boreholes must be spaced appropriately to avoid depleting aquifers, and that proper casing and perforation of the borehole are required to ensure sustainable extraction. He further noted that if a borehole underperforms, it may be due to factors such as pump issues or depletion of the aquifer, and that expert supervision is necessary to verify water availability. Finally, he noted that water supply for the area was scheduled to start on the day of the meeting, but residents might experience low pressure until the following day due to ongoing supply interventions. He explained that most of the water for the area is sourced from the Kabete-CCK zone, which receives its supply from Sasumua, where ongoing works are currently taking place.</p> <p>Mr. Julius explained that prior notice of water interruptions is provided so that residents can prepare and manage their usage during supply disruptions. He noted that Nairobi Water does not normally compensate for days affected by such interruptions, as each area is scheduled for supply on specific days, and adjusting the schedule would disrupt the overall program.</p>	<p>Mr. Charles Kiboi enquired whether the residents would be compensated with an additional day of water supply, given that the scheduled supply on the day of the meeting was affected by the ongoing works at the source.</p> <p>Mr. Charles Kiboi enquired how Nairobi Water accounts for leakages, noting that along the road, some pipes appear to be leaking and that water supply in certain stretches is frequently disrupted. He asked</p>
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	<p>Mr. Julius acknowledged that water loss is a significant issue, with a portion of the daily supply unaccounted for. He explained that Nairobi Water has introduced a Customer Complaints Management System, allowing residents to report leaks by uploading photos and GPS locations. This system aims to reduce non-revenue water and improve overall supply efficiency, ensuring that residents receive their full allocated water over time.</p> <p>Mr. Julius explained that calculations conducted previously indicated that the existing sewer lines can accommodate most of the proposed buildings in the area. He further noted that, following recent collaboration between the national and county governments, the government has allocated some significant amount of money towards upgrading water and sewer infrastructure, including expanding trunk lines. He assured the members that these improvements would address capacity issues in the coming years, and that any current blockages would be handled as needed.</p> <p>Ms. Joyline thanked Mr. Julius for the clarification and transitioned to the next agenda item, inviting Ms. Elizabeth to make her presentation.</p>	<p>how the company identifies and manages such leaks to ensure consistent supply.</p> <p>Mr. Evans enquired why new developments are being approved without first assessing whether the existing infrastructure, particularly the sewer system, can accommodate them. He emphasized that upgrades and maintenance of the current infrastructure should be prioritized before approving additional developments.</p>
<p>08/13/02/2026 Submission from the EIA Lead Expert</p>	<p>Ms. Elizabeth began by thanking the Chief and proceeded to outline the anticipated impacts of the proposed development. She highlighted the positive impacts as,</p> <ul style="list-style-type: none"> ✓ the project would serve as a source of investment to the developer, ✓ Increase the number of housing units in Westlands area ✓ create employment opportunities for both skilled and semi-skilled workers. 	

- ✓ improve the value of the land and surrounding properties and enhance the overall aesthetics of the area

She then addressed the anticipated negative impacts, categorizing them into short-term and long-term effects. For the short-term impacts during the construction phase, she identified noise pollution, dust, and vibrations from machinery as key concerns. She emphasized that mitigation measures should include proper maintenance of construction machinery, avoiding the piling of trucks along the road to prevent traffic congestion, and adherence to designated working hours. She noted that NEMA regulations stipulate working hours from 8:00 am to 5:00 pm, and any request to extend these hours would require prior consultation with the community. She also highlighted the need for site hoarding and dust nets to prevent dust from affecting neighboring properties, especially those in nearby low- and medium-rise developments.

Ms. Elizabeth stressed the importance of documenting concerns from project-affected persons, noting that such feedback had previously led to the revision of the project from 389 units to 339 units. She encouraged attendees to provide further recommendations on the proposed project design, assuring them that all comments would be presented to the developer.

Ms. Elizabeth responded that the construction phase is expected to take approximately two and a half years, including all finishing works, with completion anticipated by 2029.

Ms. Elizabeth explained that the appropriate point of contact depends on the project phase. She stated that before construction begins, any concerns regarding project licensing or approvals could be directed to her. She also mentioned that the project architect's contact information would be shared, and assured that any concerns or recommendations raised during the construction phase would be

Mr. Joel enquired about the anticipated timelines for the construction of the building

Mr. Hillary sought clarification on where to raise any issues and who would be responsible for addressing them

addressed through him, with adequate mitigation measures implemented as needed.

Ms. Elizabeth appreciated the question and clarified that, as per NEMA guidelines, all construction activities, including delivery and offloading of materials, should strictly take place between 8:00 am and 6:00 pm.

However, she acknowledged that unforeseen circumstances such as traffic delays; occasionally cause delivery trucks to arrive late. In such instances, she emphasized that there must be proper communication with the immediate neighbors before any offloading is undertaken. She noted that the traffic manager would take responsibility for informing the affected neighbors in advance, explaining the reason for the delay and the extra precaution to be exercised

Ms. Elizabeth noted that adequate response will be given in the next meeting.

Ms. Joyline thanked all members for their participation and further addressed the issue of dust control. She noted that she had observed the use of humidifier technology in other projects as an effective method of suppressing dust and suggested that the developer could consider researching on it for probable adoption. She emphasized the need for robust mitigation measures to safeguard surrounding residents.

Mr. Charles Kiboi questioned the practicality of the working hours approved by NEMA, particularly in situations where unforeseen circumstances arise. He gave an example of a delivery truck arriving past 6:00 pm and requiring offloading, and asked whether there would be adequate time for consultation with the community before such activities proceed. He added that, as a member of the Rhapta Road Residents Association, he frequently encounters similar complaints and sought clarification on how such matters would be managed.

Mr. Vincent Kimetu enquired whether there was a possibility of further reducing the number of units proposed for the development. He noted that his clients were particularly concerned about the high number of units and the potential impact of dust during construction.

	<p>She thereafter invited the Assistant Chiefs to offer any additional remarks if they wished to do so.</p>	
<p><u>9/13/02/2026</u> A.O.B</p>	<p>Ms. Purity K Silas (Ass Chief Kileleshwa) thanked all members for attending the meeting. She expressed her hope that everyone who had raised a concern had been given an opportunity to ask their questions and had received satisfactory responses.</p> <p>Mr. Simon Kangethe (Ass Chief Muthangari) greeted the members and informed them that voter registration was still ongoing. He noted that registration was currently taking place at the IEBC headquarters located at the Mariposa Building along Ngong Road. He further stated that Westlands voters could register at the Westlands DCC Office, while Dagoretti North voters could do so at the Kawangware office. He added that beginning 1st March, voter registration would be conducted at the respective polling stations. He reminded members that the rainy season was approaching and encouraged everyone to plant trees. He then thanked the members.</p> <p>Ms. Joyline raised concerns regarding security in the area, noting an increase in theft incidents involving individuals using motorbikes. She stated that security officers are on high alert and urged residents to remain vigilant in safeguarding their property and surroundings. She emphasized the importance of promptly reporting any suspicious activities directly to the relevant security officers, rather than first posting such matters on social media. She further cautioned that the area remains vulnerable to security threats, including terrorism, and urged owners of service apartments to be diligent in screening and understanding their tenants, including being aware of their activities within the community. She encouraged everyone to remain cautious and aware of those around them. She concluded by asking all to be united, love each other as Kenyans and refrain from divisive politics.</p>	
<p><u>10/13/02/2026</u> Closing Remarks</p>	<p>Ms. Joyline thanked all participants for attending the meeting and requested a</p>	

volunteer to lead the meeting in a closing word of prayer.

Mr. Julius led the meeting in a closing word of prayer, after which the meeting adjourned at 12:38 P.m.



