



## **Mombasa North Mainland (Short-Term Works) - Lot 1 A**

**Contract: KE-CWSB-150896-CW-RFB**

**Abbreviated Resettlement Action Plan**

**JANUARY 2025**

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## Project Outline

The Government of Kenya (GoK) and Coast Water Works Development Agency (CWWDA) in association with the International Development Association (IDA) has undertaken to implement the Construction of Water Supply Distribution Pipelines (Short Term Works Lot 1A) in Mombasa North Mainland under the **WATER AND SANITATION DEVELOPMENT PROJECT (WSDP) CONTRACT NO KE-CWSB-150896-CW-RFB**. The sub-project (contract) which is in Mombasa North Mainland specifically in Kisauni and Nyali Sub-Counties.

The area is predominantly a residential area with several commercial shopping centres

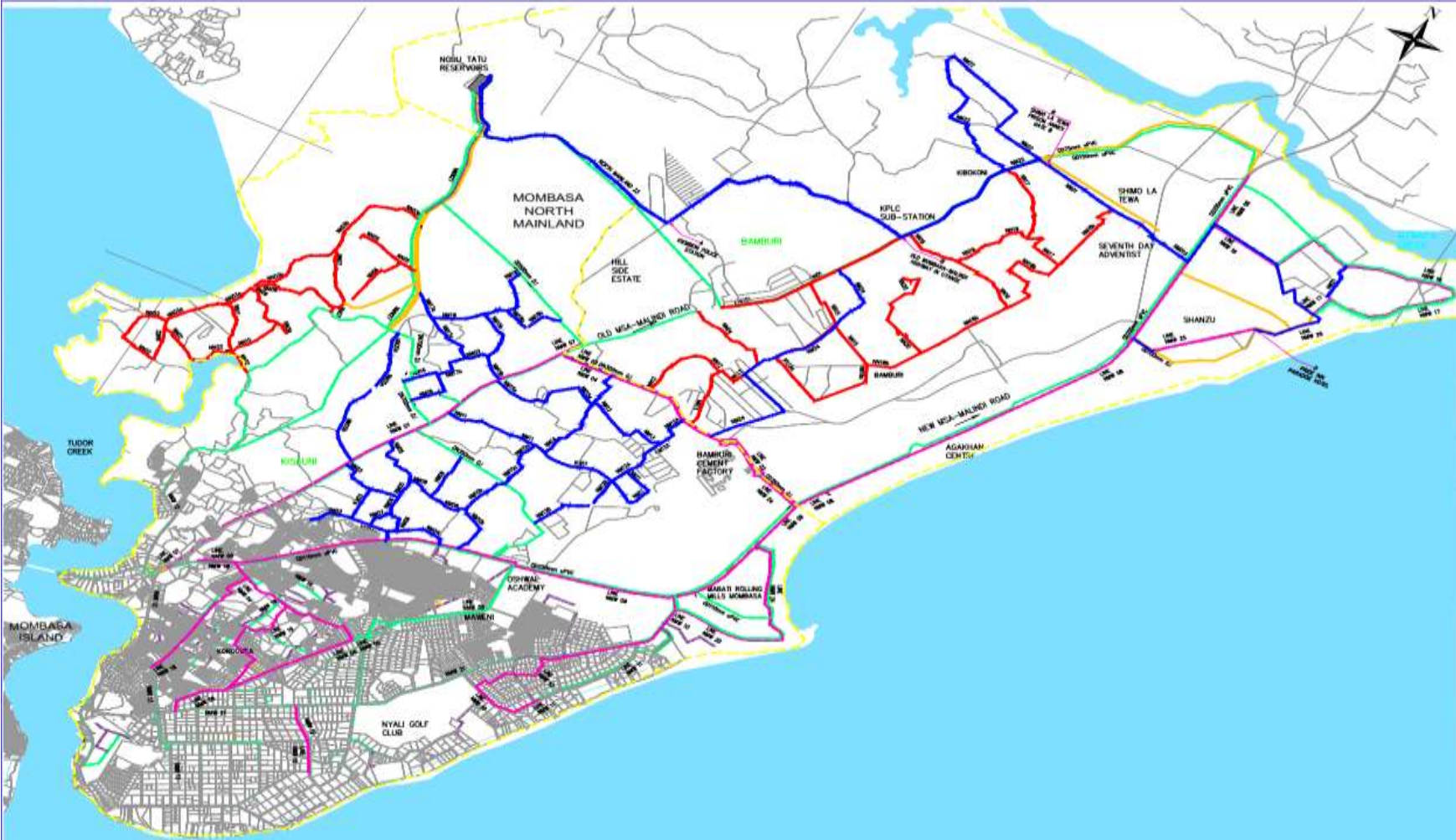
The figure below shows location of the sub-project Area. **Figure 1 – Layout of the Project Area (Pipelines in Blue are Constituted Lot 1A)** with the relocated line NM01 and its extension indicated. The line crosses the Mombasa-Malindi highway which is under construction via a duct provided by KeNHA then to run along the Serena road at Shimo La Tewa Primary School to Pride Inn Beach Hotel.

