ENVIRONMENT & SOCIAL IMPACT ASSESSMENT

STUDY REPORT

FOR

PROPOSED BUXTON AFFORDABLE HOUSING UNITS ON L.R No. MOMBASA/XVII/625 & 985 SITUATED AT BUXTON, MOMBASA

VOLUME 1

GPS coordinates: 4°02'35.2"S 39°39'51.3"E, 4°02'30.0"S 39°40'01.7"E, 4°02'49.1"S 39°40'00.1"E & 4°02'44.9"S 39°40'08.2"E

PROPONENT

BUXTON POINT APARTMENTS LIMITED

P.O BOX 76632-00508,
NAIROBI.

LEAD ESIA EXPERTS

MUNYUA A. MWENGA

FRED ARONYA

December 2020

FACT SHEET

Project Name	Affordable Housing Project at Buxton Estate
Proponent	Buxton Point Apartments Ltd
Report	Environmental and Social Impact Assessment Study Report
Project components	1. Gated residential community comprising 5 Districts 2. 162 housing bocks to support 2,056 persons 3. Multipurpose playfields - 4 4. Multipurpose community Centre 5. Waste Water Pretreatment system- Septic Tanks- Nos.5 6. Internal Access Roads
Project Cost	Ksh. 4,838,600,000/=
Project site & Footprint	Plot no. Nos. MOMBASA/XVII/625 & 985 , Buxton, Mombasa County 8.45 acres (3.481 Hectares)

CERTIFICATION

This ESIA Project Report has been prepared in accordance with the Environmental Management and Coordination Act (EMCA) 1999 (Rev. 2015), and the Environmental (Impact Assessment and Audit) Regulations for submission to the National Environment Management Authority (NEMA).

We the proponent and the ESIA Lead Expert certify that the particulars given in this report are correct to the best of our knowledge.

Prepared by:

Signed: _____

Date:_____

Munyua A. Mwenga
LEAD EXPERT NEMA REG.NO 0340

Signed: _____

Date:_____

Fred Aronya
LEAD EXPERT NEMA REG.NO 0668

PROPONENT

Buxton Point Apartments Limited
P.O BOX 76632-00508
NAIROBI

Signed:…… Date: ……

NON – TECHNICAL SUMMARY

Buxton Point Apartment Limited propose to redevelop Buxton estate houses owned by the Mombasa county government by building affordable housing units. The venture is being carried out as a joint venture with the Mombasa county government providing the land while the proponent provides technical and financial inputs into the project.

The project proposal entails relocation of existing 514 tenants from the currently dilapidated houses, demolition of existing structures, construction of 2 housing units with supporting social amenities and subsequent sale and management of the estate prior to handing over to the completed project to Mombasa county government.

The project is envisaged to have the following merits:

- Creation of modern housing stock
- Improved infrastructure and social amenities
- Increase home ownership
- Skill transfer for local labour force through on job training & certification

The project has some likely adverse environmental concerns for which sufficient mitigation measures have been proposed to ensure residual impacts are low. The issue of how the existing tenants at Buxton Estate will be handled remains unresolved. The proponent has proposed a 240,000/= relocation package and Ksh. 60,000/= as deposit towards purchase of a housing unit at the development that will be completed. From the socio-economic survey, resident tenants desired to own a home once project is complete. There is however trepidation as to whether they will be able to make the payments for their desired house type and how their first right of refusal to buy will be guaranteed.

Concerns	Mitigation measures
Tenants relocation	1. Agreed relocation package should target tenants currently resident at Buxton estate; 2. Relocation allowance shield from ulterior deductions; and 3. Implement a robust grievance redress mechanism.
Construction waste	4. Avoid overloading trucks and cover trucks to minimize dust and loss of load from trucks during transportation; 5. For aggregate and sand, use water sprays or covered chutes to reduce dust emission during loading and unloading of materials from barges; 6. Maintain mixing plants in good working condition so as to reduce emission from the plant; 7. As far as possible, plan truck trips to material source and to the sites during low traffic hours; and 8. Implement safety procedures to reduce the potential for road accidents.
Noise pollution and visual intrusion	9. Schedule noisy activities during the normal working hours of between 8am to 5pm. No work should be undertaken at night or very early in the morning; 10. Switch off idle machines and equipment; 11. Ensure machinery is well serviced to reduce noise emitted; 12. The contractor should adhere to the provision in the Environmental Management and Co-ordination (Noise and Excessive Vibration pollution) (control) regulations,2009 13. Provide workers with appropriate PPEs when working under noisy environment e.g. ear plugs 14. Site re-vegetation correctly according to rehabilitation guidelines stated in the EMP; 15. Construction waste is not to enter the biophysical or socio-economic environment; and 16. Contractors to have waste management plans to mitigate potential impacts
Air pollution	17. Practice dust management techniques, including watering spraying to suppress dust; 18. Move earth and sand in covered vehicles/transport to avoid it being blown by wind increasing suspended particulate matter in the atmosphere;

Concerns	Mitigation measures
	19. All power plants to be of good condition with acceptable smoke emissions; 20. Set up dust barriers/screens at strategic locations; and 21. Provide and enforce use of Personal Protective Equipment (PPE) for staff.
Water shortages	22. The contractor should sensitize construction workers on the importance of proper water management through clerks of works by having talks with them when doing their rounds around the site; 23. Replace or repair leaking pipes supplying water to the construction sites to minimize wastage; 24. The Contractor should ensure provision of adequate water storage facilities on the construction site to meet project needs during periods of high demand externally and refill of storage tanks during periods of low demand; 25. Ensure prompt repair of leaking pipes; 26. Metering of water at all consumptions points; 27. Incorporate water harvesting techniques and matched storage; 28. Waste water treatment and reuse in landscaping 29. Regularlise the existing boreholes
Pollution / contamination of ground and surface water	30. No mixing of concrete to occur on exposed / bare ground. Concrete mixing should be done on a bounded surface to avoid soil pollution and contaminating the ground and surface water; 31. Appropriate containment structures to be provided to store contaminated water from the construction site. The contractor should ensure this water are properly disposed and not allowed to be drained on site; 32. No concrete batching to occur directly on the ground. Concrete batching area should be bounded to prevent contamination of soils and surface water features; 33. All fuel storage to be appropriately bunded and provided with a canopy;; and 34. Ablutions for construction workers to enable proper disposal of faecal matter and avoid contamination of surface water features which could be a cause of water borne diseases.
Occupational Health & Safety	35. Contractor should ensure registration of all construction works by the Director, Directorate of Occupational Health and Safety Services (DOHSS)in compliance with the Buildings and Works of Construction Engineering Rules,1984; 36. Contractor should contract a qualified Health and Safety advisor to conduct training and monitoring of construction works; 37. The contractor should construct a temporary clinic onsite to be run by a qualified nurse who will treat opportunistic ailments and injuries such as cold, malaria etc. 38. Contractor should provide a standard First Aid Kit onsite; 39. The Contractor should train several workers in First Aid depending on the number of workers on site as stipulated in the First Aid Rules 1977 through DOSHS certified First Training institution e.g. Red Cross, St. John Ambulance

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ACRONYMS AND ABBREVIATIONS

CBD	Convention on Biological Diversity
COP	Contracting Parties
EIA	Environmental Impact Assessment
EMCA	Environmental Management Coordination Act
EMP	Environmental Management Plan
ERC	Energy Regulation Commission
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
GIS	Geographical Information System
HIV/AIDs	Human Immunodeficiency Virus/Acquired Immune Deficiency
IDF	Import Declaration Fee
INLUG	Integrated National Land-use Guidelines
ISWMS	Integrated Solid Waste Management System
KES	Kenya Shilling
KFS	Kenya Forest Service
KPLC	Kenya Power and Lighting Company
MOWASCO	Mombasa Water and Sanitation Company
NCA	National Construction Authority
NEAP	National Environmental Action Plan
NEC	National Environment Council
NECC	National Environment Complaints Committee
NEMA	National Environment Management Authority
NET	National Environmental Tribunal
NHC	National Housing Cooperation
NHDF	National Housing Development Fund
NLUP	National Land Use Policy
OSH	Occupational Safety and Health
PID	Project Information Document
PIN	Personal Identification Number
PPE	Personal Protective Equipment
PPP	Public Private Partnership
SERC	Standards and Enforcement Review Committee
TOR	Terms of Reference
UNFCCC	United Nations Framework Convention on Climate Change
WRA	Water Resources Authority

1 INTRODUCTION

This Environmental and Social Impact Assessment Study Report is prepared on behalf of Buxton Point Apartment Ltd a locally registered special purpose vehicle for the development of the proposed Buxton Estate affordable housing at Buxton Area, Mombasa County. The key objective of the Buxton Affordable Housing Project is to redevelop and affordable housing units that will improve the quality of houses in the area and increase home ownership of Buxton Area, Mombasa County and Kenya as whole.

Under section 58 Environment Management and coordination Act (EMCA), 1999 and the second schedule (1(c) Major changes in land use) of EMCA, 1999, the proposed project requires an EIA before it can start. Under EMCA, any activity out of character with its surrounding and likely to cause substantial impact to the environment requires an Environmental Impact Assessment (EIA) Report.

1.1 Project Background

The proposed affordable housing project at Buxton estate is being developed by Buxton Point Apartments Ltd and the Mombasa County Government under Public Private partnership framework. The proposed project is located on Mombasa/XVII/625 and 985, situated at Buxton area Mombasa County (Appendix 1 shows copies titles for the project area). The project site is bounded by Sheikh Abdulla F., Narok, Koinange, Ronald Ngala and Tom Mboya Roads in Mombasa City. The figure 1 below shows the existing layout of the Buxton estate housing project footprint for the proposed affordable housing at Buxton estate will occupy once complete.

Figure 1 Location map of housing project site

This ESIA study report has been prepared based on the findings of screening and scoping study, field visits, public participation meetings and information collected from both primary and secondary sources including the information provided by the Project Proponent.

1.2 Project Proponent

The project proponent is Buxton Point Apartments Limited, a locally registered company. Annex 2 (certificate of incorporation and PIN certificate). Buxton Point Apartments Limited was formed as a special purpose vehicle to deliver on the proposed the project after Gulf Cap Africa won the bid for Buxton Estate redevelopment and were awarded the project to redevelop Buxton estate under a public private partnership model with the Mombasa County Government. A copy of the award letter is attached with this report (Annex 3).

1.3 Project Description

Buxton redevelopment project involves the relocation of existing tenants, demolition of old housing structures and construction of a new housing units in the Buxton estate for outright sale to the general public under the affordable housing government scheme. A total of 162 housing blocks will be put up to create a total of 1,860 housing units. The breakdown of housing units is a shown in table 1 below:

Table 1 Proposed project elements of the affordable housing project at Buxton Estate

	Numbers
Total population	2056
Housing blocks	162
Shops	114
Supermarket	1
Community centre	1
Nursery school	1
Basketball courts	4
Build up area	92,264.m^2

The development will also revamp social amenities within the estate to support the population that will be resident there.

1.4 Project's Objectives

The objectives of the affordable housing project at Buxton estate are:

1. To develop affordable housing units at Buxton area;
2. Provide adequate, functional, safe and pleasant living space for the Buxton area residents;
3. Improve the utilization of land; and
4. Increase the taxable value of property in the project area.

1.1 Objectives of ESIA the study

1.1.1 General Objective

The general objective of the ESIA study is to carry out a systematic examination of the present environmental situation within the project area to determine likely impacts of the proposed affordable Housing Project at Buxton Estate with a view of improving the sustainability of the project.

1.1.2 Specific Objectives of the ESIA Study

(i) To highlight environmental issues of the proposed project with a view to guiding policy makers, planners, stakeholders and government agencies to help them in understanding the implications of the proposed project on environmental elements within the Buxton project area;
(ii) To review existing legal institutional, and policy framework relevant to the proposed project;
(iii) To find out impacts associated with implementation of the proposed affordable housing project at Buxton with a view to suggesting mitigation measures for the negative impacts;
(iv) To asses and give recommendations on the various mitigation measures to be taken to reduce possible negative impacts on the proposed piece of land for development;
(v) Analyse occupational health and safety issues associated with the proposed project;
(vi) To determine the compatibility of the proposed facility with the neighboring land uses and evaluate local environmental conditions.
(vii) Facilitating public open meetings for the stakeholders to air their views.
(viii) Identifying and contacting the project stakeholders to seek their views on the proposed project.
(ix) To assess the relative importance of the impacts of alternative plans, design and sites;
(x) To generate baseline data for monitoring and evaluation of how well the proposed mitigation measures are being implemented during the project operation period;
(xi) To develop an Environmental and Social Management Plan (ESMP) to guide in decision making and for future auditing;
(xii) To raise stakeholder awareness on potential impacts of the project on the environment with a view to making them understand the implication of the project in their environment;
(xiii) To develop an ESIA report in conformity with the EMCA 1999, Environmental (Impact Assessment and Audit) Regulations 2003 and EMCA (amendment) 2015 and legislation under it; and
(xiv) Submission of the final EIA report to NEMA and subsequent follow up to obtain relevant authorization/permit in order for the project to commence.

This ESIA Study Report, therefore, details the positive and negative effects of the development on the project environment and recommends appropriate environmental and social measures to minimize any undesirable effects resulting from the project.

1.2 Terms of Reference (ToR)

The following Terms of Reference apply to the project:
(i) Screening and scoping.
(ii) Establishing the suitability of the proposed location for the proposed housing project
(iii) Carry out literature review.
(iv) Carry out preliminary fieldwork.
(v) Prepare the TOR for submission to NEMA for consideration and approval.
(vi) Undertake detailed fieldwork.
(vii) Carry out baseline investigations and analyses.
(viii) Hold meetings with the project proponent, other project consultants, relevant regulatory government bodies, and stakeholders.

(ix) Carry out a systematic environmental assessment at the proposed project site and the surrounding area in line with established standards and laws.
(x) Provide a description of the proposed activities throughout the entire implementation process of the project with a special focus on potential impacts to the surrounding environment and facilities.
(xi) Develop an Environmental Management Plan and cost estimates for the proposed housing project.
(xii) Produce an Environmental and Social Impact Assessment report that contain among other issues potential negative and positive impacts and recommendation of appropriate mitigation measures to minimize or prevent adverse impacts.

A copy of the terms of reference approval letter is attached in appendix 5

1.3 Methodology

The methodology used in the ESIA Study included the following.

i. A site reconnaissance and visual survey to determine the baseline information of the project area.
ii. Comparative study of the project with existing land uses in the neighborhood.
iii. Reviewing and analysis of the project documents
iv. Discussion with the proponent and the other consultants
v. Assessment of the site to detail the various existing and likely impacts.
vi. Assessment of health and safety issues
vii. Seeking public views through interviews and questionnaire administration
viii. Proposal of mitigation measures to minimize any negative impacts.
ix. Preparation and submission of study report to NEMA

1.3.1 Screening

Environmental screening was applied at the preliminary stage to determine whether the proposed development required an Environmental Impact Assessment. With reference to the second schedule of EMCA (1999), the proposed project was identified as among those that requires Environmental Impact Assessment so as to ensure that negative impacts from the project are mitigated as the positive ones are amplified.

1.3.2 Approaches to undertaking the ESIA

This ESIA Project Report has been prepared in accordance with the Environmental (Impact Assessment and Audit) Regulations of 2003. It is also guided by the general principles of green buildings. The study methodology also comprised the following activities:

1. Desktop study;
2. Field investigations and assessment.

1.3.2.1 Desktop Study

The desktop study involved:

(i) Initial meetings with project architects and engineers to discuss the proposed project, including activity options under consideration;
(ii) Preparation of a checklist that consisted of a simple catalogue of environmental factors, which were compared with the activities to be performed;
(iii) Collection and review of baseline data, maps, reports and other relevant information on the existing environmental and social conditions of the project area;
(iv) Review of existing legislation, regulation and policies relevant to the proposed project;
(v) Review of proposed project engineering designs and construction inputs, including anticipated technical processes.

1.3.2.2 Field investigations

Field investigations involved:

(i) Site walks within the project area and the neighbouring areas that are within the zone influenced by the project;
(ii) Taking photographs of significant aspects to assist in describing the baseline environmental and social conditions of the project area and its influence zone;
(iii) Taking of the site coordinates and the area elevation;
(iv) Interviews with representatives of relevant key regulatory authorities within the project area and interested and affected parties mainly within the project influence zone;
(v) Obtaining relevant documents from the authorities such as the County Government, and key authorities within the project influence zone.
(vi) Filling in of the questionnaires to facilitate environmental impact data collection
(vii) The aim of the field investigations was to verify information and data collected during the desktop study and to collect any new information that may have been important in the assessment of impacts and design of mitigation measures.

