ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468 AT THE T JUNCTION OF MENELIK ROAD AND KILIMANI ROAD IN KILIMANI AREA, DAGORETTI NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

NEMA/ENVIS/EIA/TOR/Approval_0199

G.P.S COORDINATES:

LATITUDE: -1.298410°S

LONGITUDE: 36.784270°E

Prepared in Accordance With:

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

PROJECT PROPONENT	PREPARED BY:
LOLKIRENY GREEN LIMITED **P.O BOX 69376-00400** **NAIROBI**	**GREEN BUILDERS & PLANNING CONSULTANTS LTD** *Consultants In: EIA/EA, Land Use Planning & Feasibility Studies* Vedic House, Mama Ngina St., 6th Floor, Suite 608 **Add:** P.O Box 79170 - 00400 Nairobi **Tel:** +254 704 707 633 **Email:** greenbuildersplanningconsult@gmail.com

MAY 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 a 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.

PROJECT PROPONENT:

LOLKIRENY GREEN LIMITED

P.O BOX 69376-00400

NAIROBI

NAME: HUANG GUAN WEN

DESIGNATION: DIRECTOR

Signature.....Date: 26.05.2026

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FACT SHEET

Assignment Name	Environmental Impact Assessment Study Report		
Type of Facility	Proposed residential apartments (Bahari Central).		
Location	on NAIROBI/BLOCK 17/468 located at the T junction of Menelik road and Kilimani road in Kilimani area, Dagoretti North Sub-County within Nairobi City County		
County	Nairobi City County		
GPS Coordinates	Latitude: -1.298410°S Longitude: 36.784270°E		
Proponent	LOLKIRENY GREEN LIMITED		
Address of the Proponent	P.O BOX 69376-00400 NAIROBI		
Summary Project description	The proposed development entails the construction of an eighteen (18) storey multi-dwelling residential apartment block comprising a total of one hundred and forty-four (144) residential units, together with supporting facilities and amenities, distributed as follows: ninety (90) one-bedroom units and fifty-four (54) two-bedroom units. The development further includes provision for a total of seventy-four (74) parking spaces and associated amenities and utilities adequately serve the residents.		
Project Cost	The provided bill of quantities is Seven Hundred and Forty-Seven Million, Six Hundred and Ten Thousand, Four Hundred and Eighty-Four Kenya Shillings and Twelve Cents. (KES 747,610,484.12)		
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

ESMMP - Environmental and Social Management and Monitoring Plan

NDC - Nationally Determined Contributions

NCCAP - National Climate Change Action Plan

OHS - Occupational Health and Safety

PPE - Personal Protective Equipment

TIA - Traffic Impact Assessment

SWM – Solid Waste Management

NCWSC – Nairobi City Water and Sewerage Company

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.

Kilimani has undergone significant transformation over the past two decades, evolving from a predominantly low-density residential neighbourhood characterized by standalone houses and bungalows into a high-density urban setting dominated by multi-dwelling apartment blocks and high-rise developments. This transition has been driven by changes in zoning policies, increasing demand for urban housing, and the area's strategic proximity to key urban areas such as the Nairobi Central Business District, Westlands, Kileleshwa and Upper Hill, as well as major transport corridors within the city. The area is well supported by established social infrastructure, including educational institutions, healthcare facilities, religious centres, shopping malls and recreational amenities, making it an attractive residential location for middle- and high-income households, professionals, and expatriates.

The continued urban densification of Kilimani and its surrounding areas has led to a notable increase in high-rise residential and mixed-use developments. While this growth has enhanced housing supply and promoted optimal land use within a prime urban location, it has also introduced environmental and infrastructural challenges. These include increased pressure on existing utilities such as water supply, sewerage, and stormwater drainage systems, rising traffic volumes, reduced green/open spaces, and heightened demand for sustainable urban infrastructure and services. Consequently, there is a need for well-planned developments that incorporate appropriate mitigation measures to ensure environmental sustainability and efficient infrastructure utilization within the Kilimani area.

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 operational 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 study 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

Lolkireny Green Limited of P.O Box 69376-00400 Nairobi, herein referred to as "the project proponent" is proposing to undertake the construction of an eighteen (18) storey residential apartment with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468, located at the T Junction of Menelik road and Kilimani road in Kilimani area, Dagoretti-North Sub-County within Nairobi City County.

The parcel presently hosts an existing residential structure which will be demolished to pave way for the proposed development. The site lies within geographical coordinates of Latitude -1.298410°S and Longitude 36.784270°E.

The proposed site is currently enclosed using various forms of perimeter fencing, including temporary iron sheet hoarding, a grill fence, fence plantations, and a masonry wall. The parcel presently hosts an existing residential structure which will be demolished to pave way for the proposed development. The proposed development components include;

i. **Basement Level 3:** This level will comprise seventeen (17) parking bays and lift lobby areas.

ii. **Basement Level 2:** This level will similarly accommodate seventeen (17) parking bays together with lift lobbies.

iii. **Basement Level 1:** This level will consist of seventeen (17) parking bays, lift lobbies, and designated washroom facilities.

iv. **Ground Floor:** The ground floor will provide twenty-three (23) parking bays, lift lobby areas, and a management office to support building operations.

v. **Typical Upper Floors (1st to 18th Floors):** Each floor will comprise a total of eight (8) residential units, including five (5) one-bedroom units and three (3) two-bedroom units, arranged to optimize space utilization, natural lighting, and ventilation.

vi. **Terrace Floor:** The terrace level will include recreational and shared amenities such as a swimming pool, changing rooms/bathrooms, open sitting areas, and lounge spaces.

vii. **Roof Level:** The roof will accommodate solar photovoltaic panels to support renewable energy generation for the development.

In summary, the proposed development will comprise of a total of one hundred and forty-four (144) residential units, distributed as follows:

- Ninety (90) one-bedroom units;
- Fifty-four (54) two-bedroom units.

Additionally, the development will provide a total of seventy-four (74) 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 anticipates 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 Housing:** The proposed project will increase the supply of modern residential units, thereby helping to meet the growing demand for quality housing within Kilimani and nearby urban areas such as Nairobi Central Business District, Westlands, and Upper Hill.
b) **Optimal Land Use:** The proposed development will promote efficient and sustainable utilization of the project site by transforming an underutilized parcel into a high-density residential development, in line with prevailing zoning and urban planning policies.
c) **Boost to Local Investment:** The proposed project will stimulate investment within the Kilimani area by enhancing property values, attracting further real estate developments, and contributing to the overall economic growth of Nairobi City County.
d) **Creation of Market for Goods and Services:** Construction and operational activities will create demand for goods and services, supporting local suppliers, contractors, food vendors, and other small and medium enterprises within the area.
e) **Employment Opportunities:** The project will generate both direct and indirect employment opportunities during construction (e.g., skilled and semi-skilled labor, technical personnel) and operation phases (e.g., property management, security, maintenance, and service provision).
f) **Improvement of Infrastructure and Services:** The development may contribute to improvement and extension of infrastructure such as roads, drainage, water supply, and electricity connections, benefiting both the project and the surrounding community.
g) **Revenue Generation:** The project will contribute to increased government revenue through statutory payments, taxes, land rates, and utility charges, supporting public service delivery.
h) **Urban Regeneration and Aesthetic Enhancement:** The modern architectural design and organized development will enhance the visual character of the area, contributing to urban renewal and improved neighbourhood aesthetics.

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) Increased traffic congestion: traffic congestion along the T-Junction of Kilimani road and Menelik road is expected to increase as a result of implementation of the proposed development

(d) Pressure on the existing trunk sewer

(e) Impact (constraints/pressure) to the existing infrastructure i.e. water, power, roads among others.

(f) Increased waste generation (both solid and liquid) during construction and occupation.

(g) Increased storm water/ run-off resulting from the roof catchments and as a result of decreased recharge areas, after paving of most areas.

(h) Air pollution as a result of dust particles emanating from excavation and construction activities. Exhausts from the involved machinery will lead to increased levels of noxious gases.

(i) The health and safety of workers and immediate neighbours may be compromised in case of occurrence of incidences, pollution and disturbance

(j) Visual blockage. The proposed development will to some extent obstruct the line of sunlight due to the presence of the structure.

(k) Privacy concerns; the proposed development shall comprise of eighteen (!8) -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) Minimizing air pollution (suppressing dust) and soil erosion by the agents through:

i. Soil compaction and utilization of water sprays on loose soils on all cleared surfaces
ii. Use of humidifier
iii. Covered trucks transporting loose materials, and
iv. 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 not in use 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., 8a.m. to 5p.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) Reduce traffic impact through strict adherence to the provided Traffic Impact Assessment report and its recommendations

(g) 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.

(h) 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.

(i) The site should be fenced off during construction to keep off animals and the general public, so as to safeguard their health and safety.

(j) 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.

(k) Developer to 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.

(l) 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 the proposed project 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 Seven Hundred and Forty-Seven Million, Six Hundred and Ten Thousand, Four Hundred and Eighty-Four Kenya Shillings and Twelve Cents. (KES 747,610,484.12)

Conclusion and Recommendations

The analysis of the ESIA study indicates that the proposed development will have significant positive contributions to the local and national housing sector. The assessment demonstrates that the anticipated benefits outweigh the associated negative impacts. Key benefits include provision of modern residential housing units, creation of employment opportunities, efficient utilization of urban land, increased government revenue, improvement of the area's aesthetic character, and enhancement of the socio-economic development of Kilimani and Nairobi City County. Nevertheless, the project will come with some negative impacts such as increased pressure on existing infrastructure (water, sewer, power), pollution (to Air, Water, soil) mostly during construction phase, increased waste (solid and liquid), generation, traffic congestion, and temporary disturbance to the surrounding environment and neighbouring properties.

With implementation of the proposed mitigation measures, the project is considered environmentally manageable and socially beneficial. The development aligns with sustainable urban development objectives, addresses the growing housing demand within Nairobi City County, and demonstrates the proponent's commitment to environmental protection and regulatory compliance.

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

Kilimani is a well-established and rapidly developing residential neighbourhood located within Dagoretti North Sub-County in Nairobi City County. Situated to the southwest of the Nairobi Central Business District, the area is strategically positioned with excellent access to key commercial and transport corridors, making it a highly desirable urban location. Historically, Kilimani was developed as a low-density residential suburb characterized by standalone houses and bungalows; however, it has progressively transformed into a vibrant, high-density residential and mixed-use zone defined by modern apartment developments and complementary urban amenities.

Over time, Kilimani has experienced sustained redevelopment driven by increasing land values, evolving zoning regulations, and growing demand for housing within close proximity to major employment centres. Today, the area is predominantly characterized by medium- and high-rise residential apartment complexes, alongside essential social infrastructure such as educational institutions, healthcare facilities, religious centres, office developments, and retail outlets. Its proximity to key urban areas including Westlands, Upper Hill, Kileleshwa and Lavington further enhances its appeal to middle- and high-income residents, professionals, and expatriates. Continuous urban densification and redevelopment continue to reshape Kilimani's skyline, firmly positioning it as one of Nairobi's prime residential and investment destinations.

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 project 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.

1.1 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;

i. To identify potential environmental impacts of the proposed project; both positive and negative
ii. To assess the significance of these impacts to the environment and other stakeholders

iii. To assess the relative importance of the impacts of alternative plans to the proposed project.
iv. To propose mitigation measures for the significant negative impacts of the proposed project on the environment and all involved stakeholders.
v. To propose measures that will enhance the positive impacts of the proposed project to the environment and all involved stake holders
vi. To generate baseline data for monitoring and evaluation of how well the mitigation measures are being implemented during the proposed project cycle;
vii. To present information on the impact of alternatives;
viii. To present results of the EIA in such a way that they can guide informed decision

1.2 Terms of Reference (TOR)

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

(a) To hold appropriate meetings with the project proponent to establish the procedures, define requirements, responsibilities and a time frame.

(b) 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

(c) To carry out a systematic environmental assessment study at the proposed project site and the surrounding area.

(d) 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.

(e) To develop an Environmental Management Plan for the proposed project.

1.3 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 site and its environs with reference to the following;

(a) Description of the proposed project

(b) Baseline information (Biophysical and Socio-Economic environment, land use and zoning approval, etc.).

(c) Assessment of the potential environmental impacts on the project area.

(d) 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

1.4 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.

(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, interested stakeholders, proponent, architects, traffic engineer, geotechnical expert among others.

(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,

A comprehensive report including issues as listed in the Environmental (Impact Assessment and Audit) Regulations, 2003.

1.5 Need for the Project

The demand for housing within Nairobi City County continues to rise due to rapid urbanization, population growth, and sustained rural–urban migration. At the national level, Kenya faces an estimated housing demand of approximately 250,000 units annually, while supply remains significantly lower, resulting in a persistent housing deficit. In response, the Government of Kenya has implemented the Affordable Housing Programme to expand housing stock across the country. However, challenges such as high construction costs, limited availability of serviced land within urban areas, and pressure on existing infrastructure continue to constrain housing delivery.

Kilimani is currently experiencing intensive urban redevelopment, with a shift from low-density residential properties to medium- and high-rise apartment developments. Its proximity to key commercial and employment centres such as the Nairobi Central Business District, Westlands, and Upper Hill has made it highly attractive to professionals, expatriates, and middle- to upper-income households seeking well-serviced and conveniently located housing. The proposed residential apartment development at the T-junction of Kilimani Road and Menelik Road will therefore contribute to bridging the existing housing gap by providing modern residential units supported by essential amenities, security features, and adequate parking, thereby promoting efficient land use and improved urban living standards.

1.6 National Housing Policy and Housing Needs in Kenya

Kenya's housing sector continues to face significant challenges, including a substantial housing deficit, affordability constraints, and inadequate supporting infrastructure. The National Housing Policy, as outlined in Sessional Paper No. 3 of 2016, provides the strategic framework for addressing these challenges in line with Article 43(1)(b) of the Constitution of Kenya, 2010, which guarantees the right to accessible and adequate housing and reasonable standards of sanitation.

The policy promotes the progressive realization of this right through key interventions aimed at improving housing delivery and urban development. Its core objectives include:

i. Enhancing access to affordable housing through increased production and diversified housing options;
ii. Improving infrastructure and basic services to ensure housing developments are adequately serviced;
iii. Strengthening institutional and regulatory frameworks for effective planning, approval, and oversight of housing development;

iv. Promoting sustainable urban development through environmentally sound and efficient land use practices.

Despite ongoing efforts, Kenya faces an estimated housing deficit exceeding 2 million units, with an annual demand of approximately 244,000 new housing units against a supply of less than 50,000 units. This gap is exacerbated by rapid urbanization, which has contributed to the growth of informal settlements where a significant proportion of urban households reside. Additional constraints include limited access to housing finance, high costs of land and construction materials, and infrastructure deficits.

In response, the Government continues to prioritize affordable housing as part of its broader development agenda by streamlining building approval processes, improving land administration systems, and encouraging private sector participation. Addressing the housing challenge therefore requires sustained investment, innovative financing mechanisms, and inclusive planning approaches that support the delivery of adequate, affordable, and sustainable housing across all income groups.

1.7 EIA Methodology

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

i. Screening of the project, a process that identified the proposed project categorized as high-risk project as per Legal Notice 31 of 2019

ii. A scoping exercise that identified the key issues to be addressed in the assessment and Terms of Reference (TOR) for the EIA was developed

iii. Documentary review on the nature of the proposed activities, policy and legal framework, environmental setting of the area and other available relevant data/information.

iv. Public participation and consultation-detailed discussions with the immediate neighbours, proponent and architects.

v. Physical investigation of the site and the surrounding areas using a pre-prepared check-list identifying possible environmental and human safety issues that are likely to be affected,

vi. Reviewing the proposed project designs and implementation plan/schedules with a view to suggesting suitable alternatives,

vii. Developing an environmental management plan outline with responsibilities, schedules, monitorable indicators and time frames among other aspects, A comprehensive report including issues as listed in the Environmental (Impact Assessment and Audit) Regulations 2003.

CHAPTER TWO: PROJECT DESCRIPTION

2.1 Project Proponent

The project proponent is Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi, Kenya.

2.2 The location of the proposed project and Site description

The proposed residential apartments (Bahari Central) will be implemented on Nairobi/Block 17/468 located at the T junction of Menelik road and Kilimani road in Kilimani area, Dagoretti North Sub-County within Nairobi City County. The proposed project site title is registered under freehold tenure in the name of Lolkireny Green Limited as the absolute proprietor, with a total area of approximately 0.1029 hectares.

Currently, the proposed construction site is enclosed using various forms of perimeter fencing, including temporary iron sheet hoarding, a grill fence, fence plantations and a masonry wall.

The parcel presently hosts an existing residential structure which will be demolished to pave way for the proposed development. The proposed project site lies within geographical coordinates; 1.29841° S and Longitude 36.78427° E**.**

Kilimani is a rapidly urbanizing residential neighbourhood within Nairobi City County that has increasingly emerged as a prime location for modern high-rise residential developments. Its strategic positioning, excellent accessibility, and well-developed social and economic infrastructure have attracted middle- and upper-income residents, professionals, and expatriates. The area continues to undergo significant transformation driven by rising land values, supportive county planning frameworks, and growing demand for well-serviced housing units.

The proposed project neighbourhood comprises of:

i. High-Rise Residential Apartments

Kilimani has undergone rapid vertical growth, transitioning into a high-density zone dominated by modern high-rise apartment blocks. This transformation is largely driven by the demand for urban housing near major employment hubs. The developments primarily cater to middle- and high-income residents, including expatriates and corporate tenants.

Notable high-rise residential developments in the vicinity include Bahari Homes, Almas Towers, Applewood towers, Capital rise, Zahra heights apartments, Brickford heights, Sky horse apartments, Relax apartments, Lenox Park tower, Perry West Residency among others.

ii. Medium-Rise and Low-Rise Residential Developments

Despite rapid densification, medium-rise and low-rise residential developments remain within the neighbourhood. These include maisonettes, bungalows, townhouses, and low-rise apartment blocks that reflect the area's earlier zoning policies and long-established residential character. Examples within and around the project vicinity include Fiat *Amare et Servire* Sisters' Residence, Jesuits of Eastern Africa Loyola House, Shiloh Residence, Menelik Suites, Menelik Twin Towers, Menelik Court, Emerald Park, New Trafford Court, Kirichwa Heights Apartments, Manza Court, Kilimani Court, Menelik Maisonettes, and Hampton Court.

iii. Upcoming and Ongoing Developments

Kilimani continues to attract significant real estate investment, with numerous high-rise residential and mixed-use developments either under construction or in planning stages. These projects aim to increase housing supply while integrating commercial and lifestyle components. Notable ongoing and upcoming developments in the vicinity include three immediate parcels of land across Menelik road, Kirichwa Place and other similar high-density developments, reflecting sustained urban growth and land use intensification.

iv. Hospitality Establishments

The neighbourhood accommodates a range of hospitality facilities, including hotels, serviced apartments, restaurants, and cafés that support both residential and business activities. Notable establishments near the proposed project site include Mode Café, Katanazi Restaurant, F.P.F.K Guest House and various neighbourhood restaurants and cafés on Kilimani Road, Menelik Road, Kirichwa, Kindaruma Road and Kirichwa Road.

v. Social Amenities and Institutions

Kilimani and its immediate surroundings are well served by a wide range of social amenities and institutions that support the growing residential population. These include:

- **Health Facilities:** Private hospitals, clinics, and specialist medical centres such as The Nairobi Women's Hospital, Boyne healthcare child development centre, Marie stopes Kenya Kilimani premier clinic, Menelik Medical, Nairobi Medical stores centre among others.

- **Educational Institutions:** Early childhood centres, primary and secondary schools, and tertiary institutions including Joymark educational centre, Kilimani primary school, Kilimani school primary and Junior, Playstreet School, Makini school and nearby universities and colleges within the wider Kileleshwa–Kilimani–Westlands catchment.

- **Shopping and Commercial Facilities:** The Kilimani area is well served by a wide range of retail and commercial amenities, including supermarkets, neighbourhood shopping centres, and convenience outlets such as Quickmart Kilimani, Prestige Plaza, The Greenhouse Mall, and Yaya Centre. In addition, the area hosts several commercial office developments and business hubs, including Morningside Office Park, Islamic Relief Kenya, and Commodore Office Suites, which support a variety of corporate, non-governmental, and professional services. These facilities enhance the area's role as a mixed-use urban node, providing essential goods, services, and employment opportunities within close proximity to the proposed project site.

- **Recreational and Leisure Facilities:** These include gyms, wellness centres, and social venues such as The Quiver Lounge Kilimani, alongside private fitness centres.

- **Religious Institutions:** Places of worship serving diverse faiths, including Our Lady of Guadalupe Adams Arcade and other churches, mosques and places of worship within the wider area.

vi. Infrastructure Services

Developments within Kilimani are supported by established urban infrastructure, including water supply and sewerage services managed by the Nairobi City Water and Sewerage Company (NCWSC), as well as a well-developed internal road network.

vii. Road Network and Accessibility

The project site benefits from a well-developed road network. Primary access is via Kilimani Road and Menelik Road, which connect to Kindaruma road, Kirichwa road and major arterial roads including Ngong Road, Ring Road Kilimani and Argwings Kodhek Road. These linkages enhance connectivity to Kileleshwa, the CBD, Westlands, and other parts of Nairobi, making the area highly accessible for both private and public transport.

viii. Sewerage and Wastewater Management

The area is served by the main NCWSC sewer network, and new developments are required to connect to this system to ensure proper wastewater collection and treatment.