## Scope of Works

The main scope of works for Mombasa North Mainland (Short-Term Works) – Lot1A Project includes the following:

- i. Supply of 171,643m (172Km) of HDPE Pipelines ranging from for Diameter 15mm to 400mm
- ii. Construction of 155,909m (1556km) of HDPE Pipelines ranging from for Diameter 15mm to 400mm
- iii. Installation of all fittings and valves in the pipelines (air valves, washouts, fire hydrants) etc.
- iv. Supply and Installation of 50No. Bulk meters
- v. Supply of 13.9km of OD15mm and OD32mm HDPE Pipes and maintenance tools to MOWASSCO
- vi. Supply of 3,400 domestic water meters

Figure 1 – Layout of the Project Area (Pipelines in Blue are Constitute Lot 1A)



## Background Information for the ARAP

Some pipelines in the original scope of works were relocated due to duplication of pipelines to be constructed by other Projects still under WSDP by MOWASSCO. Two of these lines were NM023 and NM024. The construction of these lines has been completed following the clearance of the E&S screening report by the Bank in 2022. The screening concluded that the relocation of the pipelines wouldn't cause disturbance to livelihoods, no impact on assets as the pipelines were relocated along the road reserve which was not occupied.

Additionally, in the original scope of works, Line NM01 was designed to be laid along Old Malindi Road with its entire length aligned along Shimo La Tewa Prison land with a length of 1,803m. This pipeline was designed to be connected to an existing DN500mm steel pipe as well OD110mm Line NM22 that was intended for new area of water supply in Utange, Majaoni and Shanzu.

However, it was established that the intended existing DN500mm steel pipeline for point of connection for both Line NM23 and NM01 along Old Malindi Road, was DN150mm pipeline and not DN500mm as initially assumed. Technically, the pipeline hydraulics for the network would have failed if NM23 and NM01 were to be connected to the existing DN150mm as planned, thereby compromising the overall performance of the network. With this scenario, Line NM01 also needed to be relocated from Shimo La Tewa Prison land to Old Malindi Road in Utange and be connected to Line NM023 terminal point, for continuity since both pipelines are OD400MM HDPE pipelines.

This relocation of NM01, which was terminating at Shimo La Tewa Prison compound has caused emergence of new PAPs who were not in the original RAP. An enumeration was conducted by the Construction Works Supervising Consultant and established a total of **106 PAPs**.

Following the concern raised by MOWASSCO (Appendix 1) there was need to extend Line NM01 from Shimo La Tewa Prison Compound to Serena Beach Road targeting high water demand areas of Shanzu and Beach Hotels along Serena Road. It also comprises provision of tertiary pipelines to highly deserving Shimo La Tewa Prison. The total length for the extension is 4,540m of OD315mm HDPE pipe from Shimo La Tewa Prison Compound to Serena Beach Road. Subsequently, this extension also caused emergence of an extra lot of **42 PAPs** (1PAP has two assets).

## Socio-Economic Setting

Mombasa County is divided into 6 sub - counties namely Mvita, Nyali, Chagamwe, Jomvu, Kisauni and Likoni. The sub- counties are further divided into divisions. Kisauni sub - county which hosts the project is sub divided into 3 divisions, 6 locations and 14 sub-locations.

The population distribution and settlement patterns in the County are influenced by proximity to vital social and physical infrastructure networks such as road, housing, water and electricity. Other factors that influence settlement include accessibility to employment opportunities and security.

The main industries that provide employment opportunities to Mombasa County include Manufacture & Processing, The Port of Mombasa, Container Freight Terminals and expansive hotels.

With the proximity of the project area, most youth rely on beach tourism for livelihood. However, the beach tourism has been performing poorly and as such small scale businesses have come up to fill in the gap. The project construction works will impact on the flower gardens within the road reserves affecting the aesthetic value of four beach hotels and also the cabro pavings on the access roads.

## Abbreviated Resettlement Action Plan and its Purpose

This Abbreviated Resettlement Action Plan (ARAP) covers Project Affected Persons (PAPs) in Utange area, Mwebelegeza Sub-location and Shanzu area, Shanzu Sub-location in Mwembelegeza location in Kisauni Sub- County. It enumerates PAPs who will be affected by the relocation of pipeline NM01 and extension of the same pipeline to Serena Beach Road, in Kisauni Sub-county.

