

**ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT
FOR
THE PROPOSED DEVELOPMENT OF APARTMENTS
ON PLOT L.R. NO. 13108/1
IN RUARAKA, ALONG LIMURU ROAD,
NAIROBI COUNTY**

September 2019

This Environmental Impact Assessment report is submitted to the National Environment Management Authority (NEMA) in pursuant to the requirements of the Environment Management and Coordination Act, chapter 387 and the Environmental (Impact Assessment and Audit) Regulations, 2003

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ACRONYMS AND ABBREVIATIONS

| | |
|----------|--|
| °C | Degree Celsius |
| CPP | Consultation and Public Participation |
| GHG | Green House Gas |
| EA | Environmental Audit |
| EHS | Environmental Health and Safety |
| EIA | Environmental Impact Assessment |
| EMCA | Environmental Management and Co-ordination Act |
| EMP | Environmental Management/Monitoring Plan |
| HWM | Household Waste Management |
| KEBS | Kenya Bureau of Standards |
| Km | Kilometres |
| KPLC | Kenya Power and Lighting Company |
| KVA | Kilo Volts Amperes |
| L.R. No. | Land Reference Number |
| NEC | National Environmental Council |
| NEMA | National Environment Management Authority |
| OHSO | Occupational Health and Safety Office |
| PCs | Private Companies |
| PPE | Personal Protective Equipment |
| PPM | Parts Per Million |
| SWM | Solid Waste Management |
| WRMA | Water Resources Management Authority |
| ToR | Terms of Reference |
| VOC | Volatile Organic Compounds |

EXECUTIVE SUMMARY

Introduction

Uhuru Heights Limited proposes to construct 400 units of apartments on land reference number 13108/1 in Ruaka along Limuru Road next to Two Rivers mall. The project is to be established on a 4.49 acres piece of land. Each acre is designed to contain 90 units of apartments. The residential units will include 1, 2 and 3 bedroomed apartments and cascading duplexes ranging from 57m² to 158m². The development will have 450 parking slots with each house located at least 1 parking slot and the extra reserved for visitors. The development will have 5 blocks (A-E) of 15 Floors (Ground + 14) and 4Number basements. Other supporting infrastructure such as waste water treatment plant, parking lots, flower grades and roadways. The total project cost will be approximately 2,695,855,342.01 Kenya shillings.

Environmental Impact Assessment (EIA) must be undertaken at the planning stages of the proposed undertaking pursuant to section 58(1) of the Environment Management and Coordination Act (EMCA Cap 387). This is to ensure that significant impacts on the environment are taken into consideration during all the phases of such projects. Therefore, in compliance with the law and to avoid unnecessary conflicts that retard development, the proponent has undertaken this EIA study and incorporated environmental concerns as required.

EIA is a tool for environmental conservation and has been identified as a key component in new project implementation. Consistent with section 58 of the EMCA chapter 387 second schedule 9 (1), and Environmental (Impact Assessment and Audit) regulation, 2003, new projects must undergo EIA process. The Report of the same must be submitted to National Environment Management Authority (NEMA) for approval and issuance of relevant licenses. 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.

Positive Impacts

The proposed project will come along with numerous positive impacts as exhaustively discussed within the report. They include: Employment opportunities, revenue generation to the local and central governments, optimal use of land, economic benefit to the proponent and increased residential housing units.

Summary of negative impacts & mitigation measures

The proposed project is to be developed in an area that is already designated for such developments and hence, no conflict in land use is anticipated. The Table 1 below is a summary of anticipated impacts as well as proposed mitigation measures.

Table 1: Impacts and Mitigation Measures

| Possible Impacts | Mitigation measures |
|---------------------------------------|--|
| Soil erosion | Control earthworks; Install drainage structures to control flow of storm water; Ensure management of excavation activities |
| Loss of vegetation | Only areas earmarked for development should be cleared; Project developmental footprint is less than 75% of the total land cover; Plant trees, shrubs and flowers on remaining open spaces |
| Air pollution | Stockpiles of earth should be sprayed with water or covered during dry seasons; Provide dust masks for the personnel in dusty areas; Sensitize construction workers on pollution control measures; Cover all trucks hauling soil, sand and other loose materials ; Provide dust screen where necessary |
| Noise pollution | Install portable barriers to shield compressors and other small stationary equipment where necessary; Display signs to indicate construction activities; Maintain all equipment; Adhere to provisions of Noise Prevention and Control Rules 2005, Legal notice no. 24 regarding noise limits at the workplace as well as NEMA Noise and Excessive Vibration Pollution Control Regulations, 2000. |
| Road traffic disruption | No overloading of trucks and good driving practices to be practiced. Suitable junction/access point to be provided. Use of appropriate & legible signage. Employment of formal flagmen / women in order to ensure the public safety. |
| Water sources | Observe, protect and conserve the riparian reserve in compliance with the water Act 2016 and water reserve management rules 118(1); Apply for water abstraction permit |
| Increased generation of waste | Adopt waste minimization at source; Monitoring the fate of disposed wastes to ensure they are legally land filled at a recognized controlled site. Adhering to waste management regulations of 2006 |
| Public health and occupational safety | Ensure proper solid waste disposal and collection facilities; Ensure dustbin cubicles are protected from animals, rains and are well covered; Provide suitable safety gear for all personnel; Proper treatment of waste water |

Conclusion

Considering the positive socio-economic and environmental benefits to accrue as a result of the development, and the EIA having found no major impacts to arise from the development, it is our recommendation that the project be allowed to proceed on the understanding that the proponent will adhere to the recommended mitigation measures and will further implement the proposed EMP.

Recommendations

- 1) The proponent to implement the measures outlined in the EMP as well as adhering to all relevant national and international environmental, health and safety standards, policies and regulations that govern establishment and operation of such projects.
- 2) Maximize positive impacts as much as possible as exhaustively outlined within the report. This will ensure the best possible environmental compliance and performance standards.
- 3) Use solar PV especially for lighting streets and pavements as well as for heating water. This will reduce demand for fossil fuels in power generation hence curbing GHG emissions.

1. INTRODUCTION

1.1. Background

Uhuru Heights Limited proposes to construct 400 units of apartments on land reference number 13108/1 in Ruaka along Limuru Road next to Two Rivers mall. The project is to be established on a 4.49 acres piece of land. Each acre is designed to contain 90 units of apartments. The residential units will include 1, 2 and 3 bedroomed apartments and cascading duplexes ranging from 57m² to 158m². The development will have 450 parking slots with each house located at least 1 parking slot and the extra reserved for visitors. The development will have 5 blocks (A-E) of 15 Floors (Ground + 14) and 4 Number basements. Other supporting infrastructure such as waste water treatment plant, parking lots, flower grades and roadways. The total project cost will be approximately 2,695,855,342.01 Kenya shillings.

The proposed site has adequate space for the proposed development, while the existing and proposed service infrastructure such as water and power supply, waste management and wastewater disposal to accommodate the proposed amenities. The screening process revealed that the project requires an EIA study in line with the second schedule of the environment management and coordination Act chapter 387.

EIA is a tool for environmental conservation and has been identified as a key component in new project implementation. According to section 58 of the Environmental Management and Coordination Act (EMCA) No.8 chapter 387 second schedule 9 (1), and Environmental (Impact Assessment and Audit) regulation, 2003, new projects must undergo Environmental Impact Assessment. The report of the same must be submitted to National Environment Management Authority (NEMA) for approval and issuance of relevant certificates.

1.2. Criteria for the EIA

1.2.1. Scope

The Kenya Government policy on all new projects, programmes or activities requires that an environmental impact assessment be carried out at the planning stages of the proposed undertaking to ensure that significant impacts on the environment are taken into consideration during the design, construction, operation and decommissioning of the facility. The scope of this Environmental Impact Assessment, therefore, covered:

- The baseline environmental conditions of the area,
- Description of the proposed project,
- Provisions of the relevant environmental laws,
- Identification and discussion of any adverse impacts to the environment anticipated from the proposed project,
- Appropriate mitigation measures,
- Provision of an environmental management plan outline.

1.2.2. Terms of Reference (TOR) for the EIA Process

The terms of reference for the study were developed during the scoping exercise and approved by the licensing authority in line with requirements of part III of the EIA and EA

regulations 2003. The TOR's were used as a guide for the study and are appended to this report.

1.2.3. Data Collection

Data collection was carried out through questionnaires, use of checklists, observations and photography, site visits and desktop environmental studies in the manner specified in Part V (section 31-41) of the Environmental (Impact Assessment and Audit) Regulations, 2003.

1.2.4. Reporting and Documentation

The EIA Project Report from the findings was compiled in accordance with the guidelines issued by NEMA for such works and was prepared for submission by the proponent for consideration and approval. The Consultant ensured constant briefing of the client during the exercise.

1.2.5. Study objectives

1. To identify all potential significant adverse environmental and social impacts of the project and recommend measures for mitigation;
2. To generate baseline data that will be used to monitor and evaluate the mitigation measures implemented during the project cycle;
3. To recommend cost effective measures to be used to mitigate against the anticipated negative impacts;
4. To prepare an Environmental Impact Assessment Study Report in compliance with the Environmental Management and Coordination Act Cap 387 and the Environmental (Impact Assessment and Audit) Regulations (2003), detailing findings and recommendations.

1.2.6. Methodology

The general steps followed during the assessment were as follows:

- Environment screening, in which the project was identified as among those requiring environmental impact assessment under schedule 2 of EMCA, chapter 387
- Environmental scoping that provided the key environmental issues
- Desktop studies and interviews with project architects and engineers
- Review of relevant policies, laws, regulations, developmental frameworks as well as multilateral agreements
- Physical inspection of the site and surrounding areas
- EIA Public participation
- Reporting of study findings

2.1. Project site location

An aerial photograph of a suburban area in Runda. The central feature is the Two Rivers Mall, a large commercial complex with multiple buildings and parking lots. To the south of the mall, a yellow pin marks the 'Proposed site'. The area is surrounded by residential neighborhoods with houses and trees. Several roads are visible and labeled: 'Runda Hill Rd' and 'Roslyn Hill Rd' on the left; 'Mansa Ridge Rd' and 'Mansa Ridge Rd' on the right; and 'Roslyn Rd' at the bottom. A road labeled 'Runda' is visible on the far right. The terrain is a mix of green vegetation and brownish soil.

Figure 1: Proposed Project Site

2.2. Design of the project

The project would be established on a 4.49 Acres of land. Each acre will contain approximately 90 units making a total of 400 residential units. The residential units will include 1,2 and 3 bedrooms and cascading duplexes ranging from 57m² to 158m². The development will have 450 parking slots with each house located at least 1 parking slot and the extra reserved for visitors. The development will have 5 blocks (A-E) of 15 Floors (Ground + 14) and 4Number basements. Other supporting infrastructure such as waste water treatment plant, parking lots, flower grades and roadways.

2.2.1. Electrical system

The building will be connected to the electricity main line of the Kenya Power and Lighting Company, which will be used in all phases of the project. The various components of the electrical system shall comprise single and twin socket outlet, lockable meter board with glass view panel, gate lights and security alarm panel outlet and CCTV connection system. The necessary guidelines and precautionary measures relating to the use of electricity shall be adhered to.



Plate 1: A view of the proposed project site

2.2.2. Water supply

Water for construction will be abstracted from Ruaka River (Plate 1) and the dam within the project site. The proponent will be required to obtain an abstraction permit from the water resources and management authority. Qualitative assessment of the river water has shown

that it is not fit for human consumption but may be used for construction activities. Thus, water extracted from a borehole will be used to supplement this source especially where cleaner water will be required. There will be water storage tanks to increase water capacity at the project site to the required amount.

2.2.3. Waste/Sewerage & Storm water run-off

Foul water drainage from the project site will be connected to a waste water/effluent treatment plant (ETP). The waste water treatment plant is designed with 5 key components. That is:

- a) pre-treatment,
- b) primary treatment
- c) biological treatment i.e. anaerobic and aerobic
- d) secondary treatment and
- e) tertiary treatment.