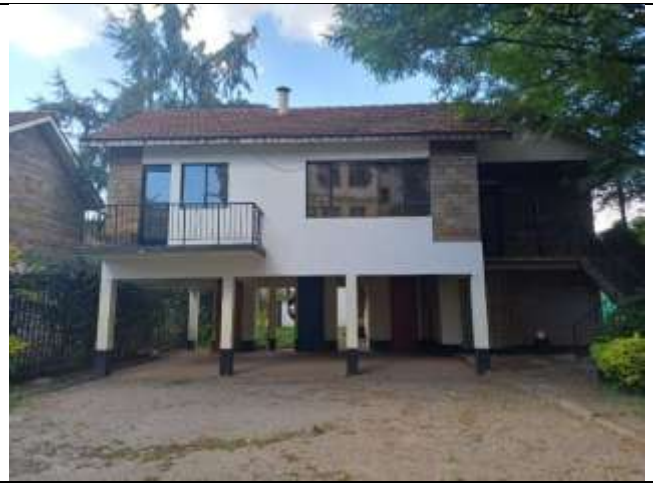
ix. Electricity Supply

Electricity supply within the neighbourhood is reliably provided by Kenya Power, serving both residential and commercial developments.

x. Internet and Telecommunications

Kilimani is well-served by fibre-optic internet and telecommunications infrastructure, with service.

Image 1; Proposed site main access entrance



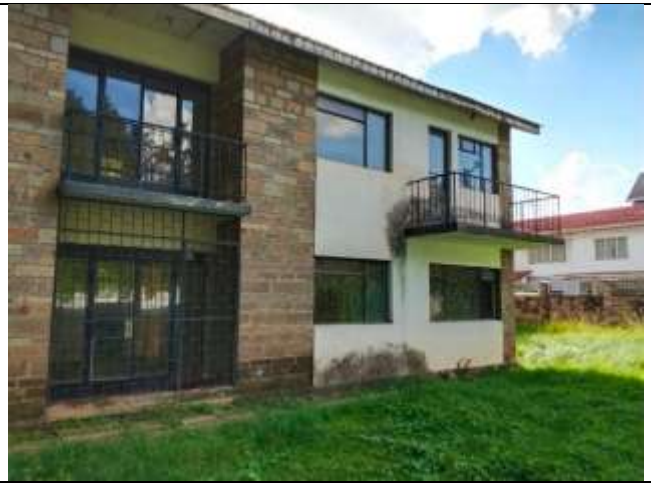


Image 2 and 3; The Proposed Project Site with an existing structure

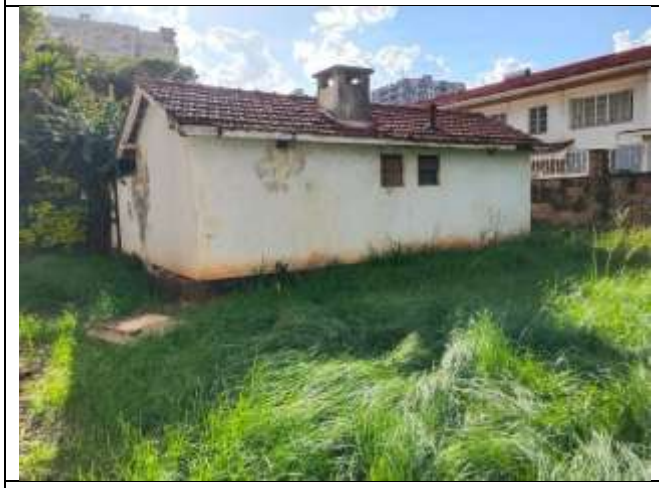


Image 4; View of the proposed site (building at the rear side)

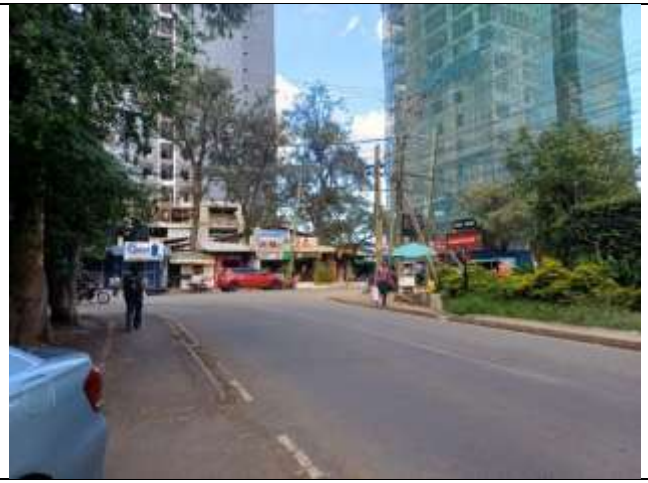


Image 5; site access roads (T Junction of Menelik road and Kilimani road)

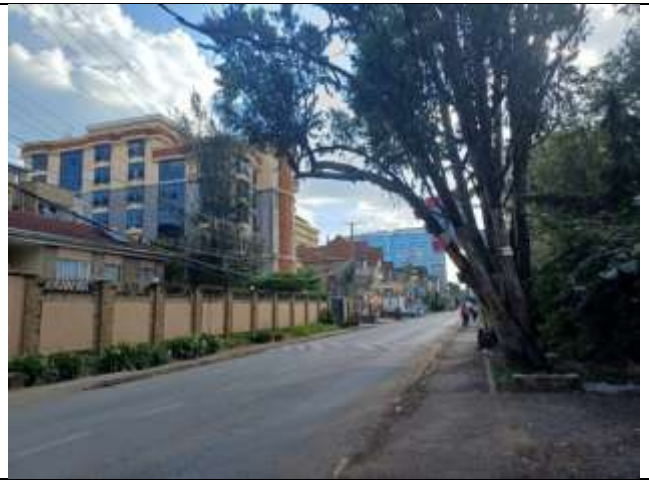


Image 6; Site access road, Kilimani road

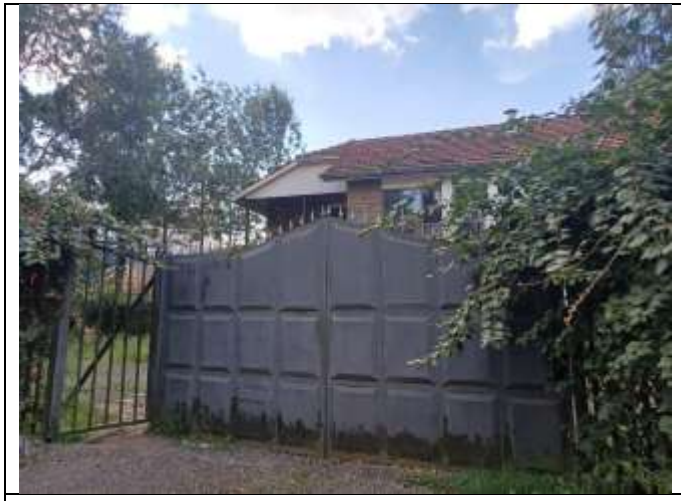
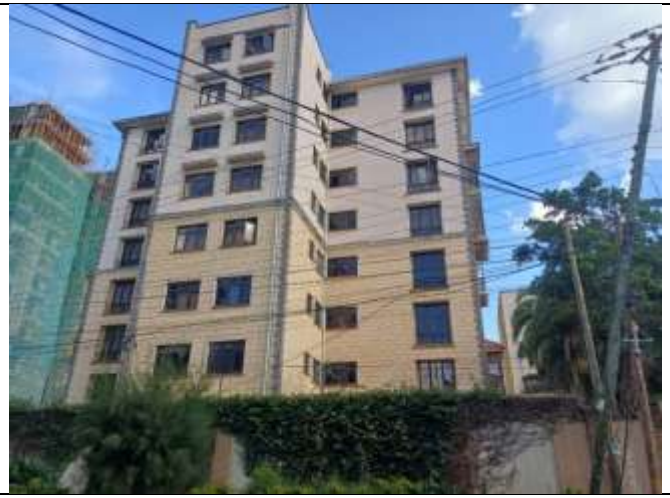
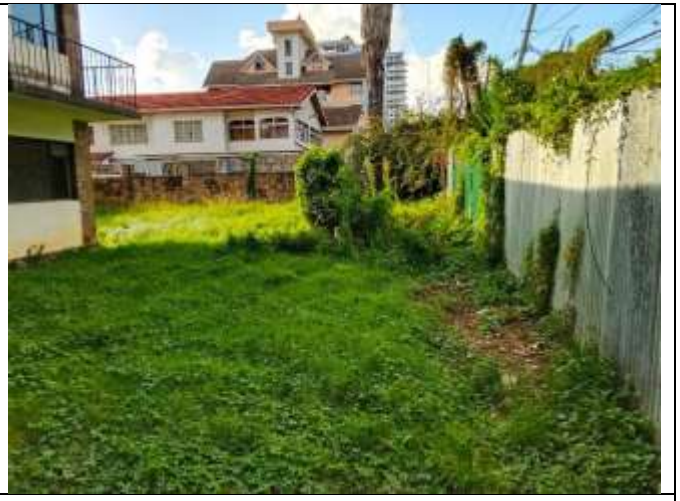
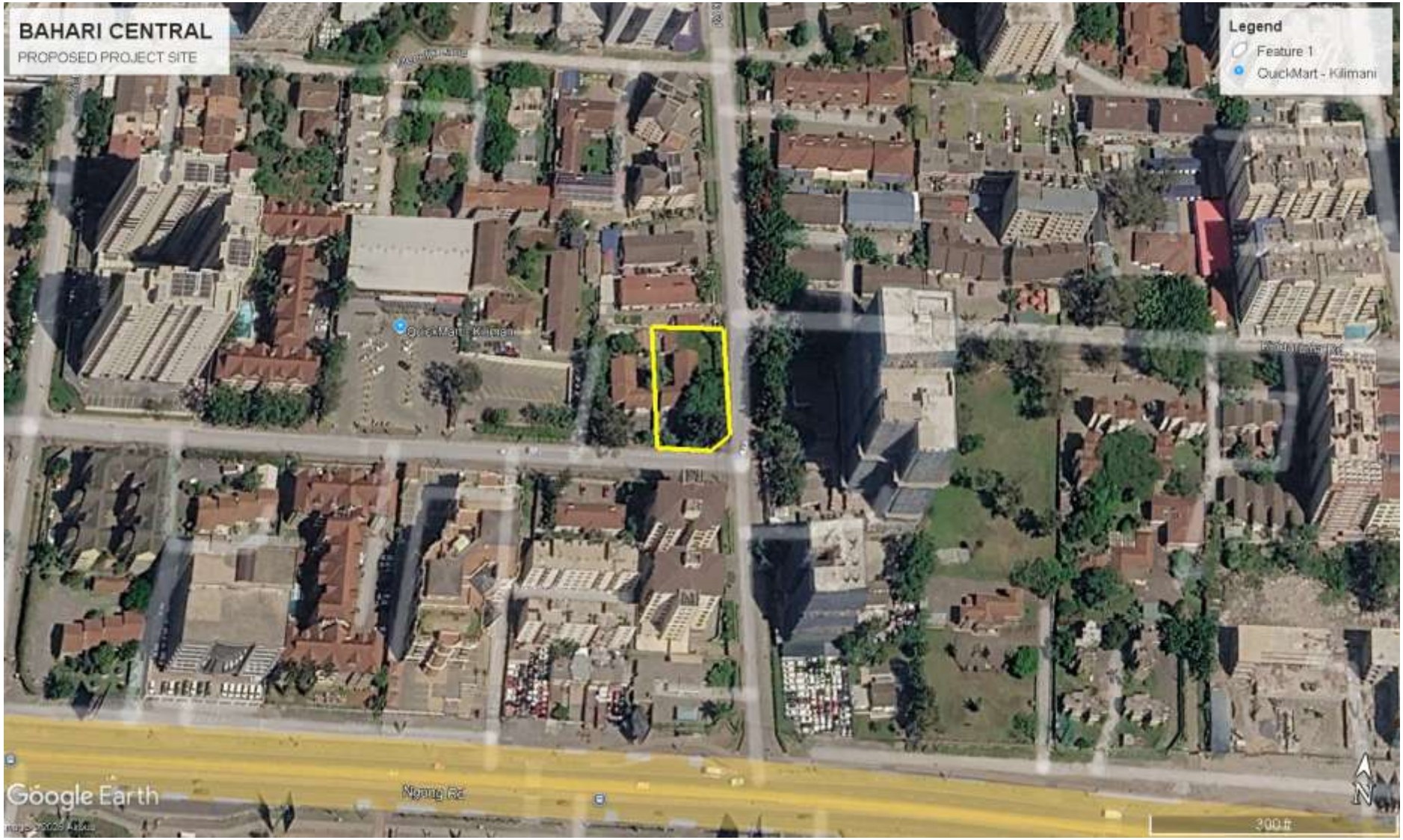
		

Image 7: View of adjacent property to the proposed project site	**Image 8: View of the opposite building along Kilimani road**	**Image 9: View of the immediate neighbouring property behind the proposed site along Menelik road**
		
Image 10: View of the upcoming developments opposite the proposed site along Menelik road	**Image 11: View of an upcoming development at the T junction, along Menelik road**	**Image 11: Buildings of different configurations along Menelik Road**



Site Location Map (Source: Google Earth 2026)

2.3 Site ownership, size, zoning and land use

The proposed project shall be implemented on NAIROBI/BLOCK 17/468 measuring approximately 0.1029 hectares. The plot is situated located at the T Junction of Menelik road and Kilimani road in Kilimani area, Dagoretti North Sub-County within Nairobi City County. The proposed project site lies within geographical coordinates of: Latitude: -1.29841°S and longitude: 36.78427°E. The subject plot is currently registered under Lolkireny Green Limited.

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 project involves the construction an eighteen (18) storey multi-dwelling residential apartment comprising one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 located at the T junction of Kilimani road and Menelik road in Kilimani area, Dagoretti North Sub-County within Nairobi City County.

The proposed site is currently enclosed using various forms of perimeter fencing, including temporary iron sheet hoarding, a grill fence, fence plantations and a masonry wall. The parcel presently hosts an existing residential structure which will be demolished to pave way for the proposed development. The proposed development will comprise of:

i. **Basement Level 3:** This level will comprise seventeen (17) parking bays and lift lobby areas.
ii. **Basement Level 2:** This level will similarly accommodate seventeen (17) parking bays together with lift lobbies.
iii. **Basement Level 1:** This level will consist of seventeen (17) parking bays, lift lobbies, and designated washroom facilities.
iv. **Ground Floor:** The ground floor will provide twenty-three (23) parking bays, lift lobby areas, and a management office to support building operations.
v. **Typical Upper Floors (1st to 18th Floors):** Each floor will comprise a total of eight (8) residential units, including five (5) one-bedroom units and three (3) two-bedroom units, arranged to optimize space utilization, natural lighting, and ventilation.
vi. **Terrace Floor:** The terrace level will include recreational and shared amenities such as a swimming pool, changing rooms/bathrooms, open sitting areas, and lounge spaces.
vii. **Roof Level:** The roof will accommodate solar photovoltaic panels to support renewable energy generation for the development.

In summary, the proposed development will deliver a total of one hundred and forty-four (144) residential units, distributed as follows:

- Ninety (90) one-bedroom units;
- Fifty-four (54) two-bedroom units.

In addition, the development will provide a total of seventy-four (74) 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

2.4.2 Clearing and Preparation of the Project Site

The project site currently hosts an existing residential structure which will be demolished to facilitate the proposed development. Site preparation works will involve clearing of existing vegetation and removal of debris to create a suitable platform for construction of the apartments. During this phase, efforts shall be made to preserve any mature trees and vegetation that are not affected by the proposed building footprint or construction works, in order to promote environmental conservation and maintain the site's ecological value. Where feasible, these existing natural elements will be integrated into the final site layout.

2.4.3 Access Road

The proposed development site is served by Kilimani Road and Menelik Road, which connect to Kindaruma road, Kirichwa road and major arterial roads including Ngong Road, Ring Road Kilimani and Argwings Kodhek Road. Adequate parking spaces will be provided within the proposed project to avoid street parking.

2.4.4 Trunk Infrastructure and Utilities

Water Supply: The proposed development will receive domestic water distributed and managed by NCWSC. Further, an onsite borehole will 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.

2.5 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.

2.5.1 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 mains grid or provided by generators.

2.5.2 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.
- 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.

2.5.3 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, murram, 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 mixer.

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 disposed of at 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 alternative power sources like solar to reduce on the additional 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.

2.5.4 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 operational phase of the project. Such activities will include repair of building walls and floors, repairs and maintenance of electrical gadgets and equipment, repairs of leaking water pipes, painting, maintenance of the gardens and grass lawns and replacement of worn-out materials among others.

2.6 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 biding 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.

2.7 Project Outputs

2.7.1 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 include inert, hazardous and non-hazardous materials. During the construction phase, waste will mainly comprise excavated soil, concrete debris, metal scraps, timber, and packaging materials. Inert materials may be reused for backfilling or landscaping, while hazardous waste such as paints, oils, and solvents will be handled by licensed waste handlers. 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.

2.7.2 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 handler; and Propose location of waste storage and duties of site personnel.

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

2.7.3 Waste Management Standards

The waste management standards to be applied during the construction, operation and decommissioning phases of the proposed project will conform to Legal Notice 178 on Environmental Management and Coordination (Waste Management) Regulations, 2024. If these regulations do not cover certain aspects of the project, then the Proponent shall adopt and comply with relevant international standards for the environmentally sound management of waste.

2.7.4 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 disposed in accordance with the EMC (Waste Management) Regulations, 2024.

2.7.5 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)

2.7.6 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.

2.7.7 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 segregation of waste from source, transportation of the waste to the place of temporary 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 dispose of at licensed waste disposal 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	

2.7.8 Atmospheric Emissions Operations

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

- ✓ Nitrogen Oxides (NOx);
- ✓ 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.

2.8 Energy

Construction machinery 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.

2.9 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: POLICY, LEGAL AND LEGISLATIVE FRAMEWORK

3.1 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.

3.2 Legal and legislative Framework

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

3.2.1 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.

3.2.2 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.

3.3 National Policies

3.3.1 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.

3.3.2 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. The policy is currently operationalized through initiatives such as the Affordable Housing Programme 2017, which aims to increase housing supply and address the existing deficit. Overall, the policy provides a framework for guiding residential developments that respond to urban population growth while promoting environmental sustainability and improved living standards.

3.3.3 National Urban Development Policy (2016)

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.

3.3.4 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.

3.3.5 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.

3.3.6 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.

3.3.7 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

3.3.8 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.

3.3.9 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.

3.4 National Regulatory Frameworks

3.4.1 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.

3.4.2 EMCA Related Regulations

3.4.2.1 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.

3.4.4.2 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 will 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.

3.4.4.3 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 will ensure that the waste 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.

3.4.4.4 Environmental Management and Co-ordination (Noise and Excessive Vibration Pollution Control) Regulations, 2009 Legal Notice No. 61/2009

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 will ensure that all noise generating 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 outside the stipulated time periods. In addition, regular noise monitoring will be conducted and acquisition of noise permit in extreme cases.

3.4.4.5 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 will 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.

3.4.4.6 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

The proponent will minimize the use of single-use plastics, promote environmentally friendly and reusable packaging alternatives and ensure proper segregation and disposal of plastic waste through engagement of NEMA-licensed waste handlers. This will support sustainable waste management practices and alignment with national environmental conservation objectives.

3.4.4.7 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 will 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 EIA license from NEMA.

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

3.5.1 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.

3.5.2 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 will be carried out in such a manner as to conform to the provisions of the code.

3.5.3 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.

3.5.4 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 will 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.

3.5.5 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.

3.5.6 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.

3.5.7 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.

3.5.8 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.

3.5.9 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 martials to help control the traffic flow.

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

3.5.10 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.

3.5.11 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 record.

3.6 National Institutional Framework

3.6.1 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 principal 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.

CHAPTER FOUR: BASELINE INFORMATION FOR THE STUDY AREA

4.1 Introduction

This chapter presents baseline information on the environmental, physical, and socio-economic characteristics of the study area where the proposed project is located. The information provides an understanding of the existing conditions within and around the project site located at the T junction of Kilimani road and Menelik road in Kilimani area, Dagoretti North Sub-County within Nairobi City County.

The baseline information forms the basis for identifying potential environmental and social impacts that may arise from the construction and operation of the proposed eighteen (18) storey residential apartment development. The aspects considered include the physical location, climatic conditions, geology, drainage systems, infrastructure, population characteristics, and socio-economic conditions of the surrounding area.

4.2 Nairobi City County

Nairobi is the capital and largest city of Kenya and constitutes one of the forty-seven counties established under the Constitution of Kenya. The city was founded in 1899 as a railway depot during the construction of the Uganda–Kenya Railway and rapidly grew to become the administrative and commercial centre of the country. In 1907, Nairobi replaced Mombasa as the capital of the then British East Africa Protectorate and later became the capital of independent Kenya in 1963.

Today, Nairobi serves as the country's principal administrative, economic, and financial centre. The city hosts the national government institutions including the executive, parliament, and the senate, as well as the Nairobi City County Government. It also accommodates numerous diplomatic missions, international organizations, and multinational institutions.

Nairobi is a major transport and communication hub within the East African region. It hosts Jomo Kenyatta International Airport, the largest airport in East and Central Africa, which serves as a key gateway for regional and international air transport. The city is also the origin and destination for most road transport networks in the country.