1.3.3 Report Preparation

The ESIA study report was prepared and compiled and a draft report discussed with the proponent. Thereafter, findings of the assessment were discussed amongst the proponent, the project lead consultant and the ESIA experts. This was necessary to appreciate the various responsibilities and modalities of implementing the proposed project. The final report was then prepared and submitted to the proponent for endorsement. The ESIA report is in two volumes owing to the bulky nature of ESIA process documentation:

- Volume 1 is the main ESIA report
- Volume 2 is containing a record of public consultation evidence

1.4 Potential Positive Impacts

The positive impacts associated with the proposed project include the following among others:

1. Enhanced land use; the proposed project will put the land into a more productive use than it is now.
2. Generation of revenue for both the government and developers
3. Improved security in the area
4. Development of social amenities
5. Employment opportunities
6. Development of local infrastructure
7. Enhancement of other businesses

1.5 Potential Negative Impacts

- Relocations of tenants & loss of livelihoods
- Socio-economic Impacts
- Solid Waste Generation
- Air Pollution, Particles and Dust Emission
- Increase Generation of Effluent/Liquid Waste
- Noise and Excessive Vibrations
- Water Demand and Usage
- Energy Demand and Usage
- Surface Run-off and Storm Water Drainage
- Traffic impacts
- Occupational Health and Safety

1.6 Public Consultations

Public consultations are critical in conducting an effective ESIA. The Kenyan ESIA Regulations of 2003 recommend that the client seeks the views of persons who may be affected by the project. Public consultations consisted of use of public barazas and questionnaires. Compilation for public consultation feedback are found in Volume 2 of this report

1.7 Constraints and Limitations

The information presented in this report is by and large consistent with the data and information gathered through the various sources and approaches outlined above. However, just as in any studies, the exercise experienced a number of constraints and as a result, there could be some gaps of information in the report as the consultants could not exhaust the collection of all primary data. The findings and issues advanced in this report reflect the general views and perceptions of some selected people and stakeholders; they may not cover the specific issues from some unique situations, or some individuals affected by the project.

1.8 Estimated Project Cost

The estimated project cost is Kenya Shillings **Four Billion, Eight Hundred & Thirty-Eight Million, Six Hundred Thousand (Kshs. 4,838,600 ,000)**

1.9 ESIA Study Output

This ESIA study report is prepared for purposes of presenting pertinent information to NEMA for approval and licence of the project**.**

2 BASELINE INFORMATION

2.1 Introduction

The following baseline information details on environmental, socio-economic and bio-physical characteristics of the site. This information will provide a benchmark for continued monitoring and assessment of the impact of implementing the proposal on the environment.

2.2 Project Location

The proposed project is located on plot numbers Mombasa/XVII/625 and 985 situated at Buxton area Mombasa County. The project site is bound by the following roads: Sheikh Abdulla F., Narok, Koinange, Ronald Ngala and Tom Mboya Roads.

Figure 2 Composite image of the propose housing project site

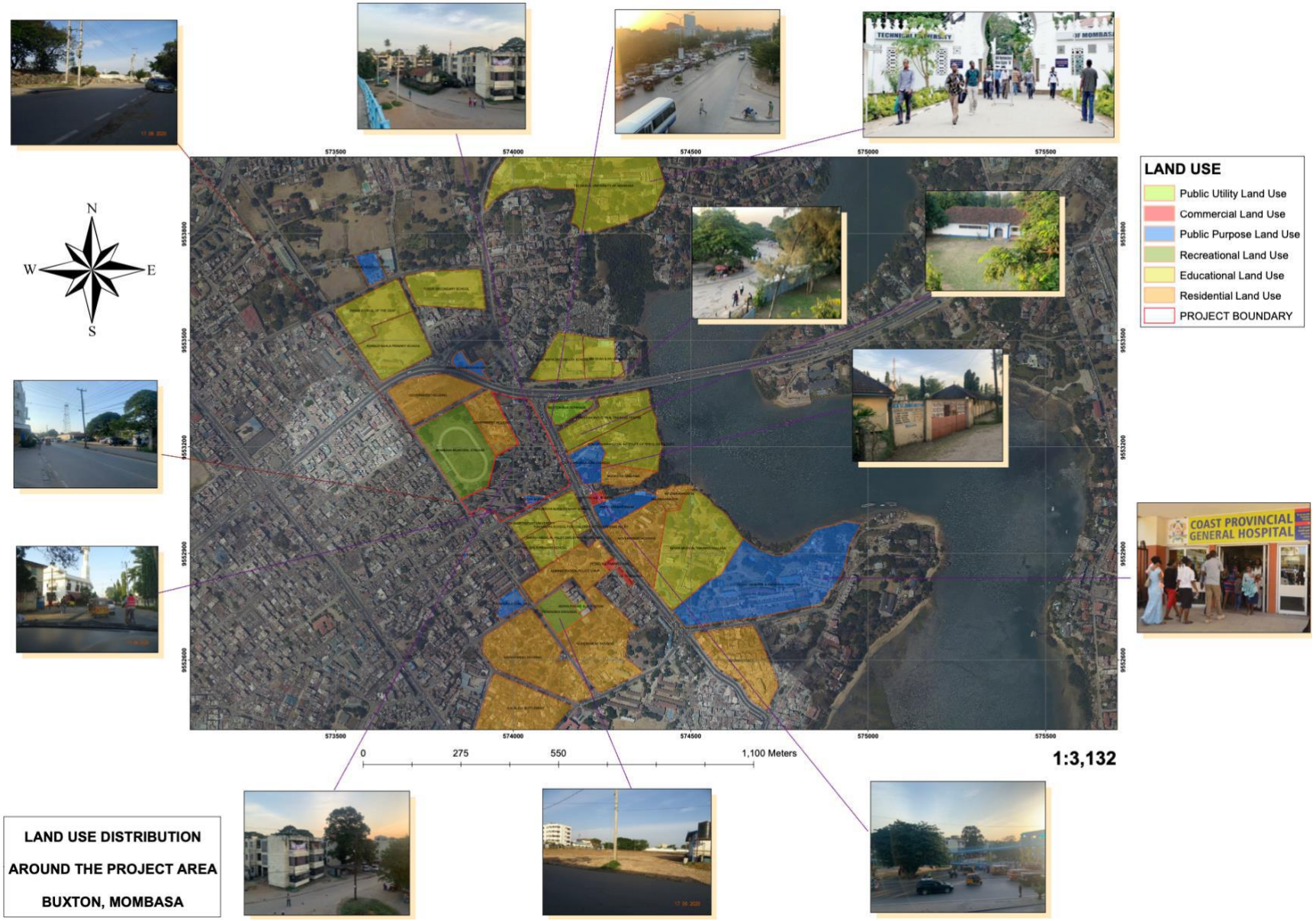
The map below shows the location of the proposed affordable housing project -Buxton. The project area is located in an already developed environment devoid of any endangered fauna or flora. There are old housing buildings on the project site that will be demolished to pave way for the construction of the proposed housing project. Also, on the project site there are temporary structures used by traders who are carrying out various businesses that will be demolished for redevelopment.

Plate 1 Urban agriculture in open spaces of Buxton estate

Plate 2 Scrape metal yard within open spaces of Buxton estate housing blocks

2.2.1 Neighbouring land use

The project area is surrounded by Ronald Ngala Primary School, Citadel School, ACK Bishop Hannington Institute of Theology, ACK St. Johns Buxton Parish, Hindu Crematorium, Central Girls Primary School, Ziwani SDA Church, Residential Houses Hotels and other business. A map of the various and uses is shown in the map below


LAND USE
Public Utility Land Use
Commercial Land Use
Public Purpose Land Use
Recreational Land Use
Educational Land Use
Residential Land Use
PROJECT BOUNDARY
N
S
E
W
573500
574000
574500
575000
575500
9553800
9553500
9553200
9552900
9552600
0
275
550
1,100 Meters
1:3,132
COAST PROVINCIAL GENERAL HOSPITAL
LAND USE DISTRIBUTION
AROUND THE PROJECT AREA
BUXTON, MOMBASA

2.2.2 Existing condition of the project site

Buxton Estate is an area right at the heart of Mombasa, at the Junction of Nyali Road and Sheikh Abdulla Rd. The site enjoys easy access to the city and Nyali. It measures approximately 20 acres and ideal for mixed use development. The proposed project site is currently used for both commercial and residential purposes. In close proximity to the site also are located various businesses, residential housing, hotel, stadium, restaurants, mosque and church. The project site currently has the old Buxton estate that comprises of 96 two-bed roomed units and 248 one-bed roomed units as public rental houses and 58 two-bed roomed units and 118 one-bed roomed units as staff houses.

Plate 3 Existing unplanned structures within Buxton estate

Plate 4 Water hand carts and storage tanks at the Buxton estate

2.3 Physical Environment

2.3.1 Climatic Characteristics

The proposed project area is located within Mombasa City and, therefore, enjoys the similar climatic conditions as the entire Mombasa City. The Mombasa lies on 23m above sea level Mombasa has a tropical climate. Climate is influenced by monsoon winds with the rainfall pattern being characterized into long rains (April - June with an average of 1,040 mm) and short rains (end of October - December with an average of 240mm). It is warm most of the year, and the winter months give a warmer temperature than summer. April and May are usually the rainy months, while January to February experience minimal rainfall. The temperature here averages 26.7 °C. About 1196 mm of precipitation falls annually. The difference in precipitation between the driest month and the wettest month is 287 mm. The average temperatures vary during the year by 4.1 °C | 39.4 °F. (https://en.climate-data.org/africa/kenya/mombasa/mombasa-915/ accessed 24/05/2020).

2.3.2 Topography

The County lies within the coastal lowland which rises gradually from the sea level in the East to about 132m above sea level in the mainland. The terrain is characterized by three distinct physiographic features, which includes the coastal plain, which is are found along the shoreline, covering parts of the South Coast, the Island, parts of Changamwe and the North Coast. The plain consists of an expansive flat land with raised beach terraces covered mainly by coral limestone and back reef sand deposits that not only provide firm foundation for construction but also provide building materials. Mombasa County in particular is situated in coastal lowland with extensive flat areas rising gently from 8 meters to 100 meters above sea level in the west mainland region. The proposed development site is generally a flat land.

2.3.3 Humidity

The proposed Buxton project area is 800 meters from the Tudor creek and thus has high humidity (85%) throughout the year.

2.3.4 Hydrology

In the proposed project area, water is found in the coral rocks which are characterized by well define primary porosity. Though water is almost all over, the porosity of the formation determines how successful a well will be. This area being close to the sea has fresh water mostly on saline water. The volume of fresh water normally is big closer to the sea and becomes thinner far from the sea. Buxton estate is about 800 meters from the Tudor creek. Appendix 6 give reports on the project area hydrogeology.

2.4 Ecological Conditions

The Mombasa County ecosystem has both marine and terrestrial components. Both ecosystems are characterized by diverse species of flora and fauna, the most common being coconut trees and different species of fish, which have different cultural, social and financial values.There are no dominant or threatened fauna at the project site. The most common fauna in the area are black crow birds which are also found within the Mombasa urban area. Natural ecosystems within and around the site have been interfered with by the developments and other economic activities. There are only few patches of vegetation within open spaces on project site.

2.4.1 Water Quality

The water quality within the larger Mombasa area has been dropping in quality due to the pollution of ground water resources by improper disposal of liquid waste. The development will source water from reticulated supply by MOWASCO supplemented by borehole supply. It is a recommendation that the proponent undertakes tests on yields and analysis of the water quality to determine capacity to meet the demand and conformity to Schedule 1 of the Water Quality Regulations, 2006.

2.4.2 Air Quality

The results from the Baseline ambient air quality monitoring showed compliance of all the gaseous and particulate parameters monitored, with EMC (Air quality) regulations 2014 at all monitoring locations during the weekday and weekend days of monitoring. Significant number of parameters had their concentrations higher during the weekdays than during the weekend as result of high vehicular traffic during peak hours, observed around the proposed construction site. (See Appendix 7)

2.4.3 Solid waste management

Solid waste generation in Mombasa District is estimated at 700metric tons per day. The waste is both organic and inorganic with the inorganic forms being non-biodegradable. The main waste generation sources are domestic, commercial ventures, hotels, markets, industries and institutions including health facilities. The types of waste that are generated include: Plastic waste including papers and hard plastics, Organic materials including food remnants and wooden debris, rubber, paper, metals, chemicals, glass, biomedical waste. Waste materials are collected from point sources or municipal dustbins in mixed form and transported to the Mwakirunge dumpsite which is the only one serving Mombasa as well as the newly created Kilindini Districts. All types of waste are transported to the site including hazardous types containing pesticides, heavy metals, oils, batteries, acids, domestic and hospital wastes. The distance to site (16km) and the lack of adequate facilities for waste transport at the Mombasa Municipal Council has created a waste management problem for the city. The council has only about 10, seven-ton tippers, 2

bulldozers, 2 compactors which are grounded and six tractors/trailers which are inadequate to efficiently dispose of all the waste generated by the city. As a result, much of the waste remains largely uncollected.

2.4.4 Noise level monitoring

The noise level monitoring machine, Noise level analyzer, was raised about 1.5 m from the ground from which the equivalent noise level (LAeq), the maximum sound pressure level (LAmax), the minimum sound pressure level (LA min), the sound pressure level at 5%, 50% & 95% (L5), (L50), (L95) respectively, during the monitoring period were recorded. The results were then correlated with the EMC (Excessive noise and Vibration) regulation 2009 limits and further subjected to significance test (See Appendix 8).

2.5 Socio-Economic Environment

2.5.1 Population and Demographics

The population growth of Mombasa town has been on the rise according to the 2009 population and housing census report. Mombasa County has a total of approximately 1 Million people as per the 2009 census compared to approximately 650,000 people in 1999.The high population growth rate averaging 3.14 % has been reported within the coastal towns of Mombasa, Kilifi and Malindi for the years between 1999 and 2009 which rose to an average of 3.6 % between 1999 and 2009. The main factors that have attributed to the population growth include increase in fertility rate and improved health services. Rural-urban migration and the continued influx of tourists and foreign investors have also contributed significantly to the growth. Migration from other districts has basically been triggered by employment opportunities in the tourism and the transport sector. In the Kenyan Coast as a whole, population distribution in the inter-lands is mainly affected by rainfall distribution, altitude, agro-ecological zones and administrative policy through which a number of settlement schemes have been created.

2.5.2 Household characteristics of Tenants at Buxton estate

In terms of household distribution, the average family size at Buxton estate is approximately 5. The smallest family size is 2 while the largest is 9. 5.4% of household heads are living with some form of disability. The average age of the tenants is 54.06 years with the youngest tenant aged 26 years while the oldest is 78 years. The average length of stay of the tenants at the estate was found to be 28.89 years (maximum of 53 years & minimum of 2 years). (*ESIA Socio-economic survey*)

2.5.3 Livelihoods

Generally, the area is designated for residential purposes and has a cosmopolitan population due to its location.43.2 % of the tenants are in gainful employment mainly with the Mombasa county government while 24.3 are in self-employment as shown in the graph below. The average income of a Buxton estate tenant is Kshs. 32,848/=. On average the tenants pay a monthly rent of Kshs.2,807 with the highest paying Kshs.10,000 and lowest paying Kshs.2,000.

Some Buxton tenants were running business within the estate while some had rented out their houses and were not staying within Buxton. 7.1% of the Buxton tenants have sublet their houses while 16.6% are running businesses within the estate.

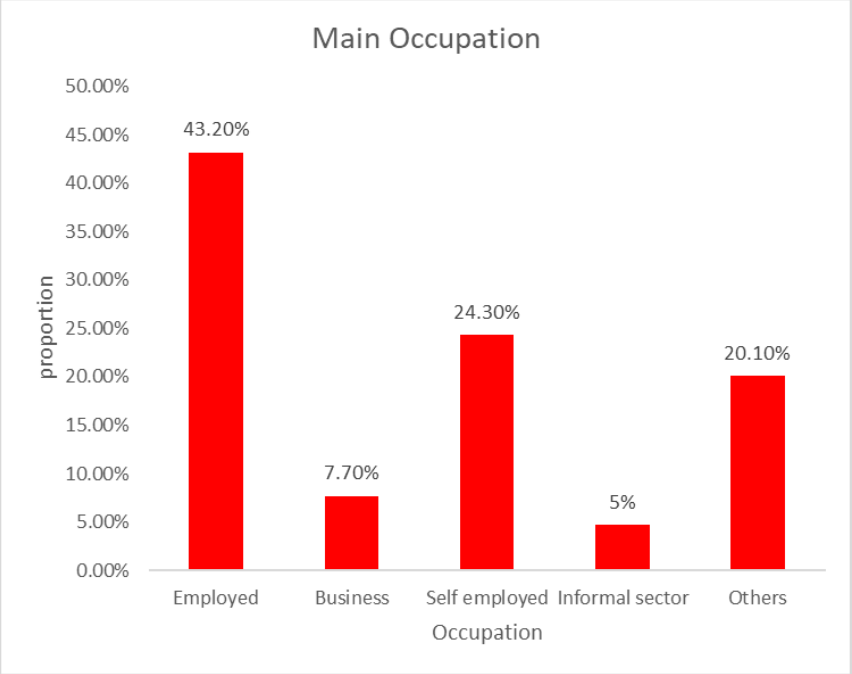


Figure 3 Occupation of Buxton tenants interviewed

2.5.4 Buxton tenants Housing need

From the socio-economic survey of the Buxton tenants, 55% of tenants expressed interest in 2-bedroom housing units while 34% expressed interest in acquiring 3-bedroom housing unit. Only 16% of the respondents were interested in 1-bedroom unit. 61% of tenants indicated that they would use part of their relocation allowance as deposit towards the purchase of a housing unit.

