EXECUTIVE SUMMARY

01 Introduction

The Proposed Project is to develop Lot 34497 and Lot 34498, Mukim Tanjung Dua Belas, Daerah Kuala Langat, Selangor Darul Ehsan into an integrated tourism and resort center with related infrastructure and facilities which will house mixed commercial land use and related infrastructure, public facilities and amenities.

The Proposed Project title is "Proposed Integrated Tourism And Resort Center On Lot 34497 And Lot 34498, Mukim Tanjung Dua Belas, Daerah Kuala Langat, Selangor Darul Ehsan"

02 Project Proponent

First Allied Holdings Sdn. Bhd.
Tingkat 2, No. 118,
Jalan Semangat,
46300 Petaling Jaya,
Selangor Darul Ehsan
Tel No: 03-7968 1222
Fax No: 03-7954 1155
Contact Person :
Mr. David Choo

03 Qualified Person

Raja Rokiah R. Saigon
(ID No. C0139)

Ir. Dr. Lee Aik Heng
(ID No. C0269)

Linda Geh Guat Yeow
(ID No. C0312)

Prof. Dr. Khairun Bt. Yahya
(ID SS 0692)

Lim Sze Fook
(ID No. C0282)

Dato' Tpr. Haji Yusof Haji Ahmad
(ID CEP-SS0079)

04 Legislative Requirements

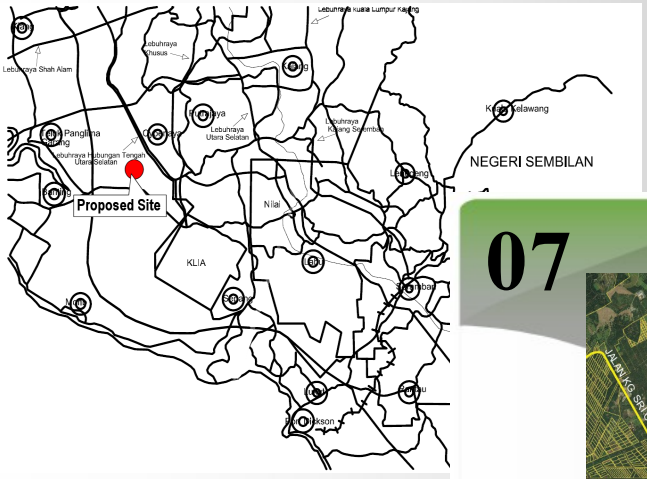
Prescribed activity under the Second Schedule, Activity 3(a), Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015 as a water body can be found at site of more than 50 ha and the site is located adjacent to an environmentally sensitive area namely Paya Indah Wetland

Approval under Section 34A, Environmental Quality Act 1974 required from the DOE (Department Of Environment) prior to the implementation of the Proposed Project

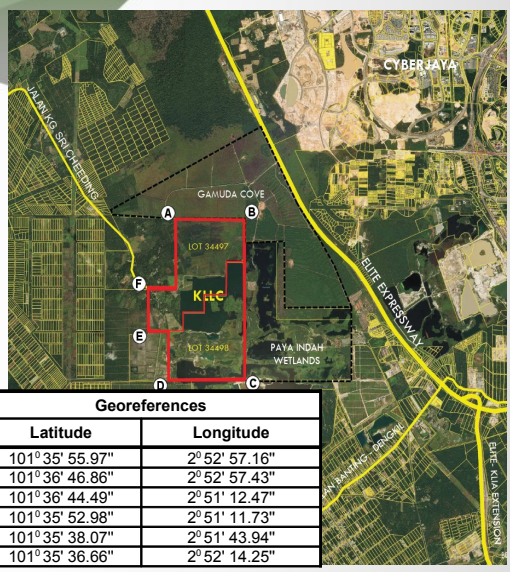
05 Statement Of Needs

The Proposed Project aims to enhance and promote the tourism industry in Selangor Darul Ehsan so as to provide competitive edge for local and international tourism in supporting the economic growth for the State and the country in general.