The county has experienced rapid urban growth driven by rural–urban migration, economic opportunities, and expanding infrastructure. These factors have positioned Nairobi as an attractive destination for investment, trade, education, tourism, and residential development. The presence of institutions, industries, financial organizations, and service sectors provides diverse employment opportunities for residents within and outside the county.

4.3 Position and Size

Nairobi City County covers an approximate area of about 696 km² and is strategically located in south-central Kenya. The county borders Kiambu County to the north and west, Machakos County to the east, and Kajiado County to the south.

Geographically, Nairobi lies at approximately latitude 1°18' South and longitude 36°45' East, with an average elevation of about 1,795 metres above sea level. The city is situated approximately 140 kilometres south of the equator and lies close to the eastern edge of the Great Rift Valley. The Ngong Hills are located to the west of the city, while Mount Kenya lies to the north and Mount Kilimanjaro to the south-east.

The proposed project site is located at the T junction of Kilimani road and Menelik road within Kilimani area in Dagoretti North Sub-County of Nairobi City County.

4.4 Physiographic and Natural Conditions

4.4.1 Physical and Topographic Features

Nairobi City County generally consists of gently rolling terrain with a series of valleys formed by seasonal rivers and drainage channels. The northern part of the county is characterized by areas such as Karura Forest which contain steep valleys and dense vegetation.

Geologically, the county lies near the eastern boundary of the East African Rift Valley and is underlain by volcanic rocks and sediments formed during the Cainozoic era. The predominant rocks include phonolites and volcanic tuffs that gently slope eastwards from the Rift Valley. These geological formations influence groundwater occurrence and drainage characteristics within the region.

The main rivers draining the county include the Nairobi River, Ngong River, and Kabuthi River, which eventually join the larger Athi River basin. However, these rivers have experienced varying degrees of pollution due to urban activities and surface runoff.

Soils within Nairobi are mainly composed of black cotton soils and red volcanic soils that occur in patches across the county. Vegetation cover in the county includes several urban green spaces such as Ngong Forest and the Nairobi Arboretum, which contribute to biodiversity conservation and environmental regulation within the city.

4.4.2 Climatic Conditions

Nairobi experiences a subtropical highland climate due to its proximity to the equator and relatively high elevation. The climate is generally mild throughout the year, with moderate temperatures and distinct wet and dry seasons.

Average daytime temperatures typically range between 18°C and 26°C, although temperatures may occasionally fall to about 10°C during the cooler months of June and July. The warmest period generally occurs between December and March.

Rainfall in Nairobi follows a bimodal pattern influenced by the Inter-Tropical Convergence Zone (ITCZ). The long rainy season occurs between March and May, while the short rains occur between October and December. The county receives an average annual rainfall of approximately 900 mm, although amounts may vary between 500 mm and 1,500 mm in different areas.

During periods of intense rainfall, surface runoff may occur particularly in areas with impervious surfaces such as paved roads and developed urban land. This may result in localized flooding, especially where drainage systems are inadequate.

4.4.3 Ecological Conditions

Nairobi City County is primarily characterized by terrestrial ecosystems that support a variety of flora and fauna. The county hosts several biodiversity habitats, including urban forests, parks, and riparian corridors.

One of the most notable ecological features within the county is Nairobi National Park, which is globally recognized as the only national park located within close proximity to a major capital city. The Park supports numerous wildlife species including mammals, birds, reptiles, and diverse plant communities.

However, rapid urbanization and population growth in Nairobi have led to increased pressure on natural resources, including loss of vegetation cover, pollution of rivers, and encroachment on ecological habitats. Sustainable urban planning and environmental management are therefore critical to safeguarding the county's natural ecosystems.

4.4.4 Population Size, Composition and Distribution

According to the 2019 Kenya Population and Housing Census, Nairobi City County had a population of approximately 4,397,073 persons with about 1,506,888 households and an average household size of approximately 2.9 persons.

The population of Nairobi continues to grow rapidly due to natural population increase and rural–urban migration. Current projections estimate that the population may exceed 4.9 million by 2025, reflecting the city's role as Kenya's primary economic and administrative centre.

Kilimani area, where the proposed project is located, has experienced significant urban transformation over the past two decades. The neighbourhood has gradually evolved from a low-density residential suburb characterized by standalone houses into a high-density residential zone dominated by modern apartment

developments. The area attracts middle- and upper-income residents due to its proximity to key commercial areas such as the Nairobi Central Business District, Westlands, and Upper Hill.

4.5 Land Use

Urban land use refers to the spatial distribution of economic, social, and institutional activities within an urban area. Major land use categories within Nairobi include residential, commercial, industrial, institutional, recreational, and infrastructure-related uses.

Kilimani area has undergone significant land use changes over recent years. Initially planned as a low-density residential neighbourhood, the area has increasingly experienced redevelopment characterized by the following trends:

- Conversion of single residential dwellings into medium- and high-rise apartment developments.
- Emergence of mixed-use developments combining residential and commercial functions.
- Expansion of supporting facilities such as schools, healthcare facilities, offices, and religious institutions.
- Increased commercial activities along major access roads including Menelik road and Kilimani road and other connecting streets.

These changes reflect the broader urban densification trends occurring within Nairobi City County as demand for housing and urban services continues to increase.

4.6 Socio-Economic Profile

The development of the proposed residential apartment project located at the T junction of Kilimani road and Menelik road in kilimani is influenced by various socio-economic factors including demographic trends, housing demand, employment opportunities, and the availability of infrastructure within Nairobi City County.

4.6.1 Population Demography

The Nairobi Metropolitan Region, comprising Nairobi, Kiambu, Machakos, and Kajiado counties, continues to experience rapid population growth driven by urban migration and natural population increase. This growth has significantly increased the demand for housing, infrastructure, and urban services.

4.6.2 Housing Demand in Nairobi City County

Nairobi faces a substantial housing deficit due to rapid population growth and urbanization. The demand for housing continues to exceed supply, particularly within the middle-income and upper-income housing segments.

Recent estimates indicate that Nairobi requires approximately 260,000 new housing units annually to meet the growing demand. This demand has stimulated increased investment in apartment developments and mixed-use buildings in neighborhoods such as Kileleshwa, Kilimani, Westlands, and Upper Hill.

4.6.3 Employment Trends in the Area

Kilimani has gradually developed into a vibrant residential and mixed-use neighbourhood hosting numerous institutions, service providers, and commercial establishments. The presence of these facilities has created employment opportunities in sectors such as real estate, hospitality, education, healthcare, and professional services.

The proximity of the area to major commercial hubs such as the Nairobi Central Business District and Westlands further enhances employment accessibility for residents.

4.6.4 Trunk Infrastructure, Utilities and Community Social Services

a) Transport Network

Nairobi City County is served by an extensive road network comprising major arterial roads such as Uhuru Highway, Mombasa Road, Thika Superhighway, Waiyaki Way, Ngong Road, Jogoo Road, and Outer Ring Road, which facilitate movement of people and goods within and outside the city.

Within Kilimani area, the road network supports both residential and commercial traffic. The neighbourhood is served by key access roads including Ngong Road, Kirichwa Road, Ring Road Kilimani road, Argwings Kodhek Road, Kindaruma Road, Menelik road and Kilimani road which provide connectivity to surrounding areas such as the Nairobi Central Business District, Westlands, Upperhill and Kileleshwa.

The proposed project site will be accessed directly from Kilimani Road and Menelik road, which serves as an important local access route within the Kilimani neighbourhood.

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 eighteen (18) storey residential apartment development comprising one hundred and forty-four (144) residential units, located at the T-junction of Kilimani Road and Menelik Road within Kilimani, in Dagoretti North Sub-County, within Nairobi City County.

The assessment examines potential climate-related hazards that may affect the project area, evaluates the vulnerability of the proposed development to such hazards, and identifies potential sources of greenhouse gas (GHG) emissions during the construction, operational, and decommissioning phases. The chapter has been prepared in accordance with the Climate Change Act, 2016, the National Climate Change Action Plan (NCCAP 2023–2027), Kenya's Nationally Determined Contributions (NDCs), and the Environmental Management and Coordination Act (EMCA).

5.2 Policy, Legal and Institutional Framework

The climate change assessment for the proposed development is guided by the following national and county legal and policy instruments:

i. Climate Change Act, 2016

ii. National Climate Change Action Plan (NCCAP 2023–2027)

iii. Nationally Determined Contributions (NDCs)

iv. Environmental Management and Coordination Act (Cap 387)

v. Environmental (Impact Assessment and Audit) Regulations

vi. Relevant Nairobi City County climate change and environmental policies and strategies

5.3 Baseline Climate Conditions of the Project Area

The proposed project site is located within Kilimani, a high-density urban residential neighbourhood experiencing climatic conditions typical of Nairobi's upper highland tropical climate. The baseline conditions are characterized as follows:

i. Climate Type: Upper Highland Tropical Climate

ii. Rainfall: Bimodal rainfall pattern, with long rains occurring from March to May and short rains from October to December

iii. Temperature: Average annual temperatures ranging between 18°C and 26°C, with localized warming effects due to urban densification and reduced vegetation cover

iv. Current Climate Trends:

- Increased rainfall intensity leading to occasional localized flooding in built-up areas and road networks
- Gradual rise in ambient temperatures associated with the urban heat island effect
- Increasing demand for water resources due to population growth and intensified residential development

5.4 Climate Change Risk Assessment

5.4.1 Key Climate Hazards

The key climate-related hazards likely to affect the proposed development include:

i. Intense rainfall leading to urban flooding

ii. Extended dry periods resulting in water scarcity

iii. Rising temperatures and associated heat stress

iv. Strong winds associated with extreme weather events

5.4.2 Climate Risk Analysis

Climate Hazard	**Potential Impact on the Project**	**Risk Level**
Heavy rainfall and flooding	Flooding of basement parking, access points, and drainage systems	Medium–High
Heat stress	Increased cooling demand and potential discomfort to occupants	Medium
Water scarcity	Increased reliance on municipal supply and storage systems	Medium
Strong winds during storms	Minor structural stress and construction safety risks	Low

5.5 Vulnerability Assessment

5.5.1 Exposure

The proposed development is exposed to climate risks due to:

i. Its location within a densely built-up urban residential environment in Kilimani

ii. High levels of surface impermeability in the surrounding area

iii. Incorporation of underground basement parking structures

5.5.2 Sensitivity

Key sensitivity factors include:

i. Susceptibility of basement levels and service areas to flooding during extreme rainfall events

ii. High water demand associated with multi-dwelling residential occupancy

iii. Increased energy demand for lifts, lighting, water pumping, and common area services

5.5.3 Adaptive Capacity

The adaptive capacity of the project will be strengthened through:

i. Provision of adequate stormwater drainage and flood mitigation systems

ii. Installation of rainwater harvesting and water storage facilities

iii. Integration of energy-efficient building systems and appliances

iv. Implementation of occupational health and safety measures during construction and operation

5.6 Greenhouse Gas (GHG) Identification

5.6.1 Construction Phase

Potential GHG emissions during construction may arise from:

i. Fuel consumption by construction machinery and transport vehicles

ii. Transportation of construction materials to and from the site

iii. Use of electricity and standby generators during construction activities

5.6.2 Operational Phase

During operation, GHG emissions may result from:

i. Electricity consumption for lighting, lifts, and common area services

ii. Energy use for water pumping and distribution systems

iii. Waste management and wastewater treatment processes

5.6.3 Decommissioning Phase

Potential emissions during decommissioning may include:

i. Fuel use by demolition machinery and equipment

ii. Transport of demolition waste to approved disposal or recycling sites

5.7 GHG Mitigation Measures

To reduce greenhouse gas emissions, the project will implement the following measures:

i. Use of energy-efficient lighting and electrical appliances
ii. Integration of solar photovoltaic (PV) systems for common area.
iii. Promotion of water-efficient fixtures such as low-flow taps and dual-flush systems
iv. Waste segregation and promotion of recycling practices
v. Efficient logistics planning to minimize fuel consumption during construction

5.8 Climate Change Adaptation Measures

The project will incorporate the following adaptation strategies:

i. Installation of robust stormwater drainage and flood control systems
ii. Waterproofing and flood-resilient design of basement structures
iii. Rainwater harvesting systems for non-potable uses such as landscaping
iv. Use of reflective roofing materials and passive cooling design strategies
v. Landscaping with drought-tolerant and indigenous plant species to improve microclimate regulation

Conclusion

The proposed residential apartment development at the T-junction of Kilimani Road and Menelik Road within Kilimani is exposed to moderate climate-related risks, primarily including urban flooding, heat stress, and water scarcity. However, with the incorporation of the proposed mitigation and adaptation measures, the project is expected to enhance climate resilience, reduce greenhouse gas emissions, and align with national and county climate change policy objectives while supporting sustainable urban development.

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 persons 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 Consultant visited key stakeholders in their offices/workplaces, households and discussed the proposed project. For the area administration, the Area Chief was appointed in collaboration with NEMA to 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 and twenty (120) questionnaires were distributed within a radius of 1.5 Kilometres

ii. Convening of Public Consultation Meetings (PCMs) with the project affected persons and interested stakeholders

iii. Interviews and discussions with Key Stakeholders and project affected persons;

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

6.2.1 Questionnaire Administration

More than one hundred and twenty (120) questionnaires were uniformly distributed within the proposed project site neighbourhood. The questionnaire informed/disclosed to the target stakeholders' the details of the developer, a brief project description and requested for comments/views, concerns and recommendations regarding 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 consultants managed to collect a total of seventy-eight (78) dully filled questionnaires from the respondents. The questionnaires were used to capture views in terms of the positive and negative impacts that the community anticipate from the project and the mitigation measures.

The table below shows a list of the respondents consulted;

NO.	NAME	CONTACT
1.	Sr. Nakato Noelina	0726260458
2.	Benson Mwaniki	0799330088
3.	Susan Njoroge	0768309132
4.	Alexander Amilov	0707606006
5.	Amani Maina	0739032729
6.	Queen Kinyamasyo	0799442626
7.	Mary Muthoni	0700818616
8.	Purity Murugi	0724517996
9.	Sheila Mbishi	0713906144
10.	Susy Kurui	0720302424
11.	Dennis Malesi	0793660096
12.	Ruth Chebet	0110920910

13.	Joy Wangai	0745341654
14.	Rose Wairimu	0748365900
15.	Yowatan Testaie	0702247259
16.	Assuh Mbithe	0708031168
17.	Mark Muema	0713393718
18.	Mercy Alien	0700609184
19.	Sharon Nechesa	0740156577
20.	Alex Mbithi	0758840867
21.	Millicent Ajimba	0721876688
22.	Collins Ochieng	0794627981
23.	Janet Mosoti	0722706796
24.	Kennedy Nyaema	0727601922
25.	Adama Matthew	0710234937
26.	Gillian/ Alder Water	0769348698
27.	Joseph Kioko	-
28.	Joel Omondi	0793324849
29.	Evans Mutura	0768691426
30.	Hesbon Kahi	0708128847
31.	Frankline Otieno	0757719712
32.	Loise	0115059107
33.	Sarah	0771945310
34.	Mercy Mundia	0720996327
35.	Pharmaplus Chemist/Washington Omala	0782802507
36.	Elizabeth Bosibori	0753664700
37.	Neondo John	0713553397
38.	Allan Odieri Akidiva	0710455074
39.	Samuel Ooko	0718963650
40.	Salma Ahmed	0768397331
41.	Isaac Masafu	0791043532
42.	Sydney Mukoya Muka	0799174924
43.	Veronica W. Ndegwa	0719900530
44.	Sharon Wanjiru	0719548731
45.	Fiona Muoki	0725407025

46.	Salah Hassan	-
47.	Victor Kariuki	0748844432
48.	Amos Rawlings A. N.	0700194864
49.	Dennis Kimathi	0743679011
50.	Victor Kiziri	0703189375
51.	Enoch Susa	0723699669
52.	Eunice Oluoch	0720893977
53.	Charles Kipkorir Tonui	0724595625
54.	Sophia	-
55.	Silas Momanyi	-
56.	Dennis Maina	0722525764
57.	Richard Maina	0715333223
58.	Benedict Kiambi	0737130750
59.	Alfred Kimani	-
60.	David Kiptoo/ North Star Express	0757888991
61.	Sarah	0722538042
62.	Faith Njeri	0717126975
63.	Lambat Ochieng Omondi	0796660808
64.	Jane Wangui (Duckhook Ltd)	0792513822
65.	Beth Njuguna (Duckhook EA Limited)	0712509087
66.	Prince Mugera (Duckhook EA Limited)	0791724421
67.	Alvin Katumo	0700211626
68.	Jackline	0707778562
69.	Fr. Francis Anyanzu	0717400339
70.	Ajaz A. Moughal	0729396969
71.	Allan Sigana	0707146466
72.	Shirley N. Mutuku	0722793217
73.	Nasri Mohamed Abdi	0729438651
74.	-	0727680864
75.	-	0722231272
76.	Duston Ingosi	-
77.	Atiti Leone	0704194914
78.	Fatma Rajab	0719583007

The majority of respondents expressed strong support for the proposed development, recognizing its potential to create employment opportunities, enhance security, increase housing supply, improve property values, and contribute to socio-economic growth within Kilimani and the wider Nairobi area. The project was further seen to potentially enhance the visual quality of the neighbourhood and contribute to increased revenue generation for the Nairobi City County Government.

However, several respondents provided constructive feedback, emphasizing the need to address potential environmental and social concerns. These included noise and dust pollution, stormwater and drainage management, construction working hours, and traffic impacts arising from construction trucks and operational vehicles. Concerns were raised regarding roadside parking along the T-Junction of Kilimani Road and Menelik Road, adequacy of on-site parking, and the potential pressure on existing infrastructure such as sewer capacity, water supply reliability and possible shortages, as well as adequacy of power distribution which may result in surges. Additional issues highlighted included solid waste management, disturbance or damage to access roads during construction, and obstruction of views and natural lighting due to building height and density. These inputs reflected the community's desire for a development that enhances the urban aesthetic while promoting economic growth and safeguarding environmental quality and social well-being.

The EIA team took note of all the feedback, carefully analyzed it, and incorporated it into the final Environmental Management Plan, with appropriate mitigation measures designed to ensure sustainable, responsible, and inclusive project implementation.

6.2.2 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

APRIL 17th ,2026

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

NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY
RECEIVED
17 APR 2026
ENVIRONMENTAL IMPACT ASSESSMENT
P.O. BOX 67389-00200, NAIROBI

Dear Sir,

RE: APPOINTMENT OF MEETING COORDINATOR TO CHAIR ESIA PUBLIC PARTICIPATION MEETINGS FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA.

The above subject matter refers,

Lolkireny Green Limited of P.O BOX 69376-00400, Nairobi (Project proponent), is undertaking an Environmental and Social Impact Assessment Study Report for the proposed construction of an eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units (90 one-bedroom units and 54 two-bedroom units with provision of 74 parking spaces) with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani 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 _ 0199).

Green Builders & Planning Consultants Ltd has appointed **Ms. Catherine Wawira**, the Kilimani area Chief as the meeting coordinator to receive and record both oral and written comments during the public meetings scheduled for 24th April 2026, 30th April 2026, and 8th May 2026, to be held at the proposed project site (Latitude -1.29841° S, Longitude 36.78427° E.) starting at 10:00 a.m.

The letter was received by the National Environment Management Authority (NEMA) on 17th April, 2026. In response, the Authority formally appointed the Kilimani Area Chief Ms. Catherine Wawira, to coordinate the public consultation meetings.

In addition, a formal written invitation to the public participation meetings was issued to the Area Chief and was duly received on 17th April, 2026.

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

APRIL 17, 2026

TO;

THE AREA CHIEF,

KILIMANI LOCATION.

Dear Madam,

RE: INVITATION TO CHAIR AND COORDINATE AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of a eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North 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. Catherine Wawira,** 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.

CHIEF
KILIMANI LOCATION

Received on
17th/04/2026

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

1

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
MENELIK MEDICAL CENTRE.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

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MENELIK MEDICAL CENTRE
P.O. Box 55164-00200
NAIROBI
TEL: 0722 208 370
0733 208 370
E-mail: info@menelikhospital.org

Received by
Hannah. Njeka
18/4/26.

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

SISTERS OF MARY OF KAKAMEGA OUR LADY OF VICTORY
FIAT CONVENT
20 APR 2026
P.O. Box 21031 - 00505, NAIROBI

17th April 2026

Received
SR LUCY FOR SISTERS OF MARY - FIAT
We pray God to help us because we are the immediate vulnerable community Endangered given that earthworks are so bad

TO;
THE MANAGEMENT,
FIAT AMARE SERVIRE,
KILIMANI ROAD.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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3

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
JESUITS OF EASTERN AFRICA – LOYALA HOUSE.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Recieved by
Cleophas Nyakundi'
18.04.2026

4

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
MENELIK MAISONETTES.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Kennedy Nyema.
18/4/2026.

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
MENELIK TWIN TOWERS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Received by -->
Eunice Okeech Caretaker
Menelik Twin towers
22/4/2026

6

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
BAHARI HOMES APARTMENTS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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GEOMARA LUXURY HOMES & TRAVEL LTD.
★ 20 APR 2026 ★
MARCUS GARDEN SUITE 101
MARCUS GARVEY RD. KILIMANI, NAIROBI

Received by Alex
0758640667
20/04/2026

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

Received by
S. Njoroge
20.04.2026.