Treated waste water will be used for watering lawns, flower beds and cleaning of pavements. All storm water drainage will be channelled into open storm water drain systems. However, harvesting of water from the rooftops will help reduce the quantity and speeds of surface water runoff.

The main waste from construction activities will be excavated soil. Excavated soils will be used to backfill and landscape after decommissioning of construction activities. During occupation, large amounts of solid waste will emanate from the apartments. Each apartment will have its own waste bin. Tenants will be required to deposit their waste at a designated point on certain days of the week. From here, a licensed waste handler will transport the waste to designated waste treatment site.

2.3. Description of the project's construction activities

2.3.1. Excavation and foundation works

Excavation will be carried out to prepare the site for construction of foundations, pavements and drainage systems. This will involve a combination of earthmoving machinery such as bulldozers and wheel loaders as well as manual labour.

2.3.2. Storage of materials

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

2.3.3. Masonry, concrete work and related activities

The construction of the building walls, foundations, floors, pavements, drainage systems, swimming pool among other components of the project involves a lot of masonry work and. General masonry 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 are supplemented by machinery such as concrete mixers.

2.3.4. Structural steel works

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

2.3.5. Plumbing

Installation of pipe-work will be done to connect sewage from the ablution blocks to a sewer system. Plumbing will also be done for drainage of storm water from the rooftop into the peripheral storm water harvesting tanks. Plumbing activities will include metal and plastic pipe cuttings, the use of adhesives, metal grinding and wall drilling among others.

2.4. Description of the project's operational activities

2.4.1. 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 at the designated sites. Sewage generated from the building will be discharged into an effluent treatment plant while storm water from the building's roof will be channelled into rainwater harvesting tanks to avoid wastage and surface run off.

2.4.2. Cleaning

The proponent will be responsible for ensuring regular washing and cleaning of the pavements, the car park area, staircases etc. Cleaning operations will involve the use of substantial amounts of water, disinfectants and detergents.

2.4.3. General repairs and maintenance

The apartments and associated facilities will be repaired and maintained regularly during the operational phase of the project. Such activities will include repair of building walls and floors, repair and maintenance of electrical gadgets, painting and replacement of worn out materials among others.

2.5. Description of the project's decommissioning activities

2.5.1. Demolition works

Upon decommissioning, the project components including buildings, pavements, drainage systems and associated facilities will be demolished. This will produce a lot of solid waste, which will be re-used for other construction works or if not re-usable, disposed of appropriately by a licensed waste disposal company.

2.5.2. Dismantling of equipment and fixtures

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

2.5.3. Site restoration

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

3. BASELINE ENVIRONMENTAL AND SOCIO-ECONOMIC INFORMATION

3.1. Introduction

The proposed project site is in between Ruanda estate and Ruaka town in Nairobi County. It is next to two rivers, one of the biggest and most popular malls in sub-Saharan Africa. The area is part of the larger Nairobi metropolitan city and is served by Limuru and the Northern bypass roads.

3.2. Physical environment

3.2.1. Climatic Conditions

The climate in Nairobi is warm and temperate. There is a great deal of rainfall in Nairobi, even in the driest month. This climate is considered to be Cfb according to the Köppen-Geiger climate classification. The temperature here averages 18.8°C. In a year, the average rainfall is 962 mm¹. The average annual temperatures of the area range from 18 to 20°C, with average minima and maxima of 12–14 and 24 – 26°C, respectively. The warmest period occurs from January to March. Average potential evaporation is between 1,550 and 2,200 mm per year.

3.2.2. Average Daily Temperatures

The average daily temperature throughout the year varies slightly from month to month with average temperatures of around 17°C during the months of July and August to about 20°C in March. But, the daily range is much higher, with the differences between maximum and minimum temperatures each day around 10°C in May and up to 15°C in February. Between the months of June to September, southeast winds prevail in the coastal parts of Kenya and last up to several days without a break. The clouds cause day temperatures to remain low and most times the maximum temperature stay below 18°C. The minimum temperatures also remain low during cloudy nights, usually hovering around 8°C and sometimes even reaching 6°C. Clear skies in January and February also bring colder nights. The highest temperature ever reached in Nairobi was 32.8°C and the lowest was 3.9°C.

3.2.3. Average Humidity Values

Because of the area's location just south of the equator in combination with humid air pumped in from the Indian Ocean, the humidity values for each day are generally on the higher end. This is not to say that values are always high, since the easterly winds coming off the Indian Ocean tend to keep the temperatures standard throughout the country; therefore the "warm sticky" feeling is usually not associated with Nairobi as much as one would think. In the summer to autumn months of January to April, relative humidity values have been known to plummet to anywhere from 10% to 20%. The typical day, humidity-wise, starts off with nearly saturated in the morning hours, and steadily decreases throughout the remainder of the day.

¹ <https://en.climate-data.org/africa/kenya/kiambu/kiambu-54317/> - Accessed 31st August 2019

3.2.4. Average Rainfall

With these routinely high relative humidity figures, it is not surprising that the Nairobi climate is one that produces much rain annually. In fact, from the past 50 years, the expected amount of rain could be anywhere in the range of 500 to 1500 mm, with the average ringing in at 900 mm. The majority of these rainfall figures crash down in Nairobi in one major and one minor monsoon seasons respectively. The major monsoon season occurs within the months of March to May, and is called the “Long Rains” by the locals. The minor monsoon seasons emerges within the October to December Months, and is called the “Short Rains”. That is what the meteorologists as a whole know about the monsoon seasons. What they do not know is exactly when these seasons will start. There is usually not an indication of when these rainy seasons will start, since it is difficult to determine when one starts and when the other finishes. Consequently, one may think there is only one rainy season when looking at the annual rainfall amounts

3.3.5. Average Winds

Winds along the surface are predominantly easterly throughout the entire year. They are shifted to northeast between October and April, and they are shifted southeast between May and September. Right before the “Long Rains” season, the strongest winds occur, reaching speeds of 20 to 25 miles per hour. During the rest of the year, winds are usually at speeds of 10 to 15 miles per hour. During the night, the winds are calm.

3.3.6. Average Sunshine

Early mornings in the area and the larger Kimabu are often cloudy, but the sun peaks through by mid-morning. Throughout the year, there is an average of seven hours of sunshine per day. Thirty per cent more sunlight reaches the ground during the afternoon than in the morning. Of course, there is more sun shine during the summer months, when the sun is more overhead in the southern hemisphere. Infrequently during the rainy season the sun never show through the clouds. Even in August, the cloudiest month, there is an average of four hours of sunshine.

3.3.7. Hydrology

The main hydrological features in the area are River Ruaka, River Rueru and Kandakomu spring. The two rivers drain their water in Nairobi River. Other rivers in the river include Kagongo River which drains its water into Karura River. Manmade boreholes and wells are also other major sources of water in the area. Availability of water in the area shows that there is great potential to serve the increasing population.

Ruaka River crosses the site draining from west to east. The proponent has contacted the water resource management authority to mark the riparian reserve. Construction activities will thus not affect the course of the river but the water quality may be affected especially during construction.

3.3.8. Infrastructure

The proposed site is along Limuru road. It is also served by the Northern bypass road and will soon be linked to the western bypass road that is under construction. This will be

convenient for ferrying of supplies to the site during construction and transportation for tenants during occupation. In general, Nairobi city and nearby satellite towns County are well served with good communication and transport network such as air, road, and railway. It is centrally located to serve the Eastern African Countries. Bus and train stations are within an easy walk of the City Centre. The main Railway line runs from Mombasa through Nairobi to Malaba. The Network facilitates transportation of agricultural products from Western Kenya to the Coast. The city is a hub of road transport connection other major towns in the country. On air transport Jomo Kenyatta International Airport makes it easy to transport goods from all over the world into the country and vice versa.

3.3. Socio-economic environment

3.3.1. Population

The project site although administratively located in Nairobi County, it is largely influenced by the populations in Nairobi and Kiambu County. The 2009 census revealed that Kiambu County had a population of 1.632 million people. It ranked third countrywide. On the other hand, Nairobi County had a population of 3.14 million people being the most populous county in Kenya. The human development index for Kiambu was estimated at 0.56 and that of Nairobi was 0.64² which are above the national average. This goes to show that the counties within the projects area of influence have achieved above average development in health, education and income.

3.3.2. Land use

Nairobi County has had a marked change in land use over the years. For example a study by (K'Akumu and Onyango 2007) revealed that the area of the city under urban built-up, open and transitional land cover have increased from 73.08 km² in the year 1988 to 228.65 km² in the year 2015. While agricultural, grass, secondary growth and riparian vegetation which occupied 126.82 km² of the city in the year 1988 have marginally increased to 189.73 km² in the year 2015; forest cover have shown mixed gains and loss. In the year 1988, the area of the city under the forest cover was 59.63 km² (K'Akumu and Onyango 2007).

This increased to 122.41 km² in the year 1995 and thereafter declined by approximately 50% reaching 63.63 km² in the year 2000. The decline is attributed to the indiscriminate extraction of forest resources and clearance of the same for urban developments which characterized the periods between the years 1995 to 2002. This situation was reversed in the year 2003 when the new government re-emphasized and re-energized strategies geared towards increasing the forest cover in the country. Such strategies included the degazettement and clearance of illegal structures within the forest reserves. This has since made the area of the city under forest cover to gradually increase from 63.63 km² in the year 2000 to 93.44 km² in the year 2015 (K'Akumu and Onyango 2007).

3.4. Biological environment

The site is approximately 2km from Karura forest. The forest was gazetted in 1932 and is managed by the Kenya Forest Service in conjunction with the Friends of Karura Forest Community Forest Association. Karura Forest is 1,041 ha (2,570 acre) consisting of three

² <https://data.humdata.org/dataset/dbd29b92-99aa-452b-bde1-704058328ae2/resource/b46703cc-196f-4e40-860f-e1dd1709d81c/download/kenya-human-development-index-hdi-per-county.xlsx> - Accessed 29th August 2019

parts separated by Limuru and Kiambu roads. The large middle portion is ca. 710 ha (1,750 acres); the Sigiria salient to the west is 250 ha (620 acres). As of mid-2016, 36% of the forest contains indigenous upland forest tree species. The forest is home to some 200 species of bird as well as suni, Harveys Duiker, bushbucks, bush pigs, genets, civets, honey badgers, bush babies, porcupines, Syke's monkeys, bush squirrels, hares, fruit bats, and various reptiles and butterflies. Karura now has over 50 km of trails for visitors to walk, run or bike³.

³ <http://www.kenyaforestservice.org/index.php/2016-04-25-20-16-21/2014-11-26-08-43-45/2014-11-26-08-56-51/karura-forest> - Accessed 5th September 2019

4. LEGISLATIVE AND REGULATORY FRAMEWORK

4.1. Constitutional and Legal Framework

4.1.1. Constitution of Kenya (2010)

Article 42-Environment; Indicates that every person has the right to a clean and healthy environment, which includes the right to –

- Have the environment protected for the benefits of present, future generations through legislative and other measures, particularly those contemplated in Article 69, and
- Have obligations relating to the environment fulfilled under Article 70 ⁴.

Article 43-Economic and social Rights

Indicate that every person has the right to accessible and adequate housing and to reasonable standards of sanitation.

4.1.2. The Environmental Management and Coordination Act chapter 387

The Environmental Management and Coordination Act (EMCA) chapter 387, and its Attendant Environmental (Impact Assessment and Audit) Regulations of 2003 Provides for the establishment of an appropriate legal and institutional framework for the management of environment in Kenya. The Act introduces two important aspects of urban environmental management, which are directly related to the proposed project: environmental impact assessment (EIA) and environmental audit (EA).

Section 58 (1) has underscored that any person being a proponent of a project Shall before financing, commencing or proceeding with submit an EIA report to the National Environmental Management Authority (NEMA) of Kenya⁵.