06 Key

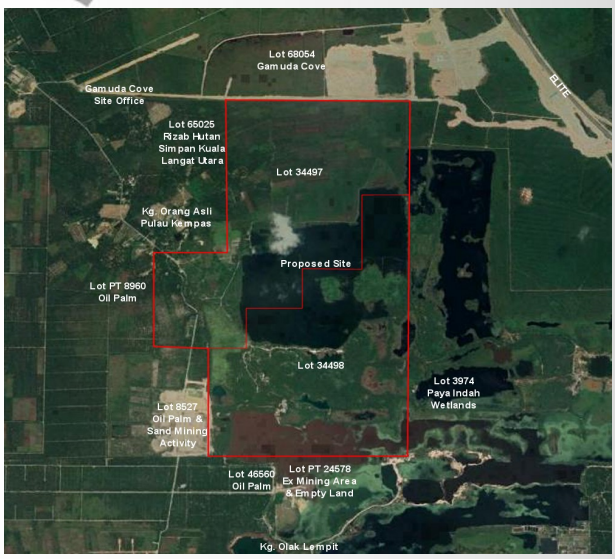


07 Location

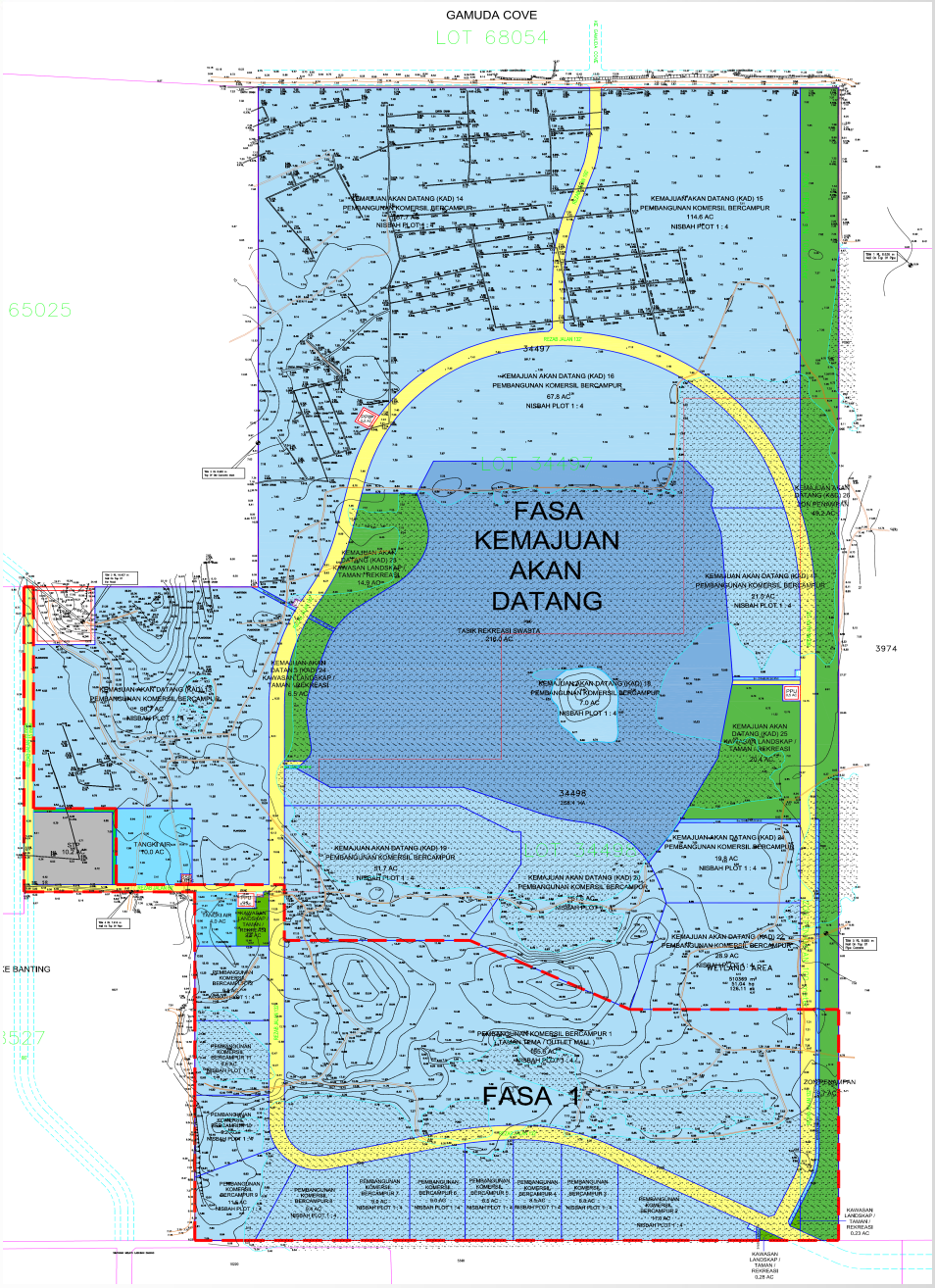


Point	Georeferences	
	Latitude	Longitude
A	101° 35' 55.97"	2° 52' 57.16"
B	101° 36' 46.86"	2° 52' 57.43"
C	101° 36' 44.49"	2° 51' 12.47"
D	101° 35' 52.98"	2° 51' 11.73"
E	101° 35' 38.07"	2° 51' 43.94"
F	101° 35' 36.66"	2° 52' 14.25"