17th April 2026

TO;
THE MANAGEMENT,
THE NAIROBI'S WOMEN HOSPITAL,
KIRICHWA ROAD.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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8

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
EMERALD PARK.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Received by Franklin
Caretaker
EMERALD PARK.
21 APR 2026.

9

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
MORNING SIDE OFFICE PARK.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Morningside Office Park Limited
RECEIVED
21 APR 2026
P. O. Box 6254 - 00100
Nairobi

10

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
NGONG VIEW APARTMENTS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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HESBON KAHI / CARETAKER NGONG VIEW APARTMENTS

21/04/26

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
WHOM IT MAY CONCERN,

Dear Sir/Madam,

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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PAZURINA HOLDINGS INTERNATIONAL LTD.
21 APR 2026
P.O. Box 21021-00100, NAIROBI

Received By Sarah
21/04/2026
Pazurina

12

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
NEW TRAFFORD COURT.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Received by Amani Mara
21/04/26

NEW TRAFFORD COURT APARTMENTS
Date.....
P.O. BOX 69376-00400, NAIROBI

13

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
WHOM IT MAY CONCERN,

Dear Sir/Madam,

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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14

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
SECUTEC LIMITED.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Received by
Rose Wairimu.
21/04/2026.

SECUTEC LIMITED
21 APR 2026
P.O. Box 27982 -00100 NAIROBI

15

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
YIWU STOTE.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Reteives

16

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
SHILOH RESIDENCE.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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RECEIVED BY FLORAH
21/4/2026

17

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
WHOM IT MAY CONCERN,

Dear Sir/Madam,

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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Received By William
Rumah Apartment
21/4/26

18

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
ZAHRA HEIGHTS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of a eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North 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.

Received by Thomas
22/4/2026
Manager 0704353614

19

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
BOYNE HEALTHCARE CHILD DEVELOPMENT CENTRE.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of an eighteen (18) storey residential apartments block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North Sub-County within Nairobi City County.

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BOYNE HEALTHCARE
Thrive
Achieve
Optimise
Menelik Road, Kilimani - Nairobi

Received by
Salah Hassan
22nd 4/2026.

20

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
BRICKFORD HEIGHTS.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of a eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North 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.

Received by
Jackie 22/04/26
Brickford Heights

21

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
WHOM IT MAY CONCERN,

Dear Sir/Madam,

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of a eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North 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	24th April 2026 (FRIDAY)	The proposed project Site (Latitude: -1.29841° S, Longitude 36.78427° E)	10.00 AM
SECOND MEETING	30th APRIL 2026 (THURSDAY)	The proposed project Site (Latitude: -1.29841° S, Longitude 36.78427° E)	10.00AM
THIRD MEETING	8th May 2026 (FRIDAY)	The proposed project Site (Latitude: -1.29841° S, Longitude 36.78427° E)	10.00AM

Your presence and participation is highly appreciated.

Yours sincerely,

Elizabeth W. Mutua

0704 707 633

AJAZ A. MOUGHAL
0729396969

22

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;

THE MANAGEMENT,

NAIROBI MEDICAL STORES.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of a eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North 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.

Received the letter on 23/04/2026

NAIROBI MEDICAL STORES LIMITED P.O. Box ... NAIROBI

23

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
CAPITAL RISE APARTMENTS.

M. ESTATES LTD RECEIVED 23 APR 2026 P.O. Box 51829 - 00200, NAIROBI

Received by Landlord - property manager

P.O. Box 51829 - 00200 Nairobi 23 APR

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi,** is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of a eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North Sub-County within Nairobi City County.

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GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE RESIDENTS,
MENELIK SUITES.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of a eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North Sub-County within Nairobi City County.

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ZYVE MANAGEMENT LIMITED
RECEIVED
17 APR 2026
Sign:
P.O. Box 53769 - 00200, NAIROBI

GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
F.P.F.K GUEST HOUSE.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

The above subject matter refers,

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GREEN BUILDERS & PLANNING
CONSULTANTS LIMITED

17th April 2026

TO;
THE MANAGEMENT,
KINDARUMA BUSINESS CENTRE.

RE: INVITATION FOR AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT PUBLIC PARTICIPATION EXERCISE FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

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The project proponent, **Lolkireny Green Limited of P.O BOX 69376-00400 Nairobi**, is undertaking an Environmental and Social Impact Assessment (ESIA) for the proposed construction of a eighteen (18) storey residential apartment block (Bahari Central) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 17/468 at the T-Junction of Kilimani Road and Menelik Road in Kilimani Area, Dagoretti-North Sub-County within Nairobi City County.

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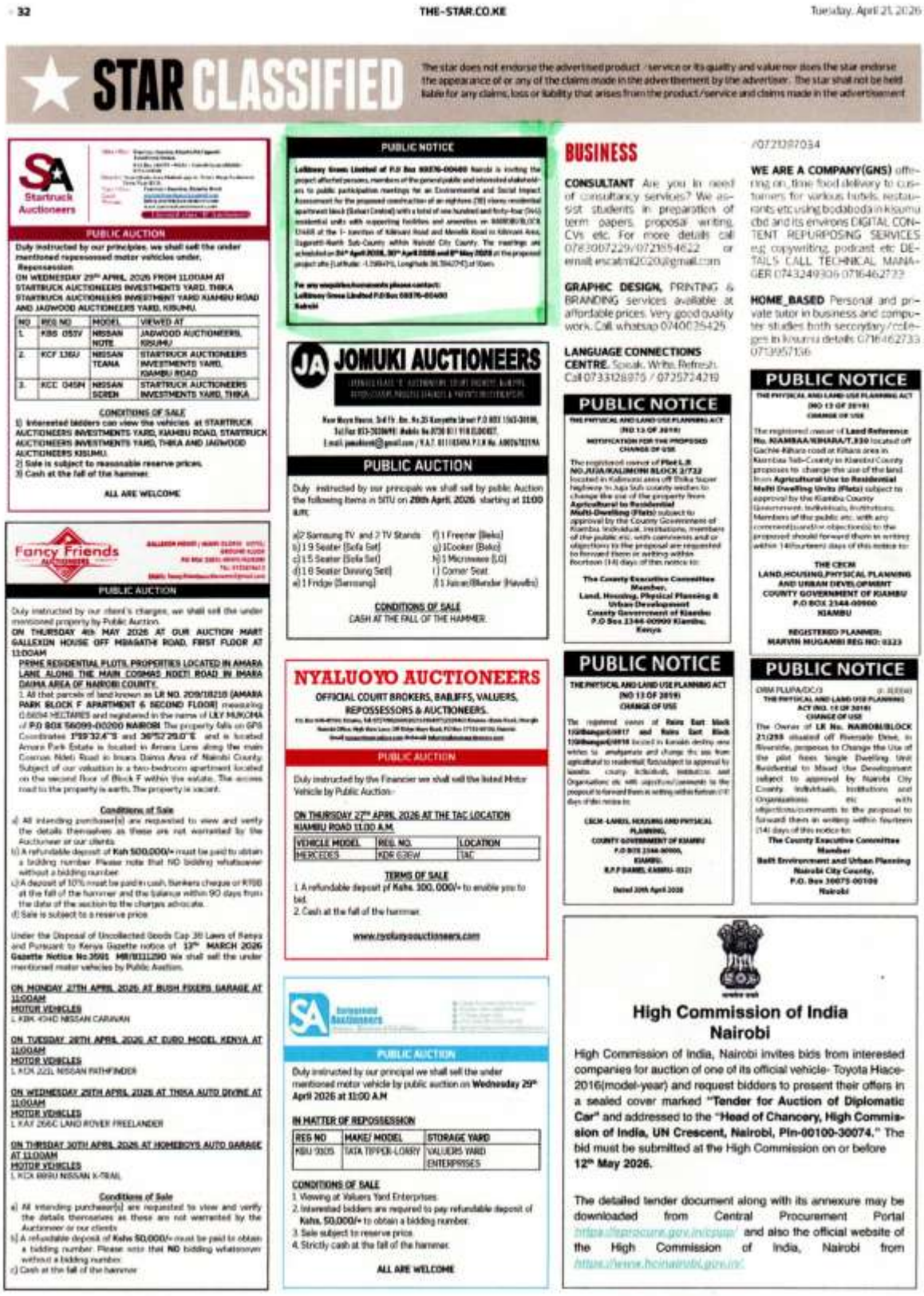
In addition, the meeting notices were published in *The Star* newspaper on **Tuesday, 21st April 2026**.



32 THE-STAR.CO.KE Tuesday, April 21, 2026

STAR CLASSIFIED

The 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

Startruck Auctioneers

PUBLIC AUCTION

Duly instructed by our principles, we shall sell the under mentioned repossessed motor vehicles under,
Repossession
ON WEDNESDAY 29TH APRIL 2026 FROM 11:00AM AT STARTRUCK AUCTIONEERS INVESTMENTS YARD, THIKA STARTRUCK AUCTIONEERS INVESTMENT YARD KIAMBU ROAD AND JAGWOOD AUCTIONEERS YARD, KISUMU.

NO	REG NO	MODEL	VIEWED AT
1.	KBS 053V	NISSAN NOTE	JAGWOOD AUCTIONEERS, KISUMU
2.	KCF 136U	NISSAN TEANA	STARTRUCK AUCTIONEERS INVESTMENTS YARD, KIAMBU ROAD
3.	KCC 045N	NISSAN SCREN	STARTRUCK AUCTIONEERS INVESTMENTS YARD, THIKA

CONDITIONS OF SALE
1) Interested bidders can view the vehicles at STARTRUCK AUCTIONEERS INVESTMENTS YARD, KIAMBU ROAD, STARTRUCK AUCTIONEERS INVESTMENTS YARD, THIKA AND JAGWOOD AUCTIONEERS KISUMU.
2) Sale is subject to reasonable reserve prices.
3) Cash at the fall of the hammer.

ALL ARE WELCOME

Fancy Friends Auctioneers

PUBLIC AUCTION

Duly instructed by our client's charges, we shall sell the under mentioned property by Public Auction.
ON THURSDAY 4th MAY 2026 AT OUR AUCTION MART GALLEXION HOUSE OFF MBAGATHI ROAD, FIRST FLOOR AT 13:00AM
PRIME RESIDENTIAL PLOTS, PROPERTIES LOCATED IN AMARA LANE ALONG THE MAIN COSMAS NDETI ROAD IN IMARA DAIMA AREA OF NAIROBI COUNTY.
1. All that parcels of land known as LR NO. 209/18210 (AMARA PARK BLOCK F APARTMENT 6 SECOND FLOOR) measuring 0.0894 HECTARES and registered in the name of LILY MUKOMA of P.O BOX 56099-00200 NAIROBI. The property falls on GPS Coordinates 1°19'32.4"S and 36°52'29.0"E and is located Amara Park Estate is located in Amara Lane along the main Cosmas Ndeti Road in Imara Daima Area of Nairobi County. Subject of our valuation is a two-bedroom apartment located on the second floor of Block F within the estate. The access road to the property is earth. The property is vacant.

Conditions of Sale
a) All intending purchaser(s) are requested to view and verify the details themselves as these are not warranted by the Auctioneer or our clients.
b) A refundable deposit of Ksh 500,000/= must be paid to obtain a bidding number. Please note that NO bidding whatsoever without a bidding number.
c) A deposit of 10% must be paid in cash, Bankers cheque or RTGS at the fall of the hammer and the balance within 90 days from the date of the auction to the charges advocate.
d) Sale is subject to a reserve price.

Under the Disposal of Uncollected Goods Cap 38 Laws of Kenya and Pursuant to Kenya Gazette notice of 17th MARCH 2026 Gazette Notice No.3501 MR/81112290 We shall sell the under mentioned motor vehicles by Public Auction.

ON MONDAY 27TH APRIL 2026 AT BUSH FIXERS GARAGE AT 11:00AM
MOTOR VEHICLES
1. KBK 494D NISSAN CARAVAN

ON TUESDAY 28TH APRIL 2026 AT DUBO MODEL KENYA AT 11:00AM
MOTOR VEHICLES
1. KCK 222L NISSAN PATHFINDER

ON WEDNESDAY 29TH APRIL 2026 AT THIKA AUTO DIVINE AT 11:00AM
MOTOR VEHICLES
1. KAF 266C LAND ROVER FREELANDER

ON THRSDAY 30TH APRIL 2026 AT HOMEBOYS AUTO GARAGE AT 11:00AM
MOTOR VEHICLES
1. KCA 888U NISSAN X-TRAIL

Conditions of Sale
a) All intending purchaser(s) are requested to view and verify the details themselves as these are not warranted by the Auctioneer or our clients.
b) A refundable deposit of Kshs 50,000/= must be paid to obtain a bidding number. Please note that NO bidding whatsoever without a bidding number.
c) Cash at the fall of the hammer.

PUBLIC NOTICE

Lolldaiga Green Limited of P.O Box 00376-00400 Nairobi is inviting the project affected persons, members of the general public and interested stakeholders to public participation meetings for an Environmental and Social Impact Assessment for the proposed construction of an eighteen (18) storey residential apartment block (Dakari Centre) with a total of one hundred and forty-four (144) residential units with supporting facilities and amenities on NAIROBI/BLOCK 1/1488 at the 1st junction of Kibirani Road and Menelik Road in Kibirani Area, Dagoretti North Sub-County within Nairobi City County. The meetings are scheduled on 24th April 2026, 30th April 2026 and 8th May 2026 at the proposed project site (Lat/Nude: -1.2986475, Long/Nude: 36.7842747) at 10am.

For any enquiries/comments please contact:
Lolldaiga Green Limited P.O Box 00376-00400
Nairobi

JA JOMUKI AUCTIONEERS

PUBLIC AUCTION

Duly instructed by our principals we shall sell by public Auction the following items in SITU on 28th April, 2026 starting at 11:00 a.m.

a) 2 Samsung TV and 2 TV Stands
b) 1 9 Seater (Sofa Set)
c) 1 5 Seater (Sofa Set)
d) 1 6 Seater Dinning Set)
e) 1 Fridge (Samsung)
f) 1 Freezer (Beko)
g) 1 Cooker (Beko)
h) 1 Microwave (LG)
i) Corner Seat
j) 1 Juicer/Blender (Hawaltic)

CONDITIONS OF SALE
CASH AT THE FALL OF THE HAMMER.

NYALUOYO AUCTIONEERS

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

PUBLIC AUCTION

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

ON THURSDAY 23RD APRIL 2026 AT THE TAC LOCATION KIAMBU ROAD 11:00 A.M.

VEHICLE MODEL	REG. NO.	LOCATION
MERCEDES	KDR 628W	TAC

TERMS OF SALE
1. A refundable deposit of Kshs. 300, 000/= to enable you to bid.
2. Cash at the fall of the hammer.

www.nyaluoyoauctioneers.com

PUBLIC AUCTION

Duly instructed by our principal we shall sell the under mentioned motor vehicle by public auction on Wednesday 29th April 2026 at 11:00 A.M

IN MATTER OF REPOSSESSION

RES NO	MAKE/ MODEL	STORAGE YARD
KBU 330S	TATA TIPPER-LORRY	VALUERS YARD ENTERPRISES

CONDITIONS OF SALE
1. Viewing at Valuers Yard Enterprises
2. Interested bidders are required to pay refundable deposit of Kshs. 50,000/= to obtain a bidding number.
3. Sale subject to reserve price.
4. Strictly cash at the fall of the hammer.

ALL ARE WELCOME

BUSINESS

CONSULTANT Are you in need of consultancy services? We assist students in preparation of term papers, proposal writing, CVs etc. For more details call 0783007229/0721854622 or email:escatm2020@gmail.com

GRAPHIC DESIGN, PRINTING & BRANDING services available at affordable prices. Very good quality work. Call whatsap 0740035425

LANGUAGE CONNECTIONS CENTRE. Speak. Write. Refresh. Call 0733128975 / 0725724219

PUBLIC NOTICE

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

The registered owner of Plot L.R NO.JUJA/KALIMONI BLOCK 2/732 located in Kalimoni area off Thika Super highway in Juja Sub county wishes to change the use of the property from Agricultural to Residential Multi-Dwelling (Flats) subject to approval by the County Government of Kiambu. Individual, institutions, members of the public etc. with comments and or objections to the proposal are requested to forward them in writing within fourteen (14) days of this notice to:

The County Executive Committee Member,
Land, Housing, Physical Planning & Urban Development
County Government of Kiambu
P.O Box 2344-00900 Kiambu,
Kenya

PUBLIC NOTICE

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

The registered owner of Ruiru East Block 120(Ruiruget/1017) and Ruiru East Block 120(Ruiruget/1019) located in Kamakis destiny area wishes to amalgamate and change its use from agricultural to residential flats subject to approval by kiambu county individuals, institutions and Organisations etc 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 2344-00900,
KIAMBU.
R.P.P DANIEL KAMBU-0321

Dated 20th April 2026

/0721087034

WE ARE A COMPANY(GNS) offering on time food delivery to customers for various hotels, restaurants etc using bodaboda in kisumu cbd and its environs DIGITAL CONTENT REPURPOSING SERVICES eg; copywriting, podcast etc DETAILS CALL TECHNICAL MANAGER 0743249306/0716462733

HOME_BASED Personal and private tutor in business and computer studies both secondary/colleges in kisumu details 0716462733 0713957136

PUBLIC NOTICE

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

The registered owner of Land Reference No. KIAMBAA/KIHARA/T.930 located off Gachie-Kihara road at Kihara area in Kiambaa Sub-County in Kiambu County proposes to 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 proposed 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 2344-00900
KIAMBU

REGISTERED PLANNER:
MARVIN MUGAMBI REG NO: 0323

PUBLIC NOTICE

DRM PLUPA/DC/3
THE PHYSICAL AND LAND USE PLANNING ACT (NO. 13 OF 2019)
CHANGE OF USE

The Owner of LR No. NAIROBI/BLOCK 21/255 situated off Riverside Drive, in Riverside, proposes to Change the Use of the plot from Single Dwelling Unit Residential to Mixed Use Development subject to approval by Nairobi City County. Individuals, Institutions and Organizations etc with objections/comments to the proposal to forward them in writing within fourteen (14) days of this notice to:

The County Executive Committee Member
Built Environment and Urban Planning
Nairobi City County,
P.O. Box 30075-00100
Nairobi

High Commission of India
Nairobi

High Commission of India, Nairobi invites bids from interested companies for auction of one of its official vehicle- Toyota Hiace-2016(model-year) and request bidders to present their offers in a sealed cover marked **"Tender for Auction of Diplomatic Car"** and addressed to the **"Head of Chancery, High Commission of India, UN Crescent, Nairobi, Pin-00100-30074."** The bid must be submitted at the High Commission on or before **12th May 2026.**

The detailed tender document along with its annexure may be downloaded from Central Procurement Portal https://eprocure.gov.in/cppp/ and also the official website of the High Commission of India, Nairobi from https://www.hcinairobi.gov.in/.

Invitation done in the Star Newspaper

Further, radio announcements at **KBC radio (Radio Taifa)** were aired on **Monday 20th April, 2026** and **Monday 27th April, 2026**.

Ref: KBC/SOP/MKTG & ADVG/S00/F-08

Kenya (KBC YOUR NATIONAL BROADCASTER

Serial No. 58544

P.O. Box 30456,00100
NAIROBI
KENYA

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

AIR-TIME ORDER

Client Order Number.....

DATE 20/04/026 SERVICE NO. Radio Taifa

CLIENT Lokiveny Green Ltd PRODUCT Classifieds

AGENCY Direct DURATION 30" SOURCE.....

START DATE 20/04/026 END DATE 27/04/026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	TIMES PER WEEK
	1x30" 20th & 27th April						(2 classifieds)

Rate Per Broadcast 6,300 Total Broadcasts 2 classifieds Rate Card No. package

Additional Charges 12,600 Total Gross Charges 12,600

Commercial Materials With creative as Produced by the client

Instructions @ classifieds 6:45pm on 20th & 27th April

Marketing Executive
Name George Odero
Signatures ..... Date 20/04/026

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

Credit Control
Approved / Not Approved.....
(Finance Manager)
Signatures..... Date.....