2.5.5 Relocation concerns

Tenants interviewed in socio-economic survey raised three interrelated concerns with respect to relocation to pave way for project implementation namely: relocation to a distant place, displacement and disruption of life.

Table 2 Buxton Tenant concerns related to relocation

Concern	Yes	No
Relocation to distant places	61.3%	35.3%
Displacement	52.3%	47.7%
Disruption of life	50.3%	49.7%

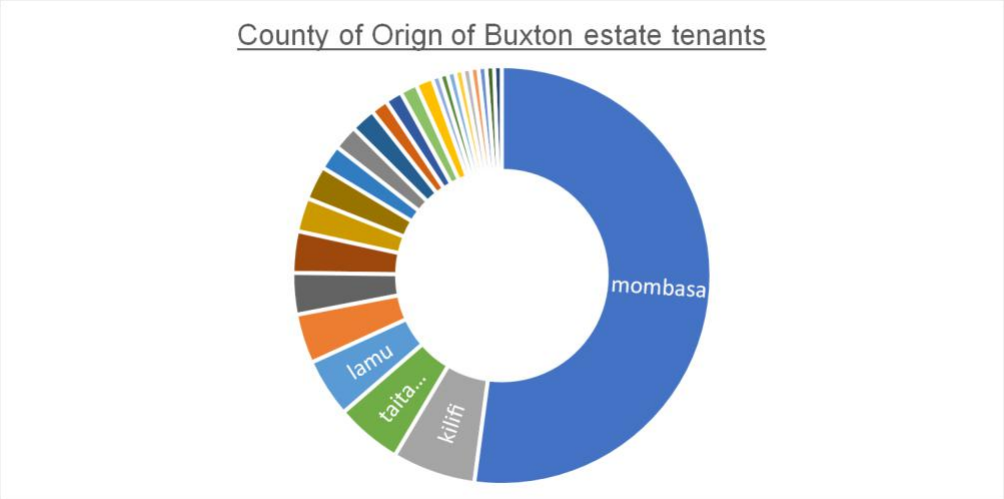
Source: ESIA Socio-economic survey

2.5.6 Water Supply

The site is serviced by piped water supply connected to the Mombasa Water and Sewerage Company (MOWASCO) service line. The water supply from this line is erratic and unreliable. It is expected that the project proponent will supplement water supply through use of borehole water and rainwater harvesting to ensure sufficiency of clean water during the operation stage of this project. The water quality within the larger Mombasa area has been dropping in quality due to the pollution of ground water resources by improper disposal of liquid waste. The development will source water from reticulated supply by MOWASCO supplemented by borehole supply. It is a recommendation that the proponents undertake tests on yields and analysis of the water quality to determine capacity to meet the demand and conformity to Schedule 1 of the Water Quality Regulations, 2006. The proponent has undertaken hydrologeological survey to establish the viability of ground water for the project. appendix 6.

2.5.7 Cultural Heritage

Mombasa County hosts one of the oldest towns in the country which has hence contributed to the existence of many historical and archaeological features. The indigenous inhabitants of the district at large are the Digos, Giriama's, Swahili's and a mix of Arab communities. The indigenous communities belong to the larger Mijikenda ethnic grouping. Overtime there has been an influx of investors and increase in population occasioned by a rural urban migration driven by a search for job and business opportunities. Within the Buxton estate majority of the tenants originate from the Coastal as depicted in the graph below. The estate is has different cultures represent from across the country with the Swahili culture being most assimilated.



Source: ESIA Socio-economic survey

2.5.8 Sewer System

The system in Mombasa City is connected to two treatment plants i.e. Kipevu treatment plant located on the West Mainland area and Kizingo Treatment Plant located in Kizingo area within Mombasa Town. Whereas the Kizingo plant is currently inoperable, the Kipevu one operates at 30% it capacity leading to the disposal of partially treated sewage into the sea at Makupa, Ziwani and Port Tudor. The rest of the County depends on privately constructed soak pits and pit latrines which have a potential to pollute water sources. There is little evidence of adherence to the Water Act 2002 that stipulates the requirements for boreholes and pit latrines to be located at far distances to protect ground water sources from contamination. Buxton estate sewage system has been operating suboptimally as evidenced by some of the correspondence attached in appendix 9 The proposed site has tenants who are currently using soak pit to manage wastes. The developer proposed to setup a suitably sized wastewater treatment plant as shown in the drawings attached in appendix 10.

2.5.9 Infrastructure

Roads

There is a total of 257.17Km of bitumen surface roads, 127Km of gravel surface roads and 91.29 Km of earth surface roads in the county. Main classified roads include Mombasa - Nairobi highway, Mombasa - Malindi road and Likoni Lungalunga Road connecting Kenya and Tanzania. The main access to the proposed project area is by Sheikh Abdulla F., Narok, Koinange, Ronald Ngala and Tom Mboya Roads in Mombasa City.

Plate 5 Typical evening traffic on road adjacent to the project site

Project site all-weather access road

From a survey conducted by SGS Kenya Limited, it can be concluded that:

- Mombasa - Malindi road crossing (Mombasa - Malindi lane) has the highest traffic movement with the highest vehicle count of 13,337 in day 1 of the count.
- Arab Road/ Estate Road Junction has the lowest traffic movement with lowest vehicle count of 672 on day 3 of the traffic count.
- The highest vehicle category recorded was microbus at 3,265 on Tom Mboya Avenue/Mombasa - Malindi Road Junction (Malindi- Mombasa lane) between 0600h and 0900h.

A traffic survey project report for the project area is attached in appendix 12

3 ENVIRONMENTAL POLICY, LEGAL & INSTITUTIONAL FRAMEWORK

3.1 National Environmental Policies

	National Environmental Policies	Relevance to the project/license or permit required/ or activity requiring regulation
1.	National Environmental Action Plan (NEAP): The purpose of the National Environmental Action Plan (NEAP) is to promote and facilitate the coordination of strategies and measures to protect and manage the environment into plans and programmes for the social and economic development of Kenya. The Environmental Management and Coordination Act, 1999, established the NEAP to address the protection and management of the environment at district, provincial and national levels.	The proponent should comply with the NEAP policies and legislative with regards to preventing, controlling or mitigating specific as well as general adverse impacts on the environment. The project activities will interact with the various elements and components of the physical, social and economic environments in ways that could lead to negative impacts. Stakeholders in the project will therefore ensure that projects covered under consideration should be implemented in ways that ensure environmental integrity. Issues of environmental integrity will be addressed through project level Environmental Impact Assessments (EIAs).
2.	Kenya's Vision 2030: The Kenya Vision 2030 is the national long-term development policy that aims to transform Kenya into a newly residential, middle-income country providing a high quality of life to all its citizens by 2030 in a clean and secure environment.	Amongst others, Vison 2030 is to facilitate production of housing units and to improve the lives of slum dwellers. The Buxton housing units is a timely project in line with this vision. Each activity or project carried out in the republic must comply with the state vision of the national environment, as well as respect the right of everyone to a clean and healthy environment. The project provides for various types of development activities that use sensitive components of the physical and natural environment, and stakeholders involved in the implementation of the program must ensure that the principle of sustainable development is respected at all stages of projects related to the programs.
3.	National Environment Policy, 2012 Revised Draft #4: The major objective of the policy is to provide a framework for an integrated approach to planning and sustainable management of Kenya's environment and its natural resources. The policy further ensures that the environment is integrated in all government policies in order to facilitate and realize sustainable development at all levels. This would help promote green economy, enhance social inclusion, improve human welfare and create opportunities for employment and maintenance of a healthy ecosystem.	ESIA study has developed an environment and social management and monitoring plan to mitigate the impacts that may result during the construction and operation phases of the project. This tool is aimed at promoting coordination of environmental management of the project such that sensitive ecosystems are not destabilized by project activities The developer should ensure that the provisions of this policy are followed to ensure the protection of the environment.

	National Environmental Policies	Relevance to the project/license or permit required/ or activity requiring regulation
4.	Environmental and Development Policy (Session Paper No. 6 1999): The goal of this Policy is a better quality of life for present and future generations through sustainable management and use of the environment and natural resources	The main objective of this Policy is a better quality of life for present and future generations through sustainable management and use of the environment and natural resources. The Buxton project once complete will offer the best housing units to the people of Buxton Area.

3.2 Environmental Institutional Framework

	Environmental Institutional Framework	Relevance to the project/license or permit required/ or activity requiring regulation
1.	National Environment Council (NEC): Part III section 4 of the principal Act outlines the establishment of the National Environment Council (NEC). NEC is responsible for policy formulation and directions for purposes of EMCA; sets national goals and objectives, determines policies and priorities for the protection of the environment, promotes co-operation among public departments, county governments, private sector, non-governmental organizations and such other organizations engaged in environmental protection programmes. Key Functions of NEC: • Policy formulation and direction for the purposes of this act • Set national goals and objectives and determine policies and priorities for the protection of the environment; • Promote cooperation among public departments, local authorities, private sector, non-governmental organizations and such other organizations engaged in environmental protection programmes; Perform such other functions as are assigned under the Act	The council sets national goals and objectives and determine policies and priorities for the protection of the environment that are to be followed by the developer of the proposed Buxton Housing Project.
2.	National Environment Management Authority (NEMA): The objective and purpose for which NEMA is established is to exercise general supervision and co-ordinate over all matters relating to the environment and to be the principal instrument of the government in the implementation of all policies relating to the environment. NEMA is responsible for general supervision and, co-ordination of all matters relating to the environment and is the principal instrument of government in the implementation of all policies relating to the environment. The authority is also responsible for monitoring compliance with all the NEMA regulations	The Project proponent is required to contract services of a licence EIA expert, submit an ESIA report to NEMA and acquire an EIA licence before commencing any construction activities.
3.	County Environment Committee: The County Environment Committee shall-	The project is in Mombasa County and will be subject to site visits by the County Environmental Committees. The

	Environmental Institutional Framework	**Relevance to the project/license or permit required/ or activity requiring regulation**
	(a) Be responsible for the proper management of the environment within the county for which it is appointed; (b) Develop a county strategic environmental action plan every five years for consideration and adoption by the County Assembly. These committees contribute to decentralization of activities undertaken by NEMA and thus enable local communities to have access to environmental management information. The committees also conduct quick site visits and review environment related reports of the projects and on occasions could attend site meetings.	committees will review environment related reports of the project and on occasions could attend site meetings.
4.	National Environment Complaints Committee, NECC (Public Complaints Committee): The committee is an environmental ombudsman that was established under section 31 to 36 of Environmental Management and Coordination Act no. 8 of 1999 with mandate to investigate allegations or complaints regarding the condition of environment in Kenya. It is an important institution in the assessment of the condition of the environment in Kenya	If any disputes will arise in regards to this project, the NECC will also play an important role in the facilitation of alternative dispute resolution mechanisms relating to environmental matters.
5.	National Environment Action Plan Committee: The environmental action plan Committee discusses the challenges of climate change for Kenya and underscores the sustainability of Kenya's economic and social development which depend ultimately on proper and responsible management of the natural resource base and the environment in general. The plan also describes the physical environment and basically follows the thematic areas of nine task forces.	The Plan is a requirement by the Climate Change Act, 2016, which seeks to further Kenya's development goals by providing mechanisms and measures to achieve low carbon.
6.	Standards and Enforcement Review Committee: NEMA through EMCA has established standards for the various environmental parameters that require management, and these include the water quality standards, noise and vibration control standards, and the waste management standards, amongst other. SERC, through the Compliance and Enforcement Department of NEMA monitors the compliance level of the project to ensure environmental control standards are implemented. The committee also follows on complaints reported by the public. This is a technical Committee responsible for environmental standards formulation, methods of analysis, inspection, monitoring and technical advice on necessary mitigation measures. The members of the Standards and Enforcement Review Committee are set out in the third schedule of the principal Environmental Management and Co-ordination Act.	The committee gives advice on how to establish criteria and procedures for the measurement of water quality and recommends the minimum water quality standards, analyzes conditions for discharge of effluents into the environment, and also carry out investigations of actual or suspected water pollution
7.	National Environmental Tribunal: The tribunal is formed under section 125 of the EMCA, Cap 387 and handles all cases related to environmental offences in the Republic of Kenya. The tribunal's principal function is to receive, hear and determine appeals arising from decisions of the National Environment Management Authority (NEMA) on issuance, denial or revocation of environmental impact assessment (EIA) licenses, among other decisions.	If disputes with respect to the proposed Buxton affordable Housing project arise, the NET will function very much like a court of law.

3.3 National Environment Legislative Framework

	National Environment Legislative Framework	**Relevance to the project/license or permit required/ or activity requiring regulation**
1.	The Constitution of Kenya 2010: Article 42 of the Constitution states that every person has the right to a clean and healthy environment, which includes the right: to have the environment protected for the benefit of present and future generations through legislative and other measures, particularly those contemplated in Article 69; and To have obligations relating to the environment fulfilled under Article 70. Article 69(2) states that every person has a duty to cooperate with State organs and other persons to protect and conserve the environment and ensure ecologically sustainable development and use of natural resources.	The proponent has a right to carry out the project within legal limits. The proponent must ensure that the project is carried out in an ecologically, economically and socially sustainable manner. The proponent is entitled to a fair administrative decision-making process from NEMA and other State organs. The project proponent will be required to comply fully with the above stated articles of the Constitution.
2.	County Government Act 2012: This Act vests responsibility upon the County Governments in planning of development projects within their areas of jurisdiction on projects of importance to the local County Government or those of national importance. Section 102 of the Act provides the principles of planning and development facilitation which include integration of national values in county planning, protect the right to self-fulfillment within the county communities and with responsibility to future generations, protection of rights of minorities and marginalized groups and communities, promotion of equity resource allocation, among others.	The project proponent should initiate the process of County Government engagement in the initial project planning through application of essential development approvals from Mombasa County Government. The proponent will comply fully with the Act.
3.	Environment Management and Coordination Act (EMCA) of 1999 Revised in 2015: The Environmental Management and Co-ordination (Amendment) Act, 2015 is an Act of Parliament to amend the Environmental Management and Co-ordination Act, 1999, the Act received Presidential assent on 27th May 2015 and commenced on 17th June 2015. The Act provides for the establishment of appropriate legal and institutional framework for the management and protection of the environment.	EMCA provide a legal and institutional framework for the management of the environment-related matters. Environmental quality conservation aspects of the project in consideration will be realized through the implementation of the Environmental Management & Social Monitoring Plan aimed at mitigating the potentially negative impacts and enhancing the potentially positive impacts predicted through project level EIAs.

