

GOVERNMENT OF NAIROBI CITY COUNTY



CLERK
NAIROBI CITY
COUNTY ASSEMBLY
P. O. Box 45844-00100
NAIROBI

THE NAIROBI CITY COUNTY ASSEMBLY

OFFICE OF THE CLERK

Paper laid on
Floor of the ASSEMBLY
by the Hon. DC
On 5th Aug. 2014

Attested
P/C: A I
5/8/2014

2ND SESSION

NBI CA. PLC. 2014 / (42)

PAPER LAID

5th August, 2014

Pursuant to Standing Order ²⁰²⁽²⁾ 180 (5), I beg to lay the following Paper on the Table of the Assembly, today Tuesday 5th August, 2014.

REPORT OF THE SECTORAL COMMITTEE ON TRANSPORT AND PUBLIC WORKS ON THE PETITION BY KARURA WARD RESIDENTS REGARDING TRAFFIC SNARL-UPS ALONG KIAMBU ROAD ALLEGEDLY CAUSED BY THE EXIT GATE OF RIDGEWAYS MALL

(Chairperson, Sectoral Committee on Transport and Public Works)

Copies to:

- The Speaker
- The Clerk
- Hansard Editor
- Hansard Reporters
- The Press

Attested
[Signature]
5/8/2014



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CLERK
NAIROBI CITY
COUNTY ASSEMBLY
P. O. Box 45844-00100
NAIROBI

NAIROBI CITY COUNTY ASSEMBLY

FIRST ASSEMBLY - SECOND SESSION

**REPORT OF THE SECTORAL COMMITTEE ON TRANSPORT AND
PUBLIC WORKS**

ON

**THE PETITION BY KARURA WARD RESIDENTS REGARDING
TRAFFIC SNARL-UPS ALONG KIAMBU ROAD ALLEGEDLY
CAUSED BY THE EXIT GATE OF RIDGEWAYS MALL**

JULY, 2014

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1.0 PREFACE

The Sectoral Committee on Transport and Public Works is established under Standing Order 191, and its mandate amongst others, as outlined under Standing Order 191 (5) is to:-

- a) investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations and estimates of the assigned departments;*
 - b) study the programme and policy objectives of departments and the effectiveness of the implementation;*
 - c) study and review all county legislation referred to it;*
 - d) study, assess and analyse the relative success of the departments as measured by the results obtained as compared with its stated objectives;*
 - e) investigate and inquire into all matters relating to the assigned departments as they may deem necessary, and as may be referred to them by the County Assembly;*
 - f) vet and report on all appointments where the Constitution or any law requires the County Assembly to approve, except those under Standing Order 185(Committee on Appointments); and*
 - g) make reports and recommendations to the County Assembly as often as possible, including recommendation of proposed legislation.*
-

Committee Membership

The Committee on Transport & Public Works was constituted by the Assembly Tuesday 30th April, 2013 comprising of the following Members:-

- | | | |
|--|----------|-------------------------|
| 1 Hon Diana Kapeen, MCA | - | Chairperson |
| 2 Hon. Martin Waweru Gichuhi, MCA | - | Vice Chairperson |
| 3 Hon. Maurice Gari Otieno, MCA | | |
| 4 Hon. Clarence K Munga, MCA | | |
| 5 Hon. Paul Kiguathi Kados, MCA | | |
| 6 Hon. Osman Adow Ibrahim, MCA | | |

- 7 Hon. Irungu Samwel, MCA
- 8 Hon. Ken Oduru Nyarumba, MCA
- 9 Hon. Kenneth Irungu, MCA
- 10 Hon. Chege Mwaura, MCA
- 11 Hon. Amina Mohammed, MCA
- 12 Hon. William Abuka, MCA
- 13 Hon. Tabitha Ndigirigi, MCA
- 14 Hon. Maxwell Ochar, MCA
- 15 Hon. Mark Ndungu, MCA
- 16 Hon. Shadrack Juma, MCA
- 17 Hon. Kennedy Ng'ondi, MCA

The Committee exercise oversight role on the work and administration of the Transport, Roads and Public Works sector.

In accordance with the Second Schedule of the Standing Orders, the Committee is mandated to consider all matters relating to: - ***“county transport, including county roads, street lighting, traffic and parking, public road transport and ferries and harbours, excluding the regulation of international and national shipping and matters related thereto; county public works and services including storm water management systems in built-up areas”***

Mr. Speaker Sir,

Pursuant to Standing Order No. 195, Hon. Kamau Thuo, MCA Member for Karura Ward petitioned the County Assembly on 22nd April, 2014 on behalf of Karura residents over traffic snarl-ups along Kiambu Road allegedly caused by the exit gate of Nakumatt Ridgeways facing the said road. Pursuant to Standing Order 202, the petition was committed to the sectoral committee on Transport and Public Works to inquire into the issues raised and report to the Assembly.

The petitioners' prayers were that the County Assembly does the following:-

- i) Inquire into the matter with a view to finding a solution to the endless traffic jams occasioned by the presence of the mall's exit along the highway; and
- ii) Urges the County Government of Nairobi to urgently address the problem by advising the said Mall owners to relocate the exit of the facility to a different location or provide an accelerating lane for shoppers exiting the mall.

Mr. Speaker Sir,

Due to unavoidable circumstances, the Committee did not consider the petition within 60 calendar days as provided for by Standing Order 202(2). In order to ascertain issues raised in the petition, the Committee resolved to meet all parties mentioned in the petition before making appropriate recommendations. The Committee identified the following as parties to the petition;

-
- a.) The Hon. Kamau Thuo and the Petitioners
 - b.) The management of Ridgeways Mall
 - c.) The Chief Officer, Roads, Transport and Public Works
 - d.) Kenya National Highways Authority(KENHA)

The Committee managed to meet all the parties other than the petitioners who did not turn-up on the day they were invited although Hon. Kamau Thuo attended subsequent meetings of the Committee. The Committee also held a site visit to the affected area and observed the situation in real time. This report contains the Committee's findings and recommendations on the petition.

Mr. Speaker Sir,

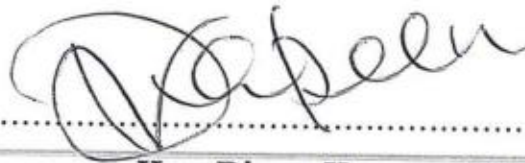
I wish to sincerely thank Members of the Committee for their patience, sacrifice and hard work despite their other commitments and tight schedules, in their endeavours to deliberate on the petition. The Committee also wishes to sincerely thank the Offices of the Speaker, the Clerk of the County Assembly

and to the secretariat for their support to the committee that enabled members execute their work.

It is my honour and pleasure on behalf of the Committee to present this Report of the Committee on Transport and Public Works on the petition by Karura ward residents on traffic snarl-ups along Kiambu road allegedly caused by the exit gate of ridgeways mall, with Recommendations to the Assembly for consideration and adoption.

Thank You.

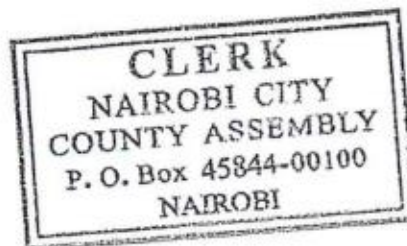
SIGNED



**Hon Diana Kapeen, MCA
(CHAIRPERSON)**

DATE.....

30/07/14



COMMITTEE MEMBERS

Signature

- 1 **Hon Diana Kapeen, MCA - Chairperson**
- 2 **Hon. Martin Waweru Gichuhi, MCA - Vice Chairperson**
- 3 Hon. Maurice Gari Otieno, MCA
- 4 Hon. Clarence K Munga, MCA
- 5 Hon. Paul Kiguathi Kados, MCA
- 6 Hon. Osman Adow Ibrahim, MCA
- 7 Hon. Irungu Samwel, MCA
- 8 Hon. Ken Oduru Nyarumba, MCA
- 9 Hon. Kenneth Irungu, MCA
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- 14 Hon. Maxwell Ochar, MCA
- 15 Hon. Mark Ndungu, MCA
- 16 Hon. Shadrack Juma, MCA
- 17 Hon. Kennedy Ng'ondi, MCA

D Kapeen
Martin Waweru
MG
Clarence
PKados
Osman Adow
Irungu Samwel
Ken Oduru
Kenneth Irungu
Chege Mwaura
Amina Mohammed
William Abuka
Tabitha Ndigirigi
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Shadrack Juma
Kennedy Ng'ondi

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2.0 INTRODUCTION

- 2.01. Pursuant to Standing Order No. 195, Hon. Kamau Thuo, MCA Member for Karura Ward petitioned the County Assembly on 22nd April, 2014 on behalf of Karura residents over traffic snarl-ups along Kiambu Road allegedly caused by the exit gate of Nakumatt Ridgeways facing the said road. Pursuant to Standing Order 202, the petition was committed to the sectoral committee on Transport and Public Works to inquire into the issues raised and report to the Assembly.
- 2.02. In the petition, the Petitioners averred that while the mall had created employment for locals and bolstered the local economy, its exit gate often created traffic snarl-ups along the busy Kiambu Road, translating to lost man-hours and stress for motorist who ply the route regularly.
- ~~2.03. The petitioners, in their prayers requested the County Assembly to~~
intervene into the matter with a view of urging the County Government of Nairobi to advise the owners of the mall to relocate the exit of the facility to a different location or provide an accelerating lane for shoppers exiting the mall.
- 2.04. During the inquiry, the Committee met all the stakeholders mentioned in the petition apart from the petitioners who did not turn-up for a meeting with the Committee as invited. The Committee also visited the site on Friday 27th June, 2014 where it had a firsthand experience of the traffic congestion.
- 2.05. Prior to the Committee's visit, the Committee had been provided with the plan of the mall approved by the defunct City Council of Nairobi and amendments thereon. The plan had provided for an entry and exit gate along Ridgeways road and two entry and exit along Kiambu road. However, the Committee found out that the mall had only one gate along Kiambu road while plans were underway to construct another exit and entrance along Ridgeways mall. This prompted the Committee to seek further information from relevant authorities before making a conclusion.