Minutes Prepared by:

Name: Michael Kithembe

Designation: Meeting Secretary


Signature:  Date: 02/03/2026

Minutes confirmed by:

Name: Vincent Kimeu Designation: Caretaker (Pearl/Comfort)

Signature:  Date: 27/02/2026

Name: Elizabeth Muna Designation: EIA LEAD EXPERT

Signature:  Date: 27/02/2026

Name: JOYLINE GAIKWA Designation: EIA LEAD EXPERT

Signature:  Date: 27/02/2026



Attendance List and Minutes of the 3rd Meeting

ESIA THIRD PUBLIC PARTICIPATION MEETING FOR THE PROPOSED MULTIDWELLING RESIDENTIAL APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-COUNTY WITHIN NAIROBI CITY COUNTY

ATTENDANCE LIST

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	JOYLINE GATARA	CHIEF	0726122594	
2.	Jed Muriuki	Neighbour	0728270228	
3.	Mary Cheb.	Neighbour	0746928343	
4.	Miriam Ojugi	Neighbour	0707296796	
5.	EVANS S.I.E.NGI	NEIGHBOUR	0728444050	EVANS
6.	Charles Kubo	Neighbour	0733789906	
7.	Esther Rutere	Neighbour	072-8241111	
8.	Vincent Kineta	Neighbour	0721657130	
9.	Mudoko Shanny		0715796476	
10.	Charles Njoge		0727349959	



Handwritten signature or initials below the stamp.

ATTENDANCE LIST
 ESIA THIRD PUBLIC PARTICIPATION MEETING FOR THE PROPOSED MULTIDWELLING RESIDENTIAL
 APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD IN WESTLANDS AREA, WESTLANDS SUB-
 COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	Nelson Ngigikwelu	Hughbow	0755917714	
2.	Hubert Wafu	V. Eldem Queen Builders & Planning Consultants Ltd	0720814607	
3.	Bonface M Ngunu	Green Builders Planning Consultants Ltd	0780014941	
4.	Michael Njiru	Green Builders Planning Consultants Ltd	0997217513	
5.	Micelle Kutoo	Green Builders Planning Consultants Ltd	075055912	
6.	RICHARD MUYOKA	Josa	0725100052	
7.	STEPHEN MUKHINYI	MIRRIX	0722949501	
8.	Elizabeth Muma	EAS EXPERT	0904209693	
9.	Michael Kibembe	EAS EXPERT	0799396625	
10.				



**MINUTES OF THE THIRD PUBLIC PARTICIPATION MEETING
FOR THE PROPOSED MULTIDWELLING RESIDENTIAL
APARTMENTS ON NAIROBI/BLOCK 4/613 ALONG RHAPTA ROAD
IN WESTLANDS AREA, WESTLANDS SUB COUNTY WITHIN
NAIROBI CITY COUNTY.**

Meeting name	Third public participation meeting for the Proposed construction of a Multidwelling Residential Apartments
Date of Meeting	27 th February 2026
Venue	Proposed Construction Site
Meeting Purpose	EIA Public participation meeting for the proposed construction of a Multidwelling Residential Apartments
Time	10:45 AM – 11:30 AM
Meeting leader	Joyline Gatakaa (Area Chief, Kileleshwa)

Attendance

1. Joyline Gatakaa - Chief Kileleshwa - 0726122594
2. Elizabeth Mutua – EIA Lead Expert – 0704707633
3. Michael Kithembe – Green Builders & Planning consultants ltd – 0799396425
4. Bonface Mutua - Green Builders & Planning consultants ltd – 0780011441
5. George Muhandi – Architect Imperial Concepts – 0722949501
6. Michelle Kutwo - Green Builders & Planning consultants ltd – 0715055912
7. Michael Mwaura - Green Builders & Planning consultants ltd – 0797217513
8. Mercy Chebet – Neighbour – 0746928343
9. Mordecai Oyugi – Neighbour - 0707296726
10. Vincent Kimetu – Caretaker pearl comforts – 0721657730
11. Nelson Najakululu – Neighbour – 0700917714
12. Hudson Wafula – Village elder – 0720814607
13. Bonface Ngumbi - Green Builders & Planning consultants ltd – 0780011441
14. Richard Musyoka – Security - 0725100052
15. Charles Kiboi – Njema Court – 0733378906
16. Bernard Wahome – Njema Court - 0727742201
17. Charles Mugo – Njema Court – 0727348959
18. Joel Munialo – Njema Court – 0728270228
19. Mwololo Sammy - 0727348959

Agenda

1. Opening Remarks
2. Welcoming remarks and Introduction of members present
3. Reading and Confirmation of the previous meeting Minutes
4. Project Disclosure by the project architect
5. Matters Arising

6. Way Forward
7. AOB
8. Closing remarks

MINUTES	REMARKS/VIEWS	REACTIONS/COMMENTS
<p><u>01/27/02/2026</u> Opening Remarks</p>	<p>Ms. Joyline Gatakaa (Chief Kileleshwa) called the meeting to order, welcomed members to the meeting and invited a volunteer to lead in a word of prayer</p>	<p>Ms. Michelle led in a word of prayer. The meeting commenced at 10:50 a.m.</p>
<p><u>02/27/02/2026</u> Welcoming remarks and Introduction of members present</p>	<p>Ms. Joyline began by thanking the participants for attending the meeting and requested the members to briefly introduce themselves.</p> <p>Ms. Joyline began by informing the members that she had several engagements scheduled for the day and would therefore be excusing herself in the course of the meeting to attend another commitment. She requested that in her absence, Ms. Elizabeth to chair the meeting.</p> <p>She further mentioned that the team had convened at the proposed project site for the past two meetings and that this would be the final meeting. However, she clarified that this would not mark the end of the stakeholder engagement, as further consultations would continue.</p> <p>Ms. Joyline reiterated that the purpose of the meetings was in line with the Constitution of Kenya, 2010, which guarantees every person the right to a clean and healthy environment. She noted that members were therefore entitled to attend and air their views. She further cited the Environmental Management and Coordination Act (EMCA), Cap 387, which requires the project proponent to undertake EIA and public participation. She explained that the main objectives of the meeting were to disclose the project and create awareness among stakeholders, as well as to gather views from residents on the potential environmental impacts of the project. She added that the discussions would focus on both positive and negative environmental impacts, after which appropriate mitigation measures would be proposed. She emphasized that all views expressed during the meeting would</p>	<p><i>Members present did a brief introduction</i></p>

	<p>be considered genuine and valuable, and that the aim was to collectively determine how best to address any identified impacts.</p> <p>She then requested the Secretary to read the minutes of the previous meeting.</p>	
<p><u>03/27/02/2026</u> Reading and Confirmation of the previous meeting Minutes</p>	<p>Mr. Michael Kithembe (The meeting secretary) read out the minutes of the first meeting.</p> <p><i>The area Chief left the meeting</i></p> <p>Ms. Elizabeth asked the members to confirm the minutes and whether there were any corrections, additions, or omissions to the minutes as read.</p> <p>Ms. Elizabeth thanked the members and requested to proceed with the presentations. She invited the Project Architect to make his presentation on project disclosure.</p>	<p><i>The minutes were confirmed as a true record of the proceedings. The adoption was proposed by Michelle and seconded by Vincent.</i></p>
<p><u>04/27/02/2026</u> Project Disclosure by the project architect</p>	<p>Mr. George Muhandi (Project Architect) thanked Ms. Elizabeth and greeted the members. He stated that this was the third meeting at which he was presenting the project brief and disclosure, including updates made in response to feedback received during the previous two meetings. For the benefit of those who had not attended earlier sessions, he indicated that he would go through the presentation again.</p> <p>He explained that the project is situated on a half-acre plot. He outlined the development components, beginning with the basement level, which would accommodate parking bays, storage facilities, lift lobbies, loading bays, and two domestic water tanks. The ground floor would also provide additional parking and would interface with the access road, referred to as Rhapta Road. This level would include the reception area, security office, service areas such as the generator and garbage collection point, as well as washrooms.</p> <p>He further stated that the mezzanine floor would provide additional parking spaces and lobbies, bringing the total parking provision to approximately 200 bays, which he noted would be sufficient for the development. He added that, under the revised proposal, project amenities had been relocated to the mezzanine floor.</p>	