3.4 International Environmental Management Agreements/ Conventions and Protocols

	International Environmental Management Agreements/ Conventions and Protocols	Relevance to the project/license or permit required/ or activity requiring regulation
1.	The United Nations Declaration on the Rights of Indigenous Communities: The Declaration is the most comprehensive international instrument on the rights of Indigenous peoples. It establishes a universal framework of minimum standards for the survival, dignity and well-being of the Indigenous peoples of the world and it elaborates on existing human rights standards and fundamental freedoms as they apply to Indigenous peoples.	The provisions of The United Nations Declaration on the Rights of Indigenous Communities should be put into consideration by the developer, in that the developer should engage the indigenous communities throughout the project cycle.
2.	The Rio Declaration- Agenda 21: Principle 4 of the Rio Declaration provides that in order to achieve sustainable development environmental protection shall constitute an integral part of the development process and cannot be considered in isolation from it. Principle 25 accentuates this by stating that peace, development and environmental protection are interdependent and indivisible.	The provisions of Rio Declaration should be put into consideration by the developer, in that protect the environment while still sustainably developing.
3.	World Commission on Environment and Development of 1987: The mission of the Brundtland Commission is to unite countries to pursue sustainable development together. The Brundtland Commission insists upon the environment being something beyond physicality, going beyond that traditional school of thought to include social and political atmospheres and circumstances. It also insists that development is not just about how poor countries can ameliorate their situation, but what the entire world, including developed countries, can do to ameliorate our common situation.	The provisions of this convention should be taken into consideration by the developer.
4.	The Ramsar Convention on Convention on Wetlands of International Importance especially as Waterfowl Habitat: The Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat is an international treaty for the conservation and sustainable use of wetlands. It is also known as the Convention on Wetlands. It is named after the city of Ramsar in Iran, where the Convention was signed in 1971. Every three years, representatives of the Contracting Parties meet as the Conference of the Contracting Parties (COP), the policy-making organ of the Convention which adopts decisions (Resolutions and Recommendations) to administer the work of the Convention and improve the way in which the Parties are able to implement its objectives.	The developer should ensure the proposed project doesn't have any impacts on wetlands. Wastes should properly be disposed and not directed into water bodies.
5.	Convention on the Control of Trans-boundary Movements of Hazardous Wastes and their Disposal (Basel Convention): Is an international treaty that was designed to reduce the movements of hazardous waste between nations, and specifically to prevent transfer of hazardous waste from developed to less developed	The developer should minimize the amount and toxicity of wastes generated, to ensure their environmentally sound management as close as possible to the source of generation

	International Environmental Management Agreements/ Conventions and Protocols	**Relevance to the project/license or permit required/ or activity requiring regulation**
	countries (LDCs). The Convention is also intended to minimize the amount and toxicity of wastes generated, to ensure their environmentally sound management as closely as possible to the source of generation, and to assist LDCs in environmentally sound management of the hazardous and other wastes they generate.	
6.	Convention on Biological Diversity (CBD) of 1992: The CBD establishes a global legally binding framework for the conservation of biodiversity, the sustainable use of its components and the fair and equitable sharing of benefits arising out of utilization of genetic resources.	The provisions of this convention should be taken into account in the conservation of various species of plants, animals and the variety of ecosystems in the project area. The Buxton Housing Units Project is in line with the CBD and NBSAP, including the Aichi target with regards to promoting local communities appreciating and valuing biodiversity so as to conserve and use it sustainably.
7.	United Nations Framework Convention on Climate Change UNFCCC (1993): The UNFCCC objective is to "stabilize greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system". The framework sets non-binding limits on greenhouse gas emissions for individual countries and contains no enforcement mechanisms. Instead, the framework outlines how specific international treaties (called "protocols" or "Agreements") may be negotiated to specify further action towards the objective of the UNFCCC.	The Buxton Housing project will endeavour to be in line with this convention and ensure that atmospheric pollution through greenhouse gases are minimised as is practically possible.
8.	Rotterdam (PIC) Convention on Prior Informed Consent: The Rotterdam Convention (formally, the Rotterdam Convention on the Prior Informed Consent Procedure for Certain Hazardous Chemicals and Pesticides in International Trade) is a multilateral treaty to promote shared responsibilities in relation to importation of hazardous chemicals. The convention promotes open exchange of information and calls on exporters of hazardous chemicals to use proper labeling, include directions on safe handling, and inform purchasers of any known restrictions or bans.	The Convention creates legally binding obligations for the implementation of the Prior Informed Consent (PIC) procedure. It built on the voluntary PIC procedure, initiated by UNEP and FAO in 1989 and ceased on 24 February 2006. The Convention covers pesticides and industrial chemicals that have been banned or severely restricted for health or environmental reasons by Parties and which have been notified by Parties for inclusion in the PIC procedure.
9.	Stockholm Convention on Persistent Organic Pollutants (POPs) (2002): The Stockholm Convention on Persistent Organic Pollutants is a multilateral treaty to protect human health and the environment from chemicals, known as POPs. POPs have harmful impacts on human health or on the environment. They remain intact in the environment for long periods, become widely distributed geographically and accumulate in the fatty tissue of humans and wildlife.	The developer should ensure that all POPs are properly disposed in order to protect the environment.
10.	UNCCD: Convention on Desertification, of January 1995: The United Nations Convention to Combat Desertification in Those Countries Experiencing Serious Drought and/or Desertification, particularly in Africa (UNCCD) is a Convention to combat desertification	Soil conservation measures should be put in place throughout project implementation period.

	International Environmental Management Agreements/ Conventions and Protocols	Relevance to the project/license or permit required/ or activity requiring regulation
	and mitigate the effects of drought through national action programs that incorporate long-term strategies supported by international cooperation and partnership arrangements.	
11.	World Heritage Convention: Convention concerning the protection of the world cultural and natural heritage: For the purpose of this Convention, international protection of the world cultural and natural heritage shall be understood to mean the establishment of a system of international co-operation and assistance designed to support States Parties to the Convention in their efforts to conserve and identify that heritage.	The Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention) is a successful global instrument for the protection of cultural and natural heritage.
12.	Montreal Protocol: Protocol for the Protection of the Ozone Layer January 1990: The Montreal Protocol is an international treaty designed to protect the ozone layer by phasing out the production of numerous substances that are responsible for ozone depletion.	The developer is required to use only materials and substances that are safe and won't lead to the depletion of the Ozone layer.
13.	Sofia Protocol to LRTAP concerning the Control of Emissions of Nitrogen Oxides or their Trans-boundary Fluxes (NOx Protocol): Protocol to the 1979 Convention on Long-Range Transboundary Air Pollution Concerning the Control of Emissions of Nitrogen Oxides or Their Transboundary Fluxes, opened for signature on 31 October 1988 and entered into force on 14 February 1991, was to provide for the control or reduction of nitrogen oxides and their transboundary fluxes.	The proponent is requested to introduce pollution control measures based on best available technologies that are economically feasible.

3.5 Institutional Structure of the Housing Sector in Kenya

	Institutional Structure of the Housing Sector in Kenya	Relevance to the project/license or permit required/ or activity requiring regulation
1.	National Housing Corporation: The National Housing Corporation is established and constituted by the Housing Act Chapter 117 (3) The Corporation consists of— (a) a chairperson appointed by the President; (b) the Principal Secretary responsible for housing in the Ministry; (c) a person appointed by the Cabinet Secretary for the time being responsible for finance; and (d) six persons appointed by the Cabinet Secretary for the time being responsible for housing, being persons who in his or her opinion possess knowledge of housing development or housing finance.	NHC endeavours to make Kenya a "decently housed nation". To achieve this vision, the corporation plays a leading role in providing affordable housing and related services to Kenyans. The Buxton housing units is a timely project in line with this vision. This is a project that will provide various housing units in the Buxton area of Mombasa County

	Institutional Structure of the Housing Sector in Kenya	**Relevance to the project/license or permit required/ or activity requiring regulation**
	The corporation is charged with: (a) undertake and encourage research and experiment in housing related matters, and undertake and encourage the collection and dissemination of information concerning housing and related matters; (b) take part in housing exhibitions and other forms of publicity; (c) undertake and encourage the provisions of training in furtherance of the purposes of this Act and provide training for members of its staff; (d) perform such other duties connected with housing as the Minister may direct; (e) to operate a housing finance institution with powers to borrow funds from the Government, overseas agencies, pension and trust funds and any other institution or persons, as well as to collect deposits and savings from the public to be applied to the financing of residential housing development and related matters; and to establish, promote or aid in establishing or promoting, constitute, form or organise companies syndicates or partnerships alone or in conjunction with any other person or institutions for the carrying on of any such functions as the Corporation is empowered to carry on under this Act.	
2.	National Housing Development Fund, 2020: Housing Act Chapter 117 (7) Establishes the Housing Fund which is under the control of the National Housing Corporation, consisting of such securities and money and applicable to such purposes as are provided for by this Act. The Finance Act 2018 was enacted by adding the following on Section 86, thus technically amending employment act, 2007 by inserting this text after section 31. 31A. (1) An employer shall pay to the National Housing Development Fund in respect of each employee— (a) the employer's contribution at one point five per centum (1.5%) of the employee's monthly basic salary; and (b) the employee's contribution at one point five per centum (1.5%) of the monthly basic employee's salary: Provided that the sum of the employer and employee contributions shall not exceed five thousand shillings (Kshs.5,000) a month.	Affordable housing remains one of the key growth pillars for promoting long-term economic development. To achieve the goals outlined in this pillar, the Government of Kenya established the National Housing Development Fund (NHDF). Public-private partnership framework will enable fast-tracking of the approval processes of housing projects and to accommodate new approaches. Buxton Housing Project will help the Kenyan Government to achieve this goal.

3.6 Ministerial and County Institutional Integration

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
1.	Environmental Management & Co-ordination (Waste Management) Regulations 2006: Provides standards for handling, transportation & disposal of various types of waste including hazardous waste. Requirements to ensure waste minimisation or cleaner production, waste segregation, recycling or composting Provides for licensing of vehicle transporting waste Provides for licensing of waste disposal facilities	Disposal of generated waste from operations under the project. Generation of hazardous wastes such as used oi & oily parts from servicing of equipment & vehicles. Ensure there exists proper contractual agreement with NEMA licensed solid waste handlers and that solid wastes are collected in a timely manner and disposed responsibly.
2.	Air Quality Regulations, (Legal Notice No. 34 of 2014): These regulations are aimed at controlling, preventing and abating air pollution to ensure clean and healthy ambient air.	The proponent will ensure that operations at the site do not generate dust, particulates and other emissions beyond allowable limits especially during construction by deploying efficient dust screens, PPE and other dust suppression measures.
3.	Legal Notice No. 120, Environmental Management & Co-ordination (Water Quality) Regulations 2006: Provides for the protection of ground & surface water resources Provides for the parameters in the quality of wastewater discharged from any facility/activity into the environment or sewer.	Any discharges to the surface water courses during operation phases to be monitored for conformance with the standards. The project proponent will fully comply with the Regulations. The contractor/proponent will handle hazardous substances in a manner that is not likely to cause water pollution. The proponent should ensure that effluent meets the standards set out under Schedule III of Legal Notice No. 120 of 2006.
4.	The Environmental Management and Co-ordination (Controlled Substances) Regulations, 2007: The regulations regulate the importation and use of Ozone Depleting Substances. Regulations No. 3 gives a classification of Controlled Substances.	The proponent will comply fully with the Regulations by not using Ozone Depleting Substances
5.	The Environmental Management and Co-ordination (Wetlands, Riverbanks, Lake Shore and Sea Shore management) Regulations, 2009: Section 14 of the Regulations states: Duty of landowners, users and occupiers. (1) Every owner, occupier or user of land which is adjacent or contiguous to a wetland shall, with advice from the Authority, have a duty to prevent the degradation or destruction of the wetland, and shall maintain the ecological and other functions of the wetland.	The project proponent will be required to comply fully with the Regulations. It will be the duty of the developer to ensure no wastes from this development ends into the Indian Ocean.
6.	The Environmental Management and Coordination (Conservation of Biological Diversity and Resources, Access to Genetic Resources and Benefit Sharing) Regulations, 2006 Legal Notice No. 160:	The developer should adhere to these regulations in order to conserve the biological diversity in of the area

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	The regulations provide for a) detailed processes and rules for the conservation of biological diversity in Kenya; b) mechanisms to protect and prevent exploitation of endangered and threatened plant and animal species; c) access to and the fair and equitable sharing of benefits arising from the utilization of genetic resources; d) the consultation of local communities in the process of accessing genetic resources for research, commercial and other purposes; e) Ensure recognition of specific knowledge held by and role of local communities in conservation of biological resources; f) Regulate the process and terms by which genetic resources can be taken out of the republic of Kenya and, sustainable use of biodiversity and genetic resources.	
7.	Environmental Management & Co-ordination (Noise & Excessive Vibration Pollution control) Regulations 2009: Prohibits the generation of unreasonable, unnecessary or unusual noise which annoys, disturbs, injures or endangers the comfort, repose, health or safety of others & the environment. Provides for the maximum noise levels permissible in various environmental set ups such as residential areas, places of worship, commercial areas & mixed residential Provides that a sound source creates or is likely to emit noise or excessive vibrations or otherwise fail to comply with the provision of these regulations, a license is required.	Sound level limits of 60dB(day) and 35dB (night) to be observed during operations License to emit noise/vibrations in excess of permissible levels to be acquired if necessary. The proponent will be required to comply fully with the Regulations.
8.	Legal Notice No. 31, Environmental Management and Coordination, (Noise and Excessive Vibration Pollution) Regulations 2010: These Regulations require that no person or activity shall make or cause to be made any loud, unreasonable, unnecessary or unusual noise that annoys, disturbs, injures or endangers the comfort, repose, health or safety of others and the environment.	The contractor shall be required to implement these measures, ensure that all machineries are in good working condition to reduce noise. Also, construction activities shall be restricted between 0800Hrs-1700Hrs to ensure that the neighbours are not disturbed.
9.	Environmental (Impact Assessment & Audit) Regulations, 2003 Amended 2019: Provides for the procedure for carrying out the ESIA Provides for the contents of an ESIA study report	The ESIA to be carried out in accordance to the regulations
10.	EMCA (Fossil Fuel Emission Control) Regulation, 2006: NEMA is mandated under this regulation to approve any substance to be used as a fuel catalyst if the substance improves fuel economy, enhances combustion and reduces harmful emissions that adversely affect human, animal and plant health and degrade the environment. Furthermore, NEMA	Only approved substances are to be used as a fuel catalyst if the substance improves fuel economy, enhances combustion and reduces harmful emissions that adversely affect human, animal and plant health and degrade the environment

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	has to issue a catalyst license of an approved fuel catalyst and may impose such conditions as it may deem appropriate.	
11.	Use of Poisonous Substances Act Cap 247: An Act of Parliament to provide for the protection of persons against risks of poisoning by certain substances, and for matters incidental thereto and connected therewith	Section 3 of the Act casts a duty of all employers of protecting their employees against the risk of poisoning by poisonous substances.
12.	The Water Act (Act No.8 of 2002) revised in 2016: Provides that a permit shall be required for any use of water from a resource, especially where there is abstraction and use of water with the employment of works. The legislation provides for the management of water resources at national and county level. Article 40(4) provides an application for a permit to which shall be subject to public consultation and, where applicable EIA in accordance with the requirements of the EMCA. 108(1) sewage & effluent management to avoid environmental pollution.	Use of water abstracted from the natural spring requires an abstraction permit. A permit will be required from WRMA for any water borehole construction works and an abstraction licence The proponent will comply fully with the Act.
13.	Water Resources Management Rules 2007: Provides for application by all those intending to abstract ground water Provides that where any borehole or well is intended to be equipped with a motorized pump the application shall be accompanied by a hydrogeological assessment report.	Depending on the proposed source of water for construction activities, permits may be required
14.	The Forests Act (Chapter 375): The Forest Act, Cap 385 of 1962 (revised 1982, 1992 and 2005) addresses the reservation, protection, management, enforcement and utilization of forests and forest resources on Government land. The Forest Act is applicable to gazetted forest areas (Forest Reserves) and specifically covers: Gazettement, alteration of boundaries and de-gazettement of Forest Reserves (Section 4); Declaration of Nature Reserves within Forest Reserves and regulation of activities within Nature Reserves (Section 5); Issuance of licenses for activities within Forest Reserves (Section 7); Prohibition of activities in Forest Reserves (removal of forest produce, grazing, cultivation, hunting, etc.) and on unalienated Government land (removal of trees, collection of honey, lighting of fires) except under license from the Director of Forest Services (Section 8); Power of the Minister to make rules with respect to sale and disposal of forest products, use and occupation of land, licensing and entry into forests (Section 15). This prerogative has been taken with the Forests (General) Rules, which sets forth rules for sale of forest produce and specifies royalty rates for these products.	The project area is not located in a forest zone. However, the developer will need KFS permit in order to cut down existing trees. It is advisable that the developer should plant more trees on the site after completion of the project.
15.	Physical Planning Act 1996 (286):	The proposed project requires approval by the county physical planning department.

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	An Act of Parliament to provide for the preparation and implementation of physical development plans and for connected purposes. Provides for zoning areas	Provisions of the Act regarding development control shall be strictly adhered to. All developers within the project area must strictly adhered to requirement of the Act regarding plot coverage and reservation of land for public utilities
16.	Public Health Act (Cap. 242): The act makes it the duty of every local authority (in the capacity of "health" authority) to take all lawful, necessary and reasonably practicable measures to safeguard and promote public health (s.13). Part IX of the act deals with sanitation and housing and is of most significance for the control of polluting discharges. S.116 imposes a duty on every local authority to maintain its district in a clean and sanitary condition, to prevent nuisances and prosecute those responsible for nuisances. Nuisances include drains and sewers for the discharge of pollutants into watercourses and lakes. The Public Health (Drainage and Latrine) Rules made under s.126 of the Act, makes more specific provision for drainage. The Rules require the drainage of new buildings; • Prohibit the drainage of surface water into foul water sewers; • Prohibit the discharge into sewers of matter which may interface with the free flow of the sewage or injure the sewer; • Empower the local authority to prohibit the discharge of injurious matter into sewers; Impose a requirement for permits to be obtained from the local authority before the making of sewer connections or the construction of sewage treatment works.	Health issues will be integrated into the project to ensure environmental health is appropriately addressed. All stakeholders must undertake to comply with provisions of the regulations by ensuring that the necessary plans to achieve requirements of the regulations are put in place. Measures to mitigate all forms of nuisance in compliance with Part IX Sections 115 and 118 of the Act will be put in place throughout the phases of projects under the programmes Contractors will also manage solid waste arising from programme related activities in compliance with provisions of this Act.
17.	Penal Code Act (Cap. 63): Chapter XVII on "Nuisances and offences against health and convenience" contained in the penal code strictly prohibits the release of foul air into the environment which affects the health of the persons. It states "Any person who voluntarily vitiates the atmosphere in any place so as to make it noxious to the health of persons in general dwelling or carrying on business in the neighbourhood or passing along a public way is guilty of a misdemeanour"	Waste disposal and other project related activities shall be carried out in such a manner as to conform to the provisions of the code. It is the responsibility of the contracted licensed waste handler to ensure that all kinds of wastes are disposed appropriately as per the legal provisions. The proponent will comply fully with the Act.
18.	The Workmen's Injury and Benefits Act, 2007: This Act provides for compensation to employees for work-related injuries and diseases contracted in the course of their employment and for connected purposes. Key sections of the Act include the obligations of employers; right to compensation; reporting of accidents; compensation; occupational diseases; medical aid; appeals; and miscellaneous provisions. Schedules provided in the Act outline the degree of disablement; occupational diseases; and dependant's compensation. In case of any accidents or incidents during the project cycle, this Act will guide the course of action to be taken.	The proponent will comply fully with the Act.