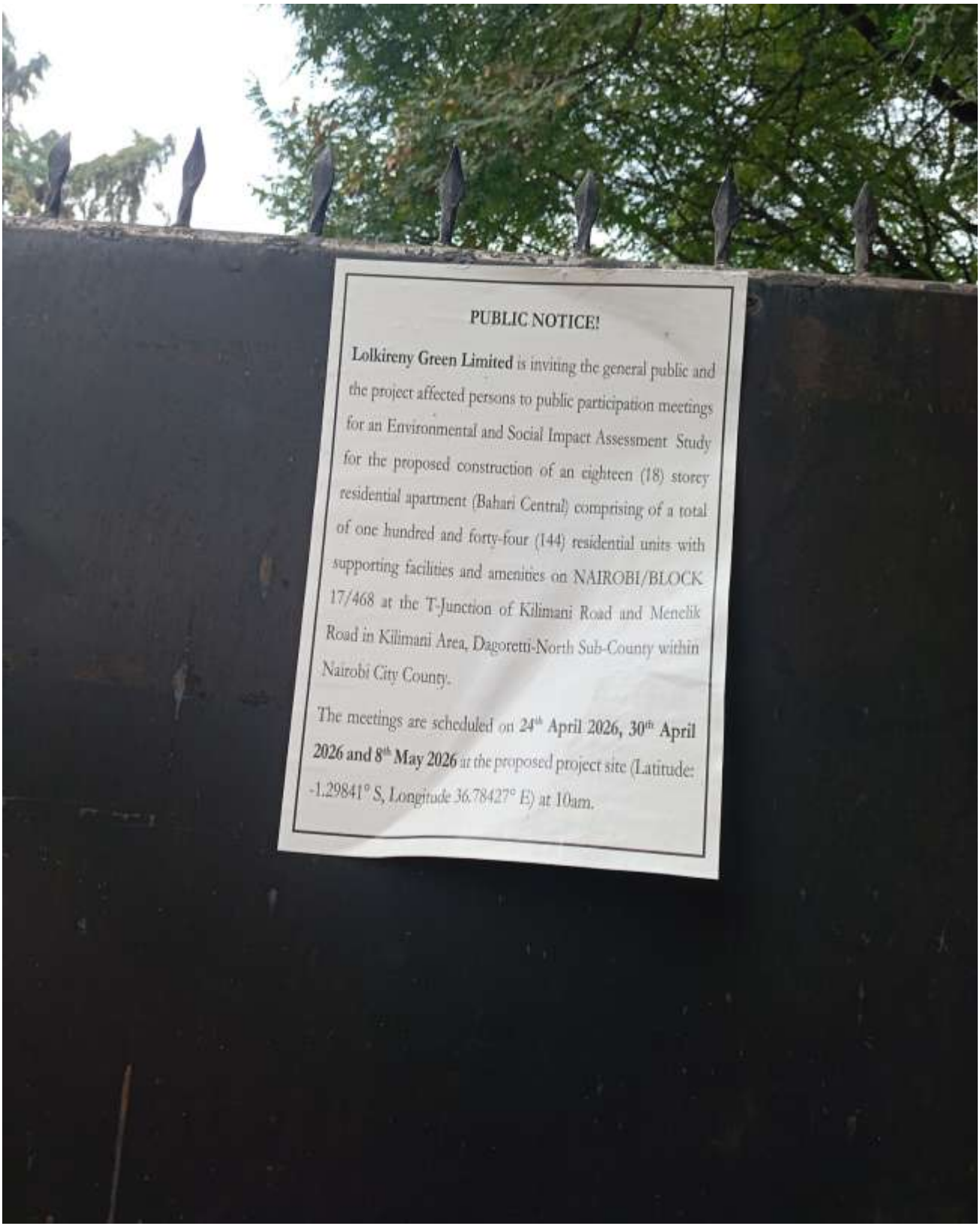
Operations
Name..... Signature.....
Signatures..... Date.....
Approved by: ADM/Sales Manager..... Date..... Signature.....

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

KBC Radio Taifa Advertisement

Furthermore, the public notices were physically displayed at the proposed project site.



Public notice at the entrance gate of the proposed project site

The public consultative meetings were held on **24th April 2026, 30th April 2026** and **8th May 2026** at the proposed project site**.** 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 Snr. Assistant Chief Maziwa Sub-Location addressing the meeting during the first meeting held on 24th April 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 Snr. Assistant Chief Maziwa Sub-Location making her statement during the second meeting held on 30th April 2026

Image 2: The Lead Expert giving her presentation

Image 3: Presentation from NCWSC representative

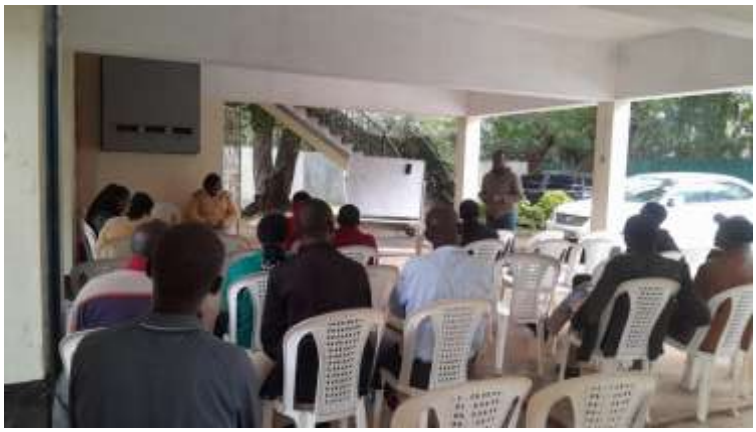


Image 4: The developer representative addressing the meeting

Image 5: The Area Chief making her statement during the second meeting held on 30th April 2026

Image 6: The meeting secretary reading the minutes of the first meeting held on 24th April, 2026

Image 1: The area chief making her statement during the third meeting held on 8th May 2026

Image 2: The EIA Lead Expert making her presentation during the third meeting

Image 3: The meeting secretary reading the minutes of the second meeting

Image 4: Presentation from the project architect during the third meeting

Table 7.1 Summary of Comments/concerns Raised During the Public Participation exercise

No.	Issues / Questions Raised	Comments / Concerns	Responses / Mitigation Measures
1.	Drainage and stormwater management	Concern that runoff affects sewers and neighbouring plots during rains.	Improved drainage system to be constructed and efficient stormwater systems incorporating permeable paving will be installed to enhance runoff control. Stormwater runoff will not be connected to the sewer line.
2.	Traffic management	Residents expressed concern about how trucks delivering construction materials would access the site considering the busy nature of the surrounding roads and neighbourhood and the site being a corner plot	Traffic Impact Assessment (TIA) conducted. Delivery of construction materials will be scheduled during off-peak hours to minimize traffic congestion and improve traffic flow around the project site. Deployment of traffic marshals to control traffic. Truck movements will be controlled to avoid queuing along the T-junction of Kilimani Road and Menelik Road. Use of modern, low-emission and less noisy

			trucks and designated routes to be used by the construction trucks where feasible
3.	Dust pollution	Residents were concerned about dust emissions affecting air quality and neighbouring properties.	Dust suppression measures will include regular water sprinkling on exposed surfaces and roads, as well as installation of scaffolding nets around the construction site to contain dust. Consideration of enhanced dust suppression technologies.
4.	Health and safety risks	Concerns were raised about potential accidents and safety risks to workers and neighbouring residents.	All occupational health and safety requirements will be strictly adhered to. PPE will be mandatory, safety nets and barriers will be installed, and an emergency response plan will be in place.
5.	Construction timeline	Inquiry on expected project duration.	Estimated construction period approximately 2-2½ years, with completion projected around 2029.
6.	Solid waste management	Concerns were raised about improper disposal of construction and domestic waste.	Implementation of a solid waste management plan, including segregation of waste, provision of designated waste collection points, and disposal through NEMA licensed waste handlers in compliance with regulatory requirements. Proper housekeeping practices will further be maintained.
7.	Pedestrian safety	Concerns about the pedestrians	Mitigation measures include erecting zebra crossing, walkways and speed limit on the roads. Walking or jogging along the pavements, pavement improvements and presence of traffic marshal/school warden to guide school children crossing the road. Pedestrian safety addressed under the Traffic Impact Assessment.
8.	Designated area for Ubers and online taxis/waiting bay	Concerns about consideration of uber hailed vehicles rank outside the plot where they can park,	The road is narrow, informal business setup along pavement cause pedestrians walk on road and lose of roadside parking, TIA recommends mitigations measures for Ubers. Designated pick-up and drop-off point recommended. Community oversight and strict enforcement are essential to ensure compliance with the proposed Traffic Impact Assessment mitigation measures.
9.	Noise pollution during construction	Residents concerned about noise from machinery and construction activities.	Machinery will be regularly serviced; construction will follow permitted working hours (8:00 a.m. – 5:00 p.m. weekdays, 8:00 a.m. – 12:00 noon Saturdays); no explosives will be used.
10.	Parking provision	Residents questioned 74 parking spaces for 144 units, citing inadequacy.	The Project Architect explained that, under the Basic Parking Allocation Formula and County regulations, two-bedroom units are allocated one parking space per unit, while one-bedroom units are allowed to share parking under a pooled arrangement at a ratio of 0.5 parking spaces per unit. The proposed parking provision aligns with current demand due to the predominance of one-bedroom units, which are generally associated with lower vehicle ownership levels.
11.	Sewer system capacity	Concerns whether existing sewer lines could handle increased population and wastewater.	NCWSC confirmed sewer lines (9-inch located at the T Junction of Kilimani Road and Menelik Road) have adequate capacity; developments advised not to

			dispose of solid waste into the sewer system; ongoing government upgrades to improve capacity; Developers advised not to direct storm water into the sewer line.
12.	Water supply	Questions on sufficiency of water supply for new and existing residents.	NCWSC confirmed current supply from 3-inch pipeline on Kilimani road and 6-inch pipeline on Menelik road meets demand, with surplus; equitable rationing schedule (Sunday - Tuesday supply); major water infrastructure projects underway (North Collector Tunnel Phase II, Karimenu and Maragua dams).
13.	Road damage by construction trucks	Residents concerned about roads being damaged by heavy vehicles.	Traffic Impact Assessment recommends road maintenance during and after construction.
14.	Social conflicts	Possible disputes between workers, residents, and management.	A conflict resolution mechanism shall be established.

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 provide modern housing units within the area. Participants appreciated its potential to stimulate local economic growth, generate revenue, improve the aesthetic character of the area, enhance service infrastructure such as water and sewer, attract foreign investment, and generally uplift the socio-economic profile of the Kilimani area. They further acknowledged that the project would contribute to urban development and help meet the increasing housing demand within this rapidly growing locality. However, several participants 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, adequacy of the proposed parking, traffic impacts at the T-junction of Kilimani Road and Menelik Road, sewer capacity, water supply reliability, stormwater drainage management, as well as construction-related impacts such as dust, noise, and adherence to approved working hours.

The community emphasized the need for strong environmental safeguards, recommending effective dust suppression measures, noise control, traffic management, proper site planning, proper wastewater and solid waste handling, and strict adherence to good construction practices throughout the project lifecycle. Overall, while the project received broad support, its successful implementation will depend on how effectively the proponent addresses the environmental, infrastructural, and social concerns raised. Implementation of the recommended mitigation measures, together with transparent and continuous engagement with the community, will be essential in ensuring that the development proceeds sustainably and harmoniously within the existing neighborhood 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

①

ATTENDANCE LIST

ESIA FIRST PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468 LOCATED AT THE T-JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	FIDELIS GITAU	NGAO	0721254893	
2.	Elizabeth Ndung	EIA LEAD EXPERT	0704707633	
3.	Julius NDAMBUKI	NCWSC	0724657157	
4.	Michael Muthura	Green Builders & Planning Consult	0797217513	
5.	Ezekiel Ouma	Resident	0723627492	
6.	Tom ~~Aosh~~ Awino	Kilimani Resident	0723732570	
7.	RYANNE WANGARE	GREEN BUILDERS & PLANING CONSULTANT	0742765560	
8.	ERASTUS KINYUA	NEIBOUR	0722710928	
9.	Eunice Owoch	NEIGBOUR	0720893977	
10.	LOMBAT OLENGE	CAPITAL RISE APARTMENTS PROPERTY MANAGER MENELIK ROAD	0796660808	

Snr Assistant Chief
Maziwa Sub-location
Kilimani Location
Kilimani Division
Westlands Sub-county

3/04/2026

ATTENDANCE LIST

ESIA FIRST PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468 LOCATED AT THE T-JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	BONFACE MATEKWA	CATEKER	0707172069	BONFACE
2.	CHARLES TONUI	DRIVER	0724595625	
3.	SYDNEY MUKA	KILIMANI ROAD	0799174924	
4.	Odwor Otieno	PROJECT ARCHITECT	0718536813	
5.	Beth Nyagwa	Menelik Suites (Zyue Management Limited)	0742509097	
6.	Bonface Mutua	Green builders & Planning	0780511641	
7.	Michael Kithombe Nzoa	Green Builders & planning Consultants Ltd	0799396425	
8.				
9.				
10.				

Sgt Assistant Chief
Maziwa Sub-location
Kilimani Location
Kilimani Division
Westlands Sub-county

30/04/2026

MINUTES OF THE FIRST PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

Meeting name	First public participation meeting for the Proposed construction of Residential Apartments
Date of Meeting	24th April 2026
Venue	Proposed Construction Site
Meeting Purpose	EIA Public participation meeting for the proposed construction of a Residential Apartments
Time	11:10 AM – 12:17 PM
Meeting leader	Fidelis W. Gitau **(**Snr Assistant Chief)

Attendance

1. Fidelis W. Gitau – Snr Assistant Chief Maziwa – 0721254893
2. Elizabeth Mutua – EIA Lead Expert – 0704707633
3. Michael Kithembe – Green Builders & Planning consultants ltd – 0799396425
4. Julius Ndambuki – NCWSC representative – 07246591157
5. Michael Mwaura - Green Builders & Planning consultants ltd – 0797217513
6. Ezekiel Ouma – Resident – 0723732570
7. Tom Awino –Resident – 0723732570
8. Ryanne Wangari - Green Builders & Planning consultants ltd – 0742765560
9. Erastus Kinyua – Neighbour – Neighbour – 0722710928
10. Eunice Olouch – Neighbour – 0720893977
11. Lambat Ochieng – Capital Rise apartments PM – 0796660808
12. Bonface Matekwa – Caretaker – 0707172069
13. Charles Tonui –Resident– 0724595625
14. Sydney Muka – Resident – 0799174924
15. Oduor Owino – Project Architect – 0718536813
16. Bonface Mutua - Green Builders & Planning consultants ltd – 0780011441
17. Beth Njuguna – Menelik Suites/Zyue Management Ltd – 0712509087

Agenda

1. Opening Remarks
2. Welcoming remarks and Introduction of members present
3. Presentation from the EIA Lead Expert
4. Submission from the NCWCS representative
5. Presentation from the project Architect
6. Plenary session
7. Submission from the Proponent's representative
8. AOB
9. Closing remarks

MINUTES	REMARKS/VIEWS	REACTIONS/COMMENTS
<u>MIN:01/24/04/2026</u> **Opening remarks**	**Ms. Fidelis W. Gitau (Snr Assistant Chief Maziwa)** called the meeting to order and requested a member to lead the opening prayer.	**Ms. Eunice** led the members in prayer, after which the meeting commenced at 11:10 a.m.
<u>MIN:02/24/04/2026</u> **Welcoming remarks and Introduction of members present**	Ms. Fidelis began by thanking the participants for sparing time to attend the meeting and invited members to briefly introduce themselves. Ms. Fidelis thanked the members and requested the members to appoint the meeting secretary She continued by explaining that the meeting had been convened in compliance with legal requirements to discuss the subject development. She noted that developments often give rise to various issues, both positive and negative, which is why public participation is a key process. She stated that the purpose of the meeting was to disclose the project, openly discuss all potential impacts, including benefits as well as concerns such as noise, dust, traffic congestion, security and building setbacks. She emphasized the importance of identifying these issues early in order to develop appropriate mitigation measures, such as controlling noise levels and duration, minimizing dust, managing traffic, and ensuring the security of neighboring properties during the construction period. Ms. Fidelis encouraged participants to raise any concerns they might have so that practical solutions could be explored. In conclusion, she introduced herself as Ms. Fidelis Wangari Gitau, the Senior Assistant Chief for Maziwa Sublocation, one of the sublocations within Kilimani Location. She mentioned that she is sitting in for the Location Chief, who was absent with apology. She then invited the EIA expert to take the participants through the relevant procedures and steps before proceeding with the discussion.	*Members present did a brief introduction* *Michael Kithembe was appointed as the meeting secretary*
<u>MIN:03/24/04/2026</u> **Presentation from the EIA Lead Expert**	**Ms. Elizabeth Mutua (EIA Lead Expert)** registered with NEMA (National Environment Management Authority), introduced herself and explained that the meeting was part of Environmental Impact Assessment (EIA) process. She provided a brief overview of an EIA,	

	describing it as a systematic assessment conducted prior to the commencement of any project in order to identify both positive and negative impacts, and to propose appropriate mitigation measures to minimize adverse effects on project-affected persons. She noted that the EIA report would ultimately be submitted to NEMA for review and decision-making, and emphasized that stakeholder engagement is a mandatory requirement. Ms. Elizabeth further outlined the stakeholder's engagement process, stating that the consultants had formally notified NEMA of their intention to undertake the assessment, after which the area Chief was jointly appointed to chair the meetings. She informed the attendees that three stakeholder meetings would be held, with the current meeting being the first. She added that invitation letters had been issued to stakeholders through multiple channels, including written letters to the project affected persons, radio announcements via the Kenya Broadcasting Corporation (KBC) and a notice in *The Star* newspaper. She indicated that all relevant documentation was available for verification upon request. Proceeding with the project disclosure, Ms. Elizabeth explained that the proposed development comprised an 18-storey residential apartment building with supporting amenities. She noted that the project architect, who would provide detailed design clarifications, was expected to join later in the meeting. In the interim, she outlined the key features of the project, including three basement parking levels, ground floor facilities such as a lobby and management office, and residential floors consisting of eight units per floor (five one-bedroom and three two-bedroom units). She added that the development would include a terrace level with recreational facilities such as a swimming pool, and a rooftop fitted with solar panels. In total, the project would comprise 144 residential units and 74 parking spaces. She informed participants that design drawings were available for review and that any questions regarding the design could be addressed during the meeting or in subsequent sessions once the project architect was present. Ms. Elizabeth further reported that data had already been collected from project-affected	

	persons through questionnaires distributed to immediate neighbours, with approximately 62 responses received and analyzed over a two-week period. She summarized the key positive impacts identified, including provision of modern housing, maximum land use, employment creation, increased government revenue, enhanced economic activities in the area, and adoption of renewable energy. She further highlighted the key concerns raised by respondents, including drainage and stormwater management, traffic congestion and road safety, noise pollution, dust and air quality, occupational health and safety, water pollution and resource use, solid waste management, and energy supply. For each of these concerns, she outlined the corresponding mitigation measures suggested by stakeholders, such as improving drainage systems, managing traffic through scheduling and signage, limiting construction noise to daytime hours, controlling dust through water spraying, ensuring provision of PPE, implementing proper waste management practices, and assessing infrastructure capacity for water and electricity supply. She noted that the traffic impact engineer would address traffic-related concerns in the next meeting and acknowledged the presence of a representative from the Nairobi City Water and Sewerage Company who will address water and sewer issues. In conclusion, Ms. Elizabeth appreciated the attendance of all participants and invited them to actively contribute by sharing additional views on the potential impacts of the project. **Ms. Fidelis** thanked Ms. Elizabeth for the detailed presentation and proceeded to invite members who had joined the meeting to introduce themselves. She then welcomed those who had arrived and invited the representative from Nairobi Water to give his presentation on issues related to water supply and sewer system including how the project might affect the community and the measures in place to mitigate any impacts.	*The members who arrived did a brief introduction for the sake of familiarity*
MIN:04/24/04/2026	**Mr. Julius Ndambuki (NCWSC representative)** greeted the members and	

Presentation from the NCWSC Representative	introduced himself as an officer from the utility company mandated to provide water and sewerage services within Nairobi City County. He informed the meeting that the NCWSC office serving the area operated previously behind Toy Market but had relocated to Uthiru, with plans underway to move to Lavington. He added that he had worked in the area for a considerable period and was therefore familiar with the existing water supply challenges. He further explained that Nairobi Water operations are divided into nine administrative regions, with the project area falling under the Dagoretti region. He clarified that areas along Ngong Road, including Kilimani, are served under Dagoretti region, while areas extending from Ngong Road towards Kibera fall within the Lang'ata region. Mr. Ndambuki provided an overview of Nairobi's water demand and supply situation. He stated that the city's daily water demand stands at approximately 950,000 cubic meters against a supply of about 660,000 cubic meters per day. He explained that prior to December 2024, supply averaged 525,000 cubic meters daily, but this increased following the completion of Phase I of the North Tunnel Collector project, which added approximately 140,000 cubic meters per day to the city's supply. He noted that the project was funded by the government as part of efforts to address water shortages in line with the Nairobi Master Plan. However, he observed that rapid urbanization and increased development continue to raise water demand beyond earlier projections. On water supply infrastructure, Mr. Ndambuki explained that Nairobi's main water sources include Ndakaini Dam, Sasumua Dam, Kikuyu Springs, and Ruiru Dam, with treatment undertaken at Kabete Treatment Works before distribution across the city. He noted that water distribution within Nairobi mainly relies on a gravity-fed system. Due to the higher elevation of areas such as Kilimani and its environs, water pressure is often affected, especially during periods of low supply volumes. Consequently, Nairobi Water implements an equitable water distribution programme, under which Kilimani area receives water on a scheduled basis between Sunday and Tuesday. He stated that residents are expected to store sufficient water during the supply period for use during off-supply days.	