3.0 COMMITTEE FINDINGS

1 Submissions by the Chief Officer, Roads, Public Works and Transport

The Chief Officer Roads, Public Works and Transport appeared before the Committee on 30th June, 2014 and provided both written and oral submissions to the Committee regarding the petition. In her submissions, she acknowledged that indeed traffic snarl-ups along Kiambu road are partly caused by motorists exiting and entering the mall especially at peak hours. Through a letter **Ref CE/1943/SMM/rmm** the Chief Officer stated as follows;

- i) That the mall is located on Plot LR 27/48 along Kiambu Road and is owned by Munga Holdings. Nakumatt is just one of the tenants at the mall.
- ii) That the building plans for the mall were approved in April 2009 by the defunct City Council of Nairobi and thereafter amended in July, 2012. The initial approval was given with a condition that a traffic study on the impact of the development on Kiambu road would be carried out and mitigation measures if any, provided.
- iii) That the developer subsequently sourced the services of a traffic engineer, Livman Associates, to carry out the traffic study whose report was submitted to both the defunct City Council of Nairobi and Kenya National Highway Authority and was approved. The traffic study recommended the following interventions;
 - a.) Construction of a service lane to service the entry and exit of the mall along Kiambu Road
 - b.) Entry to the mall from Kiambu Road to be at the northern side of the plot while an exit to be at the extreme south of the plot but from the service road.
 - c.) Construction of a bus-layby(a bus stop) in front of the mall
 - d.) Right turning traffic from Kiambu Road and traffic bound for Ridgeway Road and Kiambu to use a newly created exit/entry on Ridgeway Road

- iv) That the developer is yet to implement the recommendations of the traffic study. However, the Nairobi City County would compel the developer to implement the recommendations in consultation with the Kenya National Highways Authority.

2 Committee's site visit findings

The Committee held a site visit to the mall and along Kiambu Road on 27th June, 2014 to ascertain issues raised in the petition. The Committee was accompanied by County Engineers and held a meeting with the managing agents for Munga Holdings, Knight Frank, before inspecting the site.

The management clarified that Nakumatt were tenants at the mall and not the owners of the mall as alleged in the petition. They further informed that they are aware of the concerns raised in the petition particularly on ~~the traffic snarl-up along Kiambu road and were working on a plan on how~~ to reverse the situation.

Upon inspecting the site, the Committee found out as follows;

- i) The Mall has only one gate which serves as both entry and exit along Kiambu road. The engineers informed that this was the cause of the snarl-ups around the area especially at peak hours as the users of the mall have to use one gate for both exiting and entering hence blocking other motorists using the said road.
- ii) There are no acceleration lanes for both exit and entry on both sides of the road at the gate hence the users of the mall have to use the only two lanes which are also used by motorist along the road hence causing congestion.
- iii) The mall owners are in the process of opening another exit gate along Ridgeways Road; however, there are other properties at the designated area.

The Committee and the management agreed to have a meeting on the following Monday together with County Engineers so that a way forward could be adopted.

3 Meeting with Ridgeways mall estate agents and Chief Officer Roads, Public Works and Transport.

The Committee held a tripartite meeting with Ridgeways Mall owners, the County Chief Officer responsible for Roads Public Works and Transport and County Engineer in charge of Roads on Monday, 30th July, 2014 in the presence of the petitioner Hon. Kamau Thuo. The Management then raised the issue of whether Kiambu Road was under the jurisdiction of the County Government or the National Government. Their argument was that since it was a classified road under the national Government, the County had no powers over it and could only authorize works on it with the consent of the Kenya National Highways Authority (KENHA). The County Engineer present confirmed that indeed the road is a classified road under KENHA although the County has a mandate to control the traffic aspect of it. This includes proposing to KENHA to authorize any works on the road that can ease traffic along the road.

Having resolved the issue of jurisdiction, the management of Ridgeways Mall made the following submissions;

- i) That the management acknowledges the traffic problem along Kiambu Road especially adjacent to the mall and that it requires urgent attention by relevant authorities for the benefit of the mall users and motorists along the said road. To this end, the owners of the mall had earlier requested for authority from KENHA so that they can implement recommendations of the traffic study which included construction works along Kiambu Road. While the authority was granted, the management alleged that they never received it and that there was another communication from KENHA requiring that the current exit be closed prompting them to seek redress in Court. In addition, the authority given by KENHA on 31st May 2012 has since expired.
- ii) That they are willing to construct acceleration lanes to serve as exit and entry lanes to the mall along Kiambu road if given authority by KENHA and the County Government. Further, plans are underway to construct an exit and entry gate towards Ridgeways mall as part of easing congestion along

Kiambu road. However, the management is still waiting for authority from the County Government.

- iii) That the management is willing to open another gate along Kiambu road to compliment the current gate as per the designs in the recommendations contained in the traffic management study and approved by both KENHA and the County Government.

The Committee together with the Chief Officer concurred with the submissions by the management that acceleration lanes and other two (2) gates be constructed as a way of reducing traffic congestions along Kiambu road. The Committee resolved that the Chief Officer urgently convene a meeting between KENHA and the mall owners so that a resolution reached that will lead to mall owners being given authority to commence construction works along the ~~Kiambu Road. In addition, the County Government should give the mall owners~~ authority to construct an exit gate along Ridgeways road which is a County Road, as per the plans they had already forwarded for approval.

4 Out-come of the meeting between KENHA, the Chief Officer Roads, Public Works and Transport and Estate agents (Knight Frank) for Ridgeways Mall.

Following a resolution by the Committee that a meeting be held between the Chief Officer, KENHA and Ridgeways Mall ownership to seek for a resolution on whether authority can be granted by KENHA so that construction works can be commenced by the mall owners along Kiambu Road, the Chief officer delivered the outcome of the meeting to the Committee through a letter **Ref. CE/1524/2014/CO/jmg**. In the letter, the Chief Officer responsible for Roads, Public Works and Transport informed as follows;

- i) That the planned meeting took place on 2nd July 2014, however, only the Chief Officer and an Engineer from KENHA attended. A representative of the estates agents, Knight Frank left early before the KENHA engineer arrived since she had other commitments;

- ii) That there exist two(bumps) on Kiambu Road that further aggravate congestion on Kiambu Road apparently approved by Kenya Urban Roads Authority vide a letter Ref. KURA/TD/T/15/BE dated 24th April, 2014. The authenticity of the letter is under doubt;
 - iii) That there is provision for an access to Ridgeways Road from the plot which needs to be utilized;
 - iv) That there is a second gate to Kiambu Road from Ridgeways mall which is 150 meters away from the current access(gate). Due to the proximity of the current access to Ridgeways Road it is recommended that this second access, be opened up, should there be access to Kiambu Road at all, and the current one closed;
 - v) That the letter granting authority to construct an entry and exit lane and traffic improvement works as submitted by Livman Associates has expired and therefore for any works to take place, another application for renewal for a further period needs to be made.
-
- vi) That there is on-going litigation between KENHA and the owners of Ridgeways Mall following KENHA's notice to them that they close the current access(gate). The management went to court to halt the process.
 - vii) That the meeting resolved as follows;
 - a.) That improvement works on Ridgeways Road as approved commence immediately. On Kiambu Road, the Engineer would seek information on the state of the on-going litigation before the improvements can commence as per the approved plan.
 - b.) That all improvement works along Ridgeways Road and any works along Kiambu Road be financed by the owners of Ridgeways Mall.
 - c.) That the current access/exit be closed down due to the proximity to the junction of Kiambu Road and Ridgeways Roads since it is a potential cause of accidents. A new exit gate should be constructed as per the proposed designed position which is 150 meters away from the current access (gate) but currently closed. The

improvement works should be constructed as per the approved drawings by KENHA

- d.) That the two (2) bumps on Kiambu Road should be removed immediately since they are located in a wrong position.