	<p>Mr. George explained that from the first floor up to the 18th floor, the development would comprise habitable residential units. He noted that the number of units had been progressively reduced following stakeholder feedback. Initially, the project had 396 units, which were later reduced to 339 units, and had now been further reduced to 321 units, which is the number proposed for implementation.</p> <p>He added that the top floor would feature a terrace level, including a swimming pool and an open terrace area.</p> <p>In conclusion, he reiterated that the current proposal comprises 321 residential units and approximately 200 parking bays. He invited questions and clarifications from the members before taking his seat.</p> <p>Ms. Elizabeth addressed the members, stating that she believed they had observed the impact of their earlier comments and expressed her appreciation that the developer had taken into account the stakeholders' views. She noted that it was encouraging to see that the meetings were yielding positive results, allowing the process to proceed constructively.</p> <p>She referred to the pending matters, specifically mentioning that the Project Architect had confirmed the revised number of units following earlier requests for amendment, and that the response had been provided.</p> <p>She then invited members to raise any other outstanding issues, noting that most of the presentations had already been covered in the previous two meetings. She asked whether there were any additional matters still pending or any further comments that participants wished to present for consideration.</p>	<p><i>There were no questions or comments raised by the members in response to the Project Architect's presentation.</i></p>
<p><u>05/27/02/2026</u> Matters Arising</p>	<p>Mr. Vincent stated that he had a request from the management of Pearl Comforts. He explained that the management had requested that, prior to the commencement of construction works; particularly on the side adjoining Pearl Comforts, the developer should first engage them. He added that they would allow the developer to install dust nets on their side as well, so as to create a double barrier for enhanced dust control.</p> <p>He noted that construction activities often generate dust and other disturbances, and</p>	

	<p>therefore the management was requesting prior consultation to agree on appropriate mitigation measures before works begin.</p> <p>Mr. Evans Siringi raised concerns regarding poor waste management practices observed at a nearby construction site. He stated that from the upper floors of that building, workers sweep dust and debris and, instead of collecting it at a designated point for proper disposal by the licensed handlers, they throw it down indiscriminately when they believe no one is watching.</p> <p>He noted that this practice results in excessive dust being blown into neighboring properties, leaving windows and surrounding areas dirty. He expressed concern that similar issues could arise with the proposed development and sought clarification on the measures that would be put in place to prevent such occurrences and ensure proper waste handling and dust control during construction.</p>	<p>Ms. Elizabeth thanked him for the request and confirmed that the matter would be properly captured in the minutes. She proposed that before the actual construction activities commence, a meeting be scheduled with the management of the affected section to agree on the exact positioning of the dusts net's structure and any other concerns.</p> <p>Mr. George acknowledged the request and asked that it be formally recorded in the minutes. He further confirmed that a meeting would indeed be held with the concerned parties before the commencement of construction works.</p> <p>Ms. Elizabeth thanked Mr. Evans for raising his concerns and for his observation. She, together with the Project Architect, assured the meeting that they would speak to the developer and emphasize that all construction waste must be properly managed. She confirmed that measures would be put in place to prevent waste from being thrown outside, noting that it would instead be collected and handled by a</p>
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		NEMA-licensed waste management contractor.
<u>06/27/02/2026</u> Way Forward	<p>Ms. Elizabeth further expressed appreciation to all participants for attending the meeting, including those who had attended the first and second sessions. She reassured them that all comments had been captured for consideration. Ms. Elizabeth stated that during the final meeting with the developer, they would ensure that the Environmental Management Plan (EMP) is fully implemented during the project's execution. She emphasized the commitment to ensuring that the proposed project coexists harmoniously with the community and does not become a nuisance, highlighting that the purpose of these consultations is to incorporate the views of affected persons into project planning and implementation.</p> <p>Ms. Elizabeth continued by explaining that this public participation meetings exercise was not the final opportunity for stakeholders to submit their comments to NEMA or the project developer. She stated that after the comments from this meeting are compiled, the final Environmental Impact Assessment (EIA) report would be prepared and uploaded to the NEMA portal, making it accessible to the public for review and further comment.</p> <p>She added that additional advertisements would be made, including publication in the Kenya Gazette, a radio with nationwide coverage, and two local newspapers, likely The Star and The Standard. Following these notices, NEMA would provide a 30-day window for project-affected persons to submit written comments directly to the Director-General, NEMA or to the EIA office.</p> <p>Ms. Elizabeth emphasized that anyone who was unable to attend the meetings or share their comments still had the opportunity to participate and influence the decision-making process for the proposed development. She urged the members to inform them on this.</p>	
<u>08/27/02/2026</u> A.O.B	There was no any other business	

<p>9/27/02/2026 Closing Remarks</p>	<p>Ms. Elizabeth thanked all participants for attending the meeting and requested a volunteer to lead the meeting in a closing word of prayer.</p>	<p>Ms. Michelle led the meeting in a closing word of prayer, after which the meeting adjourned at 11:30 A.m.</p>
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Minutes Prepared by:

Name: Michael Kithembe

Designation: Meeting Secretary

Signature: *[Handwritten Signature]* Date: 02/03/2026

Minutes confirmed by:

Name: *Charles Mugo* Designation: *Management Njema/Genvt*

Signature: *[Handwritten Signature]* Date: 2/3/26

Name: *Elizabeth Mutus* Designation: *EIA lead Expert*

Signature: *[Handwritten Signature]* Date: 02/03/2026

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CHAPTER SEVEN: PROJECT ALTERNATIVES

7.1 Introduction

In deciding on the type of developments to be included in the proposed plan, the project proponent considered various alternatives. Three options were considered as outlined below. Note that for some issues, little data is available on which to base the assessment, and that many of the judgements are subjective. Further, despite a number of detailed technological alternatives at project proponent's discretion, the technology adopted in this project is informed by conventional building trend within the proposed project area. It's worth noting also that only those alternatives with the potential to materially affect the outcome of the environment have been discussed here.

7.1.1 Zero Option/ No Project Development

The zero option in respect to the proposed project implies that the status quo is maintained. This option is the most suitable alternative from an extreme environmental perspective as it ensures non-interference with the existing conditions. This option will however, involve several losses both to the landowner and the community as a whole. The landowner will continue to pay rent on the plot while the property remains underutilized. The Option is the least preferred from the socio-economic and partly environmental perspective due to the following factors:

- i. The economic status of the Kenyans and the local people would remain unchanged.
- ii. The local skills would remain underutilized.
- iii. Reduced interaction both at county, national and international levels
- iv. No employment opportunities will be created for Kenyans who will work in the proposed project.
- v. No housing provided to alleviate a critical shortage of residential units
- vi. Development of infrastructural facilities (roads, electrical etc.) will not be undertaken. From the analysis above, it becomes apparent that the No Project alternative is no alternative to the local people, Kenyans, and the Government of Kenya.