08 Sensitive Receptors



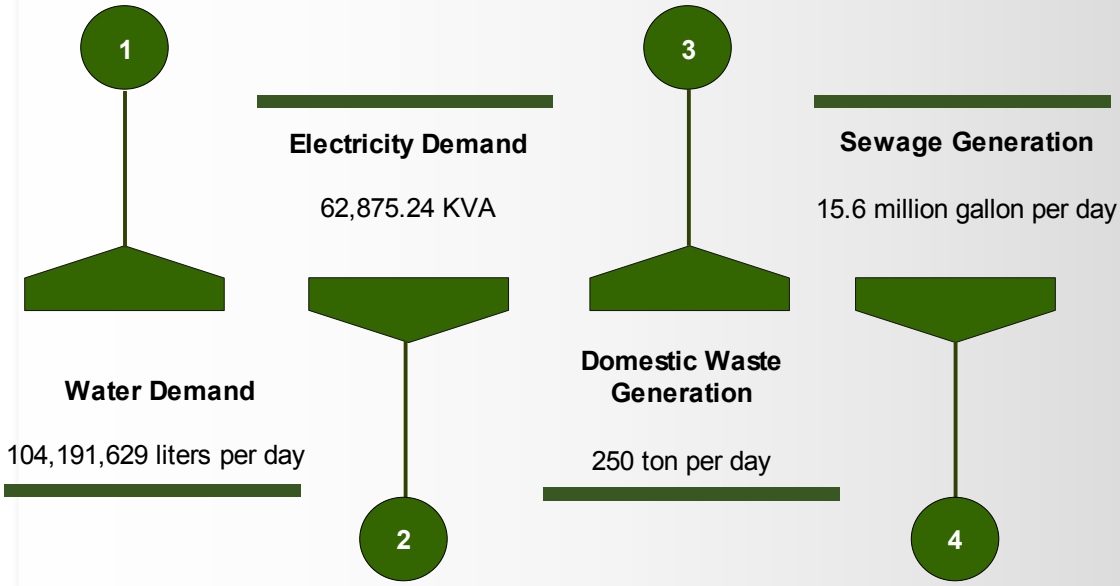
09 Project Description



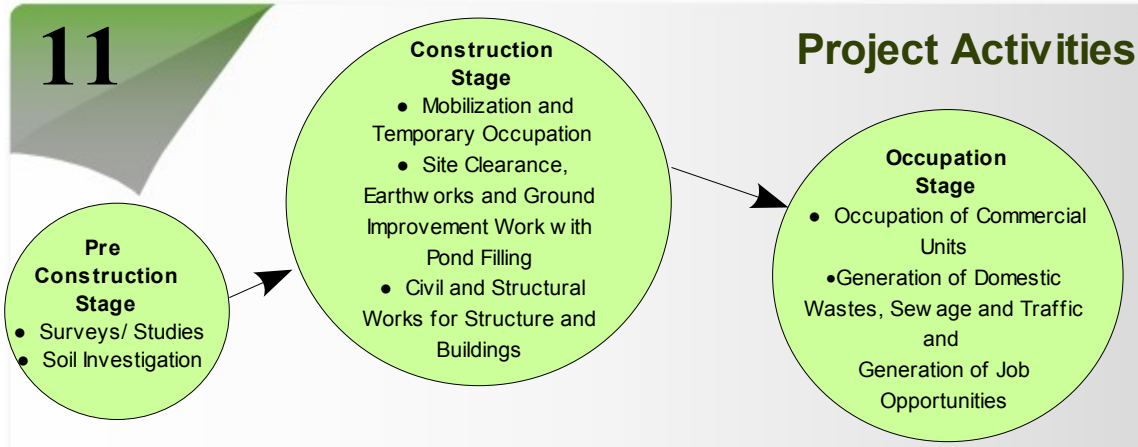
Proposed Project involves:-

- Land Area : 550.1 Ha (1,359.3 Acres)
- Type of Development: Integrated tourism and resort center with related infrastructure and facilities which will house mixed commercial land use and related infrastructure, public facilities and amenities
- Population Equivalent : 312,538 PE
- Phasing : 4 Phases
- Development Timeframe : 30 years

10 Utility Demand And Waste Generation



11 Project Activities



Zoning	Site Clearing	Earthworks	Ground Improvement Work (Vertical Sand Drain)	Building Works
Phase 1 (504.40 acres)	Year 2021 to 2025	Year 2021 to 2026	Year 2025 to 2026 (pond filling areas)	2026-2029
Phase 2 (517.90 acres)	Year 2030 to 2034	Year 2030 to 2035	Year 2034 to 2035 (pond filling areas)	2035-2038