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
19.	The Employment Act, 2007: This Act declares and defines the fundamental rights of employees; minimum terms and conditions of employment; to provide basic conditions of employment of employees; and to regulate the employment of children, among other rights. Key sections of the Act elaborate on the employment relationship; protection of wages; rights and duties in employment; termination and dismissal and protection of children, among others.	Contractor to be strictly advised not to engage any underage persons (under 18 years of age) to perform any form of work at the site during construction. The proponent shall also ensure that the contractor is conversant and adheres to all the provisions of the Employment Act
20.	The Traffic Act, Cap 203: This Act consolidates the law relating to traffic on roads. Key sections include registration and licensing of vehicles; driving licenses; driving and other offences relating to the use of vehicles on roads; regulation of traffic; accidents; offences by drivers of vehicles other than motor vehicles and other road users; and miscellaneous provisions as to roads, among others.	Vehicles will be used to transport humans and equipment during the entire project life, and their registration and licensing will be required to follow the above Act.
21.	The Standards Act Cap 496: This Act promotes the standardisation of the specification of commodities, and provides for the standardisation of commodities and codes of practice to ensure public health and safety.	This means the Proponent has to ensure all materials and equipment in use during construction as well as operation of the facility adheres to the highest standards and do not pose any human health and safety risk. The proponent will comply fully with the Act.
22.	Occupiers Liability Act Cap 34: An act of parliament to amend the law as to liability of occupiers and others for injury or damage resulting to persons or goods lawfully on land or property from dangers due to the state of the property or to things done or omitted to be done there.	Ensure safety of workers during construction and possible decommissioning phases and occupants upon occupation of the office block.
23.	Occupational Safety and Health Act 2007 (CAP 15): This Act promotes and guarantees the protection and wellbeing of workers in the workplace. • Provides that every occupier shall ensure the safety, health & welfare at work of all persons working in this workplace. • Provides for registration of premises prior to use as a workplace • Provides that workplace shall be of sufficiently size for work to be carried out with ease & an adequate amount of air for each employee, the minimum permissible being 10m3 per person. • Provides that an occupier shall ensure that effective & suitable provision is made for securing & maintaining by circulation of fresh air in each workroom, the adequate ventilation of the room.	Work at the proposed site may involve hazards such as accidental falls, working at heights, exposure to energized circuits and heavy equipment etc. Other potential sources of occupational injuries include entry into confined spaces, including manholes and dust generation associated with construction activities among others. The contractor will continuously improve the safety and health standards at the construction site making safety concern everyone's responsibility. Emergency response plan, warning signs, machinery safety and construction safety provisions of the Act which are aimed at managing occupational accidents, incidents and injuries at the workplace will be put in place. All requisite

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	• Provides that an occupier ensure effective provision is made for securing & maintaining sufficient & suitable lighting, whether natural or artificial, in every part of this workplace in which persons are working or passing. • Provides that sufficient & suitable sanitary conveniences for the persons employed in the workplace shall be provided, maintained & kept clean, and effective provision shall be made for lighting the convenience; and where persons of both sexes are or are intended to be employed (except in the case of workplaces where the only persons employed are member of the same family dwelling there) such conveniences shall afford proper separate accommodation for persons of each sex. Provides that all plant, machinery & equipment whether fixed or mobile for use either at workplace or as a workplace, shall only be used for work which they are designed for & be operated by a competent person.	trainings, approval and permits including Workplace Registration Certificate shall be procured by the proponent / contractor
24.	Factories & Other Places of Work (Noise Prevention & control rules,2005: Rules provide for the maximum noise exposure levels for workers in places of work & for the provision of protective equipment for those exposed to high noise levels. Provides that and occupier shall institute noise reduction measures at the source of the noise in the workplace	Noise emitted during the operation of the Housing units. requires provision of PPE to workers & minimization of noise exposure to the public
25.	Electricity Power Act No. 11 of 1997: The Act establishes the Energy Regulatory Commission (ERC) with a mandate for the management of energy issues in Kenya. Part III of this Act is dedicated to Electricity energy. Section 30 of this part stipulates that any electrical installation work should be conducted by such a person as one licensed by the ERC as an electrician or an electrical contractor.	Electricity power installation and usage should be done in a manner that seeks to protect the health and safety of the project employees; the local and other potentially affected communities as well as the environment. Electrical installation to service the Buxton Low-cost Housing Units should be done by a licensed electrician under ERC. Liaison with relevant agencies such as KPLC should be sought where necessary. Proponent should adhere to provisions of this Act in all phases of the project.
26.	The Energy Act 2019: The Act consolidates the laws the relating to energy & provides for National & county government functions in relation to energy.	The project proponent will comply with Legal Notices 43 & 102 to ensure conformity with the Energy Act provisions. The proponent will be required to address provisions raised in the Energy (solar water heating) regulations

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	Provides for promotion of renewable energy; exploration, recovery & commercial utilisation of geothermal energy; regulation of midstream & downstream petroleum & coal activities; regulation, production, supply & use of electricity & other energy forms; Enforcement & review of environmental, health, safety & quality standards. Provision for construction permit request to be accompanied by ESIA study.	2012.
27.	The Surveys Act Cap 299 Laws of Kenya: This is an Act of parliament that make provisions in relation to surveys and geographical names and the licensing of land surveyors.	Surveyors shall carry out surveying in a manner as to ensure that surveys accord in all respect with the provisions of this Act and regulations made there under and shall be responsible for correctness and completeness of every survey carried out by them or under their supervision. Boundaries and benchmarks for any land or holding should be shown on the map.
28.	Legal Notice No. 60: Hazardous Substances Rules, 2007: The Rules state that the Proponent shall ensure that where chemicals come into contact with employees, the exposure limits set out in the First Schedule of the Regulations are not exceeded. Where employees may be exposed to two or more chemicals in the workplace the Proponent shall work out the combined exposure using the narrative given in the Second Schedule of the Regulations.	The proponent will comply fully with the Regulations.
29.	Land Act, 2012 (Act no.6 of 2012): Provides for the sustainable administration & management of land & land-based resources & connected purposes. The Act also provides for the repeal of the Way leaves Act (Cap 292) and the Land Acquisition Act(Cap 295)	The proposed project site is registered & has a title deed
30.	The Land Act, 2012: The Land Planning Act (Cap 303) Section 9 of the subsidiary legislation (the development and use of land Regulations 1961) under which it require that before the local Authority to submit any plans to then minister for approval, steps should be taken as may be necessary to acquire the owners of any land affected by such plans. Particulars of comments and objections made by the landowners should be submitted, which intends to reduce conflict of interest with other socio-economic activities. Land Titles Act, Cap 282 This Act makes provision for the removal of doubts that have arisen in regard to titles to land and to establish a Land Registration Court. Specific provisions include guidelines on adjudication of claims, and registration of documents after certificate of ownership is granted. Registration of Titles Act, Cap 281	The proponent will be required to comply fully with these Acts

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	This Act provides for the transfer of land by registration of titles. Parts within the Act elaborate on mechanisms of bringing lands under the Act, grants, transfers and transmissions of land, registration of titles, and mode and effect of registration, transfers, leases, charges, powers of Attorney, and rectification of titles, among others. Registered Land Act, Cap 300 The Act provides for the registration of title to land and provides for the regulation of dealings in land so registered, and for purposes connected therewith. The Act elaborates on the organization and administration of the Act, the effect of registration, title deeds, certificates of lease and searches, instruments and agents, transmissions and trusts, restraints on disposition, rectification and indemnity, and decisions of registrars and appeals.	
31.	Land Registration Act 2012 (Act no.3 of 2012: Provides for the registration of titles to land, to give effect to the principles and objects of devolved government in land registration and for connected purposes.	The proposed site is registered and has a title deed.
32.	The National Land Commission Act, 2012: Pursuant to Article 67 (2) of the constitution, the functions of the commission are outlined in section 5 of the act as follows; i). To manage public land on behalf of the national and county governments; ii). To recommend a national land policy to the national government; iii). To advise the national government on a comprehensive programme for the registration of title in land throughout Kenya; iv). To conduct research related to land and the use of natural resources, and make recommendations to appropriate authorities; v). To initiate investigations, on its own initiative or on a complaint, into present or historical land injustices, and recommend appropriate redress vi). To encourage the application of traditional dispute resolution mechanisms in land conflicts; vii). To assess tax on land and premiums on immovable property in any area designated by law; viii). To monitor and have oversight responsibilities over land use planning throughout the country.	The proponent will be required to comply fully with this Act. The planning principles outlined in this Act should guide the process of implementation of the projects within the Programmes under study and public participation, a major component environmental assessment and audits should always be carried out to ensure that all stakeholders are aware of planned activities.
33.	The Environment and Land Court Act, 2011: The Act establishes a superior court to hear and determine disputes relating to the environment and the use and occupation of, and title to, land, and to make provision for its jurisdiction functions and powers, and for connected purposes.	The project proponent should abide to all the provisions of this Act

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	The act states that it's an offence for any person who refuses, fails or neglects to obey an order or direction of the Court given under this Act, commits an offence, and shall, on conviction, be liable to a fine not exceeding twenty million shillings or to imprisonment for a term not exceeding two years, or to both	
34.	Land Acquisition Act (Chapter 295): It is an Act of Parliament to make provision for the compulsory acquisition of land for the public benefit. The Act also provides a procedure of acquiring these lands for public use.	The proponent to ensure that only the legal procedure is used to acquire any additional piece of land if needed.
35.	National Construction Authority Act No. 41 of 2011: An Act of Parliament to provide for the registration of contractors operating or willing to undertake construction operations in Kenya as by law through the National Construction Authority (NCA), which is constituted under Act No. 41 of 2011 Laws of Kenya. Section 15 of this Act demands registration of contractors with NCA while section 17 and 18 outlines the procedure of registration of contractors.	The proponent will comply with the Act by ensuring that the site and project contractors are registered and certified by NCA.
36.	The Environment and Land Court Act, 2011: This is an Act of Parliament to give effect to Article 162(2) (b) of the Constitution; to establish a superior court to hear and determine disputes relating to the environment and the use and occupation of, and title to, land, and to make provision for its jurisdiction functions and powers, and for connected purposes The act states that it's an offence for any person who refuses, fails or neglects to obey an order or direction of the Court given under this Act, commits an offence, and shall, on conviction, be liable to a fine not exceeding twenty million shillings or to imprisonment for a term not exceeding two years, or to both. The Act repeals The Land Disputes Tribunal Act (No.18 of 1990).	The project proponent should abide to all the provisions of this Act
37.	The Valuers Act Chapter 532: An Act of Parliament to provide for the registration of valuers and for connected purposes. 3 (1) of the Act establishes the Valuers Registration Board, whose responsibility is to regulate the activities and conduct of registered valuers in accordance with the provisions of this Act.	The project proponent will be required by law to engage the services of only registered valuer.
38.	Sessional Paper, No. 1 of 2017 on National Land Use Policy: The principle objective of the NLUP is to provide legal, administrative, institutional and technological framework for optimal utilization and productivity of land and land related resources in a sustainable and desirable manner at National, County and Sub-county and other local levels. The Policy offers a framework of recommendations and principles designed to ensure the maintenance of a land use system that will provide for:	This Policy incorporates measures and principles to guide all activities, whether proposed or on-going, that may have direct or indirect impact on the use of land and its resources. The Policy takes cognizance of the benefits of planned use of land and its resources; and builds in measures for integrated, equitable and sustainable utilization for optimal production.

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	i. Land use planning, resource allocation and resource management for sustainable development to promote public good and general welfare; ii. Environmental management and sustainable production in the utilization of land resources; iii. Coordination and integration of institutional linkages in planning at sectoral and cross-sectoral levels to foster collaboration and decision making among different land users; iv. Equitable utilization of land resources to meet governance, social economic and cultural obligations of the people of Kenya; v. Anchoring land development initiatives that will respond positively to the market demands; vi. A comprehensive and efficient GIS-based national land use information management system; vii. An appropriate, independent, accountable and democratic institution for land use conflict resolution; and Mitigating problems associated with poor land use.	This Policy upholds the values of economic productivity, environmental sustainability and the conservation of culture; and seeks to facilitate their protection and optimal use.
39.	Urban Areas and Cities Act, No. 13 Of 2011: This is an ACT of Parliament to give effect to Article 184 of the Constitution; to provide for the, classification, governance and management of urban areas and cities; to provide for the criteria of establishing urban areas, to provide for the principle of governance and participation of residents and for connected purposes. The objects and purposes of this Act are to establish a legislative framework for— (a) classification of areas as urban areas or cities; (b) governance and management of urban areas and cities; (c) participation by the residents in the governance of urban areas and cities; and (d) other matters for the attainment of the objects provided for in paragraphs (a) to (c).	The proposed project is located in Mombasa City which is classified as a City under law.
40.	Integrated National Land-use Guidelines, NEMA 2011: The INLUG supports and promotes the implementation of the general goals laid down in the EMCA,1999; as well as support the implementation of the New Constitution as envisioned in Chapter Five (Sections 60 – 72) on Land and Environment.	The guidelines promote the implementation of sustainable development and a good living environment which is the goal of the proposed Buxton Affordable Housing units project.
41.	Housing Act Chapter 117: An Act of Parliament to provide for loans and grants of public moneys for the construction of dwellings; to establish the National Housing Development Fund and a housing board for these purposes; and for connected purposes. The Act also lists out the various duties of the National Housing Corporation.	Through this Act, loans and grant are available to the developer of the proposed Buxton Affordable Housing project.
42.	County Government by-laws: Prescribes the necessary easements required for the establishment of any project within the County.	Ensure adherence to the by-laws provisions and acquire the necessary approvals and permits

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
43.	Legal Notice No. 238 Housing fund regulation 2018: The Housing Fund established under section 6(1) of the Act shall be an affordable housing scheme for the purposes of section 30A of the Income Tax Act. The Housing Fund Regulation, 2018 provides that the National Housing Development Fund is an affordable housing scheme for the purpose of section 30A of the Income Tax Act. Section 3 (2) defines an "affordable housing scheme" as— (a) social housing designated for monthly income earners earning up to 19,999 shillings; (b) low cost housing designated for monthly income earners earning between 20,000 to 49,999 shillings; (c) mortgage gap housing designated for monthly income earners earning between 50,000 to 149,999 shillings; or (d) Middle to High Income housing designated for monthly income earners earning 150,000 shillings and above	The Housing fund regulations 2018 will provide a framework for the allocation of the Buxton Affordable Housing Units to the various tenants
44.	Kenya Affordable Housing Programme Development Framework Guidelines: The Development Framework Guidelines (DFGs) provide qualitative guidance on the key components of the Affordable Housing Programme. These guidelines provide instruction on how the vision and policies of the GoK, through the SDHUD, will be implemented and how progress will be monitored and reviewed. The aim of the guidelines is to set out: • The rationale, priority needs, and trade-offs to achieve consistency between the assessment, policy formulation, and delivery of affordable housing. • The affordable housing delivery mechanisms and the means to ensure their financial viability, including the different sources of subsidy. Consistent information for key stakeholders on the process of the development and delivery of affordable housing.	This agreement governs the relationship between the GoK and the developer, private investor, or contractor, and sets out in detail the terms and conditions for the development and delivery of each Project. The developer is required to adhere to these guidelines
45.	Affordable Housing Tax Incentives: 1. Value Added Tax: Exemption of VAT on importation and local purchase of goods for the construction of houses under the affordable housing scheme upon recommendation by the CS responsible for Housing. 2. Corporate Tax: Lower corporate tax rate to 15% for developers of over 100 units which would allow for lower unit prices without sacrificing developer target net profit. 3. Import Levies: Import Declaration Fee (IDF) for goods imported for construction of houses under the affordable housing scheme to remain at 2%. (IDF has increased to 3.5% for other imports.)	The developer will gain from these reduced tax payments.