Section 68 (1) gives NEMA the mandate for carrying out all environmental audits of all activities that are likely to have significant impacts on the environment. It authorizes environmental inspectors, as appointed by NEMA to enter in any premise and determine how far the activities carried out conform to statements in EIA study.

Compliance with EMCA

- The proponent has undertaken an EIA as per the requirements of Section 58 (1) of EMCA chapter 387 awaiting approval prior to the commencement of the project.
- The proponent will implement the proposed EMP and adhere to the conditions set in the license of the proposed project.
- The proponent will adhere to subsequent EMCA legislations such as the noise and waste regulations throughout the cycle of the project.
- The proponent shall undertake Environmental audits for the project and submit the reports to NEMA as per the EIA/EA guidelines

⁴ LAWS OF KENYA, *The Constitution of Kenya, 2010* (Attorney General Nairobi, 2010), <http://www.wipo.int/edocs/lexdocs/laws/en/ke/ke019en.pdf>.

⁵ George M. Wamukoya and Francis DP Situma, *Environmental Management in Kenya: A Guide to the Environmental Management and Coordination Act* (Centre for Research and Education on Environmental Law, 2000).

4.1.3. Physical Planning Act (Cap 286)

The Physical Planning Act (Cap. 286) aims at developing a sound spatial framework⁶. The plan proposals enhance and promote intergraded spatial/physical development. The Physical planning Act (Cap. 286) makes specific provisions in respect to the mandate of local authorities.

Section 24 (1): the Director may prepare with reference to any Government land, trust land or private land within the area of authority of a city, municipal, town or urban council or with reference to any trading or marketing center, a local physical development plan.

Section 24(3): the Director may prepare a local physical development plan for the general purpose of guiding and co-coordinating development of infrastructure facilities and services for an area referred to in subsection (1), and for the specific control of the use and development of land or for the provision of any land in such area for public purpose.

Section 25 (b): a local physical development plan shall consist of such maps and description as may be necessary to indicate the manner in which the land in the area may be used.

Section 29 (a): confers upon local authorities the powers to prohibit or control the use and development of land and buildings in the interests of proper and orderly development of its area.

Section 36: This section compels that if in connection with a development application, a local authority is of the opinion that proposals for industrial location, or any other development activities (such as building developments) will have injurious impact on environment, the applicant will be required to submit together with application an environmental impact assessment report.

Compliance with this legislation

- The architectural drawings (plans) of the proposed project have been submitted to the county government of Nairobi for approval
- The proponent will ensure that the land is utilized in an ecofriendly manner and is restored to its original condition once the project is decommissioned.
- Ensure the development does not in away have injurious impact on the environment and that a developmental footprint of less than 75% is maintained.

4.1.4. Physical Planning (Building and Development Control) Regulations

Under the provisions of the Physical Planning (Building and Development control) Regulations; The Director of Physical Planning shall refuse to recommend any new building or proposed development, or alteration or addition to any existing building if:

- i. The proposal is not in conformity with approved development plan.
- ii. Such plans disclose a contravention of the physical Planning (Building and Development) rules.
- iii. The plans are not correctly drawn or omit to show information required.
- iv. On such being required, separate application accompanied by sets of plans has not been lodged in respect of building on separate plots or subplots etc.

Compliance

- Change of use from health facility to mixed use (residential, commercial, office and recreational) has been approved by the county government (see attached change of use certificate

⁶ The Republic of Kenya, "The Physical Planning Act Chapter 286" (Kenya law reports, 2009).

- The proponent shall adhere to the recommendations given in the building order by the county physical planner
- The proponent shall ensure that the building plans are available on site for inspection by county officials during construction and at any other time.

4.1.5. The public Health Act (Cap 242)

Section 15 (1x) –Nuisance

Any noxious matter or wastewater discharged from any premise, such as a building constitutes nuisance. Any premise not kept in a clean and free from offensive smell such as gases which are injurious to health such as those from commercial establishments shall therefore generate nuisance. The Act therefore stresses that no person shall cause a nuisance to exist on any land or premise occupied by him.

The Act acknowledge that it shall be the duty of all local authorities to take all lawful measures for maintaining its district at all times in a clean and sanitary condition for remedy of any nuisance or condition liable to be injurious to health. To safeguard against this, part X of the public Health Act states that where in the opinion of the Medical Officer of Health that food stuffs within a warehouse, or a building are insufficiently protected, the owner shall be compelled to observe the require regulations, else he shall be guilty of an offense⁷.

Compliance

- The proponent will ensure solid waste shall be handled by a professional NEMA Approved garbage collector on regular basis and disposed appropriately as per the waste regulations.
- Sanitary facilities shall be in conformity with MOH standards and installation of standard fittings. Liquid wastes shall be contained in a waste treatment plant.

4.1.6. The Local Government Act (Cap 265)

Section 160 (a) –affirms that every municipal council has the power to establish and maintain sanitary services for the removal and disinfection, or otherwise dealing with or kinds of refuse and effluent, such as spent oil, and where any such services is established, to compel the use of such services by persons to whom the services is available

Section 166 – empowers the local authority to be responsible for local planning and development control in the city⁸.

Compliance with this legislation

- The proponent is obligated to comply with EIA study report proposed potential mitigation measures in the EMP.
- Adhere to all directives from the local authorities (county government of Nairobi) as they may arise during the full cycle of the project

4.1.7. Occupational health and safety Act 2007

The purpose of this Act is to secure the safety, health and welfare of persons at work, and protect persons other than persons at work against risks to safety and health arising out of, or in connection with, the activities of persons at work. It applies to all workplaces where any person is at work, whether temporarily or permanently. Failure to comply with the

⁷ The Republic of Kenya, “The Public Health Act Chapter 242” (Kenya law reports, 2012).

⁸ The Republic of Kenya, “The Local Government Act Chapter 265,” 2010, www.kenyalaw.org.

OSHA, 2007 attracts penalties of up to KES 300,000 or 3 months jail term or both or penalties of KES 1,000,000 or 12 months jail term or both for cases where death occurs and is in consequence of the employer

Compliance

- The proponent will appoint a reputable contractor who will be responsible for enforcing the requirements during construction and subsequent repairs and maintenance after project completion.
- They will make provision for the health, safety and welfare of persons employed in factories and other places of work. Ensure that every work place shall be kept in a clean state and free from effluvia, arising from any drain, sanitary convenience or nuisance.
- Avail fire extinguishers, which shall be adequate and suitable in case of fire out breaks. Provide adequate means of escape in case of fire outbreak for the employees.
- Provide suitable protective clothing must be provided.

4.1.8. Building Code (2002)

In recognition of the role of local authorities as lead planning agencies, the adoptive by-law compels any potential developer to submit development application to relevant local authority for approval. The local authority is empowered to disapprove any plan submitted if it is not correctly drawn or do not provide sufficient information that complies with the by-law. Any developer, who intends to erect a building such as a factory/shop/office or apartment block among others, must give the concerned local authority a notice of inspection, before the erection of the structure. After erecting the building, a notice of completion shall be issued to the local authority to facilitate final inspection/approval. No person shall therefore occupy a building whose certificate of completion has not been issued by the local authority.

As a precaution against fire breakout, the by-law states that the walls of any premise shall be non-combustible throughout, similarly, in every building, other than a small house, which comprises more than one floor, shall have firefighting equipment⁹.

⁹ The Republic of Kenya, "Building Code" (Kenya law reports, 1997), www.kenyalaw.org.

Compliance

- All approvals will be sought before commencement of the work and regular monitoring will follow to ensure compliance with set standards and conditions.
- The proponent will obtain Certificate of Completion on decommissioning. They shall further provide firefighting equipment that may include one or more of the following: hydrants, hose reels and fire appliances, external conations, portable fire appliances, water storage tanks, dry risers, sprinkler, drencher and water spray spring protector system.

4.1.9. Penal code (Cap. 63)

The chapter on “Offences against Health and Conveniences” strictly prohibits the release of foul air into the environment, which affects the health of other persons. Any person who voluntarily violates the atmosphere at any place, to make it noxious to health of persons in general dwelling or carrying out business in the neighborhood or passing along public ways is guilty of misdemeanor, i.e. imprisonment not exceeding two years with no option of fine . Under this Act, any person who for the purpose of trade or otherwise makes loud noise or offensive awful smell in such places and circumstances as to annoy any considerable number of persons in the exercise of their rights, commits an offences, and is liable to be punished for a common nuisance, i.e. imprisonment not exceeding one year with no option of fine.

Compliance

- The proponent will ensure using appropriate technology, foul air which affects the health of other persons will not be released into the environment, Further they will for the purpose of trade or otherwise, using any appropriate systems and technology, ensure there is no loud noise or offensive awful smell in such places and circumstances that may annoy any considerable number of persons in the exercise of their rights.

4.1.10. Water Quality Regulations, 2006

The law is based upon the principle that everybody is entitled to a healthy and clean environment. Section 42, is pertinent to the implementation of this project. These Regulations shall apply to drinking water, water used for industrial purposes, water used for agricultural purposes, water used for recreational purposes, water used for fisheries and wildlife, and water used for any other purposes¹⁰.

Compliance with this legislation

- Since the area is not served by the municipal sewer line, there is provision for connection to the existing effluent treatment plant (ETP)
- The proponent is advised to apply for an effluent discharge license (EDL) as required by these regulations.

¹⁰ The Republic of Kenya, “The Environmental Management and Coordination, (Water Quality) Regulations 2006.” 2006, www.nema.go.ke.

4.1.11. Noise and Excessive Vibrations Pollution (Control) Regulations

Part II of the regulations¹¹ regulations; section 3 states:

1. Except as otherwise provided in these Regulations, 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.

Compliance: The proponent shall take into concern the provisions of the local authority act to ensure that the development complies with the provisions of the Act.

4.1.12. Waste Management Regulations (2006)

This legislation gives guidelines for handling different kinds of waste. Some of the relevant sections to the proposed project are as follows:

Part II Section 1: No person shall dispose of any waste on a public highway, street, road, recreational area or in any public place except in a designated waste receptacle

Part II Section 6: Any person who owns or controls a facility or premises which generates waste shall minimize the waste generated by adopting the following cleaner production principles:

- a) **improvement** of production process through:
 - i. Conserving raw materials and energy
 - ii. eliminating the use of toxic raw materials within such time as may be prescribed by the Authority
 - iii. reducing toxic emissions and wastes
- b) **Monitoring** the product cycle from beginning to end by:
 - i. Identifying and eliminating potential negative impacts of the product.
 - ii. Enabling the recovery and re-use of the product where possible.
 - iii. Reclamation and recycling.
- c) **Incorporating** environmental concerns in the design, process and disposal of a product¹².

Compliance

- The proponent will ensure that all waste are segregated before being transported to a designated waste treatment facility by a contracted NEMA licensed waste transporter
- The proponent has put in place plans to use reuse their main waste product, that is potato peelings, as feedstock for generation of biogas.

4.1.13. Water Act 2016

Section 25 of the Act requires a permit to be obtained for among others any use of water from a water resources, discharge of a pollutant into any water resource. According to section 29 of the same Act, application for such a permit shall be subject to public consultation as well as an environmental impact assessment as per the Environmental Management and Coordination Act chapter 387.

The proposed project will require large amounts of water during construction. If water will be abstracted from Ruaka River and the dam on sites and or a borehole, the proponent will

¹¹ The Republic of Kenya, "The Environmental Management and Coordination (Noise and Excessive Vibration Pollution) (Control) Regulations, 2009," 2009, www.nema.go.ke.