	Regarding sewerage services, Mr. Ndambuki confirmed that NCWSC is also responsible for sewer infrastructure management within the city. He informed the members that sewer lines already exist within the area and that the proposed development could be connected to both water and sewer systems, subject to the final design and alignment requirements. He cautioned that poor construction practices during project implementation could negatively affect existing water and sewer infrastructure. In particular, he acknowledged that ongoing construction activities occasionally interfere with sewer flows or damage existing infrastructure and warned against the improper disposal of construction materials into sewer lines. He emphasized the need for proper coordination between contractors and NCWSC during construction works to avoid damage to infrastructure and disruption of services. Mr. Ndambuki further explained that NCWSC has dedicated operations and maintenance teams responsible for managing sewer systems, which are generally in good condition within the area. He also highlighted ongoing efforts by both the county and national governments to improve water and sewer service delivery within Nairobi. He explained that while water services are a devolved function under the County Government, major infrastructure development projects are implemented collaboratively with the national government. In this regard, he cited projects such as North Tunnel Collector II and the proposed Maragua Dam, which are expected to significantly increase Nairobi's water supply capacity. He also mentioned rehabilitation works being undertaken at sewer treatment facilities, including the Kariobangi Treatment Plant, as part of broader efforts to enhance service delivery. In conclusion, Mr. Ndambuki stated that although improvements were ongoing, effective service delivery would depend not only on infrastructure expansion but also on responsible use of the available resources. He then invited questions and feedback from the residents, particularly regarding the current water supply schedule within the area.	**Mr. Lambat Ochieng** noted that the area was currently receiving water supply from Monday to Tuesday, contrary to the earlier indicated schedule of Sunday to Tuesday. He further raised concerns regarding the billing system, stating that despite the irregular and

	Mr. Ndambuki explained that water supplied to the area originates from the Olendume line connected from Kabete Treatment Works before being distributed to the surrounding neighborhoods. He clarified that the system operates through gravity flow rather than pumping, meaning that water first reaches lower elevation areas before sufficient pressure builds up to supply higher areas such as this locality. Consequently, although supply may officially commence on Sunday, residents in higher elevation zones may only begin receiving water on Monday due to topographical limitations. He further noted that the ongoing and proposed water infrastructure projects are expected to improve supply reliability in the future, with some major projects anticipated to be completed by 2027. He added that the rapid increase in developments, including affordable housing projects, has heightened government attention towards improving water infrastructure and that concerns raised by residents are regularly communicated to the relevant authorities for consideration. On the issue of billing, Mr. Ndambuki stated that the matter would require further review. He explained that billing is based on metered water consumption, where one unit represents 1,000 litres, equivalent to one cubic meter of water. He therefore encouraged residents to monitor and verify their consumption against the recorded meter readings. In conclusion, he informed the members that any additional concerns could be captured through the questionnaires issued during the meeting and assured them that further clarifications and responses would be provided during subsequent engagements. **Ms. Fidelis** thanked Mr. Ndambuki for his presentation. She then invited the project architect to give his submission.	limited water supply, monthly water bills did not appear to reflect the actual number of days during which water was available to consumers.
MIN:05/24/04/2026 **Submission from the Project Architect**	**Mr. Odour Owino (Project Architect)** greeted the members and introduced himself. He informed the meeting that he had previously been involved in several developments within Kilimani and Kileleshwa and was therefore familiar with the common challenges experienced during both the	

	construction and operational phases of similar projects. He explained that the current stakeholder engagement process was intended to address not only construction-related concerns but also issues likely to arise during the operational phase of the proposed development. He emphasized that the project team was keen on receiving comprehensive feedback from the community so as to incorporate practical suggestions into the project design and, where necessary, identify reasonable solutions to anticipated challenges. Mr. Owino expressed confidence that the project team and stakeholders would maintain a positive working relationship throughout the implementation process. He acknowledged the earlier project overview presented by Ms. Elizabeth and appealed for cooperation and constructive engagement from all stakeholders. In conclusion, he invited members to raise questions and assured them that the project team remained open to consultation, collaboration, and continued engagement throughout the project process. **Mr. Odour** acknowledged that the proposed development would partially obstruct existing views but explained that the project was designed to be aesthetically appealing and to enhance the overall value of the neighborhood. He noted that the team had experience delivering similar high-quality developments, such as Bahari Homes in the area, and emphasized that the focus was on quality rather than maximizing plot coverage. He further clarified that although view obstruction was unavoidable, the design had not utilized the full allowable plot coverage. Approximately 70% of the site would be developed, leaving room for open spaces and landscaping as indicated in the architectural drawings. **Mr. Odour** explained that parking provision for the proposed development had been guided by county planning standards and the typology of the residential units. He stated that under the Basic	**Mr. Lambat** raised a concern regarding the architectural design, noting that the proposed development would rise up to the 18th floor. He observed that such a height would likely affect the views currently enjoyed by surrounding developments. **Mr. Charles Tonui** asked whether the proposed parking provision would be sufficient for the development.

	Parking Allocation Formula, two-bedroom units are allocated one parking space per unit, while one-bedroom units are allocated half a parking space per unit. He added that the proposed parking capacity was considered adequate due to the predominance of one-bedroom units, which are generally associated with lower vehicle ownership levels. **Mr. Odour** responded that the project was advantageous in that it could be accessed on both two roads, providing flexibility for the location of the entrance. He explained that this allowed for adjustments to be made if necessary, depending on stakeholder concerns or technical considerations. He gave an example of a similar project, Berkeley Homes, where residents had objected to having an entry and exit on the access road. He noted that the design team had accommodated those concerns by relocating the access to the main road. He concluded by emphasizing that the availability of dual access points provided flexibility to respond to such concerns. With no further questions directed to him, he thanked the members for their engagement. **Ms. Fidelis** thanked Mr. Odour for his submission and for responding to the questions raised. She thereafter invited the members to ask any further questions.	**Mr. Lambat** enquired about the specific road on which the entrance to the proposed building would be located.
MIN:06/24/04/2026 **Plenary Session**	**Mr. Charles** raised concerns regarding the adequacy of the existing sewer infrastructure, noting that he had lived in the area for over three years and had consistently experienced sewer-related challenges. He questioned how the proposed development, given its scale, would be effectively supported by the current sewer system and sought clarification on the measures that would be put in place to address the issue.	**Ms. Fidelis** responded that the government, through the Nairobi Rivers Commission, is undertaking demarcation of riparian corridors along major river systems, including establishment of a 10-metre buffer zone. She explained that once this process is completed, infrastructure works along the river corridors will commence. She noted that the government plans to construct major sewer trunk lines along both sides of the rivers to improve wastewater

		management and address persistent sewer challenges. She added that similar works are already underway in Dandora, with plans to extend them to this area, involving multiple contractors. Ms. Fidelis further stated that inspections had revealed pollution sources not only from informal settlements such as Gatina and Kawangware, but also from developments in areas like Kilimani and Kileleshwa. She emphasized the need for proper waste management by all developments. She assured members that the planned sewer infrastructure would provide a long-term solution by connecting all areas to a central sewer system, allowing rivers to carry only stormwater. With no further questions raised, she invited the developer's representative to continue.
<u>MIN:07/24/04/2026</u> **Submission from the Developer's Representative**	**Mr. Sydney Muka (Developer's Representative)** introduced himself and stated that he was speaking on behalf of Bahari Homes, which is undertaking three developments. He mentioned that their first project at the corner of Kilimani Road and Kirichwa Road (Bahari Homes) is already operational, while another project in Kileleshwa (Bahari Stalert) is ongoing, alongside the proposed Bahari Central project. He explained that Bahari Central will consist of 144 residential units with supporting amenities. He noted that, as earlier indicated by the architect, the development is expected to enhance the area's visual appeal, create employment opportunities, and stimulate local businesses through the influx of approximately 144 households. He concluded by inviting questions from the members. **Mr. Sydney** explained that the developer undertakes market research and benchmarking of comparable developments before setting rental rates. He noted that pricing is aligned with prevailing market conditions to ensure competitiveness. He therefore did not anticipate	**Mr. Lambat** enquired whether the proposed development would have an impact on rental rates in the area, noting that some recently completed projects had experienced a decline in rent levels, which was also affecting other developments. He further asked whether Bahari Homes had already been affected by this trend.

	any adverse impact on letting rates, as rental pricing is continuously adjusted based on current market trends.	
MIN:08/24/04/2026 **A.O.B**	There was no any other business	
MIN:09/24/04/2026 **Closing Remarks**	**Ms. Elizabeth** on behalf of Green Builders & Planning Consultants Ltd, expressed her appreciation to all attendees for taking time out of their busy schedules to attend the meeting. She emphasized that the meeting was critical for project-affected persons, noting that the feedback provided would significantly influence the processes and decisions to be undertaken in the project. She thanked the participants for their contributions and assured them that all their comments would be duly captured and incorporated into the final Environmental Impact Assessment (EIA) report, as well as reflected in the minutes, which would be read during the next meeting. She further assured the members that their input would be carefully considered and would play a key role in shaping the implementation of the project. **Ms. Fidelis** noted that, as earlier indicated, there would be subsequent opportunities for members to raise any remaining questions, as two additional meetings were scheduled. She informed the members that the next meeting would be held on 30th April (Thursday), followed by another meeting on 8th May. She then indicated that the session was coming to a close and requested that a member lead in a closing prayer.	**Mr. Julius** Led the meeting in a closing word of prayer, after which the meeting adjourned at 12:17 p.m.

Minutes Prepared by:

Name: Michael Kithembe

Designation: Meeting Secretary

Signature: ..... Date: 30/04/2026

Minutes confirmed by:

Name: Beth Nyguru Designation: Manager

Signature: ..... Date: 05/05/2026

ZYVE MANAGEMENT LIMITED
Sign:
P.O. Box 53769 - 00200, NAIROBI

Name: FIDELIS GITAU Designation: SNR ASST CHIEF

Signature: ..... Date: 30/04/2026

Snr Assistant Chief
Mazizwa Sub-location
Kilimani Location
Kilimani Division
Westlands Sub-county

Name: EUNICE OLUOCH Designation: Care taker / MENELIK TWIN TOWERS

Signature: ..... Date: 30.04.2026

Attendance List and Minutes of the 2nd Meeting

ATTENDANCE LIST

ESIA SECOND PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468 LOCATED AT THE T-JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	FIDELIS GITAU	NGAO	0721254893	
2.	JULIUS NDAMBUKI	NCWSC	0724659157	
3.	Hazelgate Muna	EIA LEAD EXPERT	0704707633	
4.	RYANNE WANGARE	GREEN BUILDERS & PLANNING	0742705560	
5.	Michael Mwaura	Green Builders & Planning Consultants	0797217518	
6.	Ezekiel Ouma	Resident	0723627492	
7.	Michael Kabende	Green Builders & planning Consultants	0799396425	
8.	BONFACE WATEKWA	MINILIK GAREIEGA	0707172069	
9.	SALIM AYIRO	Menelik Resident	0736440777	
10.	KENNEDY NYAEMA	KILIMANI GUARDIAN	0727601922	

CHIEF KILIMANI LOCATION

8/5/2026

ATTENDANCE LIST

ESIA SECOND PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468 LOCATED AT THE T-JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	Synthia Adhiambo	Resident Massionett Menelick 5	0758277009	[signature]
2.	CHARLES K. TONUI	[illegible]	0724595625	[signature]
3.	Sydney Mukoya Muka	Representing the Developer	0799174924	[signature]
4.	ISAAC MASAMU	Bahari homes	0791043532	[signature]
5.	Binface Mutua	Green builders & planning Ltd	0780014441	[signature]
6.	Joel Omondi	Management - Numiyote office	0793334948	[signature]
7.	Cakene Lewis	Arif Kilimani	0720444547	[signature]
8.				
9.				
10.				

CHIEF

8/5/2022

MINUTES OF THE SECOND PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T-JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

Meeting name	Second public participation meeting for the Proposed construction of Residential Apartments
Date of Meeting	30th April 2026
Venue	The proposed Construction Site
Meeting Purpose	EIA Public participation meeting for the proposed construction of Residential Apartments
Time	10:28 AM – 12:00 PM
Meeting leader	Fidelis W. Gitau **(**Snr Assistant Chief)

Attendance

18. Fidelis W. Gitau – Snr Assistant Chief Maziwa – 0721254893
19. Catherine Wawira - Chief Kilimani - 0720444548
20. Elizabeth Mutua – EIA Lead Expert – 0704707633
21. Michael Kithembe – Green Builders & Planning consultants ltd – 0799396425
22. Julius Ndambuki – NCWSC representative – 07246591157
23. Michael Mwaura - Green Builders & Planning consultants ltd – 0797217513
24. Ezekiel Ouma – Resident – 0723732570
25. Ryanne Wangare - Green Builders & Planning consultants ltd – 0742765560
26. Kennedy Nyaema – Kilimani Guaviani- 0727601922
27. Salim Ayiro – Menelik Resident -0736440777
28. Bonface Matekwa – Caretaker – 0707172069
29. Charles K. Tonui –Mansionnate D– 0724595625
30. Sydney Mukoya Muka – Resident – 0799174924
31. Synthia Adhiambo –Resident/Menelik Maisonette- 0758277009
32. Bonface Mutua - Green Builders & Planning consultants ltd – 0780011441
33. Isaac Masafu – Bahari Homes – 0791043532
34. Joel Omondi – Management Morningside Office Park- 0793324948

Agenda

10. Opening Remarks
11. Welcoming remarks and Introduction of members present
12. Reading and Confirmation of Previous Minutes
13. Presentation from the EIA Lead Expert
14. Submission from the NCWCS representative
15. Remarks from the Proponent's representative
16. Remarks from the Area Chief
17. AOB
18. Closing remarks

MINUTES	REMARKS/VIEWS	REACTIONS/COMMENTS
MIN:01/30/04/2026 **Opening remarks**	**Ms. Fidelis W. Gitau (Snr Assistant Chief Maziwa)** called the meeting to order and requested a volunteer to say an opening prayer.	**Mr. Julius** led the members in prayer. The meeting commenced at 10:28 a.m.
MIN:02/30/04/2026 **Welcoming remarks and Introduction of members present**	**Ms. Fidelis** began by introducing herself as the Senior Assistant Chief, Maziwa Sub-Location in Kilimani Location. She proceeded to request all attendees to briefly introduce themselves. Ms. Fidelis appreciated the members for creating time to attend the second public participation meeting for the proposed residential apartments. She noted that this is a critical process in the Environmental Impact Assessment (EIA) process as per the stipulated laws, policies and regulations. She concluded by inviting the meeting secretary to read the minutes of the first public consultation meeting.	*Members present did a brief introduction*
MIN:03/30/04/2026 **Reading and Confirmation of Previous Minutes**	**Mr. Kithembe (The Meeting Secretary)** read out the minutes of the first meeting. *The minutes were confirmed as a true record of the proceedings. The adoption was proposed by Mr. Julius and seconded by Mr. Sydney.* Upon confirmation, Ms. Fidelis invited the EIA Lead Expert to give a recap of the proposed project design	***Ms. Fidelis*** *requested for confirmation of the minutes by the members who were present in the first meeting*
MIN:04/30/04/2026 **Presentation from the EIA Lead Expert**	**Ms. Elizabeth Mutua (EIA Lead Expert)** Appreciated the meeting Chair and the attendees. She reiterated that the proposed residential apartment includes an eighteen-storey block with three basement levels and a ground floor (with parking provisions) with a total of 144 residential units. The habitable floors (1st to 18th) comprise of eight units of five (5) one-bedroom units and three (3) two-bedroom units on each floor. The terrace floor will have recreational and shared amenities such as a swimming pool, changing rooms, bathrooms, open seating areas and lounge spaces. In addition, the roof floor would contain solar panels to support renewable energy use as part of the project's green development initiatives. In summary, the project design accounts for a total of ninety (90), one-bedroom units and fifty-four 54), two-bedroom units with provision of seventy-four (74) parking spaces. She mentioned that the developer has undertaken similar developments in	

	the neighbourhood including Bahari homes and Bahari Starlet. Ms. Elizabeth stated that the EIA process considers the environmental, social and economic aspects in order to promote sustainable development. She highlighted that the public participation process allows the project affected persons to interact with the project and the project developer, share concerns/comments, identify both positive and negative impacts and eventually influence decision-making process by the authority. She mentioned various anticipated positive impacts of the project, including provision of housing units, provision of employment opportunities for skilled and semi-skilled workers, improved aesthetics within the area, increased land values and generation of income for the investor. On the anticipated negative impacts, she stated that short term impacts such as dust pollution, noise pollution and traffic disturbances would likely occur during the construction phase. Ms. Elizabeth acknowledged that some concerns were not adequately addressed during the first meeting citing the traffic impact, water supply and sewer infrastructure. With the permission of the meeting chair, she invited a representative from the Nairobi City Water and Sewerage Company (NCWSC) to address the meeting on matters relating to water supply and sewer infrastructure.	
<u>MIN:05/30/04/2026</u> **Submission from the NCWSC Representative**	**Mr. Julius Ndambuki (NCWSC representative)** greeted the members and noted he had previously made a detailed presentation regarding water and sewer infrastructure services. However, he briefly revisited the issue of water demand in relation to the proposed project. He cited the World Health Organization (WHO) standards, whereby an average urban resident uses between 100 to 150 litres of water per day. Using the proposed 144 residential units and assuming an average occupancy of four persons per unit, he estimated a population of approximately 576 residents. Based on an estimated average consumption rate of 120 litres per person per day, he calculated that the apartment would require approximately 69,120 litres of water per day. He	

	further indicated that this would translate to approximately 483,840 litres per week when multiplied by seven days. He added that the available water infrastructure includes a 3-inch pipeline along Kilimani Road and a 6-inch pipeline along Menelik Road. Mr. Julius further noted that the water supply system in the area has an estimated carrying capacity of about 492,000 litres per day for Kilimani Road and 712,000 litres per day for Menelik Road, indicating that the proposed project's demand could be accommodated while still leaving surplus capacity within the existing network. Mr. Julius further explained that due to the current water deficit in Nairobi, Nairobi Water had adopted an equitable water distribution program whereby some areas received water supply on specific days. He stated that the area currently received water mainly on Sundays, Mondays, and Tuesdays. He noted that despite the challenges, several government projects were ongoing to improve water supply within Nairobi. He informed the meeting that the Government, through collaboration with the national and county governments, had invested heavily in water and sewer infrastructure improvements. Key projects mentioned included the Northern Tunnel Collector Phase II, Maragua Dam, Karimenu Dam and wastewater recycling initiatives, all expected to improve water supply by the year 2027. Mr. Julius concluded his presentation by inviting attendees to raise any questions, comments, or clarifications relating to water supply and sewer infrastructure. He informed the participants that he would be available to respond to any concerns regarding his presentation or matters related to water and sewer services. **Mr. Julius** explained that Northern Tunnel Collector Phase I had been completed in the year 2024 and had slightly improved Nairobi's water supply. He clarified that the project was not area-specific, as water introduced into the system was distributed across the city. He further stated that Northern Tunnel Collector Phase II had already commenced and was aimed at improving overall water supply to Nairobi residents.	**Mr. Joel Omondi** sought clarification on whether the Northern Tunnel Collector Phase II project had commenced construction and the expected areas of supply

		Mr. Joel reported an observation that despite the reported improvements, water supply within the area remained inconsistent, stating that residents occasionally receive water between Sunday and Monday, with instances where the supply interruptions last more than a week.
	Mr. Julius acknowledged the existing challenges and explained that the water distribution programme had recently been reviewed and adjusted. He stated that Kilimani is supplied through a 24-inch pipeline originating from the Oledume line connected to the Kabete Treatment Works near the CCK offices, which previously also supplied Lang'ata. He further explained that recent infrastructure improvements had enabled Lang'ata to be supplied from Karen, thereby easing pressure on the Kilimani supply line. As a result, Kilimani's water supply schedule had been adjusted under the ongoing pilot distribution programme, with supply now occurring from Friday to Sunday. Mr. Julius encouraged the members to report details of prolonged supply interruptions for investigations and response by NCWSC *Arrival of the The Area Chief Kilimani Location*	
		Mr. Salim Ayiro appreciated the presentation but expressed concern that the actual situation on the ground did not reflect the optimistic outlook given regarding water supply. He questioned why boreholes were still necessary if the existing water infrastructure was adequate. He further observed that Kilimani was becoming increasingly congested due to rapid high-rise developments and raised concerns about the sustainability of water supply for the proposed 18-storey development and future neighboring projects. He noted that residents along Menelik Road were already experiencing inadequate water supply and questioned how the proposed development would reliably access sufficient water.
	Mr. Julius explained that projects of such magnitude typically take between 24 and 36 months to complete and therefore water demand during the construction phase would not be significantly high. He stated that the projected high-water demand would only materialize after project completion, by which several ongoing	

	government water projects were expected to have been completed, particularly by 2027. He acknowledged that water shortages currently existed but emphasized that NCWSC was working to improve supply consistency. He encouraged residents experiencing prolonged shortages to immediately communicate with NCSWC so that follow-up action could be taken. He added that once additional water sources became operational, the available infrastructure would be capable of supplying water more effectively, potentially even on a 24-hour basis. **Mr. Julius** explained that both roads serving the site were connected to 9-inch sewer lines, which were sufficient for the area as the main sewer trunk line along Ngong road had a larger 12-inch diameter. He noted that approximately 75% of the water consumed would be discharged into the sewer system and indicated that the existing pipes had adequate capacity to handle the expected wastewater volumes. He further explained that the major challenge affecting sewer performance in Kilimani was improper disposal practices, particularly where developments illegally directed storm water into sewer lines designed only for domestic wastewater. He added that sewer blockages were also caused by disposal of solid waste into the system. He assured participants that NCWSC maintained an operations and maintenance team responsible for monitoring, repairing, and unblocking sewer lines, and that construction projects were required to obtain temporary sewer connection permits and manage waste disposal appropriately during construction activities.	**Mr. Joel** sought clarification on the sewer infrastructure and asked whether any presentation or assessment had been made regarding the adequacy of the sewer system to support the proposed development. **Mr. Joel** expressed concern over the assertion that the existing sewer infrastructure was adequate, noting that even light rainfall often caused sewage to overflow onto Kilimani Road. He referred to recent incidents where manholes had overflowed, resulting in sewage flowing openly along roads and drainage channels. He questioned whether the problem was caused by poor waste disposal practices or insufficient sewer pipe capacity. He sought

	Ms. Fidelis responded by acknowledging the concerns and assuring the meeting that the government was already implementing a major intervention project aimed at addressing sewer and drainage challenges across Nairobi. She stated that the initiative was expected to significantly alleviate the issues raised by residents. She informed the meeting that the government, through the Nairobi Rivers Commission (NRC) and other relevant agencies, was undertaking the construction of a major sewer trunk system along reclaimed riparian corridors. She explained that ongoing activities included the measurement and demarcation of river corridors in preparation for riparian restoration and infrastructure installation. Ms. Fidelis noted that recent field assessments had revealed that sewer and effluent discharge into rivers was not only originating from informal settlements such as Gatina and Kawangware, but also from developed residential areas including Kilimani. She stated that this had informed the need for stricter controls and improved sewer infrastructure. She further explained that the proposed sewer trunk system would channel wastewater away from rivers, while storm water would be directed through designated drainage channels. This separation of sewer and storm water systems was expected to reduce flooding, sewer overflows and environmental pollution, particularly during rainy periods. She added that implementation of the project was expected to commence soon after completion of the ongoing demarcation exercise, noting that NRC and WRA teams had already completed works within Kilimani and had moved to other areas. She further stated that the works would involve removal of structures encroaching on riparian land, followed by installation of the new sewer infrastructure by government agencies, engineers and contractors. Ms. Fidelis further noted that similar projects are ongoing in areas such as Dandora and parts of	clarification on the enforcement measures Nairobi Water had taken against such illegal connections. Mr. Joel urged the relevant authorities to conduct physical inspections within the area and clearly explain how future high-rise developments would be connected to the sewer network without exacerbating the current challenges.