7.1.2 Relocation Option

Relocation option to a different site is an option available for the project implementation. At present the landowner/developer does not have an alternative site. This means that he has to look for the land. Looking for the land to accommodate the scale and size of the project and completing official transaction on it may take up to three (3) years although there is no guarantee that the land would be available. The developer will spend another two years on design and approvals since design and planning has to be according to site conditions. Project design and planning before the stage of implementation will cost the

developer hundreds of thousands of Kenya shillings. Whatever has been done and paid to date will be counted as a loss to the developer. Assuming the project will be given a positive response by the relevant authorities including NEMA, this project would have been delayed for about two (2) years period before implementation. This is a delay that our economy can ill afford. This would also lead to a situation like No Project Alternative option. The other consequence of this is that it would be a discouragement for private/investors especially in the housing sector that has been shunned by many public and private investors already aggravating our critical housing shortages. In consideration of the above concerns and assessment of the current proposed site, relocation of the project is not a viable option.

7.1.3 Alternative Land use

The proponent has no option to use the land for other purposes other than proposed residential apartments development.

7.1.4 Proposed Alternative

Various alternatives methods for development of the proposed project were considered including;

- i. Technology Alternatives: Comparing different technologies or methods for implementing the project (e.g., construction methods, machinery types
- ii. Design alternatives; Examining different layouts, sizes, or designs that may reduce environmental impacts.
- iii. Input alternatives; Substituting materials, fuels, or inputs that are more environmentally friendly or cost-effective.
- iv. Operational Alternatives; Varying the timing, scale, or intensity of operations to minimize harm (e.g., hours of operation, seasonal timing)

CHAPTER EIGHT: IDENTIFICATION OF ENVIRONMENTAL AND SOCIAL IMPACTS

8.1 Basis of Identification of Impacts

In order to accurately identify the environmental impacts, the following environmental issues were considered pertinent and important as per the Terms of Reference.

8.1.1 Physical Environment (Biophysical Impacts)

- a) Water quality aspects for both surface water sources like piped water, storm water, and other related aspects.
- b) Soil conditions, soil contamination and landscape alterations/degradation (based on aesthetic aspects) associated with the proposed project.
- c) Drainage patterns especially in relation to waste water effluents
- d) Air quality aspects especially atmospheric emissions and related discharges from machinery like diesel run equipment etc.
- e) Noise and vibrations where applicable

8.1.2 Natural Environment

- f) Flora and fauna (i.e., effects to natural plants and animals where applicable).
- g) River pollution indicators, impacts on water flow patterns and quality aspects, user interference and contamination.
- h) Topography: effects on soil and landscape.

8.1.3 Social welfare, Economic and Cultural Environment

- i) Determination of implications to the human society distribution, demographic details, settlement patterns, changes to the cultural lifestyle and indigenous knowledge of the local society/public where applicable.
- j) Notable changes in land use systems and the general land utilization types where applicable.
- k) Aesthetic, landscape alterations and changes to infrastructural facilities, among others.
- l) Effects associated with the construction and operation activities and related handling and disposal of wastes generated during the operations.
- e) Effects associated with income generation opportunities created by the project due to the upcoming operations.
- f) Implications on the employees, visitors and public health, safety and related hazards/risks such as HIV/AIDS, consumption of contaminated intravenous infusions products due to disease outbreaks, sanitary facilities, etc.

- g) Introduction of nuisances, such as pests, invasive species and related multiplication breeding sites

8.2 Description of the Existing and Anticipated Impacts

8.2.1 Existing impacts

At the time of the study, the proposed project area was generally in a stable environmental and infrastructural state, with no major challenges observed. Basic services such as water supply, drainage, sewerage, electricity, and solid waste management were operational and functional. While occasional minor disruptions may occur due to normal urban activity, the overall infrastructure and environmental conditions within the area are adequate to support the proposed development.

8.2.2 Anticipated impacts

The anticipated impacts of the proposed project on the environmental elements are both positive and negative. The magnitude of each impact is described in terms of being significant, minor or permanent, short-term or long term, specific (localized) or widespread, reversible or irreversible. The table below shows the assessment criteria for the significant impacts are.

Table 1. Assessment criteria for significant impacts

Key	Type of impact	Key	Type of impact
++	Major positive impact.	+	Minor positive impact
--	Major negative impact	-	Minor negative impact
0	Negligible/Zero impact	NC	No change
Sp	Specific/Localized impact	W	Widespread impacts
R	Reversible impacts	Ir	Irreversible impacts
Sh	Short term impacts	L	Long term impacts
T	Temporary impacts	P	Permanent impacts

On the basis of information gathered during the desktop and field study, the potential environmental impacts of the proposed project are tabulated below:

8.3 Potential Negative Impacts and Mitigation Measures

The proposed 18-storey residential apartment development along Rhapta Road, Westlands, is expected to generate numerous socio-economic and environmental benefits for the neighbourhood and the city at large. Key anticipated positive impacts include:

No.	Positive Impacts	Justification
1	Provision of modern housing units	The project will deliver contemporary, high-quality residential units with modern amenities, natural lighting, ventilation, and enhanced safety, helping to address the housing deficit in Westlands and Nairobi.
2	Employment and income generation	Direct jobs (skilled, semi-skilled, and unskilled) will be created during construction and operation. Indirect employment will arise from supply chains, transport, and services, boosting local livelihoods.
3	Contribution to government revenue	Statutory fees, taxes, levies, and rates paid to county and national governments will support public service delivery and infrastructure development, while the proponent gains investment returns.
4	Improved security	The development will incorporate 24-hour security, CCTV surveillance, perimeter fencing, and adequate lighting, enhancing safety in the immediate neighbourhood.
5	Social amenities and local economic stimulation	Growth of schools, health facilities, religious centres, and retail outlets is expected. Increased demand for local goods and services will benefit SMEs and informal traders.
6	Enhanced land value	The project will set modern development standards, increasing surrounding land values and attracting further investment.
7	Urban and aesthetic upgrade	Underutilized land will be transformed into a modern, visually appealing development, improving Westlands' urban character.
8	Efficient land use	High-rise design optimizes limited urban land in line with Nairobi City County zoning and planning policies.
9	Technology and skills transfer	Modern construction techniques and building management systems will facilitate knowledge transfer to local artisans and professionals.
10	Alignment with housing policy goals	The development supports Kenya's Big Four Agenda on housing and Nairobi County's sustainable urban growth objectives.

8.4 Specific Negative Impacts during Construction and Occupational Phases and Mitigation Measures

The issues that are seen as likely to negatively affect the environment and population therein

Include the following:

8.4.1 Air Quality

Construction Phase

During the construction of the proposed 18-storey building, dust emissions will be significant, especially during excavation, foundation works, and transportation of raw materials. Additional emissions will arise from combustion of fossil fuels in construction machinery and delivery trucks. Given the height and scale of the project, multiple concrete mixers, cranes, and transport trucks will operate on-site, further contributing to localized air pollution.

The proponent will procure modern plant and equipment fitted with emission-reduction technology to minimize the release of dust and exhaust fumes.

Occupational Phase

Once complete, the development is not expected to significantly affect air quality, since residential use generates negligible emissions. However, increased vehicular activity within and around the site (residents, service providers, and visitors) may slightly contribute to localized vehicular exhaust emissions.

Potential Mitigation Measures

- i. Provide full PPE (dust masks, respirators, goggles) for workers and sensitize them on health risks.
- ii. Regular watering of access roads, excavation areas, and stockpiles to suppress dust.
- iii. Cover all truckloads transporting construction materials or debris using tarpaulins.
- iv. Maintain all vehicles and machinery regularly to minimize exhaust emissions.
- v. Conduct periodic health check-ups for workers exposed to dust and fumes.

8.4.2 Soil Erosion

Construction Phase

Excavation for the 18-storey foundation, basement parking, and service structures will expose large tracts of soil, increasing vulnerability to erosion by wind and surface runoff. Movement of heavy machinery may also cause soil compaction and loss of soil structure. Uncontrolled erosion can clog storm drains and affect water quality in nearby streams.