¹² The Republic of Kenya, "The Environmental Management and Co-Ordination (Waste Management) Regulations, 2006," n.d., www.nema.go.ke.

apply for necessary permits for boreholes and water abstraction from rivers during construction phase. The proponent is further advised to:

1. Observe, protect and conserve the riparian reserve in compliance with the water Act 2016 and water reserve management rules 118(1)
2. Protect the riparian by ensuring that no works interfere with the river to a minimum of 6 meters and a maximum of 30meter on either side based on the highest recorded flood levels pursuant to regulation 6c of the water quality regulations 2006

4.14. The National HIV Policy (GoK, 1997)

The HIV policy is geared towards ensuring that new development projects encourage preventive and responsible behaviour both for the workers involved in such projects and the local people within which projects are taking place as a goal towards curtailing the spread of the disease. The proponent is advised to put in place adequate measures so as to ensure that implementation of the proposed projects does not heighten the spreads of HIV and AIDS

4.2. Institutional Framework

The environmental impact assessment for the proposed development is influenced by interest of several stakeholders and lead agencies, either exclusively or concurrently. Some of these stakeholders and lead agencies include:

- National Environmental Management Authority (NEMA)
- Director of Physical Planning
- The County Government of Nairobi
- The Ministry of Housing
- The ministry of Environment and Natural resources

4.3. Development Policy Framework

The overall development policy framework for the proposed project is captured in various local authority and government documents. The development of this project has been benchmarked against UN and International guidelines.

4.3.1. The World Commission on Environment and Development

The commission commonly referred to as “the Brundtland Commission” is focused on the environmental aspects of development. Economic sustainable development is development for which progress towards environmental and social sustainability occurs within available financial resources. Social sustainable development maintains the cohesion of a society and its ability to help its members work together to achieve common goals, while at the same time meeting individual needs for health and wellbeing, adequate nutrition, shelter, cultural expression, and political involvement ¹³.

¹³ Gro Harlem Brundtland, *Report of the World Commission on Environment and Development: “Our Common Future.”* (United Nations, 1987).

4.3.2. The Rio Declaration on Environment and Development

The Rio Declaration on Environment and Development was adopted by more than 178 governments at the United Nation Conference on Environment and Development, known as the earth summit, held in Rio de Janeiro, Brazil from 3rd to 14th June 1992. Under Agenda 21, Principle No. 10 of the declaration underscores that environmental. Issues are best handled with participation of all concerned citizens at all relevant levels. At the national level, each individual shall have appropriate access to information concerning environment that is held by public authorities. States shall encourage and facilitate public participation by making information widely available. Effective access to judicial and administrative proceedings, including redress and remedy shall be provided.

The foregoing discussion is relevant to the proposed development because Kenya legislation demands that public must be involved before any development project that is likely to have adverse impacts to the environment is initiated by a project proponent. The environment Act has further established public complaints committee (PCC) where the issues raised by the public in regard to any proposed development can be addressed¹⁴.

4.3.3. Kenya Vision 2030

Kenya aims to be a nation that has a clean, secure and sustainable environment by 2030. The goals for 2030 are: (i) to increase forest cover from less than 3% at present to 4%; and (ii) to lessen by half all environment-related diseases. Specific strategies will involve promoting environmental conservation in order to provide better support to the economic pillar flagship projects and for the purposes of achieving the sustainable Development Goals (SDGs); improving pollution and waste management through the design and application of economic incentives; and the commissioning of public-private partnerships (PPPs) for improved efficiency in water and sanitation delivery. Kenya will also enhance disaster preparedness in all disaster-prone areas and improve the capacity for adaptation to global climatic change. In addition, the country will harmonize environment-related laws for better environmental planning and governance¹⁵.

4.3.4. Sustainable development goals (SDGs)

Kenya ratified the sustainable development goals in august 2015. The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries - developed and developing - in a global partnership. They recognize that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests.

The proposed project will be guided by targets and indicators espoused in the following sustainable development goals. Whereas the time frame for achieving the SDGs has been set

¹⁴ L. Hens, "The Rio Declaration on Environment and Development," *Regional Sustainable Development Review: Africa*. Oxford, UK, Eolss Publishers, 2005, <http://www.eolss.net/sample-chapters/c16/E1-48-43.pdf>.

¹⁵ Kenya Vision, "2030: A Globally Competitive and Prosperous Kenya (2007)," *Ministry of Planning and National Development and the National Economic and Social Council (NESC), Government of Kenya, Nairobi (GOK, 2007)*, n.d.

for year 2030, achievement for certain targets for the current project will be immediately during construction and occupation.

- SDG 6 – clean water and sanitation. The proponent will be required to provide clean drinking water for workers during construction and occupiers during operational phase.
- SDG 10 – Reduced inequality. Equal opportunity for employment across gender and must be given throughout the project cycle
- SDG 11 – Sustainable cities. The development offers opportunities to achieve this goal. Construction of multistoried buildings it is possible to reduce both the direct and indirect demand of built-up and bio productive areas correspondingly. Onsite treatment of waste water from the apartments will further enhance sustainable use of land and water resources.
- SDG 13 – Climate action. Incorporating solar PV for lighting and solar water heating will reduce grid emissions thereby mitigating against climate change.

5. PUBLIC PARTICIPATION

5.1. Objectives of the consultation and public participation

The objective of the Consultation and Public Participation (CPP) as required in EMCA chapter 387 was to:-

1. Disseminate and inform the public and other stakeholders about the proposed project with special reference to its key components, location and expected impacts.
2. Create awareness among the public on the need for the EIA for the proposed project.
3. Gather comments, concerns and suggestions of the interested and, would be affected/interested parties.
4. Ensure that the concerns of the interested and, would be affected/interested parties were known to the decision-making bodies and the proponent at an early phase of project development planning.
5. Establish a communication channel between the interested, would be affected/interested parties, the team of consultants and the Government.
6. Incorporate the information collected in the project by EIA Experts.

The purpose for such a process was to identify the positive and negative impacts of the project and subsequently suggest mitigation measures.

5.2. Methodology used in the CPP

The Consultation and Public Participation (CPP) Process is a policy requirement by the Government of Kenya and a mandatory procedure as stipulated by EMCA Cap 387 section 58 on Environmental Impact Assessment for the purpose of achieving the fundamental principles of sustainable development¹⁶.

Preliminary interviews undertaken during development of the Two Rivers mall showed that there were no objections to the incoming development. The development is also not alien to the area since similar projects largely populate neighbouring property. However, to comprehensively address issues that may emerge during construction and occupation of the apartments, the consultant and the proponent are organizing a public meeting to be held at the project site. Emerging issues from this meeting shall be submitted to the authority as an addendum to this report.

¹⁶ Adapted from "Introduction" in McKeown, Rosalyn. Education for Sustainable Development Toolkit, Version 2, Centre for Geography and Environmental Education, University of Tennessee, July 2002.

6. POTENTIAL ENVIRONMENTAL IMPACTS

6.1. Positive Impacts during Construction

6.1.1. Employment Opportunities

One of the main positive impacts during projects construction phase is the availability of employment opportunities especially to casual workers and several other skilled workers such as building and construction engineers. Employment opportunities are of benefit both economically and socially.

Several workers including casual labourers, masons, carpenters, joiners, electricians, and plumbers are expected to work on the site during the construction phase. Apart from casual labour, semi-skilled, unskilled labour and formal employees are also expected to obtain gainful employment during the period of construction. Generally, employment during the construction phase will lead to multidimensional development in the area and improve several people's living standards.

6.1.2. Optimal use of land

In Africa the UN predicts that the current 400 million urban citizens will exceed 750 million by 2030 and will reach 1.2 billion by 2050¹⁷. It is also plausible to note that while urban population increases the size of land available for development will continue to decrease. The effect of this trend has been the reduction of farmland and encroachment into animal habitats and migration routes. Thus, it is highly recommended that land being a finite resource must be optimally utilized.

The proposed project will see conversion of idle land into a housing estate for 400 households. The new design of 15 levels above ground apartments will also make it easier for provision of services such as waste management, piped water and electricity. It is important to underline that the 15-storey apartment blocks are able to annually accommodate a greater number of dwellers by means of the wider housing surface as compared to single dwelling/ detached houses. It is reported that detached houses have a larger ecological footprint than storied houses (Bastinoni, et al. 2006). Thus, through the construction of multistoried buildings it is possible to reduce both the direct and indirect demand of built-up and bio productive areas correspondingly.

6.1.3. Economic Growth

Through the use of locally available materials during the construction phase e.g. cement, concrete and ceramic tiles, timber, sand, ballast electrical cables and others; the project will contribute towards growth of the country's economy by contributing to the gross domestic product. The consumption of these materials, oil, fuel and others will attract taxes including VAT which will be payable to the government hence increasing government revenue while the cost of these raw materials will be payable directly to the producers.

¹⁷ Pieterse, E. (2009). African cities: Grasping the unknowable. *Inaugural Lecture, University of Cape Town, August, 26.*

6.1.4. Improvement of the Informal Sector

There are usually several informal businesses, which come up during the construction periods of such projects. These include food vendors who benefit directly from the construction workers buying food and other commodities from them. This will promote the informal sector in securing some temporary revenue and hence improve their livelihood.

6.1.5. Market for Supply of Building Materials

The project will require supply of large quantities of building materials most of which will be sourced locally in within Nairobi and the surrounding areas. This provides ready market for building material suppliers such as quarrying companies and hardware shops.

6.2. Negative Impacts during construction

6.2.1. Noise pollution

The construction works will most likely be a noisy operation due to the moving machines (mixers, tippers, communicating workers) and incoming vehicles to deliver construction materials and workers to the site. Workers are most likely to be affected since noise beyond some level is itself a nuisance if not maintained within acceptable levels.

6.2.2. Disposal of excavated soil

Site excavations shall be done to the satisfaction of the Principal Consultant's specification hence some materials shall be rejected as waste for disposal. Improper disposal of this category of waste may have adverse impacts on the receiving environment.

6.2.3. Soil Erosion

The excavation and construction activities are likely to loosen the soil particles making them prone to soil erosion. Such problems become serious when the topsoil is left bare and agents of erosion become active. Soil erosion is an important problem both at its source and downstream of the development site. Lost soil will be deposited somewhere, and the location of the deposition could alter downstream hydrology and increase chances of flooding. It may also pose a water quality issue directly as a result of siltation and indirectly from contaminants carried with or attached to soil particles.

6.2.4. Dust Emissions

Particulate matter pollution is likely to occur during the site clearance, demolitions, excavation and loading and transportation of the construction waste. There is a possibility of PM₁₀ suspended and settle-able particles affecting the site workers and even neighbours health.

6.2.5. Increased Water Demand

Both the workers and the construction works will create an increased demand for water in addition to the existing demand. Water will be mostly used in the creation of aggregates for

construction works and for wetting surfaces for softening or hardening after creating the formworks.

6.2.6. Generation of Exhaust Emissions

Exhaust emissions are likely to be generated during the construction period by the various construction machinery and equipment. Motor vehicles used to mobilise the work force and materials for construction would cause a potentially significant air quality impact by emitting pollutants through gaseous exhaust emissions.

6.2.7. Building Materials and Energy Consumption

The main sources of energy that will be required for construction of the project will include mains electricity and fossil fuels (especially diesel). Electricity will be used for welding, metal cutting/grinding and provision of light. Diesel will run material transport vehicles and building equipment/machinery. The proponent should promote efficient use of building materials and energy through proper planning to reduce economic and environmental costs of construction activities.

6.2.8. Generation of solid wastes

During construction solid waste will be generated. These include papers used for packing cement, plastics and timber remains among others. Dumping around the site will interfere with the aesthetic status of the area. This has a direct effect to the surrounding community. Disposal of the same solid wastes off-site could also be a social inconvenience if done in the wrong places. The off-site effects could be aesthetic, pest breeding, pollution of physical environment, invasion of scavengers and informal recycling communities.

6.2.9. Risk of accidents

During construction, it is expected that workers are likely to have accidental injuries as a result of accidental occurrences, handling hazardous waste, lack or neglect of the use of protective gear etc. All necessary health and safety guidelines should be adhered to so as to avoid such circumstances.

Workers are also likely to be exposed to diseases from contact with potentially harmful building materials. It is therefore recommended that before the construction activities, materials should be thoroughly inspected and harmonised to the occupational health and safety standards.