This ARAP aims at addressing impacts from livelihood disruption and damage to business structures.

## Resettlement Impacts

This ARAP was undertaken to determine the nature, scope and extent of impacts to PAP's assets and sources of livelihood. Key considerations were given to;

- i. Loss of livelihood by the small business operators along the road reserve on the proposed pipeline relocation
- ii. Small scale business operators along the road reserve where the pipes will be laid.
- iii. Cabro works and flower gardens at access roads leading to Hotels

There will be no acquisition of land because the pipelines are planned to be constructed within existing road reserves.

## Summary of the project impacts

The pipelines are to be constructed in Utange area and Serena Beach Road within existing road reserves.

- In Utange, a total of 106 PAPs will be affected, they operate businesses along the road reserve, among them, 1no. PAP is a Person Living With Disability (Deaf). No structure will be affected.
- Along Serena Beach Road, a total of 42 PAPs (1PAP has two assets) will be affected, they operate various businesses along the road reserve, of which 6no. PAPs are structure owners and also own their businesses while 30no. PAPs are business owners only, 2no. PAPs are casual labourers to a single business owner and 4no. PAPs are hotels whose cabro works and flower gardens will be affected
- The impacts on the 6no structures will be on concrete verandas of the shops and include floor & tile works, masonry, roofing and beam construction. These impacts will be reinstated by the contractor once pipeline construction is complete as per the ESMP.
- The impacts on the 4no. hotels is cabro works and flower gardens on the pavements & access roads to the hotels and billboards which will be reinstated by the contractor as per the ESMP

The resettlement impacts of the construction of Line NM01 are summarised in Table 1, below:

<b>Category</b>	<b>Type of Impact</b>	<b>No. PAPs</b>
Category 1	Loss of Livelihood	136
Category 2	Partial Damage to Business Structure	6
Category 3	Loss of Daily Wage - 5 days	2
Category 4	Damage to Cabro Works - Pavement, Flower Gardens	4

The environmental impacts of the construction are classified as general and that the mitigation measures proposed in the CESHSM are adequate if fully implemented. The contractor shall implement the mitigation measures as outlined in the prepared CESHMP for the contract.

## Methodology and Approach

A consultative approach was adopted to make clear the construction activities, and to explain the likely impacts and the resettlement measures available to the PAPs.

The approach included the following tasks:

- i. Community mobilisation and census;
- ii. PAPs census and property identification;
- iii. Property assessment and valuation; and



iv. Data analysis and reporting.

## Institutional and Legal Framework

This ARAP has been prepared in compliance the project Resettlement Policy Framework (RPF). The RPF provides that a sub-project funded under WSDP if it causes loss of income or livelihood, regardless of whether or not the affected people are physically displaced the project would meet several requirements leading to compensation.

## Basis of Valuation

The valuation of the affected business as well as damage of business structure, was based on the approach used during the initial RAP preparation for similar businesses. This ARAP provides for cash compensation equivalent to the construction days interrupting business which was estimated at 5days. Reinstatement of the affected structures is to be done by the contractor

The valuation and consequent compensation shall be composed of the following:

- Additional 15% of compensation for disturbance.
- Support to the vulnerable, who in this ARAP is a PLWD (deaf) - aide provision, 10% of the compensation value

## Community participation and consultation

Consultation and public participation have been a continuous process in the preparation of this ARAP. Invitation for consultations were done through the local administration and the local village elders. Public consultative meetings were held for the two areas, Utange meeting was held on 19<sup>th</sup> November, 2024 and Serena Beach Road meeting was held on 20<sup>th</sup> November, 2024. Minutes for the consultation meetings are attached in Appendix 3 of this Report. The main issues raised were on how soon the compensation would be made and how the inconveniences during construction would be addressed. These were responded to in the general explanation on the construction details of the works in that the mitigation measures provided in the ESIA and ESMP of the project are adequate and that compensation would not be done immediately after the meeting as anticipated.

## Eligibility Criteria

The PAPs eligibility for compensation was arrived at in that the PAPs were to lose income while doing business within the construction corridor which is within the road reserve. The works have the potential of resulting to risks associated with damage of business structure and disturbance of business leading to loss of livelihood earnings.

All the PAPs, irrespective of their legal status, have been identified and are eligible for some form of compensation as they operated a livelihood activity within areas earmarked for project implementation by the 'cut-off date' which was agreed as **20<sup>th</sup> November 2024**. The main ARAP resettlement strategy will be adequate and prompt monetary compensation including a disturbance allowance, and specialised assistance to vulnerable PAP.