4.0 COMMITTEE'S OBSERVATIONS

After making an analysis of the submissions made from all the invited stakeholders and from the site visit, the Committee observed, as follows;

- i) That the owners of the facility are Munga Holdings while Nakumatt are just tenants at the premises. Knight Frank are the managing agents of Munga Holdings.
- ii) Kiambu road is a classified road which falls under the Kenya National Highways Authority; however, the County Government has a mandate to manage/control traffic along the road. On the other hand, Ridgeways road is a County road.
- iii) That traffic snarl-up problem experienced on Kiambu road especially during peak hours is partly caused by the exit and entry gate to Ridgeways mall. This follows the lack of entry and exit lanes for motorist entering and exiting the mall causing congestion at the current gate since they have to compete with other motorist using the road.
- iv) That the defunct City Council of Nairobi while approving the initial building plan for the facility in 2009, envisaged that the facility would have traffic implications on Kiambu road and therefore recommended that a traffic study be carried out once the facility is developed. The study was indeed carried out in 2012 by Livman Associates as commissioned by the owners of the mall and made recommendations as follows;
 - a) Construction of a service lane to service the entry and exit of the Mall along Kiambu Road;
 - b) Entry to the Mall from Kiambu Road to be at the northern side of the plot while an exit to be at the extreme south of the plot but from the service road;

- c) Construction of a bus-layby(a bus stop) in front of the mall; and
- d) Right turning traffic from Kiambu Road and traffic bound for Ridgeways Road and Kiambu to use a newly created exit/entry on Ridgeways Road.
- v) That the owners of the mall having sought authority from Kenya National Highways Authority to commence construction works along Kiambu Road in order to effect the recommendations contained in the traffic study, did not commence the improvements as they alleged that they did not receive the communication and the authority which was granted on 31st May, 2012 has since expired.
- vi) That the owners of the mall went to Court to challenge a notice given by KENHA requiring them to effect the recommendations in the traffic study. The notice apart from seeking the implementation of the traffic study recommendations also had an amendment on the recommendations in the traffic study that the current access be closed and the gate at the extreme south along Kiambu road as contemplated in the study be the one to be opened.
- vii) That the owners of the mall are willing to commence the improvements along Kiambu road and Ridgeways roads as contained in the traffic study recommendations once given authority by KENHA and the County Government.
- viii) That KENHA expects the owners of the mall to foot all construction expenses along Kiambu Road.
- ix) That the bumps erected on Kiambu road near Ridgeways Mall have further aggravated traffic congestion around the area. The authority purportedly given by Kenya Urban Roads Authority has been contested by both KENHA and the County Government.

5.0 RECOMMENDATIONS

In view of the above, the Committee makes the following recommendations;

- 1 That for the sake of eliminating traffic congestion along Kiambu road which has resulted in loss of man hours, Munga Holdings and their agents should immediately withdraw their case from Court and seek authority from KENHA to implement the recommendations in the traffic study carried out in 2012 by **Livman Associates** and approved by KENHA with the following amendment;
 - That only one gate (entry and exit) should remain along Kiambu road and this should be located 150 meters away from the current access (gate).The current access (gate) is a potential cause of accidents due to its close proximity to the junction of ~~Kiambu Road and Ridgeways Road and this warrants its closure~~ as already advised by KENHA.
- 2 That the County Government in collaboration with KENHA should provide administrative and technical assistance to the owners of the Mall so that the improvements along Kiambu road as per the traffic study are commenced.
- 3 That the County Government should immediately approve plans submitted by the management of the Mall for the construction of an exit and entry gate towards Ridgeways road as contemplated in the traffic study.
- 4 The bumps erected on Kiambu road near the mall should be removed immediately. KURA should take responsibility of removing the bumps if they were responsible for their erection, if not, KENHA should facilitate their removal.

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ANNEX I: Minutes

ANNEX II: Copies of Papers laid by various witnesses

BY RESIDENTS OF KARURA WARD ON THE RELOCATION OF THE
NAKUMATT MALL RIDGEWAYS EXIT GATE ALONG THE BUSY KIAMBU ROAD
TO AVOID FREQUENT TRAFFIC SNARL UPS

WE, THE UNDERSIGNED citizens of Kenya who are residents of Karura Ward,

DRAW the attention of the Nairobi City County Assembly to the following;

THAT aware that the Nakumatt Ridgeways Mall along the busy Kiambu Road serves a crucial socio-economic function for residents of the greater Karura area and Nairobi City County.

THAT WHEREAS the Mall has created employment for locals and bolstered the local economy, its exit gate has often created traffic snarl-ups along the busy Kiambu Road, translating to lost man-hours and stress for motorists who ply the route regularly.

THAT WHEREAS the local residents appreciate the need for the Mall and its vital socio-economic function, they wish the management to consider providing an accelerating lane to ease traffic along the busy highway, that often originates at the stretch along the exit gate of the said Mall.

THEREFORE your humble petitioners PRAY that;

- i) The Nairobi City County Assembly looks into the matter with a view to finding a solution to the endless traffic jams occasioned by the presence of the Mall's exit along the Highway; and
- ii) That the County Assembly intervenes in the matter with a view to ensuring that the County Government of Nairobi urgently addresses the problem by advising the said Mall owners to relocate the exit of the facility to a different location or provide an accelerating lane for shoppers exiting the Mall.

And your PETITIONERS will ever pray

*Petition filed
on 22/4/14
by Hon. Mwanjiri
J. Thero
J. Mwanjiri
22/4/14*

MINUTES OF THE 50TH SITTING OF THE COMMITTEE ON TRANSPORT AND PUBLIC WORKS HELD ON WEDNESDAY 25TH JUNE, 2014 AT 11.30A.M. AT CHARTER HALL, CITY HALL BUILDINGS

PRESENT

1. Hon. Chege Mwaura, MCA – Chairing
2. Hon. Maurice Gari Otieno, MCA
3. Hon. Paul Kiguathi Kados, MCA
4. Hon. Osman Adow Ibrahim, MCA
5. Hon. Ken Oduru Nyarumba, MCA
6. Hon. William Abuka, MCA
7. Hon. Shadrack Juma, MCA
8. Hon. Amina Mohamed, MCA

ABSENT

1. Hon Diana Kapeen, MCA – Chairperson
 2. Hon. Martin Waweru, MCA – Vice Chairperson
-
3. Hon. Kennedy Ng'ondi, MCA
 4. Hon. Samuel Irungu, MCA
 5. Hon. Maxwell Ochar, MCA
 6. Hon. Kenneth Irungu, MCA
 7. Hon. Mark Ndungu, MCA
 8. Hon. Clarence K Munga, MCA
 9. Hon. Tabitha Ndigirigi, MCA

INATTENDANCE

Assembly

1. Mr. Shadrack Makokha - Clerk Assistant
2. Mr. Kevin Wasike - Clerk Assistant

MIN.NO/TPW/30/06/2014: - Preliminaries

The Acting Chairperson called the meeting to order at 12.00 noon and opened the meeting after a word of prayer. He then welcomed members present to the meeting and read through the agenda of the meeting which was adopted as proposed by Hon. Shradrack Juma and seconded by Hon. Maurice Gari

MIN. NO/TPW/31/06/2014: - Meeting with Hon. Kamau Thuo and Petitioners

The Committee was informed through the Acting Chair that Hon. Kamau Thuo and the petitioners were unable to attend the meeting due to unavoidable circumstances. Members deliberated on the same and resolved that Hon. Kamau Thuo and the petitioners write to the Committee to schedule a day as soon as possible when they can appear before the Committee and clarify issues raised in their petition.

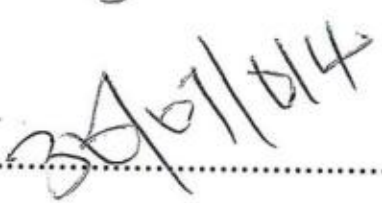
MIN. NO/TPW/32/062014: - A.O.B and Adjournment

1. The Ag. Chairperson informed that the Committee shall visit Ridgeways Mall along Kiambu Road on Friday 27th June, 2014 in order to inspect the situation as per the petition by Hon. Kamau Thuo on behalf of the residents of Karura Ward.
2. There being no other business the meeting was adjourned at twenty minutes past Twelve O'clock. The next meeting would be held on Thursday 26th June, 2014.

SIGNATURE


(Chairperson)

DATE.....