6.2.10. Oil spills

The machines on site may be containing moving parts which will require continuous oiling to minimise the usual corrosion or wear and tear. Possibilities of such oils spilling and contaminating the soil and water on site are real. Likewise, moving vehicles on site may require oil change. But these dangers are curbed by maintaining the machinery in specific areas designed for this purpose.

6.2.11. Increased energy consumption

The project will consume fossil fuels (mainly diesel) to run transport vehicles and construction machinery. Fossil fuel is non-renewable and its excessive use may have serious environmental implications on its availability, price and sustainability. The project will also use electricity supplied by KPLC. Electricity in Kenya is generated mainly through natural resources, namely, water and geothermal resources. Approximately 32% of electricity in Kenya is generated from thermal sources¹⁸. Thus it should be prudently used e.g. by installing occupational sensing lights, use of energy saving bulbs and supplementing with solar PV and solar for water heating systems. Such initiatives will lower grid emissions and the overall project carbon footprint.

6.3. Positive Impacts during occupation Phase

6.3.1. Increased national housing stock

There is currently a high demand for housing in Nairobi and other cities and towns in Kenya. It has also been projected that 60% of the world population will live in cities by 2050¹⁹. The growing urban population calls for affordable housing. The proposed project is geared towards filling the existing housing stock gap by availing an extra 400 units. This will add to the supply of housing which is currently a major socio economic problem for Kenya and especially in Nairobi.

6.3.2. Employment Opportunities

Employment opportunities are one of the long term impacts of the proposed project that will be realised after construction and during the operation and maintenance of the building. These will involve other sources of employment of many skilled and semi-skilled people to work in the proposed commercial building.

6.3.3. Incorporation of proper Waste Management System

The project is designed such that there will be provision of a well-planned strategic waste management system. The wastes will thus be collected from the site in bulk and as one unit such that the careless disposal leading to proliferation of wastes within the surrounding areas will be curbed.

6.3.4. Increased Revenue generation

Revenues paid to the national and county government in form of taxes will increase once the project is complete. The value of the plot will increase leading to increased land rates payable to the County government.

6.4. Negative Impacts during operation

6.4.1. Increased Pressure on Infrastructure

¹⁰ https://energypedia.info/wiki/Kenya_Energy_Situation - Accessed 4th September 2019

¹⁹ Heilig, G. K. (2012). World urbanization prospects: the 2011 revision. *United Nations, Department of Economic and Social Affairs (DESA), Population Division, Population Estimates and Projections Section, New York.*

The proposed development project will lead to increased pressure on existing infrastructure such as roads, service lines etc. due to the increased number of people who will be using these facilities to access the services and facilities in the proposed apartments.

6.4.2. Water use

Domestic consumption of water during the operation phase of the project will involve the use of large quantities of water that will take place due to the increased number of households in the area.

6.4.3. Solid Waste Generation

It is envisaged that substantial amounts of solid wastes will be generated from the proposed development once it is complete. The bulk of the solid waste produced during the operation of the project will entail paper, plastic, glass, metal, textile and organic wastes. Such wastes can be harmful to the environment through obstruction of drainage systems, clogging of water bodies and negative impacts on animal health. Some of these waste materials especially the plastic/polythene are not biodegradable hence may cause long-term effects to the environment. Even the biodegradable ones such as organic wastes may be harmful to the environment because as they decompose, they produce methane gas, a greenhouse gas known to have a high warming potential.

6.4.4. Increased storm water flow

The building roofs and pavements will lead to increased volume and velocity of storm water or run-off flowing across the area covered by the units. This will lead to increased amounts of storm water entering the drainage systems, resulting in overflow and damage to such systems in addition to increased erosion or water logging in the Neighbouring areas.

6.5. Positive Impacts during decommissioning

6.5.1. Rehabilitation

Upon decommissioning of the proposed project, rehabilitation of the project site will be carried out to restore the site to its original status or to a better state than it was originally. This will include replacement of topsoil and re-vegetation, which will lead to improved visual quality of the area.

6.5.2. Employment Opportunities

Employment opportunities will be created for the demolition staff during the demolition phase of the proposed project.

6.6. Negative Impacts during decommissioning

6.6.1. Noise and Vibration

The demolition works will lead to significant deterioration of the acoustic environment within the project site and the surrounding areas. This will be because of the noise and vibration that will be experienced as a result of demolishing the proposed project.

6.6.2. Generation of Solid Waste

Demolition works will result in large quantities of solid waste. The waste will contain the materials used in construction including concrete, metal, drywall, wood, glass, paints, adhesives, sealants and fasteners. Although demolition waste is generally considered as less harmful to the environment since they are composed of inert materials, there is growing evidence that large quantities of such waste may lead to release of certain hazardous chemicals into the environment.

6.6.3. Increased dust emission

Large quantities of dust will be generated during demolition works. This will affect demolition workers as well as the neighbors and plants in the area.

6.6.4. Loss of all occupational phase benefits

Decommissioning of the project will result in loss of all the positive impacts accrued during occupation of the apartments. These impacts have been discussed in section 6.3 above.

6.7. Climate change impacts

The proposed project construction and operational activities will have an impact on climate change. It is important to study the climate impacts of construction, operation and decommissioning of construction process. Such studies will guide project proponents and policy makers in allocating resources for mitigation. Here we only highlight the foreseen impacts but a detailed life cycle analysis of the project will give a clearer data and results.

The project' impact on climate will largely depend on energy consumption, material extraction, water use and waste water treatment, food waste and other wastes generated, type of solid waste treatment among others. Consumption of fossil fuels to power machinery and vehicles will lead to direct emission of greenhouse gases (GHGs) to the atmosphere. Anaerobic and aerobic treatment of waste water will generate methane- a potent GHG with a global warming potential that is 28-36 times that of carbon dioxide. If methane is not recovered from the process its impact to climate will be significant.

Another source of methane will be decomposition of food waste in landfills and waste treatment sites. About 11% of all the greenhouse gas emissions that come from the food system could be reduced if we stop wasting food²⁰. When we waste food, we also waste all the energy and water it takes to grow, harvest, transport, and package it. And if food goes to the landfill and rots, it produces methane. Thus, it will be important to advise incoming occupiers of the apartments to reduce food waste and or donate leftovers.

The project will also be impacted by climate change. For example excessive surface temperatures may affect construction workers and machinery performance. It may also cause drying and or reduced volume of water in Ruaka River and the dam on site due to excessive evaporation. This may cause water shortage during construction. High temperatures will also lead to increased consumption of electricity since more people will use fans and air conditioners. The result will be increased grid emissions exacerbating the climate crisis. Increased rainfall occasioned by global warming may also cause flooding in the area thus negatively impacting on the apartment complex. Flooding may also provide breeding grounds to disease vectors such as mosquitoes thereby increasing cases of malaria.

In designing the project, these impacts have been incorporated with the aim of adaptation and mitigation of climate change impacts. For example use of solar PV for lighting and solar water heating will reduce the demand for energy hence reducing grid emissions. However, it might not be easy to convince occupiers to reduce food wastage but it is important that they are informed.

²⁰ <https://www.worldwildlife.org/stories/fight-climate-change-by-preventing-food-waste> - Accessed 5th September 2019

7. MITIGATION MEASURES AND MONITORING PROGRAMMES

7.1. Mitigation of Construction Related Impacts

7.1.1. Air Quality

Controlling dust during construction is useful in minimizing nuisance conditions. It is recommended that a standard set of feasible dust control measures be implemented for all construction activities. Emissions of other contaminants (greenhouse gases, and diesel related particulate matter) that would occur in the exhaust from heavy equipment are also included. The proponent is committed to implementing measures that shall reduce air quality impacts associated with construction.

All personnel working on the project will be trained prior to starting construction on methods for minimizing air quality impacts during construction. This means that construction workers will be trained regarding the minimization of emissions during construction. Specific training will be focused on minimizing dust and exhaust gas emissions from heavy construction vehicles. Construction vehicles drivers will be under strict instructions to minimize unnecessary trips and minimize idling of engines.

Dust emissions will be controlled by the following measures:

- Watering all active construction areas as and when necessary to lay dust.
- Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply water when necessary, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (with physical sweepers) all paved access roads, parking areas and staging areas at construction sites.

7.1.2. Minimize the Effects of Noise Emitted from the Site

Significance of noise impacts depends on whether the project would increase noise levels above the existing ambient levels by introducing new sources of noise. Noise impacts would be considered significant if the project would result in the following:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- b) Exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels.
- c) A substantial permanent increase in ambient noise levels (more than five decibels) in the project vicinity above levels existing without the project.
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

The proponents shall put in place several measures that will mitigate noise pollution arising during the construction phase. The following noise-suppression techniques will be employed to minimise the impact of temporary construction noise at the project site.

- Install portable barriers to shield compressors and other small stationary equipment where necessary.
- Establishment of noise buffer, for example waterfalls to mask the traffic noise.
- Use quiet equipment (i.e. equipment designed with noise control elements).

- Co-ordinate with relevant agencies regarding all substation construction activities in the residential areas.
- Install sound barriers for pile driving activity.
- Limit pickup trucks and other small equipment to a minimum idling time and observe a common-sense approach to vehicle use, and encourage workers to shut off vehicle engines whenever possible.
- Construction/Demolition works should be done during the day when people are away and also the outside environment is also noisy.
- Adhere to the provisions of Noise Prevention and Control Rules 2005, Legal notice no. 24 regarding noise limits at the workplace.

7.1.3. Minimise the Effects of Exhaust Emission

In order to control exhaust emissions the following measures shall be implemented during construction:

- a) Vehicle idling time shall be minimized
- b) Alternatively fuelled construction equipment shall be used where feasible
- c) Equipment shall be properly tuned and maintained

This will also be achieved through proper planning of transportation of materials to ensure that vehicle fills are increased in order to reduce the number of trips done or the number of vehicles on the road.

7.1.4. Hydrology and Water Quality Degradation

Soil sampling and trial holes digging will be conducted before construction begins and soil information will be provided to construction crews to inform them about soil conditions and potential hazards. If hazardous substances are unexpectedly encountered during trenching, work will be stopped until the material is properly characterised and appropriate measures are taken to protect human health and the environment. If excavation of hazardous materials is required, they will be handled in accordance with applicable regulations. If suspected contaminated groundwater is encountered in the depths of the proposed construction areas, samples will be collected and submitted for laboratory analysis of petroleum hydrocarbons, metals, volatile organic compounds and semi-volatile organic compounds. Appropriate personal protective equipment will be used and waste management will be done in accordance with applicable regulations. Oil absorbent material and storage drums will be used to contain and control any minor releases of engine and other equipment oil.

Since the development is within proximity of the Ruaka River, the proponent is advised to:

- 1.1 Protect the riparian by ensuring that no works interfere with the river to a minimum of 6 meters and a maximum of 30meter on either side based on the highest recorded flood levels pursuant to regulation 6c of the water quality regulations 2006.
- 2.1 Observe, protect and conserve the riparian reserve in compliance with the water Act 2016 and water reserve management rules 118(1)

7.1.5. Worker Accidents and Hazards when Handling Hazardous Wastes

Adequate collection and storage of waste on site and safe transportation to the disposal sites and disposal methods at designated area shall be provided. In addition the proponent is committed to adherence to the occupational health and safety rules and regulations stipulated

in Occupational Health and Safety Act, 2007. In this regard, the proponent is committed to provision of appropriate personal protective equipment, as well as ensuring a safe and healthy environment for construction workers as outlined in the EMP.

7.1.6. Increase of disease Vectors

Disease vectors such as rats, flies, and cockroaches increase where refuse is exposed or uncollected and can be a hazard. Complete refuse collection and handling service will be provided by the proponent so that this is not a hazard in compliance with the Public Health Act and as also required in the Occupational Safety and Health Act, 2007 regarding hygiene at the workplace.

7.1.7. Possible Exposure of Workers to Diseases

Possible exposure of workers to diseases from building materials at construction site shall be mitigated by occupational health and safety standards enforcement as required in the OSHA, 2007.