## Grievance Redress

During the ARAP process, it is inevitable that complaints will arise among the affected people over contentious issues. Therefore, timely and appropriate redress is important to ensure satisfactory resettlement and completion of the project as scheduled. Grievance redress committees (GRCs) were formed for both Utange area and Serena Beach Road during the respective public consultation meetings. Each GRC is composed of three people, representing men, women and youth whose details are with CWWDA and can be accessed upon request.

## ARAP Budget

This ARAP provides a total budget of **Kshs 2,741,953 (Two Million Seven hundred and FortyOne thousand Nine hundred and Fifty-Three Shillings)**. The cost includes valuation of the livelihood sources for the PAPs. It, however, excludes the cost of reinstatement of cabros and flower gardens of the impacted hotels as this has been included in the ESMP to ensure reinstatement by the contractor. To this end, the contractor will sign a binding agreement with a management level representative of each hotel, committing the contractor to reinstate the impacted assets to the satisfaction of the hotel management. The agreement will be witnessed by a CWWDA representative since CWWDA has the obligation to ensure the contractor abides by the agreement.

## Implementation schedule

The implementation schedule covering the activities to be undertaken is outlined in the Table 2 below. The schedule includes the target months when each activity is set to be implemented and the institution responsible the activity.

**Table 2- Implementation schedule.**

Implementation period	Month 1	Month 2	Month 3		
Activity					
PAP census		Census survey asset inventory and valuation			
ARAP report		Prepare ARAP report and submission to for approval			
Compensation			CWWDA		
Notice to vacate (one month notice)			CWWDA/ PAPs		
Project implementation				CWWDA/Contractor	



## APPENDIX 1 – MOWASSCO LETTER



# MOMBASA WATER SUPPLY & SANITATION CO.LTD

MIKINDANI STREET OFF NKRUMAH ROAD, P.O. BOX: 1100-80100 MOMBASA, KENYA  
Tel: +254 726 313 006, +254 735 655.650 Email: info@mombasawater.co.ke

Our Ref: MWSC/MD/ 084/VOL.VI/ 63

Date: 9<sup>th</sup> April, 2024

Chief Executive Officer  
Coast Water Works Development Agency  
P.O. Box 90417-80100  
MOMBASA



Dear Sir,

**RE: PROJECT: MOMBASA WATER DISTRIBUTION WORKS FOR NORTHMAINLAND.  
Short Term Works Lot 1A- CONTRACT No. KE-CWSB-15089-CW-RFB  
REQUEST FOR THE NM01 PIPELINE EXTENSION**

Refer to the aforementioned contract and subject.

We recognize the good progress on the ongoing project in the North Mainland, which, when completed, will benefit both Mowasco and the residents.

We have realized that the pipeline NM01 OD 400mm is terminating at Shimo la Tewa prison compound. The pipeline will not serve the purpose unless it is extended further to Serena Hotel road to serve the hotels nearby which are currently not receiving water and also Shimo la Tewa main prison and staff houses.

Yours faithfully,

**FOR: MOMBASA WATER SUPPLY & SANITATION COMPANY LIMITED**

**Abdirahim Farah**  
**MANAGING DIRECTOR**

## APPENDIX 2 – MOWSI LETTER



REPUBLIC OF KENYA  
MINISTRY OF WATER, SANITATION AND IRRIGATION  
STATE DEPARTMENT FOR WATER AND SANITATION  
OFFICE OF THE PRINCIPAL SECRETARY

MAJI HOUSE  
NGONG ROAD  
P. O. BOX 49720-00100  
NAIROBI  
Website: [www.water.go.ke](http://www.water.go.ke)

Telegrams: "MAJI" Nairobi  
Telephone: +254204900303  
G.L +254 20 2716103  
Fax: +254 20 2728703  
Email: [ps@water.go.ke](mailto:ps@water.go.ke)

REF. MWI/PARAS/10/72/VOL. VII/08

16<sup>th</sup> May, 2024

**Eng. Martin Tsuma**  
Ag. Chief Executive Officer  
Coast Water Works Development Agency  
P.O. BOX 90417-80100  
**MOMBASA**

Dear *Eng. Tsuma*

**RE: MOMBASA WATER DISTRIBUTION WORKS FOR NORTH MAINLAND (SHORT TERM WORKS) LOT. 1A CONTRACT KE-CWSB-150896-CW-RFB VARIATION ORDER NO. 5 FOR AUGMENTATION OF WATER SUPPLY FROM NGUU TATU WATER RESERVOIRS TO DOLPHINE HOTEL AND OTHER MAJOR HOTELS ALONG SERENA IN MOMBASA COUNTY**

Reference is made to your letter Ref: CWWDA/PS GEN/74/VOL. XI/36 dated 25<sup>th</sup> April, 2024 on the above subject matter.