Occupational Phase

Paved surfaces and roofs will increase stormwater runoff, reducing infiltration and potentially overwhelming drainage systems. This may cause localized flooding, erosion in surrounding plots, and waterlogging downstream.

Potential Mitigation Measures

- i. Conduct excavation under controlled conditions with phased site clearance.
- ii. Minimize vegetation removal and establish temporary ground cover.
- iii. Use silt traps, sediment barriers, and designated haulage tracks.
- iv. Provide soil conservation structures (retaining walls, gabions, terracing).
- v. Implement landscaping with grass and trees during and after construction.
- vi. Use pervious paving blocks for walkways and parking areas to enhance infiltration.

8.4.3 Solid Waste

Construction Phase

Solid waste will include excavated soil, broken stones, off-cuts of wood, scrap metal, packaging materials (cement bags, plastics), and demolition debris from the existing site. If unmanaged, these may block drains and pose safety hazards.

Occupational Phase

The 18-storey residential building will host hundreds of residents, generating significant domestic solid waste daily, including plastics, glass, metals, textiles, and organics. Poorly managed waste may attract pests (rats, cockroaches), stray animals, and spread parasites (ticks, fleas). Plastics, being non-biodegradable, can cause long-term environmental damage, while organics emit methane during decomposition, contributing to greenhouse gas emissions.

Potential Mitigation Measures

- i. Ensure site clearance of debris before handover.
- ii. Reuse excavated materials for backfilling and landscaping.
- iii. Provide labelled bins/receptacles at strategic locations for waste segregation.
- iv. Engage licensed waste handlers in collaboration with Nairobi City County.
- v. Promote recycling, composting, and reuse through an integrated waste management system.

- vi. Provide a designated waste storage area with proper collection points during operation.

8.4.4 Noise Pollution

Construction Phase

Noise and vibrations will arise from excavation, piling, use of cranes, mixers, and trucks. The magnitude will be higher due to the building height (18 floors), as heavy machinery will operate for extended periods. Cumulative effects may disturb nearby residences, offices, and institutions.

Occupational Phase

The occupational phase is unlikely to generate significant noise, as residential activity is relatively quiet. Minor noise will arise from vehicular movement and service utilities (generators, HVAC systems).

Mitigation Measures

- i. Use noise-suppressing equipment and maintain machinery regularly.
- ii. Restrict construction activities to daytime hours (8:00 am – 5:00 pm).
- iii. Install temporary noise barriers/acoustic screens around the site.
- iv. Provide workers with hearing protection.
- v. Monitor ambient noise levels periodically to ensure compliance with NEMA regulations.

8.4.5 Increased Water Demand

Construction Phase

The project will require large volumes of water for concrete mixing, curing, dust suppression, and worker use. This may strain Nairobi's already unreliable supply system.

Occupational Phase

The 18-storey building will house a high population density, leading to substantial daily water demand for domestic use, cleaning, and landscaping. Without efficient management, this will exacerbate water shortages in Westlands.

Mitigation Measures

- i. Install water-efficient fixtures (dual-flush toilets, low-flow taps).
- ii. Practice rainwater harvesting and integrate storage tanks.
- iii. Recycle greywater for landscaping and cleaning.
- iv. Sensitize residents on water conservation.

- v. Supplement NCWSC supply with a borehole (subject to WRMA/NEMA approvals).

8.4.6 Surface Drainage / Stormwater

Construction Phase

Site clearance and excavation will destabilize soil, increasing runoff and sedimentation in nearby drains.

Occupational Phase

Roofs, pavements, and parking spaces will generate large volumes of stormwater, potentially overwhelming drainage systems and causing localized flooding.

Mitigation Measures

- i. Grade the site to control runoff velocity.
- ii. Construct well-designed stormwater drains with gratings.
- iii. Install oil/water separators in parking areas.
- iv. Use pervious paving materials to enhance infiltration.
- v. Design drainage to handle peak rainfall events.

8.4.7 Oil Leaks and Spills

Construction and Occupational Phases

Leaks from construction machinery, generators, and vehicles may contaminate soil and groundwater. Petroleum products contain heavy metals (lead, mercury) that are hazardous to health.

Mitigation Measures

- i. Maintain all equipment regularly to prevent leaks.
- ii. Designate a covered, paved service bay for equipment maintenance.
- iii. Install oil interceptors in drainage systems and train workers on spill prevention and emergency response.
- iv. Store petroleum products in secure, bunded areas.

8.5 Socio-Cultural and Socio-Economic Impacts

8.5.1 Increase in Population

Construction Phase

The project is expected to attract a temporary influx of workers (skilled, semi-skilled, and unskilled)

during construction. This will modestly increase the daytime population of Westlands but will not result in overcrowding given the area's existing infrastructure.

Occupational Phase

Upon completion, the 18-storey development will accommodate approximately 320 households, resulting in localized population growth. This increase will stimulate demand for housing, social amenities, and urban services, further contributing to Westland's transformation into a high-density residential and mixed-use neighbourhood. However, the rise in population may exert additional pressure on existing infrastructure if not properly managed.

Proposed Mitigation Measures

- i. Ensure adequate provision and upgrading of supporting infrastructure, including water supply, sewerage, drainage, roads, electricity, and solid waste management.
- ii. Encourage the integration of community facilities within the development to ease pressure on existing social amenities.

8.5.2 Employment and Income

Construction Phase

The project will generate direct employment (engineers, architects, masons, carpenters, machine operators, plumbers, electricians) and indirect opportunities (suppliers, transporters, food vendors). This will positively impact household incomes in the short term.

Occupational Phase

Permanent jobs will be created in building management, security, maintenance, cleaning, and other support services. Service providers such as local shops, laundries, and eateries will also benefit from increased demand.

Proposed Mitigation Measures

- i. Prioritize recruitment of local residents for unskilled and semi-skilled jobs.
- ii. Provide equal employment opportunities for women and youth.
- iii. Encourage capacity building by engaging local artisans where feasible.

8.5.3 Increased Energy Demand

Construction Phase

Construction machinery and site activities will increase short-term energy demand.

Occupational Phase

The building will significantly increase electricity demand for lifts, lighting, water pumping, and appliances. Poor energy management may strain the local grid.

Proposed Mitigation Measures

- i. Install energy-efficient lighting (LEDs) and appliances.
- ii. Optimize building orientation and design for natural lighting and ventilation.
- iii. Incorporate renewable energy options such as rooftop solar panels.
- iv. Sensitize residents on energy conservation practices.
- v. Liaise with Kenya Power and Lighting Company (KPLC) to secure additional power supply capacity to meet the demand of the increased number of housing units.

8.5.4 Workplace Accidents

Construction Phase

Workers may face risks including falls from heights, being struck by falling objects, or equipment-related injuries.

Occupational Phase

Accidents may occur due to faulty electrical systems, LPG handling, or slips and falls within common areas.

Proposed Mitigation Measures

- i. Provide proper PPE (helmets, gloves, harnesses, boots).
- ii. Train workers on occupational safety and equipment operation.
- iii. Maintain machinery and seal exposed wires.
- iv. Provide clear signage, safety manuals, and supervision.
- v. Conduct regular safety drills and inspections.
- vi. Ensure all workers are covered under a valid workplace insurance scheme to cater for accidents and occupational hazards.

8.5.5 Site Security

Construction Phase

Construction materials and equipment may attract theft or vandalism.

Occupational Phase

Security is essential for residents and property. Risks include burglary, trespassing, and insecurity within the neighbourhood.