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	Railway Development Levy (RDL) remains at 1.5% for affordable housing imports while for other imports it increases to 2% 4. Affordable Housing Tax Relief: Tax relief of 15% of savings/contribution to drive savings towards home ownership 5. Stamp duty exemption: Exemption from 4% (urban areas) and 2% (rural areas) stamp duty for first time buyers of houses under the affordable housing scheme. Thin capitalization (Interest expenses deduction restriction): Restriction of interest expense deduction when computing taxable income where a foreign controlled company has a debt to equity ratio exceeding 3:1 No interest restriction for companies undertaking projects under the affordable housing program.	
46.	Affordable Homes Program Delivery framework: The Affordable Homes Program Delivery framework outlines the Gateway Delivery Process as: • To select and agree the strategic option which best delivers the programme needs. • To define the scope, cost, thing, risks and the feasibility of the project. • To develop a concept design and conduct necessary date collection, surveys, and investigations the defines design principles for the development. • To produce a schematic design that translates programme needs into a technical solution and is used to secure the required approvals and design NOCs. • To prepare tender documents, invite tenderers, evaluate solutions and make recommendations for tender award. • To produce details designs based on the approves schematic/preliminary design. • To have the contracts for construction works executed and reach physical completion and readiness to operate. • To ensure the project is successfully handed over to end-user and to close project in a controlled manner, including rectification during the defects liability period. To review the actual project achievements against the stated benefits in the business case and value for money expected.	Housing ranks high after food as a fundamental human need. The Kenyan Constitution in Article 43 (1) (b) recognizes the right to accessible and adequate housing, and to reasonable standards of sanitation. Kenyans in urban area spend a considerable part of their income on rent. This project is in line with the Affordable Homes Program Delivery framework.
47.	Affordable Housing Allocation Criteria: This policy states that the allocation process of these houses is done in accordance with the constitution. The criteria would address the following concerns: 1. Equal right to housing: The criteria ensure that all citizens will be treated with equity regarding allocation process.	The developer is required to follow the provisions of this policy during the allocation of the housing units

	Ministerial and County Institutional Integration	**Relevance to the project/license or permit required/ or activity requiring regulation**
	2. Gender Equity: The criteria ensure that no one is discriminated based on gender in the allocation process. 3. National diversity: The criteria ensure that the houses are sold equitably to applicants irrespective of the location of the projects in a manner that reflects the face of Kenya. 4. Transparency and accountability: The criteria will be open and transparent, understandable and applied equally upon all interested applicants. Marginalized and vulnerable applicants: The criteria consider the interests of vulnerable applicants who are disadvantaged with regard to access to decent and affordable housing. These applicants include: a) Persons in low income segment; b) Persons with disabilities c) Widowed d) Single parents	

4 PROJECT DESCRIPTION

4.1 Introduction

The proposed affordable housing project is premised on the redevelopment of public housing estates within Mombasa county through a public-private partnership model. Buxton Point Apartments Ltd will proposes to put 100% affordable housing units as a brownfield development on the current site of Buxton estate measuring approximately 8.45 acres. The affordable housing project at the Buxton estate proposes to organise the current space into five districts shown in the figure below. The district also represents the phases/sequence in which the project is to be implemented. Once fully complete, the project will house a population of 2056 people in 162 housing blocks.

Figure 4 Masterplan of project showing proposed planning districts for the affordable housing project

To support this housing development the following support facilities are also planned:

- Multipurpose playfields
- Multipurpose community Centre
- Nos.5 Waste Water Pre-treatment system- Septic Tanks
- Internal Access Roads
- Shops

Details of the masterplan development are given in annexed drawings.

4.2 Typology of housing units

Typical housing typologies proposed for the affordable housing project at Buxton estate

Figure 5 One-bedroom -34.58m^2

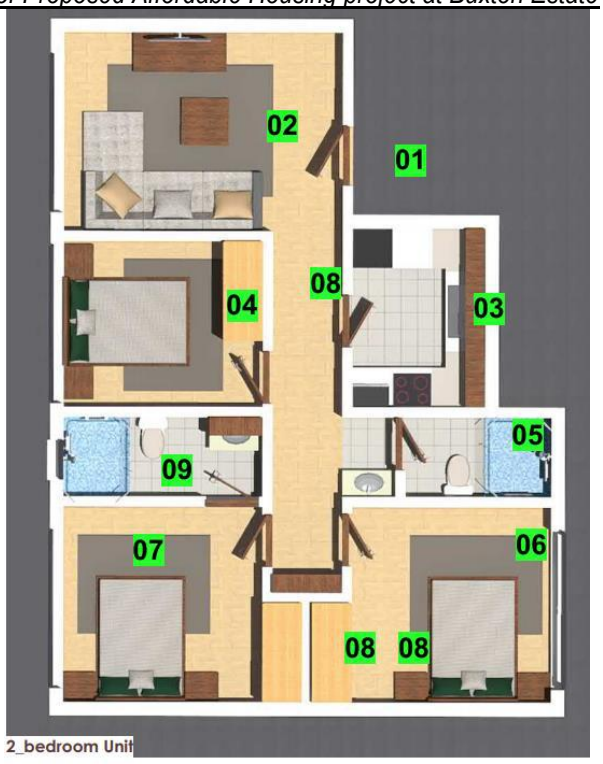


Figure 6 Two-bedroom -54.62m^2

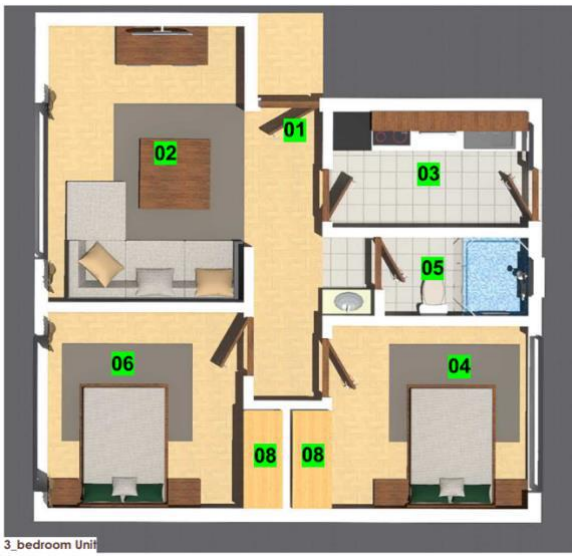


Figure 7 Three bedroom -72m^2

Key

01_Entrance

02_Lounge

03_Kitchen

04_Bedroom 01

05_Washroom

06_Bedroom 02

07_Bedroom 03

08_Inbuilt Wardrobes

09_Master bath

Table 3 Summary statistics of proposed affordable housing project at Buxton estate

	District 1	**District 2**	**District 3**	**District 4**	**District 5**
Residents Population (Est.)	2100	2088	1266	4062	940
Total Dwelling Units	350	348	211	677	470
Shops	12	8	4	60	30
1 Bedroom Unit Blocks	9 Blocks (144 dwelling Units)	6 Blocks(96 dwelling units)	3 Blocks (48 dwelling Units)	8 Blocks (128 dwelling Units)	0
2 Bedroom Unit Blocks	7 Blocks (112 Dwelling Units)	10 blocks (160 dwelling units)	4 blocks (64 dwelling units)	19 blocks (304 dwelling units)	0
Combined 1 & 2 Bedroom Unit Blocks	1 Block with a total of 12 Dwelling Units (1 Bedroom Units are 8 & 2 bedroomed units are 4)	4 Block with a total of 48 Dwelling Units (1 Bedroom Units are 32 & 2 bedroomed units are 16)	1 Block with a total of 12 Dwelling Units (1 Bedroom Units are 8 & 2 bedroomed units are 4)	1 Block with a total of 12 Dwelling Units (1 Bedroom Units are 8 &2 bedroomed units are 4)	0
2 Bedrooms combined with Shops	3 Blocks (36 dwelling units & 12 shops)	2 Blocks with a total of 24 dwelling units & 8 shops	1 block (12 dwelling units & 4 shops)	15 Blocks (180 dwelling units & 60 shops)	0
3 Bedroom Unit Blocks	4 Blocks (16 dwelling units)	5 Blocks (20 Dwelling Units)	0	2 Blocks (8 dwelling units)	0
Combined 2 & 3 Bedrooms	2 Block with a total of 30 Dwelling Units (2 Bedroom Units are 20 & 3 bedroomed units are 10)	0	5 Block with a total of 75 Dwelling Units (2 Bedroom Units are 50 & 3 bedroomed units are 25)	3 Block with a total of 45 Dwelling Units (2 Bedroom Units are 30 & 3 bedroomed units are 15)	0
Hostel (Studio)	0	0	0	0	47 Blocks (470 dwelling Units)
Community Centre	0	0	0	0	1
Early Childhood Development (ECD)	0	0	0	3 storied ECD Block	0
Super Market	0	0	0	0	1

5 ANTICIPATED ENVIRONMENTAL IMPACTS

5.1 Positive impacts

Potential positive impacts from the proposed redevelopment will be both short term and long term. This will include but not limited to the following: -

5.1.1 Employment opportunities

During the construction phase, job opportunities to both skilled and casual workers will be available. Several workers including casual labourers, masons, carpenters, joiners, electricians and plumbers are expected to work on the project site from the project start period to its completion date. Apart from casual labour, semi-skilled and unskilled labour and formal employees are equally expected to obtain gainful employment opportunities during the project construction phase. Employment opportunities are one of the long-term major impacts of the proposed residential development that will be realized after the construction phase and during the operation and maintenance of the facility.

5.1.2 Development of local infrastructure;

The implementation of the proposed project will lead to opening up the area by adding more residential space that ensures optimal land use as compared to the current use or any perceived future use of the said plot.

5.1.3 Revenue to government;

There will be gains in the local and national economy. Through consumption of locally available building materials including concrete tiles, timber and cement. The consumption of these materials, fuel oil and others will attract taxes including VAT which will be payable to the government.

5.1.4 Enhancement of other businesses:

The proposed project will improve income/economic status of people within the project neighbourhood. There will be gains in the local and national economy. Through consumption of locally available building materials including concrete tiles, timber and cement. The cost of the materials will be payable directly to the producers.

5.1.5 Improved security in the area.

This is going to be realised through employment of security guards both during construction and operational stages of the proposed project. Lighting of the project area and its environs will also help boost the security of the area during night hours.

5.1.6 Optimal use of land

By building the affordable housing units the design has incorporated an optimal use of the available land.
Land is a scarce resource in Kenya.

5.2 Negative Impacts and Potential Mitigation Measures

5.2.1 Tenants Relocation

Buxton estate on which the project is proposed is owned by the Mombasa County government. The housing units within the estate have tenants who have lived in the house over a lengthy period of time. By the records held by the Mombasa County government, the legitimate tenant's number 514. Additionally, there are informal structures that have been erected overtime. The structures estimated at about 150 based on a census done by the county

government are used to carry out different livelihood activities. Others are housing structures while other are churches as captured in the images below.

Plate 6 Informal structured developed within existing open spaces of Buxton estate

For the implementation of the project, both existing tenants and owner of the informal structures will be affected by the demolition of existing housing stock to pave way for the housing units to be built. The disruption will be both in the form of social networks disruptions, loss of livelihoods and social support structures that have developed over the lengthy period most of the tenants have been resident at the estate.

5.2.2 Solid Waste Generation

Solid waste will consist of construction debris, cement bags, wood, broken glasses, containers, metal, sharp objects such as nails, organic waste, paper, and plastic among others during the development construction phase.
Potential Mitigation Measures

1. Efficient use of building material to reduce waste and recycling/reuse where feasible.
2. Engage the services of registered waste handlers to collect and transport waste to designated disposal sites.
3. Provision for waste management rooms at strategic places within the development facility.
4. Segregation of waste at the source during the project cycle.
5. To manage waste in line with the Waste Management Regulations, 2006.
6. Use of an Integrated Solid Waste Management System (ISWMS); through a hierarchy of options: source reduction, recycling, composting and reuse, will facilitate waste handling during operation/occupation phase.

5.2.3 Air Pollution, Particles and Dust Emission

Air pollution will be among the major negative impact during the site preparation and construction phase as a result of increase in amounts of dust emanating from the demolition, excavation, construction activities and stockpiled earth materials. Air pollution may also be as a result of emission of fumes and particles or combustion of fossil fuels from the construction machinery.

Potential Mitigation Measures

1. Ensure no burning of waste such as paper and plastic containers on sites/non-designated areas.
2. Minimize exposed areas through the schedule of construction activities to enable dust control.
3. Minimize the period for idling of machinery and construction vehicles.
4. Monitor the air pollution levels regularly as per the Air Quality regulations.
5. Onsite dirt piles or other stockpiled material should be covered, wind breaks installed, water and/or soil stabilizers employed to reduce wind-blown dust emissions.
6. All staff employed at the construction site and visitors must be provided with dust masks and other PPEs.
7. All waste must be transported off-site for processing, not burnt or stored for any longer than is absolutely necessary.
8. Machines must not be left idling for unnecessary periods of time.
9. Alternatively, fuelled construction equipment shall be used where feasible
10. Perform construction at times that persons are expected to be at work and school.
11. All raw materials where possible must be sourced as close as possible to the construction site thus reducing the emissions from vehicular traffic.
12. Regular and prompt maintenance of construction machinery and equipment to minimize generation of hazardous gases.
13. Regular sprinkling of water on work areas to prevent fugitive dust violations.
14. Restricting heights from which materials are to be dropped, as far as practicable to minimize the fugitive dust arising from unloading/loading.
15. Use environmentally friendly fuels such as low sulphur diesel.
16. Buffer area of trees and other vegetation will serve as natural windbreaks.
17. Use of dust nets/screens around the construction site to contain and arrest dust.
18. Where a vehicle leaving a construction site is carrying a load of dusty materials, the load shall be covered entirely by clean impervious sheeting to ensure that the dusty materials will not leak from the vehicle.

5.2.4 Dust pollution

The expected air pollutants from the proposed project will include dust, particulate matter and gaseous emissions from construction materials and equipment. Dust will be generated from the excavations and materials delivery. Particulate matter will be generated from dry materials including sand, cement, gravel, etc. Smoke, hydrocarbons and nitrogenous gases will be emitted from machinery exhausts. These will be expected to increase slightly and will be localized hence expected to be experienced within 30m radius of the project. Air pollution is expected to be experienced during construction period.

Potential Mitigation Measures

1. Spray stockpiles of earth with water
2. Avoid pouring dust materials from elevated areas to ground
3. Cover all trucks hauling soil, sand and other loose materials
4. Provide dust screen where necessary
5. Sensitize workforce including drivers of construction vehicles

5.2.5 Increase Generation of Effluent/Liquid Waste

There will be increase generation in liquid waste as a result of increase in population within the project site both during construction and operation phases of the development.

Potential Mitigation Measures

1. All drainpipes passing under buildings should be of heavy-duty PVC pipe tube encased in concrete surround.
2. All manholes should have heavy-duty covers set and double sealed airtight as approved by specialists.
3. Connecting and channelling all liquid/effluent wastes to the existing city county sewerage system.
4. Ensure regular maintenance of foul water drainage works at the premises to prevent clogging and fore-stall breakdowns.
5. Proper decommissioning of the sanitary facilities shall be carried out once construction is complete.
6. Provision of adequate and appropriate sanitary facilities for the workers during construction phase and tenants during the operation phase of the facility.
7. Sanitary facilities shall be kept clean always through regular cleaning.
8. The design of the internal sewerage system shall consider the estimate discharges from individual sources and the cumulative discharge of the entire project, that is, it will have the capacity to consistently handle the loads even during peak volumes.

5.2.6 Socio-economic Impacts Potential Mitigation Measures

1. Persons from the nearby communities should be employed to work on the construction site.
2. Designate the roles and responsibilities of workers, which will enable a clear chain of command in the event of an accident and allows persons to be aware of their responsibilities in the event of such occurrences.
3. Place several fully equipped first aid kits on the project sites-.
4. Ensure that some workers are trained in basic first aid practices.
5. Signs must also be placed around the construction site displaying the numbers of the person responsible for handling emergencies on the site
6. Develop and implement a Health and Safety Training Manual for employees;
7. Identify a specific area on the project site for vending type activities
8. Purchase goods and supplies from suppliers within the area

5.2.7 Impacts to Road safety

Increased road traffic in and out of the Buxton estate will be experience during all the phase of the project. Traffic increase is anticipated both from vehicular & non-motorised sources. This traffic will be highly dependent on the traffic activity on the Nyali bridge as well as the matatu terminus across the Buxton estate.

1. Enforce speed limits for construction vehicles
2. Undertake detailed traffic studies with a view of improving access out of the project site through Ronald Ngala road
3. Erect additional bus stops close to the proposed access points of the project to encourage use of public transport.
4. Encourage vehicular traffic to use Narok & Koninange roads.

5.2.8 Noise and Excessive Vibrations

Noise pollution during construction will be as a result of use of heavy machinery and vehicles during transportation of materials to and from the site. Vibrations will be experienced during the concrete vibration during concreting of the structural elements and hacking of the walls and building elements during plastering of the structure.