MINUTES OF THE 51ST SITTING OF THE COMMITTEE ON TRANSPORT AND PUBLIC WORKS HELD ON THURSDAY 26TH JUNE, 2014 AT 11.30A.M. AT CHARTER HALL, CITY HALL BUILDINGS

PRESENT

1. Hon Diana Kapeen, MCA – Chairperson
2. Hon. Chege Mwaura, MCA
3. Hon. Paul Kiguathi Kados, MCA
4. Hon. Ken Oduru Nyarumba, MCA
5. Hon. Shadrack Juma, MCA
6. Hon. Amina Mohamed, MCA
7. Hon. Tabitha Ndigirigi, MCA
8. Hon. Maurice Gari, MCA
9. Hon. Clarence Munga, MCA
10. Hon. Osman Adow, MCA

ABSENT

1. Hon. Martin Waweru, MCA – Vice Chairperson
2. Hon. Kennedy Ng'ondi, MCA
3. Hon. Samuel Irungu, MCA
4. Hon. Maxwell Ochar, MCA
5. Hon. Kenneth Irungu, MCA
6. Hon. Mark Ndungu, MCA
7. Hon. William Abuka, MCA

INATTENDANCE

Assembly

1. Mr. Shadrack Makokha - Clerk Assistant
2. Mr. Kevin Wasike - Clerk Assistant

MIN.NO/TPW/33/06/2014: - Preliminaries

The Chairperson called the meeting to order at twenty minutes past Twelve O'clock after a word of prayer and welcomed members present to the meeting. The agenda of the meeting was then adopted as proposed by Hon. Paul Kiguathi Kados and seconded by Hon. Hon. Shadrack Juma

MIN. NO/TPW/34/062014: - Meeting with Chief Officers in charge of Transport and Public Works and Chief Officer in charge of Lands and Physical Planning

Members were informed through the Chairperson that the Chief Officer in-charge of Lands and Physical planning was unable to make it to the meeting since she was meeting the Sectoral Committee on Justice and Legal Affairs. The Committee was further informed that the Chief Officer in-charge of Transport and Public Works was engaged in other urgent matters. However, she promised to submit a response to the matters raised in a petition by Hon. Kamau Thuo and that she would provide more clarifications if needed. Members deliberated on the same and resolved that if need be the Committee would invite them during its meeting on Monday 30th June, 2014 after visiting the site together with officers of the two departments.

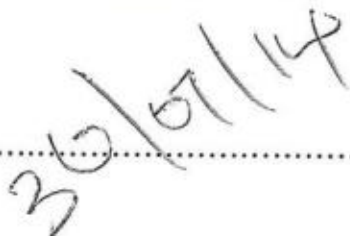
MIN. NO/TPW/35/06/2014: - A.O.B and Adjournment

1. Members were reminded of the inspection site visit to Nakumatt Ridgeways Mall along Kiambu Road on Friday 27th June, 2014 from 11.30 a.m.
2. There being no other business the meeting was adjourned at fifty minutes past Twelve O'clock. The next meeting was scheduled for Friday, 27th June, 2014.

SIGNATURE


(Chairperson)

DATE.....



MINUTES OF THE 53RD SITTING OF THE COMMITTEE ON TRANSPORT AND PUBLIC WORKS HELD ON MONDAY 30TH JUNE, 2014 AT CHARTER HALL, GALLERY 2 AT 11.30A.M.

PRESENT

1. Hon Diana Kapeen, MCA – Chairperson
 2. Hon. Martin Waweru, MCA – Vice Chairperson
 3. Hon. Ken Oduru Nyarumba, MCA
 4. Hon. Shadrack Juma, MCA
 5. Hon. Clarence K Munga, MCA
 6. Hon. Kennedy Ng'ondi, MCA
 7. Hon. Maurice Gari Otieno, MCA
 8. Hon. Tabitha Ndigirigi, MCA
 9. Hon. Osman Adow Ibrahim, MCA
 10. Hon. Samuel Irungu, MCA
 11. Hon. Amina Mohamed, MCA
-

12. Hon. William Abuka, MCA
13. Hon. Kenneth Irungu, MCA
14. Hon. Chege Mwaura, MCA
15. Hon. Paul Kiguathi Kados, MCA
16. Hon. Kamau Thuo, MCA

ABSENT

- 1 Hon. Maxwell Ochar, MCA
- 2 Hon. Mark Ndungu, MCA

Assembly

1. Ms. Addah Onyango - Principal Clerk Assistant
2. Mr. Shadrack Makokha - Clerk Assistant
3. Mr. Kevin Wasike - Clerk Assistant

County Executive

1. Eng. Christine Ogut - Chief Officer, Transport
2. Eng. M.N.Nderitu - County Engineer

Ridgeways Mall

1. Faraday Nyangoro
2. Ruth Kisaka
3. Kelvin Nogeni
4. Alexander Irungu

MIN. NO/TPW/39/06/2014: - Preliminaries

The Ag. Chairperson Hon. Ken Oduru Nyarumba called the meeting to order at 11.30 am after a word of prayer from the Clerk Assistant. He informed that the substantive chairperson would be joining the meeting later since she had other urgent commitments. He further informed that the purpose of the meeting was to find a way forward on a petition by Hon Kamau Thuo regarding traffic snarl-ups along Kiambu road allegedly caused by the exit gate of Ridgeways mall along the said road. He also informed that this was a follow-up meeting following the Committee's site visit to the mall. The substantive chairperson then joined the meeting and asked the owners of the mall to brief the Committee on the matter and clarify on the way forward

MIN. NO/TPW/40/06/2014: - Submissions by Ridgeways mall owners

The management of the mall first acknowledged that indeed there is a traffic problem along Kiambu road especially adjacent to the mall which required urgent attention by relevant authorities. The management then raised the issue of whether Kiambu Road was under the jurisdiction of the County Government or the National Government. Their argument was that since it was a classified road under the national Government, the County had no powers over it and could only authorize works on it with the consent of the Kenya National Highways Authority (KENHA). To this end, the owners of the mall had earlier requested for authority from KENHA so that they can start working at the area, however, they have also given a notice that the current gate along Kiambu road be closed and another one be opened 150 meters away from the current gate

prompting the management to seek for redress from Court. Further, they had not received communication from KENHA regarding the approval of the study. After an extensive deliberation, the County Engineer present confirmed that indeed the road is a classified road under KENHA although the County has a mandate to control the traffic aspect of it. In addition, the County Government if convinced that the owners of the mall are willing to construct accelerating lanes on the said roads, the County Government can negotiate with KENHA and effect the constructions for the purpose of easing traffic snarl ups along the road.

While responding on measures that should be taken to reverse the situation, the management informed as follows;

1. That they are willing to construct accelerating lanes to serve as exit and entry lanes to the mall along Kiambu road if given authority to do so by KENHA and the County Government. Further, plans are underway to construct an exit and entry gate towards Ridgeways mall as part of easing congestion along Kiambu road. However, the management is still waiting for authority from the County Government.
2. That they are willing to open another gate along Kiambu road to compliment the current gate as per the designs approved by the County Government. Similar authority from KENHA is required.

Having listened to the proposals from the management, the Committee agreed with the proposals and asked the Chief Officer to immediately embark on fast-tracking approval the construction of the planned exit gate towards Ridgeways mall and further convene a meeting between the mall owners and KENHA the following week to resolve the dispute over the construction of accelerating lanes along Kiambu road. The Committee requested the Chief Officer forwards the report of the out-come of the meeting to the Committee so that it can include as part of its recommendation in a report to the County Assembly over the petition.

MIN. NO/TPW/41/06/2014

- A.O.B and Adjournment

There being no other business the meeting was adjourned at 1.10 pm. The next meeting was scheduled for Tuesday 1st July, 2014 at 11.30.

SIGNATURE

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(Chairperson

DATE.....

25/07/14

MINUTES OF THE 52ND SITTING OF THE COMMITTEE ON TRANSPORT AND PUBLIC WORKS HELD ON FRIDAY 27TH JUNE, 2014 AT RIDGEWAYS MALL, KIAMBU ROAD (Site visit) AT 12.20P.M

PRESENT

1. Hon Diana Kapeen, MCA – Chairperson
2. Hon. Ken Oduru Nyarumba, MCA
3. Hon. Shadrack Juma, MCA
4. Hon. Clarence K Munga, MCA
5. Hon. Kennedy Ng'ondi, MCA
6. Hon. Tabitha Ndigirigi, MCA
7. Hon. Osman Adow Ibrahim, MCA
8. Hon. Chege Mwaura, MCA
9. Hon. Paul Kiguathi Kados, MCA
10. Hon. Kamau Thuo, MCA

ABSENT

-
- 1 Hon. Martin Waweru, MCA – Vice Chairperson
 - 2 Hon. Maxwell Ochar, MCA
 - 3 Hon. Samuel Irungu, MCA
 - 4 Hon. Amina Mohamed, MCA
 - 5 Hon. William Abuka, MCA
 - 6 Hon. Kenneth Irungu, MCA
 - 7 Hon. Mark Ndungu, MCA
 - 8 Hon. Maurice Gari Otieno, MCA

INATTENDANCE

Ridgeways mall

1. M/s. Ruth Kisaka - Knight Frank, Manager.

Assembly

1. Mr. Shadrack Makokha - Clerk Assistant
2. Mr. Kevin Wasike - Clerk Assistant

MIN. NO/TPW/36/06/2014:

- Preliminaries

Members left City Hall at 11.30 am and arrived at the site i.e. Ridgeways Mall, Kiambu Road, at 12.20pm to ascertain allegations raised in a petition by Hon. Kamau Thuo on behalf of Karura residents. In the petition, the Hon. Member had alleged that traffic snarl-ups along Kiambu Road are caused by the exit gate of Nakumatt Ridgeways facing the said road. To this end, he had petitioned the County Assembly to urge the owners of the mall to relocate the exit gate or provide an accelerating lane for shoppers exiting the mall.