The proposal to extend water pipeline from Shimo la Tewa near Majaoni junction to the Serena Road where the major hotels are domiciliated will enhance water supply to the area and contribute to the overall objective of Water and Sanitation Development Project.

The Ministry therefore concurs with the proposal and you are requested to proceed and prepare a detailed variation order as per variation procedures in the signed contract and submit for review including design profiles and drawings.

Yours

*Sincerely*

  
Julius Korir, CBS  
**PRINCIPAL SECRETARY**

## APPENDIX 3 – MINUTES OF STAKEHOLDERS MEETINGS

MINUTES OF STAKEHOLDER'S MEETING – PAPs FROM UTANGE AREA HELD AT THE CHIEF'S OFFICE IN SHANZU, ON 19<sup>TH</sup> NOVEMBER, 2024

<i>MINUTES FOR PAPS STAEKHOLDERS MEETING FOR EXTENSION OF LINE NM01 TO SERENA BEACH ROAD</i>		
	<i>Date Held:</i>	19/11/2024
	<i>Place:</i>	SHANZU AREA CHIEF'S OFFICE
<p><b>Present</b></p> <ol style="list-style-type: none"> <li>1. Government of Kenya – Ward Administration – Area Chief</li> <li>2. Government of Kenya – Ward Administration – Village Elders</li> <li>3. CWWDA – Safeguards Expert</li> <li>4. INGEROP – Engineer – taking Minutes</li> <li>5. PAPs</li> </ol> <p>Detailed list of attendants is attached herein after.</p>		
ITEM	MINUTES	ACTION BY
1.	<p><i>INTRODUCTIONS</i></p> <p>There was introduction by the Area Chief explaining to members the agenda of the meeting being sensitization and stakeholders' engagement before the RAP is implemented. The meeting aimed at engaging PAPs, Local Administrators, Village Elders, CWWDA, Consultant and the Contractor representatives, who were all present</p>	Info
1.1	The agenda was agreed and adopted.	All
2.	<p><i>DELIBERATIONS</i></p> <p>Area Chief explained to members that this was public participation meeting , informing PAPs of the details of the Project, effects of the Project on the livelihood and the compensation that will be done by CWWDA.</p> <p>Some members had expected that payments for wayleave were going to be done after the meeting.</p>	Info
2.2	Members were clearly informed that payment will only be done to the rightful owners of the businesses, whose businesses will be affected by the construction activities. It was clarified that a business owner is the right beneficiary and not the landlord, unless the PAP is both business owner and landlord. Damage to any property will be reinstated by the contractor and in-case of any compensation it will go to the owner of the property and not the tenant.	PAPs/ CWWDA
2.3	Members inquired more about the extent of inconveniences during construction period. The Engineer explained to PAPs in details more about the works, how the construction will be done and specifically the likelihood of how the disturbance will be caused in their respective businesses.	All
2.4	Members were further explained that after construction of the pipeline, the excavated sections will be reinstated to its original status or better, and this responsibility lies to the Contractor, supervised by the Consultant.	TODDY

2.5	For accountability, members were informed by CWWDA that payment will be made by cheque and not cash. All PAPs were requested to ensure that they have active Bank Accounts to receive the compensation. Most PAPs confirmed to be having Bank accounts while those who did not have, committed to open the Bank Accounts	PAPs/ CWWDA
2.6	CWWDA read out the names to confirm details of enumerated PAPs. All the PAPs presented confirmed attendance by raising their hands. Details of more PAPs was taken after they had not been enumerated during the previous exercise. Some details were edited to pick correct names as in the ID, Contacts, and details of their businesses. It was also explained to the PAPs that a cut off date was a requirement in this exercise. After deliberations it was agreed that the cut- off date for the enumeration would be 20th November 2024.	Info
2.7	One of the PAP was deaf. All that was discussed was translated to him through a translator who was in attendance. CWWDA responded to more questions from the PAP until he got satisfied with the responses.	Info
2.8	Members were informed of Grievance Redress Committee (GRC). Three members were selected from the PAPs to be members of the GRC, namely Peter Manyatta, Ramadhan Chengo and Kadzo Omar.	PAPs/ CWWDA
	Approval/ Confirmation of Minutes	
	<p>.....</p> <p>Name, Signature and Date (Employer’s Representative): CWWDA</p>	
	<p>.....</p> <p>Name, Signature and Date (Resident Engineer): INGEROP</p>	
	<p>.....</p> <p>Name, Signature and Date (Site Agent): TODDY</p>	