Potential Mitigation Measures

1. All machines and equipment shall be maintained regularly to reduce frictional noise.
2. All noisy activities shall be scheduled concurrently during the construction period to reduce the exposure period to the PAPs.
3. All workers shall be trained and provided with PPEs such as helmets, earmuffs, dust mask, etc. which will always be used when operating within the site area.

4. Billboard shall be erected at the construction site entrance to notify of the construction activities and timings.
5. Construction works shall be carried out only during the day from 0800hrs to 1800 hrs.
6. Drivers delivering materials shall avoid unnecessary horning of the trucks/vehicles.
7. Equipment installed with noise abatement devices shall be used as much as practicable.
8. Noise shields shall be used on noisy equipment, such as corrugated iron sheet structures, to minimize the exposure to the neighbours and other workers within the site
9. Regular monitoring of noise levels at the site as per the regulations.
10. The construction vehicles and machinery shall be switched off when not in use to reduce idling time.
11. Install portable barriers to shield compressors and other small stationary equipment where necessary
12. Silenced machinery and instruments should be employed to reduce the impact of noise on the existing neighbours and workers.
13. Equipment such as drills, graders and cement mixers should also be used when the least number of neighbours can be expected to be affected
14. Those working with machinery, vehicles and instruments that emit high levels of noise should be provided with ear plugs and earmuffs

5.2.9 Water Demand and Usage

The demand and usage for water will increase during the project cycle. During construction, water will be required for activities such as cement mixing, curing of concrete, sprinkling of water on dusty areas to suppress dust and drinking water for workers. During operation phase, water will be needed for bathing, washing, cleaning, drinking and cooking. This will place strain on the existing water supply by Mombasa Sanitation and Water Company (MOSWC).

Potential Mitigation Measures

1. Drill a borehole to supplement the county supply.
2. Prompt detect and repair of all the water fixtures and fittings to reduce water wastage
3. Provide notices and information signs to sensitize on means and needs to conserve water resource i.e. “Keep/Leave the Tap Closed”, etc. This will awaken the civic consciousness of the workers and residents with regard to water usage and management.
4. Provision of adequate underground and roof tanks for water storage that covers two days’ water demand.
5. The contractor shall use water bowers and tankers to bring in water for construction activities i.e. during periods of high-water demand (i.e. during slab formation). Water fetching shall however be subject to authorization by the relevant authority.
6. Use water efficient appliances and fixtures for conservation of water during the project cycle.

5.2.10 Energy Demand and Usage

The proposed project will lead to increased demand and use of energy during the construction stage (fuel for running machinery and other equipment) and during operation phase (electricity used by the occupants of the units).

Potential Mitigation Measures

1. Exterior lights shall be controlled by a programmable timer.
2. Generator should be provided as a full backup energy source throughout the development.
3. Install and routine maintenance of energy efficient appliances e.g. LED bulbs etc.
4. Monitor energy use during construction and set reasonable limit.
5. Put off all lights immediately when not in use or are not needed.
6. The water booster set will contain inverter pumps for energy saving and precise control of flow and pressure rate.
7. Turn off machinery and equipment when not in use.
8. Use of solar energy as an alternative source of energy.

5.2.11 Surface Run-off and Storm Water Drainage

The proposed project construction phase will lead to increased release of sediments into the drainage systems. The building roofs and pavements may lead to increased volume and velocity
of storm water or run-off flowing across the area covered by the building. This can lead to increased amounts of storm water entering the drainage systems, resulting in overflow and damage to such systems.
Potential Mitigation Measures

1. After completion of construction, the proponent shall embark on comprehensive landscaping.
2. Construct gently sloping drains to convey water at non-erosive speed.
3. Drainage channels shall be covered; say with gratings, to avoid occurrence of accidents and entry of dirt.
4. Semi permeable materials will be used for construction of pavements.

5.2.12 Emergence and Spread of Social Vices

The proposed development will lead to potential for employment opportunities and access to new services which will draw people to the area more specifically the project site. This factor will further lead to a temporary increase in economic activities and employment of skills for the development. This will lead to population influx which might lead to changes in or unwanted behaviours in the area. This unwanted or change in behaviour may be in the form of loose morality, an increase in school drop-out due to cheap labour, child labour, drug use and abuse, theft/robbery and increased incidences of HIV/AIDS and related infections/diseases and other communicable diseases.
Potential Mitigation Measures
To minimize project effects on local social set up, the proponent will;

1. Conduct periodic sensitization forums for employees on ethics, morals, general good behaviour and the need for the project to co-exist with the neighbours.
2. Ensure enforcement of relevant legal policy on sexual harassment and abuse of office.
3. It is recommended that the contractor employs workers from the immediate area where possible to avoid social conflict
4. Offer awareness, guidance and counselling on HIV/AIDS and other STDs to employees;
5. Provide safety tools such as condoms to employees

5.2.13 Occupational Health & Safety

Waste material such as pieces of glass and nails left lying on the ground may cause injuries/accidents to the workers on site. Food for the construction workforce is usually provided by mobile individuals most of which operates without licenses. This can compromise health of the workers especially if such foodstuffs are prepared in unhygienic conditions. During construction phase, there will be increased air and noise pollution which are considered harmful to human health. The neighbours and workforce involved shall be subjected to this noise.
Potential Mitigation Measures

1. All workers shall use properly fitting PPEs to avoid injuries and illness which include working boots, overalls, helmets, goggles, earmuffs, masks, gloves etc.
2. Comply with OSHA 2007 and all other relevant regulations governing health and safety of workplaces.
3. Ensure proper solid waste disposal and collection facilities
4. Ensure dustbin cubicles are protected from animals, rains and are well covered
5. Proper handling and disposal of solid waste
6. Proper treatment of wastewater
7. Construction activities must therefore be limited to the hours of 8:00 a.m. and 6:00 p.m.
8. Local individuals preparing food for the workers at the site shall be controlled, monitored and evaluated to ensure that food is hygienically prepared.
9. Provide adequate and functional sanitary facilities for the workers.
10. Provide appropriate signage and warnings in work areas to avoid injuries to the workers and occupants.

11. Provide first aid facilities and ensure that workers are trained on emergency response such as first aid skills.
12. Safety awareness may be gained through regular safety meetings, safety training or personal interest in safety and health.
13. The contractor shall adapt a suitable emergence response plans to manage occurrence of anticipated hazards during construction phase.
14. Workers shall always be sensitized on social issues such as drugs, alcohol, diseases such as HIV/AIDS and STIs etc.

5.2.14 Loss of vegetation

1. Landscape the site by planting grass and trees at all disturbed areas
2. Care for the trees/plants
3. Retain vegetation screens to reduce the visual effect of this stage of the development.
4. Ensure that local building materials and muted colors are used to reduce the visual impacts of the development and the landscaping to hide it or blend in with the local environment.
5. Maintain all mature trees (trees > 25 cm) within the development where possible;
6. Incorporate as much local plants found within the area into the final landscaping of the property;
7. The developer should incorporate trees that are used by bird species for foraging to attract bird species to the area.

6 PUBLIC / STAKEHOLDERS' ENGAGEMENT

Consultation with various stakeholders and public participation was done throughout the Environmental Impact Assessment Project Report preparation and compilation. This was in line with the requirements of Legal Notice No. 101, Kenya Gazette Supplement No. 56 of June 13th 2003, the Environmental (Impact assessment and Audit) Regulations, 2003. Consultations and public participation was encompassing, interactive and intensive, so as to ensure that as many stakeholders as possible and the public were reached. Special attention was paid to general public especially those drawn from the proposed project site, Buxton area of Tononoka and the immediate neighbourhood. Views, comments, concerns and opinions of stakeholders concerning the proposed project were sought. The consultation was vital as it served to;

- ✓ Inform all stakeholders of the proposed development within their locality.
- ✓ Explain to the stakeholders the nature of the proposed project, its objectives and scope.
- ✓ Give stakeholders a forum to present their views, concerns and issues regarding the proposed development.
- ✓ Obtain suggestion from stakeholders on possible ways that potential negative impacts can be effectively mitigated.

The consultation was in the form of site visits, questionnaire survey and public baraza.

6.1 Consultation schedule

Public consultation barazas where organised through the office of the Mombasa County commissioner in conjunction with the Chief`s office, Tononoka location. Once the dates and venues of the meeting had been confirmed, public notices in A3 sizes where printed and put up on the housing blocks at Buxton estate two weeks prior to the meeting dates to create awareness on intended meetings (volume 2). The public meetings announcements where also aired on Pwani FM radio station Kiswahili service. The infomercial run at 1300 hrs, 1900 hrs and 2100hrs on alternate days prior to meeting days. An audio of the commercial is achieved with the soft copy of this report. Additionally, vehicles with mounted loud speakers went around the Buxton estate & it vicinity a day to the meeting to reminded residents of the meetings.

Table 4 Schedule of ESIA public barazas

Meeting Venue	Date	Turn out
Tononoka social hall	3th September 2020	441
Tononoka social hall	4th September 2020	275
Tononoka social hall	5th September 2020	399

Pictures from day 1 consultations

Summary of concerns

1. Need for binding contractual agreements between the Mombasa County Government, proponent and the residents that will make certain their return after the project is completed.
2. The residents must be properly & adequately compensated before eviction.
3. Lack of housing plan for low income earners in the proposed project
4. There was no public involvement/Participation in the formulation of the proposed project
5. Relocation from the proposed project area will deny the residents social amenities that they have been enjoying in the area
6. There is no clear plan to resettle the tenants
7. Tendering for project was opaque
8. Relocation & resettlement in a different location will be costly for most residents
9. The developers need to set up housing units or offer affordable housing for the residents to move until the proposed project is completed
10. The residents needs to be given ample time to search for cheap & affordable housing before being moved out of the area
11. Noise pollution
12. The project should be undertaken after the COVID-19 pandemic has subsided since some residents have been out of work during the period
13. There is uncertainty on whether the residents will have access to the housing units in the proposed project
14. The mortgage payment plan is expensive hence it will be unaffordable to some residents 15) Social interaction among children will be affected due to the reduced or grabbed children playground
15. Uncertainty for employment opportunities for the local youths in the proposed project
16. There is need of a better solid waste and sewerage management

Pictures from day 1 consultations	Summary of concerns
	17. Better housing development 18. The eviction of the residents will affect the school going children and the businesses in the area 19. The housing units look smaller in size 21. Corrupt individuals will be allocated or allocate to undeserving people the housing units leaving out the deserving 22. Disruption of family livelihoods 23. The amount offered as compensation is very little and it needs to be increased 24. It will lead to overcrowding and overpopulation in the area 25. The proposed monthly rent is high for some residents to afford to pay 26. Some community-based organizations and groups will be dissolved due to the relocation of residents

Pictures from day 2 consultations

Plate 7 Mr. Katana presenting concerns related to the project, in the background a sign language interpreter communicates to deaf persons in the audience

Summary of concerns

1. The financial implication of moving will be unbearable to the tenants
2. There is uncertainty on whether the residents will be given priorities for consideration for Jobs in the project
3. Broken social relationships and interactions if some will not be able to afford units in the area on completion of the project
4. Some will not benefit from the project or return on completion since they are retirees
5. There new areas for relocation may be far from town
6. Children will be forced to travel to town for schooling

Pictures from day 3 consultations	Summary of concerns

Plate 8 Youth representative presenting views of Buxton estate youths

Plate 9 Project proponent responding to feedback from the community members

Plate 10 Ms. Flora Mbesa Buxton estate tenant weighing in on project implementation

1. There is need for lowering the cost of the housing units especially 3 bedroomed units.
2. Air pollution concerns
3. There will be loss of income as some of them own kiosks which will be demolished.
4. There is need to offer subsidized rates for the current residents of the area
5. Mombasa county government should repossess all the grabbed land in the area before undertaking the project
6. No trees should be brought down but instead more should be planted
7. Fear of increase in social vices such as immorality & social injustice
8. The developer needs to extend good will to the mosques by putting up ladies prayer area & toilets

6.2 Summary of issues raised from the consultation process

Theme	Proposals/ Aspirations
Housing design	• Size of rooms to be increased especially bedrooms • Better drainage & waste management infrastructure • Housing design to cater for the elderly.
Implementation of project	• Build initial units on empty spaces within the Buxton estate. • Relocate to a holding area until project is complete • Introduce Tenancy Purchase Scheme for Buxton tenants & residents • Buxton tenants should be enable to return to the estate once complete • Improvement of relocation package • Relocation to be timed to start once COVID19 is over •
Livelihoods	• Job opportunities for the youth. • Shops/ business owners to be considered in the stalls to be developed
Others	• Grabbed land to be repossessed • Air & Noise pollution during construction

The certified minutes of the deliberations and resolutions are attached in Volume 2 of this report.

6.3 Consultations beyond ESIA Process

In order to ensure that the development runs smoothly, consultations should be structured to aid the completion of the project implementation. These consultations should therefore be preceded by further engagement of various stakeholders under the following stages:

- Construction phase and reported through the Initial Environmental Audit; and
- Operation phases and reported through the Statutory Environmental Audit of the project.

The consultation should address pertinent issues including the sustainability and suitability of the operation and maintenance to ensure acceptable standards

7 PROJECT NEED & ANALYSIS OF ALTERNATIVES

Analysis of project alternatives of the affordable housing project at Buxton estate considered three possible alternatives / options namely:

Alternative 1: NO Project" Option
Alternative 2: the "YES" alternative s
Alternative 3: Alternative project Option

7.1 The "no project" alternative

This option will mean that the project will not be undertaken. This implies that the proposed affordable housing project will not be undertaken. This implies that all potential home owners would have to seek home ownership in alternative developments. The Buxton estate would also remain in its rundown state.
In analysing this option the following was considered;

- ✓ **Technology transfer**: implementation of the proposed housing development will see transfer of various technologies to our people locally. This includes design technologies for waste water treatment and renewable energy incorporation in buildings. Therefore, the 'no project' alternative will not be favourable to this realization.
- ✓ **Contribution to local housing needs;** it is the government policy to enable home ownership for its citizens. One way of achieving this is by encourage private sector involvement in contribution in meeting rising housing demand in the country. The proposed project if implemented will contribute to meeting housing needs in Mombasa. The no project alternative will negate this potential gain from the proposed project if implemented.
- ✓ **Employment creation**; - the current government policy on employment and wealth creation aims at creating as many jobs as possible to meeting the ever-increasing employment demand in the country. If the 'no option project' was to be considered, then this government target may not be realized.
- ✓ **Investor attraction; -** if the no option is considered it will not be consistent with the government aim of attracting investments in the country and especially encourage local private investment in the housing sectors to contribute to addressing rising demand for descent, affordable housing.
- ✓ **Financial investment:** -The 'no' option will mean that Mombasa county government will have to forego 5 billion shillings in investment into the housing sector.

Therefore, if the no option will be pursued it is likely that we may lose more than what is to be gained if the proposed project is to be implemented.

7.2 The 'yes' project alternative

This was considered to be a viable option. This option was considered viable as opposed to the 'no option' because the yes project alternative implies that the project be implemented and once implemented there will be a number of gains that will be realised including the following;

- ✓ Employment creation at the local level
- ✓ Increased quality housing stock
- ✓ Boost on investor confidence in the housing sector.
- ✓ Development and improvement of local infrastructure.
- ✓ Increased revenue in the form of taxes to the government.

7.3 Alternative project options

Design alternatives for the proposed affordable housing units covers alternative building design and alternative designs of sewage management system.

7.4 Preferred building design

The existing Buxton estates housing blocks are 3 storeys high. The proposed development intends to put up 4 storey buildings per housing block arranged in a courtyard design to increase the occupancy density while maintaining the feeling of community & security within each block. This design is preferred because of the following: -

- Housing units will not require lifts to access upper floors;
- Optimum occupancy density is achieved.
- More ground space will be available for gardening and parking & social amenities.

7.4.1 Preferred design for the sewage management system

The proposed housing project proposes to use a septic tanks system to handle sewage from the proposed development. The septic tanks will be emptied of sludge from time to time using waste exhausters. A total of 5 septic tanks are propose (1 septic tank per district) See proposed wastewater master plan attached in appendix 10. The project proposes to discharge the treated water into the storm drain running parallel to Narok road.

8 ENVIRONMENT, SOCIAL MANAGEMENT & MONITORING PLAN

8.1 Introduction

The EMP is the key outcome of the Environmental and Social Impact Assessment (ESIA) process for the proposed Affordable Housing project at Buxton estate. In real meaning, the ESMP is a mechanism to meet the recommended environmental and social mitigation measures. The ESMP is an instrument that will allow the proponent, developers and other key stakeholders to integrate environmental components during implementation, operation and decommissioning phases of the project.