MIN. NO/TPW/37/06/2014:

- Findings during Site visit to Ridgeways Mall, Kiambu Road

The Committee first met with the management of the mall i.e. Knight Frank who informed that they were managing agents of Munga Holdings who are the owners of the mall. The management clarified that Nakumatt were only tenants at the mall just like other tenants. They further informed that they are aware of the concerns raised in the petitions particularly on the traffic snarl-up along Kiambu road. The management confirmed that the mall has one exist and entry But were working on a way on how to open another exit gate towards Ridgeways road.

The Committee together with County engineers and the management went to inspect the area affected around the mall and found as follows;

- The Mall has only one gate which serves as an entry and exit towards Kiambu road. The engineers informed that this was the cause of the snarl-ups around the area especially at peak hours as the users of the mall have to use one gate for both exit and entry.
- There are no exit and entry lanes on both sides of the road at the gate hence the users of the mall have to use the only two lanes which are used by motorist along the road hence causing congestion especially at peak hours
- The mall owners are in a process of opening another exit gate towards Ridgeway mall, however, there are other properties at the designated area.

The Committee having acquainted themselves with the state of affairs at the mall and reviewed the design of the premises as provided by County Engineers proposed as follows;

- That another gate be opened along Kiambu Road to serve as entry while the current gate to serve as the exit.
- Entry and exit lanes should be provided at both gates
- The management should go ahead and open the planned gate which can serve as both entry and exit

Members and the management agreed to have a meeting on the following Monday together with County Engineers so that a way forward can be adopted.

MIN. NO/TPW/38/06/2014: - A.O.B and Adjournment

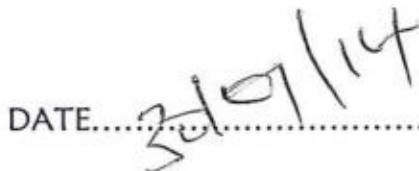
There being no other business the meeting was adjourned at 2.40 pm. The next meeting was scheduled for Monday, 30th June, 2014 at 11.30.

SIGNATURE



(Chairperson)

DATE.....



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68TH

MINUTES OF THE 66TH SITTING OF THE COMMITTEE ON TRANSPORT AND PUBLIC WORKS HELD ON WEDNESDAY 23RD JULY, 2014 AT 10.30 A.M. AT CHARTER HALL, CITY HALL

PRESENT

1. Hon Diana Kapeen, MCA – Chairperson
2. Hon. Martin Waweru, MCA – Vice Chairperson
3. Hon. Osman Adow Ibrahim, MCA
4. Hon. Kenneth Irungu, MCA
5. Hon. Samuel Irungu, MCA
6. Hon. Amina Mohamed, MCA
7. Hon. Kennedy Oduru, MCA
8. Hon. Maurice Gari, MCA
9. Hon. Chege Mwaura, MCA
10. Hon. William Abuka, MCA
11. Hon. Shadrack Juma, MCA

ABSENT

1. Hon. Kennedy Ng'ondi, MCA
2. Hon. Paul Kados, MCA
3. Hon. Tabitha Ndigirigi, MCA
4. Hon. Mark Ndung'u, MCA
5. Hon. Clarence Munga, MCA
6. Hon. Maxwell Ochar, MCA

INATTENDANCE

Assembly

1. Mr. Shadrack Makokha - Clerk Assistant
2. Mr. Kevin Wasike - Clerk Assistant

MIN. NO/TPW/48/07/2014: - PRELIMINARIES

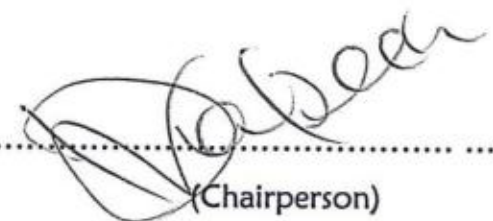
The Chairperson called the meeting to order at 11. 30 p.m. and the opening after a word of prayer. The agenda of the meeting was read through by Hon. Samuel Irungu and was adopted as proposed by Hon. Osman Adow Ibrahim and seconded by Hon. Kenneth Irungu

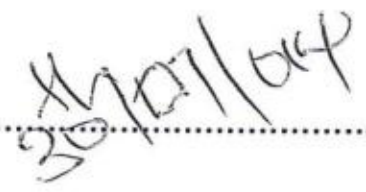
⁴⁹ MIN. NO/TPW/42/07/2014: – Consideration and adoption of the report on the Petition by Karura Residents regarding Traffic Snarl-Ups along Kiambu Road.

The Clerk Assistant tabled the draft report on the petition by Karura Residents regarding Traffic Snarl-Ups along Kiambu Road. The Chair requested Hon Samuel Irungu and Hon. Kenneth Irungu to read through the draft report. After extensive deliberation on the report, members unanimously recommended its adoption as proposed by Hon. Shadrack Juma and seconded by Hon. Osman Adow Ibrahim. Members resolved to append their signatures during the following meeting.

⁵⁰ MIN. NO/TPW/43/07/2014: – A.O.B and Adjournment

There being no other business the meeting was adjourned at 11.15am. The next meeting was scheduled for 12.30pm on the same day

SIGNATURE 
(Chairperson)

DATE 

NAIROBI CITY COUNTY



Telephone: +254 20 344194
Email: info@nairobi.go.ke
Facebook: NairobiCityCountyOfficial
Twitter@county_nairobi

City Hall,
P. O. Box 30075-0010
Nairobi,
KENYA.

OFFICE OF THE GOVERNOR COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

Tel: 2034707

CE/1943/SMM/rmm

25th June, 2014

Jacob Ngwele,
Interim Clerk,
Nairobi County Assembly,
NAIROBI



RE: REQUEST FOR STATEMENT.

Your letter dated 18th June, 2014 and ref NCCA/TPW/2014 (32) refers.

Attached please find a response for your further action as requested by Hon. Kamau Thuo, MCA Karura Ward for your further action.

A handwritten signature in black ink, appearing to be 'Lilian Ndegwa'.

Lilian Ndegwa

COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

C/A - Transport.

*Bring to the attention
of the committee and
document and B/O progress*

*AK/OT
PIC. # (9)*

Website: www.nairobi.go.ke

27/6/14

*P/c.A.K
Advise the
Committee
26/6/14*

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NAIROBI CITY COUNTY



Telephone: +254 20 2224281
web: www.nairobi.go.ke

City Hall,
P. O. Box 30075-00100,
Nairobi,
KENYA.

STATEMENT ON TRAFFIC SNARL ON KIAMBU ROAD UP DUE TO NAKUMATT RIDGEWAYS

Please find here below response to the issues raised by Hon. Kamau Thuo , MCA member for Karura Ward on exit from Nakumatt Ridgeways.

1) Whether the County Government approved the plan of the exit gate.

The building plans were approved in April 2009 by the then City Council of Nairobi and thereafter amendment in July, 2012. The exit as per the approved drawing is on the existing position (*The drawings for the approval of the development are attached herewith*).

2) What is the plot number?

The plot number is LR 27/48, Kiambu Road.

3) The way forward:-

Background information:

The initial development approved in April, 2009 was given with a condition of approval for preparation and implementation of a traffic study on the impact the development will have on Kiambu Road. Subsequently the developer got a Traffic Engineer to carry out the traffic study which was submitted to both the City council of Nairobi and Kenya National Highway Authority and was approved. (*Approval letters for the traffic study report are also attached.*)

Traffic Study Recommendation:

The traffic study recommended the following interventions :-

- a) Construction of a service lane to service the entry and exit of the mall along Kiambu Road
- b) Entry of the mall from Kiambu Road to be at the northern side of the plot an exit to be at the extreme south of the plot but from the service road.
- c) Construction of a bus-layby (a bus stop) in front of the mall
- d) Right turning traffic from the Kiambu Road and traffic bound for Ridgeway Road and Kiambu to use a newly created exit/entry on Ridgeways Road.

The developer is yet to implement the four (4) number recommendations of the traffic study.

The developer will be compelled by the Nairobi City County through the Chief Officer – Planning and Housing to implement the recommendations made by the traffic study for the Nakumatt Ridgeways mall to the satisfaction of the Chief Officer - Roads, Public Works and Transport.

U. Ogut

Eng. C. A. Ogut
Chief Officer. - Roads, Public Works and Transport

Our Ref: Livman/pmnn/05/Infra/167

The Director General
Kenya National Highways Authority
P.O. Box 49712 - 00100
NAIROBI

3rd February 2012

Dear Sir,

RE: CONSTRUCTION OF SITE ACCESS AND TRAFFIC IMPROVEMENTS WORKS
Plot No LR 27/48 (27/18/2) – Kiambu Rd/Ridgeways Rd Junction

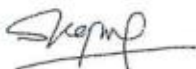
We are a firm of Traffic Engineers & Project Managers (*Urban Transport Infrastructure*) commissioned to oversee the design and implementation of site access and traffic management improvement measures required to facilitate safe and efficient access into and out of the above site.