Proposed Mitigation Measures

- i. Install 24-hour CCTV surveillance, security lighting, and access control systems.
- ii. Employ licensed security guards and maintain visitor logs.
- iii. Establish collaboration with local police and neighbourhood watch groups.

8.5.6 Fire Hazards

Construction Phase

Risks may arise from welding works, fuel storage, and faulty equipment.

Occupational Phase

Residential use of LPG, electrical overloads, and faulty wiring may pose fire hazards.

Proposed Mitigation Measures

- i. Install automatic fire alarm and sprinkler systems.
- ii. Provide hydrant points and extinguishers on every floor.
- iii. Designate fire assembly points and display evacuation procedures.
- iv. Conduct regular fire drills and maintenance of equipment.
- v. Ensure adequate fire exits and staircases in compliance with building codes.

8.5.7 Road Infrastructure

Construction Phase

Movement of trucks delivering construction materials and removing debris will increase traffic along Mvuli road, Rhapta Road Church Road, Sports Road and Ring Road. This may cause congestion, noise, dust, and minor road wear.

Occupational Phase

The influx of residents will increase private vehicle traffic and visitor flows, adding pressure to the existing road network.

Mitigation Measures

- i. Schedule material deliveries during off-peak hours to minimize disruption to local traffic.
- ii. Enforce a strict site speed limit of 20 km/h for all vehicles entering or leaving the site.
- iii. Provide sufficient on-site parking and loading zones to discourage street parking and roadside obstruction.
- iv. Conduct quarterly driver training sessions on safe driving practices, complemented by NTSA-approved refresher courses.
- v. Ensure all drivers serving the project are directly employed by the proponent to enhance accountability and safety, rather than outsourcing.
- vi. Repair and maintain any sections of the access road damaged by construction trucks to maintain road usability for the community.
- vii. Require all vehicles entering and exiting the site/development to be logged, identified, and tracked with their destination recorded.
- viii. Install adequate road signage (speed limits, directional signs, warning signs) around the site to guide both workers and the public.
- ix. Deploy qualified traffic marshals at the site entrance and along Rhapta Road to manage vehicle movement and ensure pedestrian safety.
- x. Regularly liaise with Nairobi City County and NTSA to review traffic flow and address any arising issues promptly.
- xi. Encourage use of modern, well-maintained trucks to reduce breakdowns and unnecessary obstruction along the road.

8.5.8 Occupational Health and Safety (OHS)

Construction Phase

Workers may be exposed to dust, noise, poor sanitation, food safety issues, and hazardous substances (fuel, lubricants).

Occupational Phase

Resident's face risks from poor waste management, LPG use, and minor accidents.

Mitigation Measures

- i. Develop and implement a comprehensive OHS plan.
- ii. Ensure licensed catering for workers' food supply.
- iii. Provide first aid kits and trained safety officers on site.
- iv. Maintain strict hygiene and waste management systems.
- v. Comply with OSHA 2007 and related legal frameworks.

8.5.9 Social Conflict with the Community

Construction Phase

Community conflicts may arise if residents feel excluded from employment opportunities or inconvenienced by construction activities (noise, dust, traffic).

Occupational Phase

Neighbourhood concerns may emerge regarding increased density, noise, and resource competition.

Proposed Mitigation Measures

- i. Conduct regular stakeholder consultations and sensitization meetings to ensure open communication and address community concerns.
- ii. Prioritize hiring local residents for job opportunities, especially in semi-skilled and unskilled roles.
- iii. Implement Corporate Social Responsibility (CSR) initiatives, such as supporting local schools, health facilities, road maintenance, or community clean-up programs.
- iv. Establish a strong neighbourhood association or grievance redress mechanism to facilitate dialogue and timely conflict resolution.
- v. Encourage social cohesion through community engagement activities and transparency in project updates.

CHAPTER NINE: ENVIRONMENTAL MANAGEMENT PLAN (EMP)

9.1 Introduction

Integrating environmental issues in business management, such as those related to development 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 neighbourhood 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 multi-dwelling development aims 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 check-list 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 development.

9.2 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 Act (EMCA) No. 8 of 1999, and its attendant Environmental (Impact Assessment and Audit) Regulations, 2003.

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

- (a) Disruption of natural environment and modification of micro-climate
- (b) Air and noise pollution
- (c) Proliferation of related businesses
- (d) Worker's accidents and health infections during construction process

(e) Table 9.1: Environmental Management Plan

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
IMPLEMENTATION PHASE				
Commissioning of the Construction Works	- Site hand-over and Ground breaking	Project team (Lead Consultant/Architect, contractor Proponent)	Part of/Covered in the Project Cost	Presence of the project Team
Securing the Construction Site	- Site hoarding	Contractor Proponent	400,000	Presence of Perimeter Fence
Security for Construction Material	<ul style="list-style-type: none"> - Deliver construction materials in small quantities to reduce on-site storage needs - Install CCTV cameras around the site - Employ security personnel for 24-hour monitoring - Control site access with entry/exit logs additional for CCTV and security personnel - Display warning and safety signage - Maintain 24-hour security presence 	Contractor Proponent	200,000	Presence of Site store CCTV functioning Security patrol logs Controlled access records
Extraction and Use of Building Materials	<ul style="list-style-type: none"> - Availability and sustainability of the extraction sites as they are non-renewable in the short term - Landscape changes e.g. displacement of animals and vegetation, poor visual quality and opening of depressions on the surface - Ensure suppliers are licensed by NEMA 	Contractor/Proponent /project team	Part of/Covered in the Project Cost	Material site rehabilitation
Collapse of Building during Construction	<ul style="list-style-type: none"> - 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 Proponent project team	Part of/Covered in the Project Cost	Presence of the project Team

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Disturbance of Traffic flow during construction	<ul style="list-style-type: none"> - Install clear and visible road and site signage to guide motorists and pedestrians. - Erect hoarding and a well-maintained site notice board at the entrance. - Deploy trained traffic marshals and security guards to direct vehicles and manage pedestrian movement. - Carry out awareness creation and sensitization for surrounding communities on construction timelines and expected traffic disruptions. - Provide training and refresher courses to truck drivers on road safety code of conduct, and adherence to the Traffic Management Plan. - Schedule construction material deliveries and heavy vehicle movements during off-peak hours to reduce congestion. - Ensure strict compliance with the approved Traffic Management Plan throughout the construction phase. - Install adequate warning signs and reflective markings, especially at night, to enhance road safety. - Regularly maintain access roads. - Designate a specific route for all trucks to and from the site to minimize disruption on internal estate roads. - Where necessary, establish a holding bay for trucks to prevent roadside parking and traffic build-up along Rhapta Road. - The proponent shall take responsibility to rehabilitate sections of the road damaged by construction activities to maintain good relations with the community and ensure continued safe access. 	Proponent / Contractor / County Government & Road Authorities and general public	1,000,000	<ul style="list-style-type: none"> - Presence of road signage, notice boards, and hoarding. - Availability of security guards and traffic marshals. - Evidence of community awareness meetings and driver training sessions. - Functional holding bay and adherence to designated truck routes.