ATTENDANCE LIST FOR STAKEHOLDERS' MEETING HELD ON 19<sup>th</sup> NOVEMBER, 2024

MINUTES OF STAKEHOLDER'S MEETING – PAPs FROM SERENA BEACH ROAD HELD AT THE CHIEF'S OFFICE IN SHANZU, ON 20<sup>TH</sup> NOVEMBER, 2024

<i>MINUTES FOR PAPS STAEKHOLDERS MEETING FOR EXTENSION OF LINE NM01 TO SERENA BEACH ROAD</i>		
	<i>Date Held:</i>	20/11/2024
	<i>Place:</i>	SHANZU AREA CHIEF'S OFFICE
<p><b>Present</b></p> <ul style="list-style-type: none"> <li>6. Government of Kenya – Ward Administration – Area Chief</li> <li>7. Government of Kenya – Ward Administration – Village Elders</li> <li>8. CWWDA – Safeguards Expert</li> <li>9. INGEROP – Engineer – taking Minutes</li> <li>10. PAPs</li> </ul> <p>Detailed list of attendants is attached herein after.</p>		
<b>ITEM</b>	<i>MINUTES</i>	<b>ACTION BY</b>
3.	<i>INTRODUCTIONS</i> There was introduction by the Area Chief who explained to members the agenda of the meeting being sensitization and stakeholders' engagement before the RAP is implemented. The meeting aimed at engaging PAPs, Local Administrators, Village Elders, CWWDA, Consultant and the Contractor representatives, who were all present	Info
1.1	The agenda was agreed and adopted.	All
4.	<i>DELIBERATIONS</i> Area Chief explained to members that this was public participations and informing PAPs of the details of the Projects, effects of the Project on the livelihood and the compensation that will be done by CWWDA.	Info
2.1		
2.2	Members were clearly informed that payment will only be done to the rightful owners of the businesses, whose businesses will be affected by the construction activities. It was clarified that a business owner is the right beneficiary and not the landlord, unless the PAP is both business owner and landlord. Damage to any property will be reinstated by the contractor and in-case of any compensation it will go to the owner of the property and not the tenant.	PAPs/ CWWDA
2.3	Members inquired more about the extent of inconveniences during construction period. The Engineer explained to PAPs in details more about the works, how the construction will be done and specifically the likelihood of how the disturbance will be caused in the businesses.	All
2.4	Members were further explained that after construction of the pipeline, the excavated sections will be reinstated to its original status or better, whose responsibility lies to the Contractor, supervised by the Consultant.	TODDY
2.5	Members were informed by CWWDA that payment will be made by cheque and not cash. The PAPs were requested to ensure that they have active Bank Accounts to receive the compensation. All PAPs confirmed to be having Bank accounts, that they use to transact their businesses.	PAPs/ CWWDA

2.6	CWWDA read out the names to confirm details of enumerated PAPs. All the PAPs presented confirmed attendance by raising their hands. Details of more PAPs was taken after they had not been enumerated during the previous exercise. It was also explained to the PAPs that a cut off date was a requirement in this exercise. After deliberations it was agreed that the cut- off date for the enumeration would be 20th November 2024..	Info
2.7	Members were informed of Grievance Redress Committee (GRC). Three members were selected from the PAPs to be members of the GRC who were, Sifa Mazia, Jane Muthoni and Richard Kahindi	PAPs/ CWWDA
	Approval/ Confirmation of Minutes	
	<p>.....</p> <p>Name, Signature and Date (Employer's Representative): CWWDA</p>	
	<p>.....</p> <p>Name, Signature and Date (Resident Engineer): INGEROP</p>	
	<p>.....</p> <p>Name, Signature and Date (Site Agent): TODDY</p>	

ATTENDANCE LIST FOR STAKEHOLDERS' MEETING HELD ON 20<sup>th</sup> NOVEMBER, 2024

   	Consultancy Services for Construction Supervision of <b>Lot 1: Dualling of Mombasa -          Mtwapa (A7) Road Section</b>
	<b>SARI Consulting Ltd in JV with SGAPI SRL &amp;          OCHIENG ABUODHA &amp; ASSOCIATES          (AS SUB-CONSULTANT)</b>
Waterline Contractor Crossing	
KeNHA/RD/D/3302/2021 - G D M - R M - 0 0 0 6 6 - A A Sh. 1 of 2	