	Eastlands. She concluded by requesting residents to remain patient as the project is implemented in phases, expressing confidence that it would significantly improve sewer management and environmental conditions in the area. Ms. Fidelis acknowledged the presence of the Area Chief and informed the meeting that she would invite her to give remarks before the closure of the meeting. She thereafter invited the developer's representative to address the participants.	
<u>MIN:06/30/04/2026</u> **Remarks from the Developer's Representative**	**Mr. Sydney Muka (Developer's Representative)** introduced himself as the developer's representative. He gave a brief background of the company mentioning that the developer initially specialized in road and commercial construction projects before venturing into residential developments in 2023. Mr. Sydney informed the participants that the developer had a similar completed project in the area and was currently undertaking another residential development in Kileleshwa along Tabere Crescent. He noted that the proposed project would be the developer's third residential development project. He reiterated that the proposed Bahari Central project would comprise one-bedroom and two-bedroom apartments together with supporting amenities. He further explained that the project would have fewer residential units compared to similar developments on equivalent land sizes, which typically accommodate a higher number of units, thereby reducing pressure on shared amenities and infrastructure. He highlighted that the project was expected to generate numerous positive impacts. He informed the meeting that the project completion is projected to take between two (2) to two and half years. (2½) **Ms. Elizabeth** clarified that a Traffic Impact Assessment Study had already been conducted by the project traffic engineer. She acknowledged that the traffic expert had not attended the meeting,	**Mr. Joel** raised concerns regarding construction traffic management, specifically questioning how trucks delivering construction materials would access the site considering the busy nature of the surrounding roads and neighbourhood and the site being a corner plot.

	but assured the participants that he would attend the next meeting to present the study findings, explain the proposed mitigation measures, and respond to any traffic-related concerns or questions raised by the stakeholders.	**Ms. Fidelis** emphasized the need for the developer and the consultants to ensure that the traffic engineer and all other relevant professionals involved in the project attended the next meeting scheduled for 8th May 2026. She thanked the developer's representative for the presentation and, after noting that there were no further concerns raised at that point, invited the Area Chief to give her remarks.
MIN:07/30/04/2026 **Remarks from the Area Chief**	**Ms. Catherine Wawira (Area Chief Kilimani)** addressed the participants and thanked Ms. Fidelis for standing in on her behalf during the meeting. She explained that she had been attending another meeting, which had prevented her from joining earlier, but expressed appreciation that she found the meeting ongoing and progressing well. She encouraged residents to continue cooperating with government agencies and other stakeholders in efforts aimed at improving security, environmental management, and service delivery within Kilimani. Ms. Catherine shared her contact information with the participants and encouraged them to promptly report any issues affecting security and safety within the area for the local administration to respond swiftly.	
MIN:08/30/04/2026 **A.O.B**	There was no any other business	
MIN:09/30/04/2026 **Closing Remarks**	**Ms. Fidelis** thanked all participants for attending the meeting and proceeded to announce the date and time for the third and last meeting as 8th May 2026 at 10:00 AM. She encouraged the attendees to be punctual. She concluded the meeting by requesting a volunteer to say the closing prayer.	**Mr. Julius** Led the meeting in a closing word of prayer, after which the meeting adjourned at 12:00 p.m.

Minutes Prepared by:

Name: Michael Kithembe

Designation: Meeting Secretary

Signature: ..... Date: 08/05/2026

Minutes confirmed by:

Name: Elizabeth Muriuki Designation: EPA LEAD EXT

Signature: ..... Date: 08/05/26

Name: Catherine Wanjiku Designation: Chief Kilunguni

Signature: ..... Date: 8/05/2026

Name: Nael Omondi Designation: Property Manager

Signature: ..... Date: 8/05/2026

Morningside Office Park Limited
P.O. Box 62954 - 00100
Nairobi
Tel no: 020 - 3860495/1

Attendance List and Minutes of the 3rd Meeting

ATTENDANCE LIST

ESIA THIRD PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468 LOCATED AT THE T-JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	CATHERINE WANJIRA	AREA CHIEF	0720444548	
2.	Wanza Elizabeth	EIA LEAD EXPERT	0704707633	
3.	Sydney Mukoya Muka	Developer's Rep	0799174924	
4.	ODUOR OWITO	PROJECT ARCHITECT	0718636813	
5.	Michael Mwaura	Green Builders & Planning Consult Ltd	0797217513	
6.	Bontace Mutua	Green Builders & Planning Consult Ltd	0720011441	
7.	RYANNE WANGARE	GREEN BUILDERS & PLANNING CONSULTANTS	0742765560	
8.	Amu Michael Kithamba Khola	Green Builders & planning Consultants Ltd	0799396425	
9.	AITITI LEONE	LESYD PROPERTIES AGENT	0704194414	
10.	Eunice Oluoch	Menelik TWIN TOWERS	0720893977	

CHIEF KILIMANI LOCATION

11/05/2026

ATTENDANCE LIST

ESIA THIRD PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468 LOCATED AT THE T-JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY

NO.	NAME	POSITION/AREA OF RESIDENCE	PHONE NO	SIGNATURE
1.	Synthia Adhiambo	Resident / menelik	0758277009	
2.	CHARLES - K. TONUI	BUSINESS MAN MENELIK M	0724595625	
3.	Fatma Rajab	Business menelik	0719583007	
4.	BANFARI MATEKWA	CARETAKER	0707172069	
5.	INGOSI JAELTON	CARETAKER	-	
6.	KENNEDY NYAEMA	KILIMANI Caretaker	0727601922	
7.	Gebert Ndeche	plumber	0723102175	
8.	Johnson Sore	Watchman	0720391642	
9.	Ezekiel Ouma	Resident	0723627492	
10.				

CHIEF KILIMANI LOCATION

11/05/2026

MINUTES OF THE THIRD PUBLIC PARTICIPATION MEETING FOR THE PROPOSED RESIDENTIAL APARTMENTS (BAHARI CENTRAL) ON NAIROBI/BLOCK 17/468, LOCATED AT THE T-JUNCTION OF KILIMANI ROAD AND MENELIK ROAD IN KILIMANI AREA, DAGORETTI-NORTH SUB-COUNTY WITHIN NAIROBI CITY COUNTY.

Meeting name	Third public participation meeting for the Proposed Residential Apartments
Date of Meeting	8th May 2026
Venue	The proposed Construction Site
Meeting Purpose	EIA Public participation meeting for the proposed construction of Residential Apartments
Time	10:45 AM – 12:00 PM
Meeting leader	Catherine Wawira (Chief Kilimani)

Attendance

1. Catherine Wawira - Chief Kilimani - 0720444548
2. Elizabeth Wanza – EIA Lead Expert – 0704707633
3. Michael Kithembe – Green Builders & Planning consultants ltd – 0799396425
4. Michael Mwaura - Green Builders & Planning consultants ltd – 0797217513
5. Ezekiel Ouma – Resident – 0723732570
6. Ryanne Wangare - Green Builders & Planning consultants ltd – 0742765560
7. Kennedy Nyaema – Kilimani Guaviani- 0727601922
8. Bonface Matekwa – Caretaker – 0707172069
9. Charles K. Tonui –Mansionnate D– 0724595625
10. Sydney Mukoya Muka – Resident – 0799174924
11. Synthia Adhiambo –Resident/Menelik Maisonette- 0758277009
12. Bonface Mutua - Green Builders & Planning consultants ltd – 0780011441
13. Odour Owino – Project Architect – 0718536813
14. Atiti Leone – Lesyd properties Agent – 0704194914
15. Eunice Oluoch – Menelik twin towers – 0720893977
16. Fatma Rajab – Business Menelik – 0719583007
17. Ingosi Jaciton – Caretaker
18. Johnson Sore –Resident – 0720391642
19. Gilbert Ndeche – Plumber – 0723102175
20. Teddy Oseko-Traffic Impact Assessment Engineer 078995374(attended virtually)

Agenda

1. Opening Remarks
2. Welcoming remarks and Introduction of members present
3. Reading and Confirmation of Previous Minutes
4. Submission from the Project Architect
5. Presentation from the Traffic Engineer
6. Way Forward
7. Remarks from the Area Chief

8. AOB
9. Closing remarks

MINUTES	REMARKS/VIEWS	REACTIONS/COMMENTS
MIN:01/08/05/2026 Opening remarks	**Ms. Catherine Wawira (Chief Kilimani)** called the meeting to order and requested a volunteer to say the opening prayer.	**Mr. Ingosi Jaciton** led the members in prayer. The meeting commenced at 10:45 a.m.
MIN:02/08/05/2026 Welcoming remarks and Introduction of members present	**Ms. Catherine** began by introducing herself as the Chief, Kilimani Location which falls under Dagoretti North Sub-County. She requested all attendees to briefly introduce themselves. Ms. Catherine appreciated the members for creating time to attend the third public participation meeting for the proposed residential apartments. She stated that she had attended the second meeting despite arriving late. She explained that under EMCA Cap 387, the project proponent is required to hold public participation meetings with project affected persons, interested stakeholders and members of the public. She noted that public participation is a critical component of the EIA process as stipulated under the relevant laws, policies and regulations. Ms. Catherine concluded by urging the members to freely present their views, concerns and issues so that they could be captured in the minutes to be submitted to NEMA to guide decision-making. Thereafter, she invited the meeting secretary to read the minutes of the second public participation meeting.	*Members present did a brief introduction*
MIN:03/08/05/2026 Reading and Confirmation of Previous Minutes	**Mr. Kithembe (The Meeting Secretary)** read out the minutes of the second meeting. *The minutes were confirmed as a true record of the proceedings. The adoption was proposed by Mr. Kennedy and seconded by Mr. Matekwa and Mr. Charles.* Upon confirmation of the minutes, Ms. Catherine invited the Project Architect to make a submission.	***Ms. Catherine*** *requested for confirmation of the minutes by the members who were present in the Second meeting*
MIN:04/08/05/2026 Submission from the Project Architect	**Mr. Odour Owino (Project Architect)** began by reintroducing himself to the members present. He stated that his team has undertaken several projects within Kilimani and its environs, including Bahari Homes located within the	

	neighbourhood, Berkeley Homes in Kileleshwa, and the proposed project just to mention a few. He explained that, through the experience gained from those projects, the team has developed a good understanding of the requirements and expectations involved in such developments. Mr. Oduor informed the members that the project disclosure had already been undertaken during the previous meetings and was clearly captured in the minutes that had been read earlier. He therefore invited the members to raise any questions, concerns, or issues, noting that he was ready to respond to them. **Ms. Elizabeth Mutua (EIA Lead Expert)** stated that since there had been no questions directed to the Architect, the meeting would proceed to address the pending matter regarding the Traffic Impact Assessment. She informed the members that the traffic engineer was in attendance virtually and ready to give a presentation.	*There were no questions to the project architect.*
<u>MIN:05/08/05/2026</u> **Presentation from the Traffic Engineer**	**Mr. Teddy Oseko (Traffic Engineer)** greeted the members and thanked the meeting secretary for taking them through the minutes of the previous meeting. He informed the members that he will first present the findings of the Traffic Impact Assessment (TIA) and thereafter share the report for further discussion and questions. He requested the meeting secretary to note down any questions raised during the presentation so that they could be addressed accordingly. Mr. Teddy noted that the purpose of the Traffic Impact Assessment was to sensitize stakeholders on the anticipated traffic impacts and the mitigation measures arising from the proposed development. He stated that the proposed development will provide parking facilities distributed across the basement and ground floor levels, amounting to 74 parking spaces. He explained that although the number of parking spaces is lower than the total number of units, this should not cause major concern since not all residents will have vehicles parked at the same time due to varying work schedules and travel patterns. Mr. Teddy stated that the assessment mainly focused on Menelik Road and Kilimani Road, which are the primary access roads serving the	

	proposed development site, together with nearby roads including Kirichwa Road, Kindaruma Road and Ngong Road. He explained that Menelik Road is classified as an urban collector road under the KeNHA classification system and serves as a feeder route connecting to larger roads such as Ngong Road and Argwings Kodhek Road. Mr. Teddy observed that Kilimani has experienced rapid urban densification, with many low-density residential developments being replaced by high-rise apartment developments. He explained that this transformation contributes to increased traffic volumes, particularly during peak hours. Based on the study findings, he stated that morning peak traffic was generally experienced between 6:30 a.m. and 9:00 a.m., while evening peak traffic occurred between 4:30 p.m. and 7:30 p.m. He attributed this congestion to commuter traffic, school drop-offs and pick-ups, and the growing number of residential developments in the area. Mr. Teddy further noted that the surrounding roads serve as alternative routes for motorists seeking to avoid congestion along major roads such as Ngong Road, thereby increasing pressure on the local road network. He added that although matatu activity along the roads is relatively low, the area experiences a notable increase in ride-hailing services such as Uber and Bolt, together with motorcycle delivery services. Mr. Teddy further addressed the anticipated impacts during the construction phase, noting that construction vehicles accessing and exiting the site could affect traffic flow and road safety. He explained that the assessment had therefore considered the carrying capacity of the surrounding roads and identified possible bottlenecks and safety concerns associated with the development. He informed the members that the report proposes several mitigation measures, including traffic management controls, possible road design improvements, and other measures aimed at minimizing traffic disruption and enhancing safety. He emphasized that the study is important in determining whether the existing road infrastructure can adequately accommodate the additional traffic generated by the proposed project.	

	Mr. Teddy concluded by stating that stakeholder feedback is essential in addressing any concerns relating to traffic before the report is submitted to NEMA for consideration and decision-making. He then invited members to raise their questions and comments regarding the presentation. **Mr. Teddy** thanked the members for the questions and began by responding to the first question regarding traffic lights. He explained that while the installation of a traffic light is a good idea, its implementation depends on approval by relevant authorities such as the Kenya Urban Roads Authority, who assess whether a road meets the required traffic volume thresholds for such infrastructure. He noted that in some cases, alternative measures such as lane discipline, road markings, and signage are recommended at junctions instead. However, he cautioned that without proper enforcement, such measures can be ineffective due to non-compliance by road users, noting that it is common for some motorists not to follow traffic rules such as obeying traffic lights. He further noted that improved traffic management can be supported through community-based enforcement or oversight mechanisms, although formal implementation remains a government function responsible for setting standards and approvals.	**Ms. Synthia Adhiambo** suggested that traffic lights be installed along Menelik Road in order to improve traffic flow and enhance safety within the area. **Mr. Ingosi** enquired about the proposed mitigation measures against floods and sewerage flow along the roads during the rainy season. He noted that flooding is a major challenge within the area and negatively affects the condition and quality of the roads. **Mr. Kithembe** recalled a concern raised during the previous meeting regarding construction traffic management and requested Mr. Teddy to clarify how trucks delivering construction materials will access the site, considering the busy nature of the surrounding roads and neighbourhood, particularly since the proposed project site is located on a corner plot.

	Mr. Teddy added that traffic lights are costly to install and maintain and therefore their approval is based on justified need and technical assessment. In response to the second question regarding drainage and sewage systems, he observed that the increasing density arising from high-rise developments and population growth places additional pressure on existing sewer and stormwater systems, thereby necessitating capacity upgrades by the relevant authorities. He noted that such improvements were being undertaken through ongoing planning and infrastructure development efforts. On the concern raised during the previous meeting regarding construction traffic management, he reported that the Traffic Impact Assessment (TIA) report highly recommends the appointment of a designated site traffic manager to coordinate vehicle movements and ensure orderly delivery of materials in order to minimize congestion and safety risks. He further stated that construction trucks will be scheduled during off-peak hours to reduce pressure on existing traffic. He emphasized the use of modern, low-emission and less noisy trucks, together with proper scheduling to avoid multiple trucks arriving at the site simultaneously. He added that the report provides mitigation measures to regulate the movement of construction vehicles to and from the site. **Mr. Teddy** responded that pedestrian safety is addressed under the safety component of the Traffic Impact Assessment report, covering both pedestrians and vehicle users. He outlined typical risks identified in the study, including vehicle–pedestrian collisions, night-time hit-and-run incidents, and injuries involving school children during pick-up and drop-off periods.	**Ms. Eunice Olouch** thanked the Traffic Engineer for the presentation. However, she raised two concerns with the first being how pedestrian safety is addressed in the report, noting that this aspect has not been mentioned in his presentation. Second, she enquired whether the design has considered a designated area outside the plot to function as a taxi rank or waiting bay for ride-hailing vehicles such as Uber and online taxis, where vehicles can safely pick up and drop off clients without causing congestion along the road.

	He explained that some of the recommendations in the Traffic Impact Assessment included the provision of walkways, zebra crossings and speed control measures to enhance pedestrian safety. He added that improved pavements and safer crossing points could encourage safer pedestrian movement, especially for children. Mr. Teddy noted that narrow roads and limited road reserves might necessitate restricting informal activities on pavements in order to ensure pedestrian safety. He further supported the establishment of designated pick-up and drop-off points for taxis and ride-hailing services to alleviate congestion at the site entrance. He further stated that the report proposes controlled access for ride-hailing vehicles, including short waiting times to avoid congestion caused by prolonged vehicle queuing. He added that additional measures such as designated turning lanes, enforcement of traffic regulations, and restriction of pavement parking improve overall traffic flow and safety. He concluded by noting that the proposed community-based oversight and strict enforcement are key in ensuring compliance with the proposed measures. **Ms. Elizabeth** thanked the participants and the Traffic Engineer for the presentation and engagements. After confirming that there were no further questions regarding the traffic management issues, she invited the members to raise any additional comments, concerns, or recommendations regarding the proposed development.	*There were no additional comments*
MIN:06/08/05/2026 **Way Forward**	**Ms. Elizabeth** thanked the participants for taking time to attend the three important EIA meetings, shaping the environmental, social, and economic aspects of the area. She emphasized that their attendance had not been a waste of time, but rather a valuable contribution to environmental decision-making and community development. She encouraged members to continue attending such forums, noting that their views are normally documented and incorporated into the Environmental Impact Assessment (EIA) report to guide National Environment Management Authority's decision-making process.	

	Ms. Elizabeth clarified that the public participation process has not yet been concluded, as the compiled EIA study report will be submitted to National Environment Management Authority and uploaded onto its portal for public access and review. She added that further, public notices will be issued through the Kenya Gazette, national newspapers, and radio stations, after which National Environment Management Authority will allow a 30-day period for submission of additional comments by project-affected persons to the Director-General or the EIA office. She concluded by urging stakeholders, including those who had not attended the meetings, to take advantage of the remaining opportunity to submit their views and participate in the decision-making process regarding the proposed development.	
MIN:07/08/05/2026 Remarks from the Area Chief	**Ms. Catherine** thanked all the participants and emphasized that their input was valuable in addressing both the positive and negative impacts affecting them. She encouraged active participation, noting that constructive suggestions and positive criticism are essential for community improvement. She further urged stakeholders to remain patriotic, respectful, and solution-oriented when raising concerns, and encouraged residents to remain vigilant and report any security concerns affecting the area and Kilimani at large. She concluded by appreciating the participants for attending and encouraged continued engagement in such public forums for the benefit of the country and the project area.	
MIN:08/08/05/2026 A.O.B	There was no any other business	
MIN:09/08/05/2026 Closing Remarks	**Ms. Catherine** concluded the meeting by requesting a volunteer to say the closing prayer.	**Ms. Eunice** Led the meeting in a closing word of prayer, after which the meeting adjourned at 12:00 p.m.