At the request of the City Council of Nairobi, our Client (the Developer) undertook a detailed Traffic Impact Assessment (TIA) study and came up with a suitable site access and traffic management plan for the development, which houses a busy Shopping Complex. The study identified road and junction improvement measures necessary to address traffic flow and circulation problems at the development's entry/exit points and access driveways. Detailed engineering designs for the required remedial measures were subsequently prepared and submitted to the NCC for approval. Final approval was granted on condition that the Developer meets in total the requisite construction costs for the identified road improvements. The Developer acceded to this requirement and is ready to undertake the works in order to preserve the value of his investment. (For ease of reference we attach herewith copies of the detailed engineering design drawings submitted and approved by the City Council).

It was subsequently noted that one of the accesses earmarked for improvement fronts Kiambu Road whose ultimate responsibility falls under your docket. In this regard therefore, our Client was advised to liaise with your good offices to facilitate expeditious implementation of the works. It is our view that the proposed road layout improvements, traffic channelization and public transport facility re-organization will greatly improve and streamline traffic flow and vehicle access into and out of the development.

This is therefore to request your approval and no objection for the Developer to commence construction of the said works at your earliest convenience. We thank you in advance for your expeditious consideration of our request.

Yours Faithfully,



Eng. Maina Ngare
Livman & Associates Inc.
PROJECT MANAGERS

Encls

CC Munga Holdings Limited
P.O. Box 49194 – 00100 GPO
NAIROBI

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CITY COUNCIL OF NAIROBI



CITY HALL
P. O. BOX 30075
NAIROBI

TELEPHONE

Tel: 2034707

CE/4027/SMM/jr/27/48

27th September, 2011


Eng L. M. Ngare
Livman & Associates,
P.O Box 52211 - 00200,
NAIROBI

**RE: TRAFFIC MANAGEMENT PLAN DEVELOPMENT ON PLOT
NO. LR 27/48 - KIAMBU ROAD.**

Reference is made to your letter dated 23rd September, 2011 on the traffic management plan for the shopping complex at Kiambu Road, Plot LR 27/48.

The proposed traffic plan is acceptable to the Council as long as the developer provides a detailed design for the proposed traffic improvement plan for implementation.

We would also like to know the programme for implementation for the traffic implementation plan.


Eng. S. K. Mburu
For : **TOWN CLERK**

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Ref: KeNHA/P&E/P/VOL. 12/2567

31st May, 2012

Eng. Maina Ngare
Livman & Associates Inc.
P.O. Box 52211 - 00200
NAIROBI

Dear Sir,

RE: AUTHORITY TO CONSTRUCT ENTRY/EXIT LANE AND TRAFFIC MOVEMENT IMPROVEMENT WORKS TO PLOT NO. LR 27/48 (27/18/2) ON KIAMBU ROAD (C64) / RIDGEWAYS JUNCTION

Reference is made to your letter dated 3rd February 2012 together with the attached drawings on the above subject.

You are hereby granted approval to construct the proposed entry/exit and speed change lanes as per the attached drawings. However, you are required to comply with the following conditions before and during the execution of the said works:-

1. The design and construction of the speed change lanes and access roads should be such that water drains away from the road centerline to the satisfaction of the Regional Manager, Nairobi Region, who is hereby appointed as the Engineer's Representative.
2. Ensure that a competent contractor is employed to carry out the works in accordance with the drawings and the laid down procedures.
3. Ensure that you seek necessary permits from relevant authorities before commencement of the works.
4. Ensure that no trenches or material stacks are left overnight endangering the passage of pedestrians and other road users.
5. You shall use suitable selected and approved material and equipment as directed by the Engineer's representative or assignee.
6. Provide reflective traffic control road signs displayed on both sides of the works at distances not less than 50m from the works or as directed by Engineer's representative to allow free traffic flow including pedestrians. Any relocation of other infrastructure services necessitated by these works shall be addressed in liaison with the relevant authorities.
7. Make good damage caused to any other road structures or public utility service(s) as a result of the works. Tidy up the site and remove all surplus materials on completion of the works.
8. Any costs arising due to the future removal or realignment of these facilities shall be your sole responsibility.

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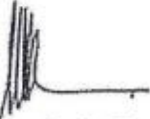
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9. You shall comply with Clause 27(2) of the Kenya Roads Act, 2007 which states that 'where any infrastructure utility is located within a road reserve, the provider or operator of such infrastructure utility shall, upon written request by the responsible Authority, relocate such infrastructure utility to a location or alignment approved by the Authority at no cost to the Authority'.
10. The works shall only be carried out in the presence of the Engineer's Representative or assignee and you shall undertake to provide transport to and from the works for the Engineer's representative/assignee.
11. While carrying out the proposed works, you and your representatives shall abide by all existing laws and regulations e.g. The Traffic Act, Local Government Act, Physical Planning Department's requirements, Council Bylaws etc. without prejudice to the Authority's requirements under my approval.
12. You shall ensure compliance with the Environmental Management Co-ordination Act (1999) and the Environmental Impact Assessment/ Environmental Audit regulations of 2003 in liaison with the relevant authorities.
13. You shall ensure that the drainage structures, lanes and accesses are constructed in accordance with the approved drawings and standard specifications for Roads in the Ministry of Roads.
14. Notify the Engineer's Representative, of the date you intend to carry out these works for the necessary supervision to be provided.
15. You shall indemnify the Government from any claim/compensation from a third party arising out of any incident related to these works during the period that you will be undertaking the proposed works.
16. You shall ensure that all the construction works are completed within 6 (Six) months from the date of this approval otherwise the validity of this consent shall be deemed to have expired.
17. The approval granted hereto shall not be prejudicial to my powers as the Highway Authority to order amendment or revision or revoke before, during or after construction of the works and without giving reasons thereto.
18. You are required to pay the fees and charges for approval to construct an access road in accordance with Kenya Roads Act, 2007. Draw 2 no. (two) banker's cheques each of Kshs.115,000/-. Pay one cheque to Kenya National Highways Authority and obtain a receipt for the same. The other cheque of Kshs. 115,000/- shall be deposited with the Regional Manager, Nairobi Region and will be refundable to you 30 (thirty) days after satisfactory completion and reinstatement of the above works as per the above conditions while Kshs.115,000/- is the official charge payable to the Kenya National Highways Authority.
19. You should show the receipt to the Engineer's Representative [Regional Manager, Nairobi Region] before commencement of the works.

You are required to sign and return a copy of this letter together with payment receipts to my office to signify your understanding and acceptance of the conditions set herein.

Also note that no work should commence before this office has acknowledged your acceptance.

Yours faithfully,



Eng. S. O. Omer
GENERAL MANAGER (P&E)
For: DIRECTOR GENERAL

Cc. Regional Manager
Nairobi Region
P.O. Box 42267-00100
NAIROBI

- To ensure strict compliance of the above conditions and specifications

.....
Signed

.....
Date

Authorized Signature & Rubber Stamp of Livman & Associates Inc.