**DATE:** 10<sup>th</sup> June 2024 @ 11:00PM

**VENUE:** RE's Board Room, Mombasa

<b>SUBJECT:</b> Minutes of Meeting Between Consultant, CWWDA, & Ingerop International Consultants
<b>MINUTES RECORDED BY:</b> Joel Mwanyiro (A.E)
<b>ATTENDEES:</b> As per the Attendance sheet
<b>ATTACHMENTS:</b> Attendance sheet
<b>MEETING AGENDA:</b>
1. <b>Opening Remarks</b>
2. <b>Contractor's Update (INTERLOP)</b>
3. <b>Consultant's Response</b>
4. <b>Further Observations:</b>
5. <b>Action Items:</b>
6. <b>Adjournment</b>

ITEM	COMMENTS	ACTION BY	DUE DATE
<b>1</b>	<b>Introductions</b>		
1.1	The meeting was called to order by the DRE at 11:00 AM, who welcomed all attendees and provided a brief introduction.  The CWWDA representative was invited to give opening remarks.	All	
<b>2</b>	<b>Contractor's Update (INGEROP)</b>		
2.1	The Supervising Consultant responsible for the new waterline installation, INGEROP, provided an update. They acknowledged the road contractor's progress and expressed concerns about whether the duct construction had been considered in relation to their work program, as activities are advancing towards the crossing point.		
<b>3</b>	<b>Consultant's Response</b>		
3.1	The Consultant assured that the matter is under consideration and that the works are scheduled to commence soon. Specific location identified for the installation of waterline duct is at Km 12+410.		
<b>4</b>	<b>Further Observations</b>		
4.1	It was noted that the duct at Km 12+420 might require additional checks to ensure it does not clash with the planned footbridge at that location.		

		Consultancy Services for Construction Supervision of <b>Lot 1: Dualling of Mombasa -          Mtwapa (A7) Road Section</b>
	<b>SARI Consulting Ltd in JV with SGAPI SRL &amp;          OCHIENG ABUODHA &amp; ASSOCIATES          (AS SUB-CONSULTANT)</b>	Waterline Contractor Crossing
KeNHA/RD/D/3302/2021 - G D M - R M - 0 0 0 6 6 - A A Sh. 2 of 2		

<b>5</b>	<b>Road Repairs Km 0 Km 6</b>		
5.1	It was agreed that a joint inspection be done with Mombasa Water Supply and Sanitation Company (MOWASSCO) to assess the status of the road between Km 0 – Km 6 and determine what's needed. It was agreed that the inspection be done the following day at 15:00pm.		
<b>6</b>	<b>Action Items</b>		
6.1	<ul style="list-style-type: none"> <li>It was agreed that drawings showing the footbridge location will be shared with the INGEROP for further review and coordination.</li> </ul>		
<b>7</b>	<b>Adjournment</b>		
7.1	The meeting was adjourned at 12:00 PM.		


**CONFIRMATION OF MINUTES**

DESIGNATION	NAME	SIGN	DATE
CONSULTANT REPRESENTATIVE			
CONTRACTOR'S REPRESENTATIVE			
CWWDA REPRESENTATIVE			
INGEROP REPRESENTATIVE			



# APPENDIX 4 – REINSTATEMENT COMMITMENT LETTER

## REINSTATEMENT COMMITMENT LETTER TO HOTELS



**REF: CWWDA/WSDP/NM-ST-1A/TODDY/456/VOL VII/011**

**DATE: 22 January 2025**

**George Ongoro,  
Hotel Manager,  
THE SERENA HOTEL MOMBASA,**

✓ **Manoj Basnet  
Hotel Manager,  
THE PRIDE INN PARADISE HOTEL,**

● **Valmir Prahmani  
Hotel Manager,  
THE DOLHIN BEACH HOTEL,**

**Paul Munati  
Hotel Manager,  
MOMBASA CONTINENTAL RESORT,**

Dear Sir,

**WATER AND SANITATION DEVELOPMENT PROJECT**

**MOMBASA WATER DISTRIBUTION WORKS FOR NORTH MAINLAND (SHORT TERM WORKS)  
LOT 1A -CONTRACT NO KE-CWSB-150896-CW-RFB**

**SUBJECT: LAYING OF DIAMETER 315mm HDPE WATER TRANSMISSION PIPELINE ALONG  
SERENA ROAD UPTO PRIDE INN PARADISE HOTEL**


● Coast Water Works Development Agency (CWWDA) has received funding from the World Bank and has set aside some of the funds to improve water supply distribution system in Mombasa County by constructing water pipelines within Mombasa North mainland (Kisauni, Bamburi and Shanzu) area.

CWWDA has appointed Toddy Civil Engineering Company Limited as the **Contractor** to carry out the construction works, and Ingerop International Consultants Ltd as the **Consultant**.

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This is to notify you that part of gardening, access roads and other installed facilities such signboards along the designated road wayleave, where the water pipeline will be constructed, will be damaged during construction works.