7.1.8. Worker Accidents during Construction and Operation

Workers accidents especially in deep trenching operations and from gas accumulation in sewers and other confined spaces shall be mitigated by enforcing adherence to safety procedures and preparing contingency plan for accident response in addition safety education and training shall be emphasized.

7.1.9. Reduction of Impacts at Extraction Sites and Efficient Use of Raw Materials

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

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

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

7.1.10. Minimization of Run-off and Soil Erosion

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

7.1.11. Minimization of Construction Waste

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

The proponent shall put in place measures to ensure that construction materials requirements are carefully budgeted and to ensure that the amount of construction materials left on site after construction is kept minimal. It is further recommended that the proponent should consider the use of recycled or refurbished construction materials. Purchasing and using once-used or recovered construction materials will lead to financial savings and reduction of the amount of construction debris disposed of as waste.

Additional recommendations for minimization of solid waste during construction of the project include:-

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

7.1.12. Reduction of energy consumption

The proponent shall ensure responsible electricity use at the construction site through sensitization of staff to conserve electricity by switching off electrical equipment or appliances when they are not being used. In addition, proper planning of transportation of materials will ensure that fossil fuels (diesel, petrol) are not consumed in excessive amounts. Complementary to these measures, the proponent shall monitor energy use during construction and set targets for reduction of energy use.

7.1.13. Minimization of Water Use

The proponent shall ensure that water is used efficiently at the site by sensitizing construction staff to avoid irresponsible water use. The proponent will install water-conserving automatic taps and toilets. Moreover, any water leaks through damaged pipes and faulty taps will be fixed promptly by qualified staff.

7.1.14. Controlling Oil Spills during Construction Phase

The proponent will control the dangers of oil, grease and fuel spills during construction by maintaining the machinery in specific areas designed for this purpose. Machinery site repair will be discouraged and repair work restricted to approved garages to avoid pollution from oil, grease and fuel.

7.1.15. Public Health, Safety and Awareness

- a) The contractor should provide a small section of the construction site with a shed and a water stand where the food can be served to the construction workers to promote hygiene and health of the employees.
- b) A fully equipped first aid kit should be provided at the site.
- c) The contractor must have workmen's compensation cover as required by law (The Workmen's Compensation Act), as well as relevant ordinances, regulation and union's agreements.
- d) The workers, immediate neighbour and other stakeholders should be sensitized on the dangers and risk associated with the construction works for enhanced self-responsibility on personal safety.
- e) The proponent should ensure that the completed buildings are fitted with safety facilities including fire detectors, fire fighting equipment, fire exits, adequate access and buffer between the residential premises.
- f) Disabled access features and safety signage should be placed strategically around and within the buildings.
- g) Appropriate sanitation conveniences should be provided at the site as required in the OSHA, 2007 and echoed in the Public Health Act.

7.2. Mitigation of Impacts during Operation Phase

7.2.1. Ensuring Efficient Solid Waste Management

The proponent will be responsible for efficient management of solid waste generated by the project during its operation. In this regard, the proponent will provide waste handling facilities such as waste bins and skips for temporarily holding domestic waste generated from the apartments. Moreover, the proponent will ensure that such waste is regularly and appropriately disposed.

An integrated solid waste management system is recommended. First, the proponent will give priority to Reduction at Source of the materials. This option will demand a solid waste management awareness programme in the management and the residents. Recycling, reuse and compositing of the waste will be the second alternative in priority. This will call for a source separation programme to be put in place. The recyclables will be sold to waste buyers within Nairobi City. The third priority in the hierarchy of options is combustion of the waste that is not recyclable in order to produce energy. Finally, sanitary land filling will be the last option for the proponent to consider. The proponent will adhere to the Environmental Management and Coordination (Waste Management), Regulations 2006.

7.2.2. Wastewater Management

The proponent will ensure that there are adequate means for handling the large quantities of sewage generated from the facility. Measures are already in place, that is, an effluent treatment plant will be installed since there is no municipal sewer line in the area. Waste water will be treated through a series of processes. The ETP will consist of five unit operations i.e.

- a) pre-treatment,
- b) primary treatment
- c) biological treatment i.e. anaerobic and aerobic
- d) secondary treatment and
- e) tertiary treatment

Samples of the treated waste water shall be regularly analysed pursuant to the fourth schedule of the water quality regulations 2006. It will also be important to ensure that sewage pipes are not blocked or damaged so that the waste can be directed to the sewer line since such vices can lead to release of the effluent, resulting in land and water contamination. Such blockages or damages will be fixed expeditiously. Waste water shall be disposed in compliance with the provisions of the Environmental Management and Coordination (Water Quality), Regulations 2006.

7.2.3. Ensure Efficient Energy Consumption

Tenants will be sensitized to ensure energy efficiency in their domestic operations. Hot water solar heating equipment will be installed. Use of solar will reduce the overall electricity consumption. Furthermore, security lights that have to be kept on throughout the night will be powered by solar. Incandescent bulbs will be highly discouraged.

7.2.4. Ensure General Safety

A competent security firm will be engaged to ensure the general safety and security at all times. The existing perimeter wall will be enhanced by installation of electric fence. The proponent is also advised to install CCTV cameras at strategic zones within the compound.

7.2.5. Ensure Efficient Water Use

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

7.3. Mitigation of Impacts during Decommissioning Phase

7.3.1. Efficient solid waste management

Solid waste resulting from demolition or dismantling works will be managed as described in Section 7.2.1.

7.3.2. Reduction of Dust Concentration

High levels of dust concentration resulting from demolition or dismantling works will be minimized as described in Section 7.1.1.

7.3.3. Minimization of Noise and Vibration

Significant impacts on the acoustic environment will be mitigated as described in Section 7.1.2.

8. ANALYSIS OF PROJECT ALTERNATIVES

8.1. 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. Searching for a new site may take long with no guarantees for a suitable find. This would also lead to a situation like No Project Alternative option. The other consequence of this is that it would discourage private/local investors especially in the housing sector. In consideration of the above concerns and assessment of the current proposed site, relocation of the project is not a viable option.

8.2. No Project Alternative

The No Project option in respect to the proposed project implies that the status quo is maintained. This option is the most suitable alternative from an extreme environmental perspective as it ensures non-interference with the existing conditions. This option will however, involve several losses both to the landowner and the community as a whole. The landowner will continue to pay rent for the plot while the plot remains idle hence no income to the owner. The No Project Option is the least preferred from the socio-economic and partly environmental perspective due to the following factors among others:

- It may lead to further land use change (especially agricultural to housing) elsewhere
- It will jeopardize the goal of creating more housing units for the increasing urban population
- No employment opportunities will be created for thousands of Kenyans who will work in the proposed project area and the nearby towns

From the analysis above, it becomes apparent that the No Project alternative is no alternative to the proponent, local people, and the government of Kenya.

8.3. The proposed development alternative

Under the proposed development alternative, the developer will be issued with an EIA License. In issuing the license, NEMA will approve the proponent's proposed development. The proponent will be required to implement the project in line with the licensing conditions and the proposed environment management plan.

8.4. Analysis of Alternative Construction Materials and Technology

The proposed project will be constructed using modern, locally and internationally accepted materials to achieve public health, safety, security and environmental aesthetic requirements. Equipment that saves energy and water will be given first priority without compromising on cost or availability factors. The concrete pillars and walls will be made using locally sourced stones, cement, sand (washed and clean), metal bars and fittings that meet the Kenya Bureau of Standards requirements.

Beautiful and durable re-enforced concrete roofs because they are good in heat insulation with minimal iron sheet roofs. Heavy use of timber during construction is discouraged because of destruction of forests. The exotic species would be preferred to indigenous species in the construction where need will arise. However, this construction methods and technologies to be used will require very little timber.

9. ENVIRONMENTAL MANAGEMENT/MONITORING PLAN

9.1. Introduction

An environmental management/monitoring plan has been developed to assist the proponent in mitigating and managing environmental impacts associated with the life cycle of the project. It is noteworthy that key factors and processes may change through the life of the project and considerable provisions have been made for dynamism and flexibility of the EMP. As such, the EMP will be subject to a regular regime of periodic review.

Table 2, Table 3 and Table 4 form the core of this EMP for the construction, operational and decommissioning phases of the proposed project respectively. In general, the Tables outline the potential safety, health and environmental risks associated with the project and detail all the necessary mitigation measures, their financial costs, as well as the persons responsible for their implementation and monitoring. The EMP will be used as checklist in future environmental audits.

9.2. Construction Phase Environmental Management Plan

The necessary objectives, activities, mitigation measures, and allocation of costs and responsibilities pertaining to prevention, minimization and monitoring of significant negative impacts and maximization of positive impacts associated with the construction phase the proposed project are outlined in Table 2.

9.3. Cost of mitigation

Using best practices in other parts of the world, the costs of the mitigation measures and of the institutional and training requirements to implement them will be estimated with a ceiling budget of approximately **2.5% of the total project cost**. A comprehensive work program, budget estimates, schedules, staffing and training requirements, and other necessary support services to implement the mitigating measure will be prepared based on this budget guideline.

9.4. EMP for construction phase

The necessary objectives, activities, mitigation measures, responsibilities and monitoring indicators pertaining to prevention, minimization and monitoring of significant negative impacts and maximization of positive impacts associated with the construction phase of the proposed project are outlined in Table 2 below