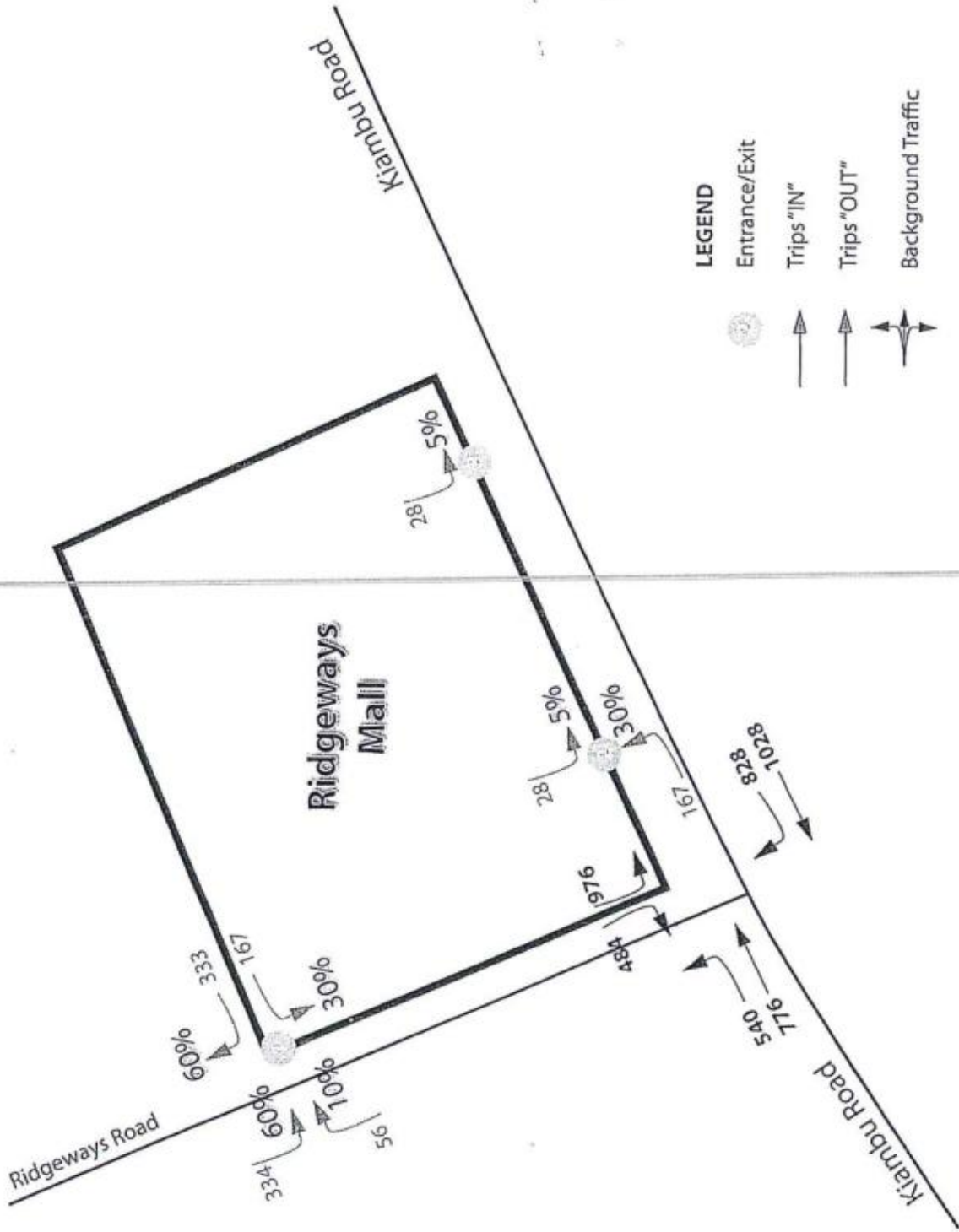


Figure 4 – Trip Distribution/Assignment Diagram

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5.0 CONCLUSIONS AND RECOMMENDED TRAFFIC MANAGEMENT PLAN

The following are the specific traffic improvements and control measures that have been identified and are hereby recommended for immediate implementation. Responsibility for implementation of the suggested measures will lie under the ambit of either the developer and/or the relevant roads authorities. The report does not make a firm recommendation on this matter as it is often the subject of negotiations between the two parties. Section 6.0 below makes a reference to the issue in relation to what is considered as common practice elsewhere.

These recommendations are best understood when read in conjunction with the Traffic Management Plan Diagram below (Fig. 5).

5.1 Site Access and Allied Improvements

a. *Number and Position of Access Points (see Fig. 4 above)*

Three access points are recommended, up from the current one. Two of them (No. 1 & 2) will be two-way in/out, while Access Point No. 3 provides for a one-way left turn exit only, into Kiambu Road towards the City Centre. This is tailored to avoid the current traffic congestion and road safety hazard at the existing entry/exit point.

b. *Access Driveways*

- *Direction of Flow* – Traffic has been channelized away from the busy Kiambu Road/Ridgeways intersection.
- *Vehicle Queuing* – Adequate back-queuing lane storage length has been provided at all three exits.

c. *Internal Vehicular Circulation*

This is adequately catered for due to the wide and spacious aisles between the parking slots.

d. *Traffic Signs and Pavement Marking*

- These will be installed as per the current MoR Road Design Manual

e. *Service and Delivery Vehicles*

- These will access the development via Access point No. 1 along Ridgeways Road

f. *Parking*

- Adequate surface parking has been provided, both in terms of the number of slots and parking dimensions. The layout also allows for easy maneuver and circulation of vehicles into, out of and between the parking aisles.

5.2 Junction Capacity Improvements

a. *Traffic Channelization*

Extensive use of one-way system and channelization of traffic flow has been applied in the design with a view to reducing traffic flow "friction" and enhance lane capacity.

b. *Lane number, Width, Type and Configuration*

As can be seen from the Traffic Management Plan Diagram, the design has taken special care to provide as necessary the following:

- Adequate number of Lanes and filtering at approaches to junctions
- Right-Turn Storage Lane along Kiambu Road – to avoid obstructing through traffic
- Acceleration and Deceleration Lanes as appropriate
- All lanes at stop lines and immediate approaches to junction to be 3.5 meters wide

c. *One-Way Traffic Service Road along Kiambu Road*

- This has been purposely provided with a view to eliminating the current right turn movement from the development into the busy intersection.

d. *Traffic Signalization (also under Road Safety)*

For the proposed Traffic Management Plan to work optimally, it is recommended that traffic signals be installed at the Kiambu Road/Ridgeways Road intersection. This proposal is strongly supported by the *Signal Warrant* of substantial percentages of right-turning traffic in relation to the through traffic along the very busy Arterial road.

5.3 Link Capacity Improvements – Road Widening

a. *Widening of Ridgeways Road*

The current carriageway is very narrow (3 meters wide, 2-Lane two-way). There is adequate road reserve width (15 meters) to widen this road to accommodate an extra lane at the approaches to the junction. The widening will also afford better capacity at the rear Entrance/Exit (Access No. 1) in addition to pedestrian side walks.

b. *Localized Widening of Kiambu Road*

This will be necessary in order to accommodate the various traffic and pedestrian refuge islands recommended in the improvement proposals.

5.4 Public Transport Improvements

a. *Provision of Bus/Matatu Lay-byes*

- It is recommended that Bus/Matatu lay-byes be constructed as per the drawing. The facility should be off-set from the main carriageway, thereby avoiding obstruction of through traffic by Matatus picking or dropping passengers in the vicinity of the intersection.

b. Positioning of the Lay-Byes .

- It is recommended that the lay-byes be positioned away from the junction in the direction of flow – as shown.

c. Erection of Bus Shelters

- Bus shelters should be constructed at the Bus Stops to accord the passengers protection from the elements.

5.5 NMT (Non-Motorised Transport) Facilities & Road Safety

The following facilities are recommended for immediate implementation:

- Pedestrian Foot Paths and Walkways
- Zebra Crossings
- Pedestrian Refuge Islands near junctions
- Provision of Pedestrian phases in the traffic signal plans
- Pedestrian Push-Buttons at signalized junctions
- Ramps for the Physically Challenged

6.0 FAIR SHARE CONTRIBUTION TOWARDS RECOMMENDED IMPROVEMENTS

In most countries where Traffic Impact Assessments are a mandatory requirement for Site access development proposals, the cost of improvements needed to mitigate traffic impacts is normally shared out in an equitable manner between the developer and the road authorities. The authorities will normally determine if a project's mitigation responsibility should be "direct mitigation", Fair Share contribution, or some combination of the two. It should be noted that Fair Share improvement measures must be developed based on the ultimate area-wide roadway improvement needs and programs. The report makes no specific recommendation on this matter and trusts the same will be discussed and agreed upon by the two parties.