8.1.1 Scope and Objectives of the ESMP

The Environmental Management Plan will focus on mitigating the impacts identified during the environmental and social assessment. It is an instrument that will allow developers, beneficiary communities and other key stakeholders to integrate environmental components during the various phases of the project. This plan is meant to establish measures and procedures to control the analysed impacts and monitor their progress. It will achieve the following in the long run:

(i) Provide the National Environment Management Authority (NEMA) with a tool to make ease the evaluation of the objectives at different phases of the project, taking into account the Kenyan environmental legislation;
(ii) Provide clear and mandatory instructions to the proponent, beneficiary communities and other key stakeholders with regard to their environmental responsibilities in all phases of project;
(iii) Ensure continuous compliance of Buxton Housing Project, beneficiary communities and other key stakeholders with Kenyan legislation and policies regarding the environment;
(iv) Assure the regulators and interested and affected parties the satisfaction of their demands in relation to environmental and social performance.

8.1.2 Applicable Legislation

The developed ESMP will be in line with legislation applicable to the project. International normative instruments concerning the environment, as well as international best practice have also been considered.

8.1.3 Principles of Environmental Management Plan

The project should be implemented taking into account the need to minimize potential negative impacts and maximize its potential positive impacts on the biophysical and socio-economic environment as well as health and safety of workers and the public .This commitment must be made at various levels, from the senior management level of the proponent to the levels of all parties involved in the implementation of the project.

8.2 Recommendations/Commitments of the ESIA

The ESIA document contains a series of recommendations related to mitigation measures, monitoring and management. A key role of the ESMP is to put them all in a single framework. For each identified impact in the ESIA, the ESMP provides in a tabular format the following:

(i) A list of mitigation measures (activities) that Buxton Point Apartments Limited and other key stakeholders will implement in accordance with each phase and activity of the project, to ensure that the mitigation objectives are met in full;
(ii) The role and responsibility of each of the stakeholders to ensure full implementation of mitigation measures; and
(i) The timetable of implementation/monitoring activities.

8.3 Responsibility

The proponent assumes full responsibility for implementing and monitoring the required measures to mitigate or enhance the environmental impacts. The effectiveness of mitigation measures should be evaluated by the proponent and the contractor.

8.4 Environmental Awareness

The proponent will be sensitive to the needs of the environment so as not to degrade (or degrade to a minimum) the existing environmental conditions. It is the proponent's primary responsibility to ensure that all parties that are directly involved in the construction and operation phases of the project, including managers and employees are aware about the need to prevent or minimize environmental degradation. The awareness activities will be guided by the following issues:

(i) Prevention of pollution of surface water and groundwater;
(ii) Prevention of air quality degradation;
(iii) Prevention of increased noise levels;
(iv) Prevention/reduction of social and economic disruptions;
(v) Prevention of risks to health and safety of workers and the general public.

8.5 Mitigation

All activities related to the lifecycle of the project will be subjected to appropriate mitigation measures to ensure that negative impacts are properly mitigated and managed. Mitigation involves identifying the best options to be adopted to minimize or eliminate negative impacts, highlighting the benefits associated with the proposed project and the protection of public and individual rights.
Practical measures are therefore sought to reduce adverse impacts or enhance beneficial impacts of the project.

8.6 Monitoring

The key objectives of monitoring are:

(i) To ensure that the EMP is implemented;
(ii) To evaluate the effectiveness of the mitigation measures;
(iii) To verify predicted impacts;
(iv) To provide feedback to licensing authorities.

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
1	Solid Waste Generation	1. Efficient use of building material to reduce waste and recycling/reuse where feasible. 2. Engage the services of registered waste handlers to collect and transport waste to designated disposal sites. 3. Provision for waste management rooms at strategic places within the development facility. 4. Segregation of waste at the source during the project cycle. 5. To manage waste in line with the Waste Management Regulations, 2006. 6. Use of an Integrated Solid Waste Management System (ISWMS); through a hierarchy of options: source reduction, recycling, composting and reuse, will facilitate waste handling during operation/occupation phase.			
2	Air Pollution, Particles and Dust Emission	7. Ensure no burning of waste such as paper and plastic containers on sites/non-designated areas. 8. Minimize exposed areas through the schedule of construction activities to enable dust control. 9. Minimize the period for idling of machinery and construction vehicles. 10. Monitor the air pollution levels regularly as per the Air Quality regulations. 11. Onsite dirt piles or other stockpiled material should be covered, wind breaks installed, water and/or soil stabilizers employed to reduce wind-blown dust emissions. 12. All staff employed at the construction site and visitors must be provided with dust masks and other PPEs.			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		13. All waste must be transported off-site for processing, not burnt or stored for any longer than is absolutely necessary. 14. Machines must not be left idling for unnecessary periods of time. 15. Alternatively, fuelled construction equipment shall be used where feasible 16. Perform construction at times that persons are expected to be at work and school. 17. All raw materials where possible must be sourced as close as possible to the construction site thus reducing the emissions from vehicular traffic. 18. Regular and prompt maintenance of construction machinery and equipment to minimize generation of hazardous gases. 19. Regular sprinkling of water on work areas to prevent fugitive dust violations. 20. Restricting heights from which materials are to be dropped, as far as practicable to minimize the fugitive dust arising from unloading/loading. 21. Use environmentally friendly fuels such as low Sulphur diesel. 22. Buffer area of trees and other vegetation will serve as natural windbreaks. 23. Use of dust nets/screens around the construction site to contain and arrest dust. 24. Where a vehicle leaving a construction site is carrying a load of dusty materials, the load shall be covered entirely			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		by clean impervious sheeting to ensure that the dusty materials will not leak from the vehicle.			
3	Dust pollution	25. Spray stockpiles of earth with water 26. Avoid pouring dust materials from elevated areas to ground 27. Cover all trucks hauling soil, sand and other loose materials 28. Provide dust screen where necessary 29. Sensitize workforce including drivers of construction vehicles			
4	Increase Generation of Effluent/Liquid Waste	30. All drainpipes passing under buildings should be of heavy-duty PVC pipe tube encased in concrete surround. 31. All manholes should have heavy-duty covers set and double sealed airtight as approved by specialists. 32. Connecting and channeling all liquid/effluent wastes to the existing city county sewerage system. 33. Ensure regular maintenance of foul water drainage works at the premises to prevent clogging and fore-stall breakdowns. 34. Proper decommissioning of the sanitary facilities shall be carried out once construction is complete. 35. Provision of adequate and appropriate sanitary facilities for the workers during construction phase and tenants during the operation phase of the facility. 36. Sanitary facilities shall be kept clean always through regular cleaning. 37. The design of the internal sewerage system shall consider the estimate discharges from individual sources and the cumulative discharge of the entire project, that is, it will have the capacity to consistently handle the loads even during peak volumes.			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		38.			
5	Noise and Excessive Vibrations	39. All machines and equipment shall be maintained regularly to reduce frictional noise. 40. All noisy activities shall be scheduled concurrently during the construction period to reduce the exposure period to the PAPs. 41. All workers shall be trained and provided with PPEs such as helmets, earmuffs, dust mask, etc. which will always be used when operating within the site area. 42. Billboard shall be erected at the construction site entrance to notify of the construction activities and timings. 43. Construction works shall be carried out only during the day from 0800hrs to 1800 hrs. 44. Drivers delivering materials shall avoid unnecessary horning of the trucks/vehicles. 45. Equipment installed with noise abatement devices shall be used as much as practicable. 46. Noise shields shall be used on noisy equipment, such as corrugated iron sheet structures, to minimize the exposure to the neighbours and other workers within the site 47. Regular monitoring of noise levels at the site as per the regulations. 48. The construction vehicles and machinery shall be switched off when not in use to reduce idling time. 49. Install portable barriers to shield compressors and other small stationary equipment where necessary			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		50. Silenced machinery and instruments should be employed to reduce the impact of noise on the existing neighbours and workers. 51. Equipment such as drills, graders and cement mixers should also be used when the least number of neighbours can be expected to be affected 52. Those working with machinery, vehicles and instruments that emit high levels of noise should be provided with ear plugs and earmuffs			
6	Water Demand and Usage	53. Drill a borehole to supplement the county supply. 54. Prompt detect and repair of all the water fixtures and fittings to reduce water wastage 55. Provide notices and information signs to sensitize on means and needs to conserve water resource i.e. “Keep/Leave the Tap Closed”, etc. This will awaken the civic consciousness of the workers and residents with regard to water usage and management. 56. Provision of adequate underground and roof tanks for water storage that covers two days’ water demand. 57. The contractor shall use water bowers and tankers to bring in water for construction activities i.e. during periods of high-water demand (i.e. during slab formation). Water fetching shall however be subject to authorization by the relevant authority. 58. Use water efficient appliances and fixtures for conservation of water during the project cycle. 59.			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
7	Energy Demand and Usage	60. Exterior lights shall be controlled by a programmable timer. 61. Generator should be provided as a full backup energy source throughout the development. 62. Install and routine maintenance of energy efficient appliances e.g. LED bulbs etc. 63. Monitor energy use during construction and set reasonable limit. 64. Put off all lights immediately when not in use or are not needed. 65. The water booster set will contain inverter pumps for energy saving and precise control of flow and pressure rate. 66. Turn off machinery and equipment when not in use. 67. Use of solar energy as an alternative source of energy.			
8	Surface Run-off and Storm Water Drainage	68. After completion of construction, the proponent shall embark on comprehensive landscaping. 69. Construct gently sloping drains to convey water at non-erosive speed. 70. Drainage channels shall be covered; say with gratings, to avoid occurrence of accidents and entry of dirt. 71. Semi permeable materials will be used for construction of pavements.			
9	Fire Outbreak Risks Occurrence, Response and Safety	72. Post “No smoking signs” where flammable materials are stored. 73. Hire competent and properly authorized electrical contractor to do the electrical works. 74. Train staff on the use of the available firefighting equipment. At least one person trained on handling firefighting equipment should be available through-out the construction phase of the project.			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		75. Conduct regular firefighting drills within the site. 76. Develop and post at the site fire emergency and evacuation procedures. 77. Provide adequate number of appropriate firefighting equipment at accessible strategic places within the property. 78. Organize for inspection and maintenance of fire equipment at least once in a period of six months. 79. Maintain on site telephone contacts for fire brigade, G4S, fire brigade and St. Johns ambulance service provider. 80. No storage of flammables on site 81. Proper handling and use of tools and machinery			
1	Oil Leakages and Spills on the Environment	82. All drainage facilities shall be fitted with adequate functional oil-water separators and silt traps. 83. All machinery shall be keenly inspected not to leak oils on the ground. This can be ensured through regular maintenance. 84. All oils/grease and materials will be stored in a site's store, in the contractor's yard. 85. Collect the used oils and re-use, re-sell, or dispose of appropriately using expertise from contracted licensed waste handlers. 86. Install oil trapping equipment in areas where there is a likelihood of oil spillage 87. Maintenance will be carried out in a well-designed and protected area and where oils/grease is completely restrained from reaching the ground. Such areas should be covered to avoid storm from carrying away spilled oils into the soil/water systems.			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		88. Proper disposal of oil handling materials such as drums, oily clothes/papers/materials and cans.			
1	Soil erosion	89. Install drainage structures properly 90. Ensure management of excavation activities 91. Utilize impervious material for areas that require paving. 92. Accommodate the average number of parking spaces 93. Ensure that the drainage plan proposed is implemented as stipulated on the plan.			
1	Emergence and Spread of Social Vices	94. Conduct periodic sensitization forums for employees on ethics, morals, general good behaviour and the need for the project to co-exist with the neighbours. 95. Ensure enforcement of relevant legal policy on sexual harassment and abuse of office. 96. It is recommended that the contractor employs workers from the immediate area where possible to avoid social conflict 97. Offer awareness, guidance and counselling on HIV/AIDS and other STDs to employees; 98. Provide safety tools such as condoms to employees			
1	Impacts to Security	99. Guarding of sites/estates by a reputable security firm 100. Constant site patrols 101. Adequate screening of visitors to the site 102. Collaboration with the existing national and county government security machinery 103. Partnership with neighbours and police in community policing 104. The contractor shall ensure that there is adequate street lighting and a security guards within the site to help curb with issues			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		that may arise from theft. Also installing 24hr operating CCTV surveillance, which will be monitored regularly.			
1	Occupational Health and Safety	105. All workers shall use properly fitting PPEs to avoid injuries and illness which include working boots, overalls, helmets, goggles, earmuffs, masks, gloves etc. 106. Comply with OSHA 2007 and all other relevant regulations governing health and safety of workplaces. 107. Ensure proper solid waste disposal and collection facilities 108. Ensure dustbin cubicles are protected from animals, rains and are well covered 109. Proper handling and disposal of solid waste 110. Proper treatment of wastewater 111. Construction activities must therefore be limited to the hours of 8:00 a.m. and 6:00 p.m. 112. Local individuals preparing food for the workers at the site shall be controlled, monitored and evaluated to ensure that food is hygienically prepared. 113. Provide adequate and functional sanitary facilities for the workers. 114. Provide appropriate signage and warnings in work areas to avoid injuries to the workers and occupants. 115. Provide first aid facilities and ensure that workers are trained on emergency response such as first aid skills. 116. Safety awareness may be gained through regular safety meetings, safety training or personal interest in safety and health.			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		117. The contractor shall adapt a suitable emergence response plans to manage occurrence of anticipated hazards during construction phase. 118. Workers shall always be sensitized on social issues such as drugs, alcohol, diseases such as HIV/AIDS and STIs etc. 119.			
1	Loss of vegetation	120. Landscape the site by planting grass and trees at all disturbed areas 121. Care for the trees/plants 122. Retain vegetation screens to reduce the visual effect of this stage of the development. 123. Ensure that local building materials and muted colors are used to reduce the visual impacts of the development and the landscaping to hide it or blend in with the local environment. 124. Maintain all mature trees (trees > 25 cm) within the development where possible; 125. Incorporate as much local plants found within the area into the final landscaping of the property; 126. The developer should incorporate trees that are used by bird species for foraging to attract bird species to the area. 127.			
1	Impacts to Road safety	128. Road signs next to facility 129. Enforce speed limits for construction vehicles 130. Implement a traffic system that involves appropriate signals and signs to ensure the smooth flow of traffic			
1	Socio-economic Impacts	131. Persons from the nearby communities should be employed to work on the construction site.			

REF No.	Negative Impact	Mitigation Measures	Responsibility	Timeframe	Estimated Cost (KES)
		132. Designate the roles and responsibilities of workers, which will enable a clear chain of command in the event of an accident and allows persons to be aware of their responsibilities in the event of such occurrences. 133. Place several fully equipped first aid kits on the project sites-. 134. Ensure that some workers are trained in basic first aid practices. 135. Signs must also be placed around the construction site displaying the numbers of the person responsible for handling emergencies on the site 136. Develop and implement a Health and Safety Training Manual for employees; 137. Identify a specific area on the project site for vending type activities 138. Purchase goods and supplies from suppliers within the area			
1		139.			

9 CONCLUSION & RECOMMENDATIONS

9.1 Conclusion

Affordable housing programme is a Kenya government initiative aimed at ensuring increased house ownership to Kenyans. The proposed project intends to plugs into this opportunity.

The ESIA study established:

1. There are concerns and mistrust on the process used to determine which estates should be redeveloped. These concerns have culminated into litigation against the Mombasa county government.
2. The major concern on the project is how the relocation project will be carried out with the view of provision of a holding accommodation be provided as the 1st phase of the project is completed.
3. Eviction notices had been issued to the tenants of Buxton estate.
4. Relocation allowances and offer letters for proposed housing units are awaiting the finalisation of the court case for payments to be effected to tenants.
5. Bonified tenants of Buxton estate will be offered 1st priority to purchase housing units in the proposed housing project.
6. There are fears how the project will be insulated from transition politics at the local government

9.2 Recommendations

While the project is in alignment to the countries development framework. To increase the social acceptability of the project the following proposals are advanced:

1. Plan the project so that construction take the shortest time possible
2. Open accessible channels of information flow on the project, status and progress timelines
3. Develop a transparent and auditable system of allocating housing units to be developed
4. An integrated planning approach to ensure wholistic traffic planning around the Buxton estate and Buxton bus terminus
5. There will be need for the developer to hold regular community dialogues with the with youths women, men and other vulnerable groups to iron out any teething problems on the status of the project.
6. Set up an information issues at the construction site that will be used as a liaison office between the developer and various groups and also act as an information centre for the project.
7. Their will be need to follow up on youth skills development and empowerment initiatives.
8. Resettlement Framework & Grievance Redress Mechanism needs to be well documented and communicated well in advance to all stakeholders

APPENDICES

Annex 1	Copy of Titles for the project site
Annex 2	Certificate of Incorporation & PIN of proponent
Annex 3	EIA/EA practicing licences of Experts
Annex 4	Letter of Award for Buxton Estate redevelopment & Affidavit
Annex 5	ESIA terms of reference approval letter
Annex 6	Hydrogeological report
Annex 7	Baseline Traffic survey
Annex 8	Baseline Noise survey report
Annex 9	Correspondence from Buxton Estate tenant committee
Annex 10	Waste water treatment plant drawings