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
CONSTRUCTION PHASE				
Soil Excavation leading to site disturbance	<ul style="list-style-type: none"> - Excavate only areas directly affected by building foundations and associated infrastructure. - Transport and dispose of excess excavated materials at County/NEMA-designated disposal sites. - Where possible, reuse excavated soil for backfilling and landscaping. - Restore and rehabilitate any disturbed areas promptly after excavation. 	Contractor proponent	6,000,000	Landscaping after completion of construction
Soil Erosion	<ul style="list-style-type: none"> - Create and maintain soil traps, embankments, and silt fences to minimize erosion. - Reuse excavated soil for backfilling to reduce waste. - Develop and implement a site-specific soil erosion management plan. - Carry out landscaping and re-vegetation immediately after construction. 	Contractor/Proponent, Architect/Site engineer Landscape Architect	1,000,000	Lack/Absence of Soil Erosion
Noise Pollution and Vibration	<ul style="list-style-type: none"> -Switch off engines not in use - Construction activities shall be strictly confined to between 8:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 1:00 p.m. on weekends. -Ensure use of earmuffs by machine operators - Provide and enforce use of PPE e.g., ear muffs/ear plugs - Proper servicing of machinery and equipment (oiling and greasing) - Monitor noise levels as per NEMA guidelines - Use newer technology and machines 	Proponent and Contractor	1,000,000	Lack of complaints from the immediate neighbours

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Air pollution	<ul style="list-style-type: none"> - Water sprinkling on driveways or the use of biodegradable hydrant e.g., Terraform polymer will reduce dust emission during construction - Ensure servicing of vehicles regularly - Cover loads of friable materials during transportation. - Control speed of construction vehicles and switch off machines when not in use. - Provide PPE to workers. 	Proponent and Contractor	700,000	<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"> - Conduct safety awareness and induction training for all workers. - Provide adequate PPE and enforce strict use. - Ensure proper site supervision and adherence to safety protocols. - Provide fully equipped First Aid kits on site. - Guarantee structural stability and quality control of works. - Ensure all workers are insured under WIBA (Work Injury Benefits Act). 	Proponent Contractor	1,000,000	<ul style="list-style-type: none"> - Presence of Security Guards on site - Presence of First Aid kits, insurance cover, site safety register.
Health and Safety	<ul style="list-style-type: none"> - Provide First Aid Kits on site - Proper signages and warning to public of heavy vehicle turning - Ensuring Building Strength and stability - Provide clean water and food to the workers - The contractor to abide by all construction conditions especially clause B12 which stipulates health safety and workforce welfare - Personnel to stick to standard operation procedures - Personnel to wear complete protection gear - Provision of fire-fighting equipment - Put in place an emergency response plan. - Put in place guideline for operation of machinery and appliances and ensure workers are aware of the same. - Comply with Kenyan safety policy and safe working procedures, laws and regulations 	Proponent Contractor	1,000,000	<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 - Conducting Safety drills

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Solid Waste Generation	<ul style="list-style-type: none"> - Ensure waste materials are disposed of on County and NEMA approved sites - Use of the 3rs – Reduce, Re-use, Re-cycle - Solid waste to be put in designated areas for appropriate disposal (waste cubicle) - Waste segregation to at source - Engage a licensed, competent and effective waste handler 	<p>Proponent</p> <p>Contractor</p>	5,000,000	<ul style="list-style-type: none"> - Absence of Solid waste on the site - Solid waste handling documents
Energy Consumption	<ul style="list-style-type: none"> - Use electricity sparingly since high consumption of electricity negatively impacts on these natural resources and their sustainability - Use of Standby Generators - Use of renewable sources of energy i.e., solar panels - Liaise with KPLC to ensure adequate power supply for the high-demand development. 	<p>Proponent</p> <p>Contractor</p>	3,000,000	<ul style="list-style-type: none"> - Presence of KPLC power lines - Presence of generator
Excessive Water Use	<ul style="list-style-type: none"> - Excessive water use may negatively impact on the water source and its sustainability - Getting supplementary source of water i.e., onsite borehole - Installation of toilet flushes with low volume cisterns - Recycling of water 	<p>Proponent</p> <p>Contractor WRA</p>	1,000,000	<ul style="list-style-type: none"> - Metering of water
Community Engagement & Complaints Handling	<ul style="list-style-type: none"> - Provide contact points for raising concerns during construction. - Document and address all complaints. - Conduct regular meetings with adjacent property management. - Consult adjoining property management for double barrier dust control 	<p>Proponent / Contractor</p>	300,000	<ul style="list-style-type: none"> - Complaint register - Meeting minutes
OCCUPATION PHASE				

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Architectural incompatibility leading to distortion of neighbourhood aesthetic image	<ul style="list-style-type: none"> - Adhere to zoning policy of the area - Harmonise detail, material and finishes for the building with existing developments in the neighbourhood. 	Architect Proponent Contractor	Part of/Covered in the Project Cost	<ul style="list-style-type: none"> - Compatibility with the area zoning policy
Solid Waste Generation and Management	<ul style="list-style-type: none"> - Regular inspection and maintenance of the waste disposal systems during operation phase - Establish a collective waste disposal and management system - Provide waste disposal bins to each suite well protected from adverse weather and animals - Ensure waste materials are disposed off on County approved sites - Engage a NEMA licensed waste handler to transport the waste - Use of the 3rs – Reduce, Re-use, Re-cycle 	Proponent Contractor	1,500,000	<ul style="list-style-type: none"> - Presence of NEMA registered waste management companies - 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 - Proper connection to the trunk sewer system maintained by NCWSC - Routine check-ups and monitoring of the channel linkage to the sewer line to avoid leakages and blockages. - Construction of separate storm water drainage channel 	Proponent Contractor NCWSC	3,000,000	<ul style="list-style-type: none"> - Absence of liquid wastes - Functional drainage and sewer systems
Increased loading on Infrastructure services <ul style="list-style-type: none"> - Increased vehicular and/or pedestrian traffic - Increased demand on water, sanitation services 	<ul style="list-style-type: none"> - Have paved road drainage system - Encourage rainwater harvesting - Provision of increased water storage capacity - Provide adequate storm water management system - Construction of a waste water treatment plant - Liaise with utility providers (NCWSC, KPLC, internet service providers) for adequate infrastructure upgrades. 	Contractor Proponent	1,000,000	<ul style="list-style-type: none"> - Absence of run-off - Presence of good roads - Presence of Waste water treatment plant - Pavements and drainage channels

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Traffic	<ul style="list-style-type: none"> - Provide adequate and well-marked parking facilities within the project site to accommodate both tenants and visitors. - All vehicles entering/exiting the premises must be registered, identified, and indicate their destination for security and monitoring purposes. - Strictly enforce speed limits (20 km/h within/around the premises) to enhance safety. - Install clear traffic and safety signage at entry/exit points and along access routes. - No parking along Rhapta Road to avoid obstruction, congestion, and disputes with neighbouring residences and facilities. - 	Proponent / Contractor / County Government, Road Authorities and general public	Routine operation procedure	<ul style="list-style-type: none"> - Presence of ample parking in the premises - Smooth traffic flow - absence of congestion or roadside parking - presence of proper signage - improved road condition.
High Number of Units / Increased Population Density	<ul style="list-style-type: none"> - Ensure infrastructure upgrades can accommodate additional units (e.g., sewer, water, roads) - Provide adequate parking and traffic management to prevent congestion - Maintain open and green spaces within the site to reduce visual and environmental pressure 	Proponent, Contractor, NCWSC, County Government	500,000	<ul style="list-style-type: none"> - smooth traffic flow, absence of complaints from neighbors
Increased social conflict	<ul style="list-style-type: none"> - Encourage good relation with the neighbours through neighbourhood associations - Promote economic activities and employment. 	Contractor Proponent		<ul style="list-style-type: none"> -Good relationship with neighbours -absence of conflicts
Storm water impacts	<ul style="list-style-type: none"> - Install roof gutters and downpipes to collect roof water, channelling it first to storage tanks for reuse (e.g., cleaning, landscaping) and only discharging excess into properly designed drains. - Construct an on-site stormwater drainage system to standard specifications, ensuring durability and efficiency. 	Proponent Contractor	900,000	Absence of Flooding and dampness within the facility