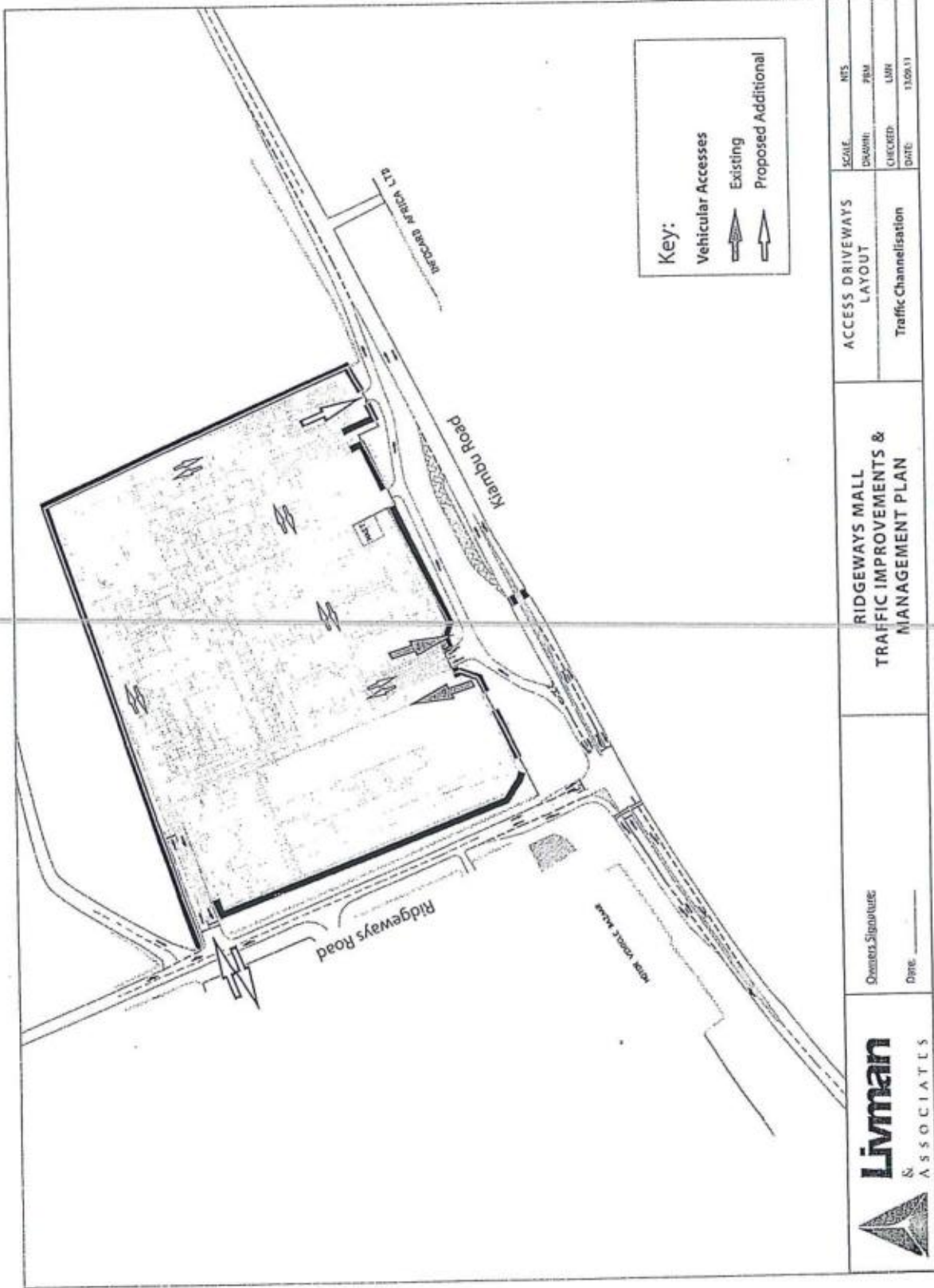


Figure 5 – Recommended Traffic Management Plan

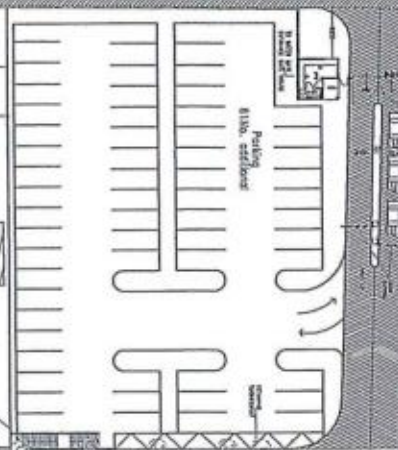
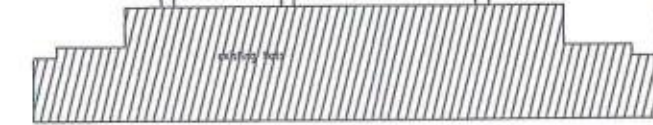
158.0 M

3 ROAD MARK 101-001-0101

EXISTING DRIVEWAY

GRASS BANKS

Parking
1500 seats



Existing acceleration lane for
Ridgeway's Road

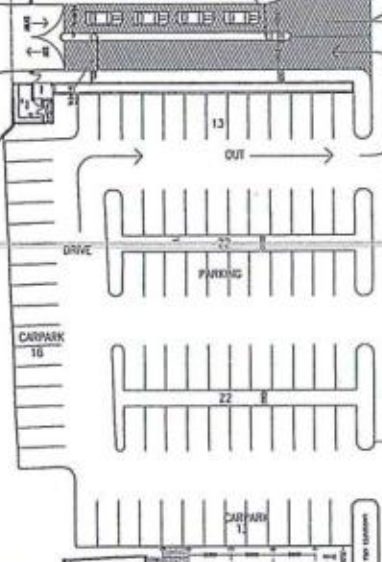
Proposed Deceleration Lane

Proposed Acceleration Lane

DRIVE

Proposed Deceleration Lane

Proposed Acceleration Lane



TELKOM PLOT

•100.630

150. additional

KIAMBU ROAD-60M WIDE

1290

01

1

DMJ

PROPOSED SHOPPING COMPLEX ON
R. NO. 27/46-27/87/23, KIAMBU 5
FOR VENUE HOLDINGS LTD.



EXISTING BUILDING

1290

01

1

DMJ

PROPOSED SHOPPING COMPLEX ON
R. NO. 27/46-27/87/23, KIAMBU 5
FOR VENUE HOLDINGS LTD.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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P. O. Box 30075-00100,
Nairobi,
KENYA.

**OFFICE OF THE GOVERNOR
COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE**

TEL: 2034707

CE/1524/2014/CO/jmg

15th July 2014

Jacob Ngwele
Interim Clerk
Nairobi County Assembly
NAIROBI



RE: REQUEST FOR STATEMENT

Your letter dated 7th July 2014 and ref: NCCA/TPW/2014/(35) refers.

Attached please find a response for your further action as requested by Hon. Kamau Thuo, MCA for Karura Ward.

A handwritten signature in black ink, appearing to be "Lilian Ndegwa".

**Lilian Ndegwa
COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE**

C-A - Transport
Kindly Table before
the committee and
BLU attend report of the
committee on the petition -
consideration so far.

[Signature]
PLC-TPW
2/17/14.

[Signature]
P/C. A/TPW
D/Info the
Committee
CCA
27/7/14

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REPORT ON THE TRAFFIC SNARL ON KIAMBU ROAD DUE TO DEVELOPMENTS ON LR NO. 27/48(27/18/2), RIDGEWAYS MALL, KIAMBU ROAD/RIDGEWAYS ROAD JUNCTION AFTER A SITE VISIT MADE BY THE TRANSPORT COMMITTEE, NAIROBI CITY COUNTY.

Further to issues raised on traffic snarl ups around Ridgeways Mall by Hon. Kamau Thuo, MCA, member for Karura Ward a subsequent visit to the ground by sectoral committee members on Transport and public Works together with nominated officers from the Roads, Public Works and Transport Sector on Friday, 27/06/2014 to get the necessary information. On Monday, 30th July, 2014 the committee held a meeting with the estate agents and lawyers for the owners of Ridgeways Mall. It was resolved that a meeting be held between the Chief Officer, Roads, Public Works and Transport, Representatives of Kenya National Highways Authority (KeNHA) and the owners of Ridgeways Mall on Wednesday 2nd July 2014 to determine whether road construction works could be undertaken on Kiambu Road adjacent to the said mall.

The meeting of Wednesday 2nd July 2014 did take place where the Chief Officer, other officers in the sector and an engineer from KeNHA attended. The representative of the owners of Ridgeways Mall from the estate agents, Knight Frank, left before the engineer from KeNHA arrived. She was called on telephone when he arrived but she said she could not come back as she had to attend to other pressing engagements.

From the foregoing, the following has come to light;

- 1) That there exist 2No. bumps on Kiambu Road that further aggravate congestion on Kiambu Road apparently approved vide a letter ostensibly from the Kenya Urban Roads Authority referenced KURA/TD/T/15/BE and dated 24th April, 2014. The authenticity of this letter is under doubt.
- 2) That there is provision for an access to Ridgeways Road from the plot.
- 3) That there is a second gate to Kiambu Road from Ridgeways Mall 150 metres away from the current access. Due to the proximity of the current access to Ridgeways Road it is recommended that this second access, be opened up, should there be access to Kiambu Road at all, and the current one closed.

- 4) The Engineer from KeNHA, under whose jurisdiction Kiambu Road falls did advise that the letter granting authority to construct an entry and exit lane and traffic improvement works as submitted by Livman Associates has expired. For any works to take place on Kiambu Road as illustrated in the attached drawings, an application for the renewal of this approval for a further period needs to be made. However, there was ongoing litigation between KeNHA and the owners of Ridgeways Mall as they had written to them giving them notice to close the access and they went to court to halt this process. He offered to check with their Legal Department to find out how far the litigation has gone and its status.

It is therefore recommended as follows:-

- a) That improvement works on Ridgeways Road be embarked on immediately as per the drawings that were submitted to obtain that approval that depicted auxiliary lanes and access to Ridgeways Road. ~~Further advise to be sought from KeNHA on improvement works on Kiambu Road as the engineer advised that there was ongoing litigation between them and the owners of Ridgeways Mall. He was to seek further information from their Litigation Department~~
- b) That all improvement works implied in a) above and any works on Kiambu Road be financed by the owners of Ridgeways Mall as they are the cause of traffic problems at this junction
- c) That the current access /exit be closed down due to the proximity to the junction of Kiambu Road and Ridgeways Roads, (high potential for accidents) and shifted to the area where the closed access is. The improvement works should be constructed as per the approved drawings by KeNHA.
- d) That the 2No bumps on Kiambu Road be removed immediately. The location of the bumps is not right and every effort should be made to have them removed


Eng. C.A. Ogut
CHIEF OFFICER ROADS, - PUBLIC WORKS AND TRANSPORT