Phase 3 (193.50 acres)	Year 2039 to 2040	Year 2039 to 2041	Nil	2041-2045
Phase 4 (143.50 acres)	Year 2046	Year 2046 to 2047	Nil	2047-2050

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Existing Environment

River Water Quality

Sungai Sedu

- Water Quality Index between 69.98 to 70.85 classified as slightly polluted and categorized as Class III, NWQS (National Water Quality Standards)

Sungai Langat

- Water Quality Indexs between 77.1 to 78.52 classified as slightly polluted and categorized as Class II, NWQS

Lake Water Quality

- Lake water quality within Category B, NLWQS except for COD and NH_3N outside Category B

Air Quality

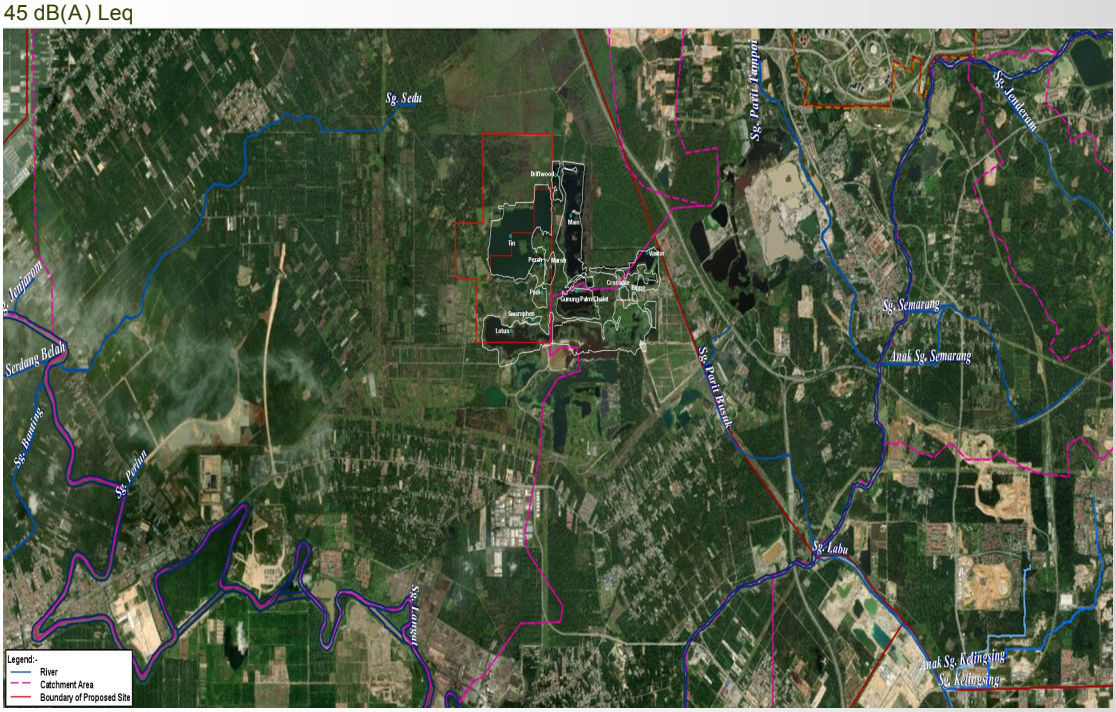
- $PM_{2.5}$ between 14.2 to 28.5 µg/Nm^3 and PM_{10} of 42.8 to 57.1 µg/Nm^3 detected at sampling site within ambient air quality guidelines