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
	<ul style="list-style-type: none"> - Develop a self-contained internal drainage system and connect only to natural drains or purpose-built channels, not to the trunk sewer. - Where feasible, incorporate permeable paving, soak pits, and rain gardens within the project site to enhance natural infiltration. - Provide regular inspection and maintenance of drains to avoid clogging, overflows, or flooding. 			
<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"> - Respect approved density, plot coverage, and building lines. - Orient buildings to maximize natural ventilation and sunlight penetration. - Provide adequate green/open spaces, with trees, shrubs, and gardens on balconies. - Minimize use of reflective materials to reduce glare. - Implement rooftop gardens or vertical greenery to balance built mass. 	Project team (Contractor Proponent, Architect or Lead Consultant, etc.)	600,000	Proper orientation Planted trees/Landscaping
Insecurity	<ul style="list-style-type: none"> - Install a secure perimeter wall and electric fence. - Provide 24/7 security with trained guards and a gatehouse. - Install CCTV cameras and adequate lighting in common areas, parking, and access points. - Incorporate access control systems (biometric or card-based entry). 	Contractor Proponent	2,000,000	Presence of perimeter wall Presence of day and night security guards

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
DECOMMISSIONING PHASE				
Building Safety	<ul style="list-style-type: none"> - Conduct a thorough structural and safety assessment of the building to establish its condition and potential for reuse or partial retention. - Engage a registered engineer to oversee all decommissioning activities and certify safety compliance. 	Engineer Proponent	1,000,000	Engineer and Tests on the building
Land and Building use	<ul style="list-style-type: none"> - Confirm compliance with County development and zoning policies before site clearance. - Obtain necessary approvals from the County Physical Planning Department. 	County Physical Planner	200,000	-Availability of relevant approvals and consultant records.
Accidents/Injuries	<ul style="list-style-type: none"> - Secure the entire site with fencing and warning signage to restrict unauthorized access. - Provide proper PPE (helmets, gloves, boots, reflective jackets) to demolition workers. - Ensure a site first-aid kit and emergency response plan are in place. 	Contractor Proponent	1,000,000	<ul style="list-style-type: none"> -Presence of perimeter fence -No recorded accidents.
Un-disconnected Services e.g., Power, Water, telephone, sewer etc.	<ul style="list-style-type: none"> - Ensure all utility services are fully disconnected in liaison with respective providers (KPLC, NCWSC, Telcos). - Remove and safely dispose of all underground and surface cables, pipes, and wiring. 	Contractor	2,000,000	Absence of live utilities and cabling
Solid Waste Generation (Demolition waste)	<ul style="list-style-type: none"> -Dispose of all demolition debris at NEMA and County-approved disposal sites. - Reuse and recycle materials where possible (e.g., steel, timber, concrete rubble for backfilling). -Adopt the 3Rs principle: Reduce, Reuse, Recycle. -Engage a licensed waste handler for transportation. 	Proponent/Contractor	2,000,000	Absence of Debris Waste disposal records from licensed handlers.

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Noise and Vibration	<ul style="list-style-type: none"> - Use well-serviced and low-noise demolition equipment. - Switch off machinery and engines when not in use. - Restrict noisy works to between 8:00 a.m. and 5:00 p.m. on weekdays. - Provide workers with hearing protection (earmuffs/earplugs). - Notify neighbours in advance of demolition works to reduce conflict. 	Proponent Contractor	100,000	Lack of complaints from the neighbours low recorded noise levels

CHAPTER TEN: ENVIRONMENTAL HEALTH AND SAFETY (EHS)

10.1 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.
- Control of losses and damages to plants, machines, equipment and other products.
- Enhance environmental sustainability through developing sound conservation measures.

10.2 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 neighbourhood 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 check-list by the contracted engineers in planning and development of the construction of this project.

10.3 Organisation 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.

10.4 The Guiding Principles to be adopted by the contractor

The company will be guided by the following principle: -

- It will be a conscious organisation committed to promotion and maintenance of high standards of health and safety for its employees, the neighbouring 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, neighbours and the environment, with 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.

10.5 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 and reward employees to take personal initiatives and commitment on EHS.

10.6 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. 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
- 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.

10.7 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 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
- 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

(b) The Traffic / Drivers

- Clear and visible signage will be installed to guide motorists and pedestrians around the project site.
- Trained traffic marshals and security guards will be deployed to manage vehicle movement and ensure pedestrian safety.
- Heavy truck movements and delivery of construction materials will be scheduled during off-peak hours to ease congestion.
- A designated holding bay will be established for trucks to prevent illegal roadside parking along Rhapta Road.
- The proponent will regularly maintain access roads and promptly repair any damage caused by construction vehicles, with special focus on Rhapta Road.

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.

10.8 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
- Ensure that welding clamps are free from any contact with explosive vapours.
- Ensure that any slag or molten metal arising from welding activities does not start up fires by:
 - ✓ Clearing combustible material to distance of at least 3 meters away from working area.
 - ✓ Appropriate fire extinguisher is to be kept available for immediate use at all times

10.9 Emergency procedure during construction and operation

An emergency situation means:

- Unforeseen happening resulting in serious or fatal injury
- 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.

CHAPTER ELEVEN: DECOMMISSIONING

11.1 Introduction

Decommissioning is an important phase in the project cycle and comes last to wind up the occupational 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 11.1. 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 characterised in compliance with standard waste management procedures. The contractor will select disposal locations and the county based on the properties of the particular waste generated.	Project Manager & Contractor	During decommissioning	3,000,000
	All buildings, machinery, equipment, structures and partitions that will not be used for other purposes should be removed and reused or rather sold/given to scrap material dealers.	Project Manager & Contractor	During decommissioning	-
	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 minimise disturbance to newly-vegetated areas;	Project Manager & Contractor	During decommissioning	4,000,000

Expected Negative Impacts	Recommended Measures	Responsible Party	Time Frame	Cost (KShs)
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	3,000,000

CONCLUSION AND RECOMMENDATIONS

From the foregoing analysis, the proposed project is considered socially and economically viable, with its overall rating being highly positive. Evaluation of project alternatives has demonstrated that relocation or redesign would be both time-consuming and financially costly, given the significant resources already committed up to the design stage. Further delays would also deny stakeholders the expected benefits of the investment. The project does not present any major irreversible environmental impacts. Most potential negative effects are anticipated to be short-term, localized, and of medium significance. Adequate mitigation measures have been recommended to address these impacts, particularly during the construction and occupational phases.

In contrast, the positive impacts are substantial and long-term. These include direct and indirect employment creation, income generation, and improved housing supply; particularly within Nairobi's rapidly growing urban areas such as Westlands. The project will also stimulate demand for local goods and services, thereby benefiting both the local community and the wider economy. The project proponents have committed to implementing the Environmental Management Plan (EMP) in a prudent manner. They are in the process of securing all relevant statutory approvals, licenses, and permits from the appropriate authorities. Moreover, the proponents have engaged qualified technical personnel to oversee the project and ensure compliance with safety, health, and environmental standards.

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 CAP 387 and the Environmental Impact Assessment and Audit regulations, 2003. Above all the proponent should carry out Environmental Audit 12 months after the project is completed.

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19. Kenya Population and Housing Census, 2019
20. Documents provided by the project proponent
21. <https://new.kenyalaw.org/> Rhapta Road Zoning Case

ANNEXES

1. Dully filled questionnaires
2. Appointment letter for meeting coordinator
3. Meeting invitation letters
4. Media Advertisement for the meetings
5. TOR approval letter
6. Approved TOR
7. CVs
8. Certificate of incorporation
9. KRA pin
10. Proof of Ownership (Certificate of lease, Certificate of search)
11. Change of Use
12. Traffic Impact Assessment report
13. Geotechnical Investigation Report
14. Bill of Quantities
16. Architectural drawings
17. Firm and experts' practicing licenses