Table 2: EMP for Construction Phase

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|--|--|-----------------------------------|--------------------------------|---|
| 1. Curb project associated conflicts | | | | |
| Project implementation disputes | Sufficient planning for adequate resources required i.e. financial, personnel and equipment | Proponent & Contractor | Project planning phase | Monetary and material Resources allocated for the project |
| | Land transfer agreements should be formalized before the project start as per the laws of the land | Proponent/Government of Kenya | Project planning phase | Land ownership documents |
| | Community support mobilization and sensitization through consultative forums or questionnaire methods | Proponent & EIA Experts | Project planning phase | Public meetings and interviews conducted |
| | Change of use to residential and commercial use | Proponent & County government | Project planning phase | Change of use certificate obtained |
| 2. Minimize extraction site impacts and ensure efficient use of raw materials in construction | | | | |
| High Demand of Raw material | Source building materials from local suppliers who use environmentally friendly processes in their operations | Project Manager & Contractor | Throughout construction period | Number of complaints received from material sources e.g. stone quarries |
| | Ensure accurate budgeting and estimation of actual construction material requirements to ensure that the least amount of material necessary is ordered | Project Manager & Contractor | Throughout construction period | - |
| | Ensure that damage or loss of materials at the construction site is kept minimal through proper storage. | Project Manager & Contractor | Throughout construction period | Quantity of damaged material |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|--|---|---|--------------------------------|--|
| | Use at least 5%-10% recycled, refurbished or salvaged materials to reduce the use of raw materials and divert material from landfills | Project Manager & Contractor | Throughout construction period | Quantity of recycled material e.g. steel used |
| 3. Minimize vegetation disturbance at and or around construction site | | | | |
| Vegetation disturbance | Ensure proper demarcation and delineation of the project area to be affected by construction works. | Contractor, Civil engineer & Project Manager | During construction phase | Percentage of area left undisturbed by development Percentage of area covered by vegetation |
| | Specify locations for trailers and equipment, and areas of the site which should be kept free of traffic, equipment, and storage | Civil Engineer, Architect and Project Manager | During construction phase | - |
| | Designate access routes and parking within the site | Civil Engineer, Architect and Project Manager | During construction phase | - |
| | Introduction of vegetation (trees, shrubs and grass) on open spaces and their maintenance | Architect & Landscape specialist | Monthly to Annually | Number of trees planted and % of area covered by vegetation |
| | Design and implement an appropriate landscaping programme to help in re-vegetation of part of the project area after construction | Architect & Landscape specialist | 2 months | Percentage of area landscaped |
| 4. Reduce storm-water, runoff and soil erosion | | | | |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|---|---|---|--------------------------------|--|
| Increased storm water, runoff and soil erosion | A storm water management plan that minimizes impervious area infiltration by use of recharge areas and use of detention and/or retention with graduated outlet control structure will be designed | The Civil Engineer, Mechanical Engineer and Project Manager | 1 month | Types of soil erosion control measures in place; Number of complaints received from neighbours; Turbidity of the adjoining river Ruaka |
| | Apply soil erosion control measures such as levelling of the project site to reduce run-off velocity and increase infiltration of storm water into the soil. | | 1 months | |
| | Ensure that construction vehicles are restricted to existing graded roads to avoid soil compaction within the project site | | Throughout construction period | |
| | Ensure that any compacted areas are ripped to reduce run-off. | | 2 months | |
| | Open drains all interconnected will be provided on site | Civil Engineer | Throughout construction period | - |
| 5. Minimize solid waste generation and ensure efficient solid waste management during construction | | | | |
| Increased solid waste generation | Use of an integrated solid waste management system i.e. through a hierarchy of options: 1. Source reduction 2. Recycling 3.Composting and reuse 4. Combustion 5. Sanitary land filling | Project Manager & Contractor | Throughout construction period | Quantity of wastes removed from the site; Quantity of recycled and reused waste |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|------------------|---|-----------------------------------|--------------------------------|---------------------------------------|
| | Through accurate estimation of the sizes and quantities of materials required, order materials in the sizes and quantities they will be needed rather than cutting them to size, or having large quantities of residual materials | Project Manager & Contractor | During construction phase | Inventory of material used |
| | Ensure that construction materials left over at the end of construction will be used in other projects rather than being disposed. | Project Manager & Contractor | During construction phase | Inventory of unused material |
| | Ensure that damaged or waste construction materials including cabinets, doors, plumbing and lighting fixtures, marbles and glass will be recovered for refurbishing and use in other projects | Project Manager & Contractor | During construction phase | Inventory of damaged material |
| | Donate recyclable/reusable or residual materials to local community groups, institutions and individual local residents or homeowners. | Project Manager & Contractor | During construction phase | Quantity and type of donated material |
| | Use of durable, long-lasting materials that will not need to be replaced as often, thereby reducing the amount of construction waste generated over time | Project Manager & Contractor | Throughout construction period | - |
| | Provide facilities for proper handling and storage of construction materials to reduce the amount of waste caused by damage or exposure to the elements | Project Manager & Contractor | During construction phase | - |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|------------------|---|---|--------------------------------|--|
| | Purchase of perishable construction materials such as paints should be done incrementally to ensure reduced spoilage of unused materials. | Project Manager & Contractor | Throughout construction period | Inventory of unused material |
| | Use building materials that have minimal or no packaging to avoid the generation of excessive waste | Project Manager & Contractor | Throughout construction period | Quantity and type of packaging |
| | Use construction materials containing recycled content when possible and in accordance with accepted standards. | Project Manager & Contractor | Throughout construction period | Inventory of recyclable material such as steel |
| | Reuse packaging materials such as cartons, cement bags, empty metal and plastic containers to reduce waste at the site | Project Manager, Mechanical Engineer & Contractor | Throughout construction period | Quantity and type of reused material |
| | Dispose waste more responsibly by dumping at designated waste treatment sites or landfills only. | Project Manager, Mechanical Engineer & Contractor | Throughout construction period | Quantity of disposed wastes; Number of waste Tracking documents filled |
| | Waste collection bins to be provided at designated points on the site | Project Manager, Mechanical Engineer & Contractor | Throughout construction period | Number of waste Tracking documents filled; |
| | Private waste disposal company to be contracted to transport and dispose the solid waste from site | Project Manager, Mechanical Engineer & Contractor | Throughout construction period | Waste transport licenses from the waste handler; number of waste related complaints received from tenants, homeowners and neighbours |
| | Running an educational campaigns amongst employees, e.g. through use of posters, to encourage reuse or recycling of the solid waste | Project Manager, Mechanical Engineer & Contractor | Throughout construction period | |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|--|--|-----------------------------------|--------------------------------|---|
| 6. Reduce dust emissions | | | | |
| Dust emission | Ensure strict enforcement of on-site speed limit regulations | Project Manager & Contractor | Throughout construction period | Dust emission levels measured |
| | Avoid excavation works in extremely dry weathers | Project Manager & Contractor | Throughout construction period | |
| | Sprinkle water on graded access routes when necessary to reduce dust generation by construction vehicles | Project Manager & Contractor | Throughout construction period | |
| | Personal Protective equipment to be worn always when at work place | Project Manager | Throughout construction period | |
| 7. Minimization of exhaust emissions | | | | |
| Exhaust emission | Vehicle idling time shall be minimized | Project Manager & Contractor | Throughout construction period | - |
| | Alternatively fuelled construction equipment shall be used where feasible equipment shall be properly tuned and maintained | Project Manager & Contractor | Throughout construction period | Type and quantity of fuel used' number of trips and distance per truck and other vehicles |
| | Sensitise truck drivers to avoid unnecessary racing of vehicle engines at loading/offloading points and parking areas, and to switch off vehicle engines at these points | Project Manager & Contractor | Throughout construction period | Number of training sessions for drivers |
| 8. Minimization of noise and vibration | | | | |
| Noise and vibration | Sensitise construction vehicle drivers and machinery operators to switch off engines of vehicles or machinery not being used. | Project Manager & Contractor | Throughout construction period | Number of training sessions with truck drivers |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|--|---|------------------------------------|--------------------------------|---|
| | Sensitise construction drivers to avoid gunning of vehicle engines or hooting especially when passing through sensitive areas such as churches, residential areas and hospitals | Project Manager & Contractor | Throughout construction period | - |
| | Ensure that construction machinery are kept in good condition to reduce noise generation | Project Manager & Contractor | Throughout construction period | Noise levels measured at the site |
| | Ensure that all generators and heavy-duty equipment are insulated or placed in enclosures to minimize ambient noise levels | Project Manager & Contractor | Throughout construction period | Noise levels measured at the site |
| | The noisy construction works will entirely be planned to be during daytime when most of the neighbours will be at work. | Project Manager & all site foremen | Throughout construction period | Number of noise complaints received |
| | Comply with the provisions of Noise Prevention and Control Rules 2005, Legal notice no. 24 regarding noise limits at the workplace | Project Manager & all site foremen | Throughout construction period | Noise levels measured during construction activities; Number of noise complaints received |
| 9. Minimization of energy consumption | | | | |
| Increased energy consumption | Ensure electrical equipment, appliances and lights are switched off when not being used | Project Manager & Contractor | Throughout construction period | - |
| | Install energy saving fluorescent tubes at all lighting points instead of bulbs which consume higher electric energy | Project Manager & Contractor | Throughout construction period | Number of energy saving lights used |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|--|--|---------------------------------------|--------------------------------|--|
| | Ensure planning of transportation of materials to ensure that fossil fuels (diesel, petrol) are not consumed in excessive amounts by using feasible short routes | Project Manager & Contractor | Throughout construction period | Quantity of fuel consumed |
| | Monitor energy use during construction and set targets for reduction of energy use. | Project Manager & Contractor | Throughout construction period | Quantity of fuel consumed |
| 10. Minimize water consumption and ensure more efficient and safe water use | | | | |
| High water demand | Install water conserving taps that turn-off automatically when water is not being used | Project Manager & Contractor | One-off | Number of water conservation taps installed |
| | Promote recycling and reuse of water as much as possible | Project Manager & Contractor | Throughout construction period | - |
| | Install a discharge meter at water outlets to determine and monitor total water usage | Project Manager & Contractor | One-off | Quantity of water used |
| | Promptly detect and repair water pipe and tank leaks | Project Manager & Contractor | Throughout construction period | Number of recorded leaks and repairs |
| | Sensitise staff to conserve water by avoiding unnecessary water use | Project Manager & Contractor | Throughout construction period | Number of trainings done on water conservation |
| | Ensure taps are not running when not in use | Project Manager & Contractor | Throughout construction period | - |
| 11. Minimize release of liquid effluent | | | | |
| Generation of wastewater | Use portable chemical toilets where there is no viable alternative | Mechanical Engineer & Project Manager | During construction | - |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|--|---|---|--------------------------------|--|
| | Conduct regular checks for pipe blockages or damages since such vices can lead to release of the effluent into the land and water bodies | Mechanical Engineer & Project Manager | Throughout construction period | Number of repairs done and complains received |
| | Monitor effluent quality regularly to ensure that the stipulated discharge rules and standards are not violated | Mechanical Engineer & Project Manager | Throughout construction period | Analytical report for effluent |
| 12. Minimize occupational health and safety risks | | | | |
| Approval of building plans | Ensure that all building plans are approved by the Local Authority and the local Occupational Health and Safety Office | Proponent | One-off | - |
| Incidents, accidents and dangerous occurrences. | Ensure that provisions for reporting incidents, accidents and dangerous occurrences during construction using prescribed forms obtainable from the local Occupational Health and Safety Office (OHSO) are in place. | Project Manager, Developer & Contractor | Continuous | Number of accidents occurring during construction; Type of PPEs used by workers |
| | Enforcing adherence to safety procedures and preparing contingency plan for accident response in addition safety education and training shall be emphasized. | The Contractor, Project Manager & Site Safety Officer | Continuous | - |
| Insurance | Ensure that the premises are insured as per statutory requirements (third party and workman's compensation) | Developer | Annually | Number of insured workers and vehicles |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|------------------------------------|---|---|------------|---|
| Health and safety committee | Provisions must be put in place for the formation of a Health and Safety Committee, in which the employer/contractor and the workers are represented | Project Manager | Continuous | - |
| Sanitary conveniences | Suitable, efficient, clean, well-lit and adequate sanitary conveniences should be provided for construction workers | Project Manager | Continuous | Type of sanitary facilities provided; number of complaints received |
| Medical examination | Arrangements must be in place for the medical examination of all construction employees before, during and after termination of employment | Project Manager, Developer & Contractor | Continuous | Frequency of medical examination |
| Machinery/equipment safety | Ensure that machinery, equipment, personal protective equipment, appliances and hand tools used in construction do comply with the prescribed safety and health standards and be appropriately installed maintained and safeguarded | Project Manager, Developer & Contractor | Continuous | Number of accidents recorded; Types of PPEs provided |
| | Ensure that equipment and work tasks are adapted to fit workers and their ability including protection against mental strain | Project Manager, Developer & Contractor | Continuous | — |
| | All machines and other moving parts of equipment must be enclosed or guarded to protect all workers from injury | Project Manager | Continuous | — |
| | Arrangements must be in place to train and supervise inexperienced workers regarding construction machinery use and other procedures/operations | Project Manager | Continuous | Number of training sessions done |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|---|---|-----------------------------------|------------|---|
| | Equipment such as fire extinguishers must be examined by a government authorized person. The equipment may only be used if a certificate of examination has been issued | Project Manager | Continuous | Frequency of inspection of fire extinguishers |
| | Reports of such examinations must be presented in prescribed forms, signed by the examiner and attached to the general register | Project Manager | Continuous | Number of reports |
| Storage of materials | Ensure that materials are stored or stacked in such manner as to ensure their stability and prevent any fall or collapse | Project Manager | Continuous | - |
| | Ensure that items are not stored/stacked against weak walls and partitions | Project Manager | Continuous | - |
| Safe means of access and safe place of employment | All floors, steps, stairs and passages of the premises must be of sound construction and properly maintained | Project Manager & Contractor | Continuous | - |
| | Securely fence or cover all openings in floors | Project Manager & Contractor | Continuous | - |
| | Provide all staircases within the premises with suitable handrails on both sides | Project Manager & Contractor | Continuous | - |
| | Ensure that construction workers are not locked up such that they would not escape in case of an emergency | Project Manager & Contractor | Continuous | - |
| | All ladders used in construction works must be of good construction and sound material of adequate strength and be properly maintained | Project Manager & Contractor | One-off | - |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|---|--|--|----------------|---|
| Emergency preparedness and evacuation procedures | Design suitable documented emergency preparedness and evacuation procedures to be used during any emergency | Project Manager & Contractor | One-off | Evacuation procedures and trainings done |
| | Such procedures must be tested at regular intervals | Project Manager & Contractor | Every 3 months | |
| | Ensure that adequate provisions are in place to immediately stop any operations where there is an imminent and serious danger to health and safety and to evacuate workers | Project Manager & Contractor | One-off | |
| | Ensure that the most current emergency telephone numbers posters are prominently and strategically displayed within the construction site | Project Manager & Contractor | One-off | |
| | Provide measures to deal with emergencies and accidents including adequate first aid arrangements | Project Manager & Contractor | Continuous | Number of workers trained on first aid |
| First Aid | Well stocked first aid box which is easily available and accessible, should be provided within the premises | Project Manager & Contractor | One-off | Number of first aid kits provided |
| | Provision must be made for persons to be trained in first aid, with a certificate issued by a recognized body. | Project Manager & Contractor | One-off | Number of workers trained as first aiders; ratio of first aiders to rest of workers |
| 13. Ensure the general safety and security of the site and surrounding areas | | | | |
| Increased Pressure on Infrastructure | Coordinate with other planning goals and objectives for the region | Architect, Project Manager, Contractor and the Developer | Continuous | Approvals from county government and other agencies |