Noise Levels

- Daytime noise levels between 52.9 -54.4 dB(A) Leq. Nighttime noise levels between 47.8 - 53.5 dB(A) Leq. Nighttime noise levels above guidelines of 45 dB(A) Leq

Topography

- Gentle between 5 m – 25 m above mean sea level
- A few ex-mining ponds can be found at site



- Proposed internal drainage system flows to main retention pond prior entering pond external to the site in the south before discharge to waterway leading to Sungai Langat.

13 Impact And Mitigation Measures

During Construction

- Impacts on water quality due to site clearing, earthwork, pond filling work and construction activities, untreated sewage discharge, surface runoffs and their effects to the receiving water ways;
- Impacts to the lake water quality and quantity due to changes in the hydrological profile;
- Impacts due to air and noise from site clearing, earthwork and construction activities and vehicular movement and traffic;
- Impacts in relation to safety due to earthwork and construction activities; and
- Impacts due to the generation of wastes including agriculture wastes.

Mitigation Measures

- Staging land clearing activities;
- Implementing LD-P2M2 (Land Disturbing Pollution Prevention and Mitigation Measures) including an erosion and sediment control plan;
- Implementing ecological control plan;
- Implementing best management practices at site;
- Providing temporary facility to collect and treat sewage; and
- Monitoring environmental quality in terms of water, air and noise.

During Operation

- Impacts on water quality due to stormwater discharges and sewage discharges;
- Impacts to receiving water body due to changes in surface water flow;
- Impacts on air quality and noise due to vehicular movement; and
- Impacts due to generation of domestic wastes due to occupancy of the commercial units.

Mitigation Measures

- P2M2 (Pollution Prevention and Mitigation Measures) to control sewage generated from the residing population;
- P2M2 to ensure engineering measures in place to control traffic and fugitive emissions;
- P2M2 to ensure adequate refuse collection to collect and manage solid waste; and
- P2M2 to handle routine maintenance of all facilities and ancillaries provided at site.

14 Environmental Monitoring

Environmental monitoring program essential element for project implementation. Environmental monitoring comprises of the following:-

- Performance monitoring;
- Compliance monitoring; and
- Impact monitoring.