Minutes Prepared by:

Name: Michael Kithembe

Designation: Meeting Secretary

Signature: ..... Date: 11/05/2026

Minutes confirmed by:

Name: Eunice Dluoch Designation Care taker / Menelik Twin Towers

Signature: ..... Date: 11.05.2026

Name: Attend Wario Designation Chief (Kilimani)

Signature: ..... Date: 11/05/2026

CHIEF KILIMANI LOCATION

Name: Cynthia Adhiambo Designation Resident:

Signature: ..... Date: 11/5/2026

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 for the proposed project entails maintaining the current status of the site without undertaking any development. While this option is environmentally conservative, as it avoids disturbance to the existing conditions, it would result in the continued underutilization of the land, which is held under freehold tenure by the proponent. Given the development potential of the area, this option is considered less desirable from both socio-economic and planning perspectives.

Retaining the status quo would limit the optimal use of the land and forgo potential benefits associated with the proposed development. These include:

i. No improvement in the economic status of local communities and stakeholders;
ii. Underutilization of available local skills and labor;
iii. Reduced economic and social interactions at local, county, and national levels;
iv. Loss of employment opportunities that would be generated during construction and operation phases;
v. Failure to contribute to the provision of much-needed housing units within Kilimani and the wider Nairobi City County.

In view of the above, the No Project alternative is not considered a viable option, as it does not support efficient land use, socio-economic development, or efforts to address the growing demand for housing.

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 millions 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 five (5) 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 (Bahari Central) 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 and machinery types

ii. Design alternatives; Examining different layouts, sizes, or designs that may reduce environmental and social 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

a) Flora and fauna (i.e., effects to natural plants and animals where applicable).
b) Visual and landscape impacts; alteration of natural skyline, landscape character and visual intrusion affecting scenic quality
c) Topography: effects on soil and landscape.

8.1.3 Social welfare, Economic and Cultural Environment

a) 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.
b) Notable changes in land use systems and the general land utilization types where applicable.
c) Aesthetic, landscape alterations and changes to infrastructural facilities, among others.
d) 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 and as confirmed during the public participation meetings, the proposed project area is already experiencing a number of environmental and infrastructural challenges. Water supply within the area was reported to be relatively stable in some sections; however, certain residents indicated experiencing occasional shortages, at times relying on water bowser deliveries. Overall, it was observed that key infrastructure systems, including roads, sewerage, and drainage, are already experiencing strain due to ongoing urbanization and increasing population within the area.

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.

Table 8.1. 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 Positive Impacts

There are a number of positive benefits associated with the proposed development. The Following is some of the positive benefits anticipated:

Table 8.2*; Positive Impacts of the Proposed Development and Justification*

No.	Positive Impacts	Justification
1	Provision of modern housing units to the residents	The proposed project will provide contemporary residential units designed with modern amenities, adequate ventilation, natural lighting, and emphasis on safety and well-being, thereby contributing to addressing housing demand within Kilimani and Nairobi at large.
2	Generation of direct and indirect employment and income.	Employment opportunities will be created during both construction and operational phases. Direct jobs will include skilled, semi-skilled, and unskilled labour, while indirect opportunities will arise from supply chains, transport, and support services, improving local livelihoods and incomes.
3	Contribution To Government Revenue	The project will generate revenue through payment of statutory fees, rates, levies, and taxes to both county and national governments. This contributes to public service delivery and infrastructural development. The proponent will also benefit through returns on investment.
4	Improved Security.	Security will be enhanced within and around the project site through installation of adequate lighting, CCTV surveillance, perimeter fencing, and 24-hour manned security. This will also improve the general sense of safety in the neighbourhood.
5	Social amenities such as Schools, churches, hospitality and commercial amenities.	The proposed development will stimulate growth of social amenities such as schools, health facilities, places of worship, and shopping/social outlets. It will also create a steady demand for local construction materials, food supplies, and services, benefiting SMEs and informal sector traders.
6	Enhancement of land value	The project is expected to increase the value of land and property in the surrounding area by introducing modern development standards and attracting further investment into Kilimani.
7	Aesthetic and urban upgrade	The project will transform underutilized land into a well-planned, modern development, enhancing the visual appeal of the neighbourhood and contributing positively to Nairobi's urban landscape.
8	Efficient land use	By incorporating high-rise residential units, the development promotes optimal use of limited urban land in line with Nairobi City County's planning and zoning policies
9	Technology and skills transfer	The project will involve use of modern construction technologies and building management systems, creating opportunities for knowledge and skills transfer to local professionals, artisans, and construction workers.
10	Contribution to Nairobi's	The project aligns with Kenya's Big Four Agenda on affordable housing and

housing policy goals	Nairobi County's vision of sustainable urban growth, thereby supporting long-term national and county development objectives.

8.4 Specific Negative Impacts during Construction and Operational 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 residential apartments, 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.

Operational 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 PPEs (dust masks, respirators, goggles) to the 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 to prevent spillage, dust emissions, and dispersion of materials along access roads.
iv. Maintain all vehicles and machinery regularly to minimize exhaust emissions.
v. Conduct periodic health check-ups for workers exposed to dust and fumes.
vi. Installation of dust nets and site hoarding

8.4.2 Soil Erosion

Construction Phase

Excavation of the proposed project 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.

Operational 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

- Conduct excavation under controlled conditions with phased site clearance.
- Minimize vegetation removal and establish temporary ground cover.
- Use silt traps, sediment barriers, and designated haulage tracks.
- Provide soil conservation structures
- Implement landscaping with grass and trees during and after construction.
- 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.

Operational Phase

The proposed residential building will host over one hundred 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 (fleas, ticks). Plastics, being non-biodegradable, can cause long-term environmental damage, while organic waste emit methane during decomposition, contributing to greenhouse gas emissions.

Potential Mitigation Measures

- Ensure site clearance of debris before handover.
- Reuse excavated materials for backfilling and landscaping.
- Provide labelled bins/receptacles at strategic locations for waste segregation.
- Engage NEMA licensed waste handlers.
- Promote recycling, composting, and reuse through an integrated waste management system.
- Provide a designated waste storage area free from weather extremes 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 use of heavy machinery will operate for extended periods cumulatively disturbing the nearby residences, offices, and commercial entities.

Operational Phase

The operational 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

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

8.4.5 Water Pollution

Construction Phase

Construction activities may result in water pollution through runoff carrying sediments, oils, cement residues, paints, and other construction materials into nearby drainage systems. Improper wastewater disposal and leakages from construction equipment may also contaminate surface and groundwater resources.

Operational Phase

During operation, water pollution may arise from improper wastewater disposal, leakages from plumbing systems, poor waste management practices, and accidental discharge of oils or chemicals. Increased water demand may place pressure on existing water resources if not properly managed.

Mitigation Measures

- Install proper water piping systems to prevent leakages and water wastage.
- Conduct assessment and monitoring of the water table where necessary.
- Incorporate rainwater harvesting systems within the development.
- Promote reuse of recycled water where feasible.
- Ensure proper wastewater management and connection to approved sewer systems.
- Regularly inspect and maintain plumbing and drainage systems to prevent contamination and leakages.
- Prevent discharge of construction materials, oils, and chemicals into stormwater drains and nearby watercourses.

8.4.6 Increased Water Demand

Construction Phase

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

Operational Phase

The proposed 18-storey apartments 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 Kilimani Area.

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 an onsite borehole (subject to WRA/NEMA approvals).
vi. Use of concrete premix (ready mix concrete) during construction phase

8.4.7 Surface Drainage / Stormwater

Construction Phase

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

Operational Phase

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

Mitigation Measures

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

8.4.8 Loss of Green Cover

Construction Phase

Site clearance and excavation activities may result in removal of existing vegetation and loss of green cover within the project area. This may reduce the aesthetic value of the site, contribute to increased dust levels, and affect the local microclimate.

Operational Phase

If landscaping and greening measures are not adequately implemented and maintained, the development may experience reduced environmental quality and limited ecological enhancement within the

surrounding neighbourhood.

Mitigation Measures

- Minimize unnecessary clearing of vegetation during site preparation and construction activities.
- For every tree removed, plant at least two indigenous trees within the project site or surrounding neighbourhood.
- Implement landscaping and greening plans using indigenous and drought-resistant plant species.
- Protect existing trees and vegetation where feasible during construction.
- Maintain landscaped areas throughout the operational phase to enhance environmental quality and aesthetics.

8.4.9 Oil Leaks and Spills

Construction and Operational 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

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

8.5 Socio-Cultural and Socio-Economic Impacts

8.5.1 Increase in Population

Construction Phase

The proposed project is expected to attract a temporary influx of workers (skilled and semi-skilled) during construction.

Operational Phase

Upon completion, the proposed development will accommodate approximately 144 households, resulting in localized population growth within the Kilimani area. This increase is expected to stimulate demand for housing, social amenities, and urban services, further contributing to Kilimani's transformation into a high-density residential and mixed-use neighbourhood. However, the increased population may exert additional pressure on existing infrastructure and public utilities if not properly managed.

Proposed Mitigation Measures

- Ensure adequate provision and upgrading of supporting infrastructure, including water supply, sewerage, drainage, electricity, access roads and solid waste management.
- 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 the livelihood of the community.

Operational 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

- Prioritize recruitment of local residents for skilled and semi-skilled jobs.
- Provide equal employment opportunities for women and youth.
- 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.

Operational 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

- Install energy-efficient lighting (LEDs) and appliances.
- Optimize building orientation and design for natural lighting and ventilation.
- Incorporate renewable energy options such as rooftop solar panels.
- Sensitize residents on energy conservation practices.

- 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.

Operational 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.

Operational Phase

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

Proposed Mitigation Measures

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

8.5.6 Fire Hazards

Construction Phase

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

Operational 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 Kilimani Road, Menelik Road, Kirichwa Road, Kindaruma Road, Ngong Road and adjacent access roads within the project area. This may result in temporary traffic congestion, increased noise and dust levels, and minor wear and tear on the surrounding road network.

Operational Phase

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

Mitigation Measures

- Schedule material deliveries during off-peak hours to minimize disruption to local traffic.
- Enforce a strict site speed limit of 20 km/h for all vehicles entering or leaving the site.
- Provide sufficient on-site parking and loading zones to discourage street parking and roadside obstruction.
- Conduct quarterly driver training sessions on safe driving practices, complemented by NTSA-approved refresher courses.
- Ensure all drivers serving the project are directly employed by the proponent to enhance accountability and safety, rather than outsourcing.
- Repair and maintain any sections of the access road damaged by construction trucks to maintain road usability for the community.

- Require all vehicles entering and exiting the site/development to be logged, identified, and tracked with their destination recorded.
- Install adequate road signage (speed limits, directional signs, warning signs) around the site to guide both workers and the public.
- Deploy qualified traffic manager at the site entrance to manage vehicle movement and ensure pedestrian safety.
- Regularly liaise with Nairobi City County and NTSA to review traffic flow and address any arising issues promptly.
- Encourage use of modern, well-maintained trucks to reduce breakdowns and unnecessary obstruction along the road.
- Provision of separate entry and exit gates at the site

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).

Operational Phase

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

Mitigation Measures

- Develop and implement a comprehensive OHS plan.
- Ensure licensed catering for workers' food supply.
- Provide first aid kits and trained safety officers on site.
- Maintain strict hygiene and waste management systems.
- 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 along T Junction of Kilimani Road and Menelik Road).

Operational Phase

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

Proposed Mitigation Measures

- Conduct regular stakeholder consultations and sensitization meetings to ensure open communication and address community concerns.
- Prioritize hiring local residents for job opportunities, especially in semi-skilled and unskilled roles.
- Implement Corporate Social Responsibility (CSR) initiatives, such as supporting local schools, health facilities, road maintenance, or community clean-up programs.
- Establish a strong neighbourhood association or grievance redress mechanism to facilitate dialogue and timely conflict resolution.
- 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 9.1 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) Cap 387, and its attendant Environmental (Impact Assessment and Audit) Regulations, 2003.

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

(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

Table 9.1: Environmental Management Plan

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
IMPLIMENTATION 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	- Perimeter wall - Site hoarding	Contractor Proponent	400,000	Presence of Perimeter Fence
Security for Construction Material	- Deliver construction materials in small quantities to reduce on-site storage needs - Install CCTV cameras within 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 - Have an inventory book for recording available materials onsite	Contractor Proponent	200,000	Presence of Site store Presence of an inventory book CCTV functioning Security patrol logs Controlled access records
Extraction and Use of Building Materials	- 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	- Ensuring Building Strength and stability - Use of appropriate construction materials and reinforcements as per specifications - Ensuring building components are as per designs - Proper supervision by qualified construction experts e.g., engineers - 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
Disturbance of Traffic flow during construction	- Install clear and visible road and site signage to guide motorists and pedestrians.	Proponent / Contractor / County Government & Road	1,000,000	- Presence of road signage, notice boards, and hoarding.

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
	- Erect hoarding and a well-maintained site notice board at the entrance. - Deploy trained traffic Manager 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 to enhance road safety. - Where necessary, establish a holding bay for trucks to prevent roadside parking and traffic build-up along the T-Junction of Kilimani road and Menelik 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. - Enforce speed limits within and around the construction site - Provision of designated entry and exit points for construction vehicles to reduce conflicts with public traffic at the T-junction.	Authorities and general public		- 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. - No road parking by construction trucks
CONSTRUCTION PHASE				

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Soil Excavation leading to site disturbance	- Excavate only areas directly affected by building foundations and associated infrastructure. - Ensure that all excavation works are properly designed and executed to prevent any structural damage, including cracking, to adjacent properties. - 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. - Where possible, avoid use of machines with bulk vibrations	Contractor/proponent	4,000,000	Landscaping after completion of construction
Soil Erosion	- 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	-Switch off engines not in use - Construction work to be confined to between 8am to 5pm -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 - Use of soundproofing materials and acoustic barriers to minimize noise disturbance to the surrounding environment. -Minimize unnecessary movement of vehicles within the site	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	- Water sprinkling on driveways and dusty areas within the site or the use of biodegradable hydrant e.g., Terraform polymer will reduce dust emission during construction. - utilize dust humidifiers to further control airborne dust. - 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. - Provide adequate scaffolding sheeting to mitigate dust. - Avoidance of idling of trucks and machinery when not in use	Proponent and Contractor	700,000	- Lack of complaints - Workers wearing protective clothing and earmuffs -
Risks of Accidents and Injuries to Workers	- 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). - Ensure that an incident reporting register is maintained on-site to record and manage any accidents or incidents that may occur during construction.	Proponent Contractor	1,000,000	- Presence of Security Guards on site - Presence of First Aid kits, insurance cover, site safety register.
Health and Safety	- Provide First Aid Kits on site - Install adequate signage both on-site and off-site, including clear warning signs to alert the public of heavy vehicle movements and turning points. - 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.	Proponent Contractor	1,000,000	- Presence of well-equipped First Aid kit - Presence of Security Guards on site - Presence of a register on the site - Conducting Safety drills - Presence of safety signages

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
	- 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 - Install safety nets around elevated working areas and building perimeters to prevent falling materials and enhance safety for workers, neighbouring properties, and pedestrians.			
Solid Waste Generation	- 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 at source - Engage a NEMA licensed, competent and effective waste handler	Proponent Contractor	2,000,000	- Absence of Solid waste on the site
Energy Consumption	- Use electricity sparingly since high consumption of electricity negatively impacts on these natural resources and their sustainability - Use of Standby Generators - Use of renewable sources of energy i.e., solar panels - Liaise with KPLC to ensure adequate power supply for the high-demand development.	Proponent Contractor	3,000,000	- Presence of KPLC power lines - Presence of generator
Excessive Water Use	- 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 - Worker awareness and training - Dust suppression optimization to avoid over application	Proponent Contractor WRA	1,000,000	- Metering of water

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
OCCUPATION PHASE				
Architectural incompatibility leading to distortion of neighbourhood aesthetic image	- 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	- Compatibility with the area zoning policy
Solid Waste Generation and Management	- Regular inspection and maintenance of the waste disposal systems during operation phase - Establish a collective waste disposal and management system - Provide waste disposal bins to each suite well protected from adverse weather and animals - Ensure waste materials are disposed of at 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	- Presence of NEMA registered waste management companies - Presence of waste handling bins - Absence of wastes
Liquid Waste Generation and Management	-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	- Absence of liquid wastes
Increased loading on Infrastructure services - Increased vehicular and/or pedestrian traffic - Increased demand on water, sanitation services	- Have paved road drainage system - Encourage rainwater harvesting - Provision of increased water storage capacity - Provide adequate storm water management system - Liaise with utility providers (NCWSC, KPLC, internet service providers) for adequate infrastructure upgrades.	Contractor Proponent	1,000,000	- Absence of run-off - Presence of good roads - Pavements and drainage channels

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Traffic	- Provide adequate and well-marked onsite 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 the T-junction of Kilimani Road and Menelik Road to avoid obstruction, congestion, and disputes with neighbouring residences and facilities. - Deploy trained traffic marshals during peak hours to manage vehicular flow and reduce disruption to the neighbourhood. - Conduct regular consultations with local residents and institutions to address traffic-related concerns and strengthen community relations.	Proponent / Contractor / County Government, Road Authorities and general public	Routine operation procedure	- Presence of amble 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	- 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 - Establish a residents' management committee for orderly occupation and conflict resolution. - Regular maintenance of shared facilities (lifts, corridors, parking, drainage). - Promote water and energy conservation measures among residents. - Provide adequate water supply storage tanks to meet peak demand.	Proponent, Contractor, NCWSC, County Government	500,000	- Confirmation of infrastructural upgrade, smooth traffic flow, absence of complaints from neighbors
Increased social conflict	- Encourage good relation with the neighbours through neighbourhood associations - Promote economic activities and employment.	Contractor Proponent		-Good relationship with neighbours -absence of conflicts

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
Storm water impacts	- 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. - 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.	Proponent Contractor	900,000	Absence of Flooding and dampness within the facility
Disruption of existing natural environment - Increased development density - Increased glare/solar reflection - Reduced natural ground cover/surface run-off - Obstruction of ventilating winds	- 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	- Install a secure perimeter wall and electric fence. - Provide 24/7 site security through engagement of trained guards from a licensed security company, and establish a gatehouse to control access and monitor activities at the building. - 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	- 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	- 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	- 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	-Presence of perimeter fence -No recorded accidents.
Un-disconnected Services e.g., Power, Water, telephone, sewer etc.	- Ensure all utility services are fully disconnected in liaison with respective service 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)	-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.
Noise and Vibration	- Use well-serviced and low-noise demolition equipment. - Notify neighbours in advance of demolition works to reduce conflict. - Switch off machinery and engines when not in use.	Proponent Contractor	100,000	Lack of complaints from the neighbours low recorded noise levels

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	RESPONSIBILITY	COST (KES) ESTIMATE	MONITORING MEASURES
	- Restrict noisy works to between 8:00 a.m. and 5:00 p.m. on weekdays. - Provide workers with hearing protection (earmuffs/earplugs).			

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 at the T Junction of Kilimani Road and Menelik Road.
- The proponent will regularly maintain access roads and promptly repair any damage caused by construction vehicles.
- In collaboration with Nairobi County and relevant road agencies, long-term improvement of Kilimani road and Menelik road will be pursued, including upgrading to a higher-class road with street lighting.

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

- Remove all underground facilities from the site
- The site should be well landscaped by flattening the mounds of soil and
- Planting indigenous trees and flowers
- All the debris 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 run-off 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

Overview

From the foregoing analysis, the proposed development is considered socially, economically, and environmentally viable, with its overall assessment being largely positive. Evaluation of project alternatives indicated that relocation or major redesign of the project would be impractical, time-consuming, and financially costly, considering the significant resources already invested up to the design and planning stage. Further delays would also deny stakeholders and the surrounding community the anticipated socio-economic benefits associated with the project.

The proposed development is not expected to result in major irreversible environmental impacts. Most of the anticipated negative impacts are short-term, localized, and of moderate significance, particularly during the construction phase. Appropriate mitigation measures have been proposed to address these impacts, including management of dust, noise, traffic, waste generation, stormwater runoff, and pressure on existing infrastructure during both the construction and operational phases.

On the other hand, the project is expected to generate substantial long-term positive impacts. These include creation of direct and indirect employment opportunities, increased income generation, provision of modern housing units within the rapidly developing Kilimani area, improved utilization of urban land, enhancement of the aesthetic character of the neighbourhood, increased land and property values, and stimulation of local businesses through increased demand for goods and services. The project will also contribute to government revenue through payment of taxes, rates, and statutory levies.

The project proponent has demonstrated commitment towards implementation of the Environmental and Social Management and Monitoring Plan (ESMMP) and compliance with applicable environmental, health, safety, and planning regulations. The proponent is in the process of obtaining all relevant statutory approvals, licenses, and permits from the relevant authorities and have engaged qualified professionals to oversee implementation of the project.

Conclusion

Based on the findings of this ESIA study, the proposed project is considered environmentally manageable and socially beneficial, provided that the recommended mitigation measures and Environmental and Social Management and Monitoring Plans (ESMMPs) are effectively

implemented throughout the project lifecycle.

It is therefore recommended that the proposed development be approved by the NEMA for issuance of an EIA License, subject to compliance with the Environmental Management and Coordination Act, Cap. 387, the Environmental (Impact Assessment and Audit) Regulations, 2003, and all other applicable legal and regulatory requirements. Annual environmental audits should also be undertaken after completion and occupation of the development to ensure continued environmental compliance and sustainability.

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17. Proposed development site and architectural plans
18. Reference to other EIAs of the area prepared by the consultants
19. Kenya Population and Housing Census, 2019
20. Approved TOR
21. Documents provided by the project proponent

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
15. Notification of approval of drawings
16. Approved architectural drawings
17. Firm and experts' practicing licenses