| Foreseen Impacts | Proposed Mitigation Measures | Responsibility For Implementation | Time Frame | Monitoring indicators |
|---|---|---|-------------------------------|--|
| | Upgrade existing infrastructure and services, where feasible. | Architect, Project Manager, Contactor and the Developer | Continuous | |
| Insecurity | Ensure the general safety and security at all times by providing day and night security guards and adequate lighting within and around the construction site. | Security Officer, Project Manager & Police | Continuous | Number of recorded site intrusions |
| | Body-search the workers on entry, to avoid getting weapons on site, and leaving site to ensure nothing is stolen. | Security Officer | Continuous | |
| | Ensure only authorised personnel get to the site | Security Officer | Continuous | |
| | Security alarms will be installed | Security Officer | Continuous | |
| 14. Environmental monitoring of the project | | | | |
| Environmental concern during the construction phase | Due to the magnitude of the project the proponent will liaise with the environmental consultants throughout the construction phase and ensure that the conditions of approval are adhered to. | Proponent, Contractor and Consultant | Throughout construction phase | Number of environmental related complaints received from workers and neighbors |

9.5. EMP for operational phase

The necessary objectives, activities, mitigation measures, responsibilities and monitoring indicators pertaining to prevention, minimization and monitoring of significant negative impacts and maximization of positive impacts associated with the operational phase of the proposed project are outlined in **Table 3** below

Table 3: EMP for Operation Phase

| Foreseen Negative impacts | Proposed Mitigation Measures | Responsible Party | Time Frame | Monitoring indicators |
|--|--|-----------------------------|--------------------------------|---|
| 1 Minimization of solid waste generation and ensuring more efficient solid waste management | | | | |
| Increased generation of solid waste | Use of an integrated solid waste management system i.e. through a hierarchy of options: 1. Source reduction 2. Recycling 3.Composting and reuse 4. Combustion 5. Sanitary landfilling. | Proponent/Property Managers | During the life of the project | Quantity of recycled, composted & land filled waste Number of tenants/homeowners segregating their waste |
| | Provide solid waste handling facilities such as waste bins and skips | Proponent/Property Managers | Continuous | Type and number of waste bins and skips provided |
| | Ensure that solid waste generated is regularly disposed appropriately at authorised waste treatment sites | Proponent/Property Managers | Continuous | Frequency of waste collection Quantity of waste collected |
| | Donate redundant but serviceable equipment to charities and institutions | Proponent/Property Managers | Continuous | Types and quantity of equipment and material donated |
| | Comply with the provisions of Environmental Management and Co-ordination (Solid Waste) Regulations 2006 | Proponent/Property Managers | Continuous | Number of waste tracking documents filled Waste transport licenses from the waste handler Quantity of segregated wastes |
| 2 Minimise risks of liquid waste release into environment | | | | |
| Liquid waste release into the environment | Proper use of the installed effluent treatment plant | Proponent/Property Managers | During construction phase | Analytical reports of the treated waste water |
| | Develop an operational environmental management plan (OEMP) for the ETP in line with EDL licensing conditions | Proponent/Property Managers | After obtaining an EDL | OEMP for the ETP |

| Foreseen Negative impacts | Proposed Mitigation Measures | Responsible Party | Time Frame | Monitoring indicators |
|--------------------------------------|---|-----------------------------|------------|--|
| | Conduct regular inspections of the ETP and plumbing and make adjustments and or repairs promptly | Proponent/Property Managers | Continuous | Number of recorded complaints from neighbours, homeowners and tenants |
| | Ensure regular monitoring of the sewage discharged from the project to ensure that the stipulated effluent discharge rules and standards are not violated | Proponent/Property Managers | Continuous | Analytical reports of the treated waste water versus the recommended limits |
| | Comply with the provisions of Environmental Management and Co-ordination (Water Quality) Regulations 2006 | Proponent/Property Managers | Continuous | Level of compliance with the EDL conditions |
| 3 Minimize energy consumption | | | | |
| Energy Use | Installation and use of solar PV for lighting pavements and roads; Installation and use of solar water heating systems | Proponent | Continuous | Number of solar street lights installed; number of solar water heating systems installed; savings made on electricity bills due to use of solar technology |
| | Switch off electrical equipment, appliances and lights when not in use | Proponent/Property Managers | Continuous | Savings (electricity bills) made when compared to a business as usual scenario |
| | Install occupation sensing lighting at various locations such as the parking areas which are not in use all the time | Proponent/Property Managers | One-off | Number of occupational sensing lights installed |
| | Install energy saving fluorescent tubes at all lighting points within instead of bulbs which consume higher electric energy | Proponent/Property Managers | One-off | Savings (electricity bills) made when compared to if incandescent bulbs were used |

| Foreseen Negative impacts | Proposed Mitigation Measures | Responsible Party | Time Frame | Monitoring indicators |
|---|---|-----------------------------|------------|--|
| | Monitor energy use during the operation of the project and set targets for efficient energy use | Proponent/Property Managers | Continuous | Targets set and met |
| | Sensitise workers on how to use energy efficiently | Proponent/Property Managers | Continuous | Number of advice notices on energy saving |
| 4 Minimize water consumption and ensure more efficient and safe water use | | | | |
| Water management | Promptly detect and repair water pipe and tank leakages | Proponent/Property Managers | Continuous | Number of repairs done |
| | Workers/visitors to conserve water e.g. by avoiding unnecessary toilet flushing | Proponent/Property Managers | Continuous | - |
| | Ensure taps are not running when not in use | Proponent/Property Managers | Continuous | - |
| | Install water conserving taps that turn-off automatically when water is not being used | Proponent/Property Managers | One-off | Number of water conservation taps installed |
| | Install a discharge meter at water outlets to determine and monitor total water usage | Proponent/Property Managers | One-off | Quantity of water used per month |
| 5 Minimization of health and safety impacts | | | | |
| | Implement all necessary measures to ensure health and safety of workers and the general public during operation of the offices as stipulated in the Occupational Safety and Health Act,2007 | Proponent/Property Managers | Continuous | Number of occupational accidents recorded per year |
| 6 Ensure the general safety and security of the premises and surrounding areas | | | | |
| | Ensure the general safety and security at all times by providing day and night security guards and adequate lighting within and around the premises | Proponent/Property Managers | Continuous | Number of security complaints received |
| 7 Control of informal activities around the project site | | | | |

| Foreseen Negative impacts | Proposed Mitigation Measures | Responsible Party | Time Frame | Monitoring indicators |
|--|------------------------------|---------------------------|-------------------------------------|--|
| Mushrooming of Informal Settlement | | Sub County Administration | Continuous | -number of kiosks around the project perimeter fence |
| 8 Ensure environmental compliance | | | | |
| Undertake an environmental audit within 12 months after operation commences as required by law | | Consultant | 12 months after operation commences | Number of improvement notices and or compliance letters obtained |

9.6. Decommissioning Phase

In addition to the mitigation measures provided in Table 2 and **Table 3**, it is necessary to outline some basic mitigation measures that will be required to be undertaken once all operational activities of the project have ceased. The necessary objectives, mitigation measures, allocation of responsibilities, time frames and costs pertaining to prevention, minimization and monitoring of all potential impacts associated with the decommissioning and closure phase of the project are outlined in Table 4 below.

Table 4: EMP for Decommissioning Phase

| Foreseen Negative Impacts | Proposed Mitigation Measures | Responsible Party | Time Frame | Monitoring indicators |
|---------------------------------------|---|------------------------------|------------------------|---|
| 1. Demolition waste management | | | | |
| Demolition waste | Use of an integrated solid waste management system i.e. through a hierarchy of options: 1. Source reduction 2. Recycling 3.Composting and reuse 4. Combustion 5. Sanitary land filling. | Project Manager & Contractor | One month | Quantity of waste generated |
| | All buildings, machinery, equipment, structures and partitions that will not be used for other purposes must be removed and recycled/reused as far as possible | Project Manager & Contractor | During decommissioning | Quantity of recovered material that can be recycled |
| | All foundations must be removed and recycled, reused or disposed of at a licensed disposal site | Project Manager & Contractor | During decommissioning | |

| Foreseen Negative Impacts | Proposed Mitigation Measures | Responsible Party | Time Frame | Monitoring indicators |
|--|---|------------------------------|------------------------|---|
| | Where recycling/reuse of the machinery, equipment, implements, structures, partitions and other demolition waste is not possible, the materials should be taken to a licensed waste disposal site | Project Manager & Contractor | During decommissioning | Quantity of material recycled or sold for recycling |
| | Donate reusable demolition waste to charitable organizations, individuals and institutions | Project Manager & Contractor | During decommissioning | Quantity of material donated |
| 2. Rehabilitation of project site | | | | |
| Site degradation | Implement an appropriate re-vegetation programme to restore the site to its original status | Project Manager & Contractor | During decommissioning | Area of and that has been re-vegetated |
| | Consider use of indigenous plant species in re-vegetation | Project Manager & Contractor | During decommissioning | Number of indigenous trees planted |
| | Trees should be planted at suitable locations so as to interrupt slight lines (screen planting), between the adjacent area and the development. | Project Manager & Contractor | During decommissioning | - |

10. CONCLUSION AND RECOMMENDATION

10.1. Conclusions

- 1) The proposed development project is a worthy investment by the proponent and broadly with no doubt will contribute significantly to the increased housing stock and by extension spur economic development.
- 2) Key positive impacts that will result from the project include; growth of the economy, boosting of the informal sector during the construction phase, provision of market for supply of building materials, employment generation, increase in government revenue and optimal use of land.
- 3) Negative environmental impacts that will result from establishment of the proposed project which include pressure on the existing facilities, noise pollution, dust emissions, solid waste generation, increased water demand, increased energy consumption, generation of exhaust emissions, risk of workers accidents, possible exposure of workers to diseases, increased
- 4) Negative impacts can be sufficiently mitigated by implementation of the proposed EMP

10.2. Recommendations

- 1) The proponent to implement the measures outlined in the EMP as well as adhering to all relevant national and international environmental, health and safety standards, policies and regulations that govern establishment and operation of such projects.
- 2) Maximize positive impacts as much as possible as exhaustively outlined within the report. This will ensure the best possible environmental compliance and performance standards.
- 3) Recover methane gas from effluent treatment and use it for cooking and or lighting. Anaerobic treatment of effluent is likely to produce methane gas. The gas can be recovered and used for cooking, a process that will break it down to carbon dioxide that has a lower global warming potential.
- 4) Additionally, use solar PV especially for lighting streets and pavements as well as for heating water. This will reduce demand for fossil fuels in power generation hence curbing GHG emissions.

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APPENDICES

1. Land ownership documents
2. Change of use approval
3. Architectural drawings