By this letter, we confirm to you that CWWDA commits to ensure that the Contractor fully reinstates all sections of the gardens and other temporary facilities within the road reserve that shall be damaged or



P.O. Box 90417 - 80100  
Mombasa Kenya

Tel. No. 041 - 2315230  
0731 231523

Email: [info@cwvda.go.ke](mailto:info@cwvda.go.ke)  
Website: [www.cwvda.go.ke](http://www.cwvda.go.ke)  
[complaints@cwvda.co.ke](mailto:complaints@cwvda.co.ke)



interfered with during the construction activities, to its original status, in accordance to the conditions of this contract.

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Yours Sincerely,



**ENG. MARTIN TSUMA**

**Ag. CHIEF EXECUTIVE OFFICER**

Copy to:

- Resident Engineer – Ingerop, [akiluku@ingerop.ke](mailto:akiluku@ingerop.ke)
- Site Agent –Toddy [ericobare34@gmail.com](mailto:ericobare34@gmail.com)
- Contractor-Toddy Civil Engineering- [info@toddy.co.ke](mailto:info@toddy.co.ke)



*Handwritten notes:*  
Mombasa  
22/01/2025  
Ericobare  
22/1/25



*Handwritten signature:* Ericobare - ERIC



REF: CWWDA/WSDP/NM-ST-1A/TODDY/456/VOL VII/011

*Sammy - ER194*

DATE: 22 January 2025

George Ongoro,  
Hotel Manager,  
THE SERENA HOTEL MOMBASA,

Manoj Basnet  
Hotel Manager,  
THE PRIDE INN PARADISE HOTEL,

Valmir Prahmani  
Hotel Manager,  
THE DOLPHIN BEACH HOTEL,

✓ Paul Munati  
Hotel Manager,  
MOMBASA CONTINENTAL RESORT,



*Handwritten signature and date 22/1/25*

Dear Sir,

**WATER AND SANITATION DEVELOPMENT PROJECT**

**MOMBASA WATER DISTRIBUTION WORKS FOR NORTH MAINLAND (SHORT TERM WORKS)  
LOT 1A - CONTRACT NO KE-CWSB-150896-CW-RFB**

**SUBJECT: LAYING OF DIAMETER 315mm HDPE WATER TRANSMISSION PIPELINE ALONG SERENA ROAD UPTO PRIDE INN PARADISE HOTEL**

Coast Water Works Development Agency (CWWDA) has received funding from the World Bank and has set aside some of the funds to improve water supply distribution system in Mombasa County by constructing water pipelines within Mombasa North mainland (Kisauni, Bamburi and Shanzu) area.

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DATE: 22 January 2025

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Manoj Basnet  
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THE PRIDE INN PARADISE HOTEL,

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INGEROP IC (PTY) LTD.  
SITE OFFICE  
22 JAN 2025  
Sign:.....  
MOMBASA NORTH MAINLAND WORKS  
LOT 1A

INGEROP IC (PTY) LTD.  
SITE OFFICE  
22 JAN 2025  
Sign:.....  
MOMBASA NORTH MAINLAND WORKS  
LOT 1A

SERENA BEACH HOTEL & SPA  
RECEIVING  
22 JAN 2025  
P.O. Box 90352, MOMBASA

TODDY CIVIL ENGINEERING CO. LTD.  
22 JAN 2025  
North Mainland Works / Lot 1A

*Erinjo - ERICK*





REF: CWWDA/WSDP/NM-ST-1A/TODDY/456/VOL VII/011

*Handwritten signature* - ERIC

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# APPENDIX 5 – PHOTO GALLERY

## Photo Gallery for PAPS Stakeholders Meetings



Briefing of PAPS by CWWDA in attendance about the Project and the effects it would have on their livelihoods.



Shanzu Area Chief – Athman Fondo addressing PAPS in attendance during the meeting



A PAP engaging CWWDA giving views on during the stakeholders meeting.



A PAP engaging CWWDA giving views on during the stakeholders meeting



Briefing of PAPS by CWWDA in attendance about the Project and the effects it would have on their livelihoods.



Area Chief and CWWDA reacting to comments raised by PAPS during the stakeholders meeting





Area Chief and CWWDA reacting to comments raised by PAPS during the stakeholders meeting



CWWDA reacting to comments raised by PAPS during the stakeholders meeting



Area Chief and CWWDA reacting to comments raised by PAPS during the stakeholders meeting



Area Chief and CWWDA reacting to comments raised by PAPS during the stakeholders meeting



One on one engagement with the deaf (PAP) being explained by CWWDA more about the Project through a translator.