Construction Stage

Performance Monitoring

Performance	Parameters	Frequency	Compliance Limit	Remedial Action
Pond and Drainage	New drainage lines not controlled	At least once every two days in areas where earth-moving is occurring Weekly elsewhere	• <50 mg/l for SS • <250 NTU for turbidity	Install appropriate sediment controls on new drainage lines
Sediment controls, silt fences and traps	Not controlled effectively	Daily in dry weather Within first two hours of a storm# Three times a day during prolonged rainfall#	• <50 mg/l for SS • <250 NTU for turbidity	Remove sediment from trap Replace barrier or filter material Redesign installation Improve maintenance
Haul roads	Dust Soil on paved roads	At least daily	• Ambient air quality guidelines	Pave haul roads with gravel or impervious sealant Install wheel wash and rumble grid Manually wash vehicle wheels Increase road cleaning frequency
Cut-off and diversion drains	Water not diverted away from sensitive areas	Weekly	• <50 mg/l for SS • <250 NTU for turbidity	Replace or repair damaged drains Redesign ineffective drains Relocate incorrectly placed drains
Sediment pond	Sediments not effectively removed	Weekly	• <50 mg/l for SS • <250 NTU for turbidity	Redesign installation Increase retention times Add flocculants*
Wastes Stockpiles	Aesthetics	Weekly	• Professional judgment	Minimise exposure to the action of rain and wind
Disturbed areas	Dust	Daily during dry weather	• Ambient air quality guidelines	Increase use of water spray on unvegetated areas Protect untrafficked areas temporarily with mulch or geofabric blanket
Vehicles and machinery	Noise pollution Exhaust gases	Initially when vehicle or machinery is introduced to the site and thereafter monthly	• Near living receptors Daytime : 55 dB(A) Nighttime : 45 dB(A)	Ensure that mufflers and noiseshielding are effective Ensure that emission controls are effective and motors well maintained
Skid tank	Spills	Weekly	• No spills	Clean-up contaminated area Improve bunding
Litter controls	Litter on and off-site	Daily on and off-site	• Local Government Act	Clean-up litter originating on-site Review number and placement of rubbish bins Ensure materials are not stored in such a manner that they could contribute to litter Speak to staff about the litter disposal
Traffic	Dust Spoils Noise	Daily	• Speed limit • Covered clean wheels	Notify fleet operator to check on vehicles

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Compliance Monitoring

Issues And Sources	Location	Parameters	Frequency	Compliance Limit
1. Water Quality	• Water samples from sedimentation pond.	• SS • Turbidity	• Monthly • Monthly	• <50 mg/l • 250 NTU
2. Air	• Dust	• PM_{10} • $PM_{2.5}$	• Monthly	• 100 µg/m^3 • 25 µg/m^3
3. Noise	• Noise measurements 1m from source.	• Noise Measurement	• As per DOSH requirement	• DOSH requirements
4. Waste	• Sources, storage, collection transportation and disposal of scheduled wastes.	• Labeling, inventory, notification, transportation and disposal by licensed contractors.	• As required	• Scheduled Wastes Regulations • Local Government Act
5. Traffic	• Near project area and at access points.	• Traffic speed, traffic rules congestion.	• As required.	• Road Traffic Regulations. • Local by laws
6. Social / Health • Disposal of construction domestic solid wastes. • Workers Health	• Collection points allocated. • All construction employees.	• Regular collection and good housekeeping of bins, cleanliness etc. • Medical examination.	• As required. • Prior to employment and as needed.	• Health Regulation. • Health Employment Regulation.

Impact Monitoring

No.	Area of risk	Purpose	Monitoring activity	Limit	Remedial action
1.	Noise	Determine whether noise nuisance exists	Monitor noise on monthly basis at nearest residence near construction activities.	• Near living receptors Daytime : 55 dB(A) Nighttime : 45 dB(A)	Review and enhance noise control measures
2.	Air quality (dust)	Determine whether dust nuisance exists	Monthly monitoring at nearest residents or at site boundary.	• PM_{10}-100 µg/Nm^3 • $PM_{2.5}$-35 µg/Nm^3	Improve controls on dust emissions
3.	Water quality	Determine whether changes to the water quality	Monthly monitoring in the waterway and lake.	• National Water Quality Standard • Lake Water Quality Standard	Revise on-site controls if regulatory standards are breached

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Operation Stage

Performance Monitoring

Performance	Parameters	Frequency	Compliance Limit	Remedial Action
Drainage and Retention Pond	Discharge outlets	Monthly	No blockage	Housekeeping and maintenance
Internal Roads	Rubbish on roads	Daily	No accidents	Recheck adequacy of signages and traffic engineering measures

Compliance Monitoring

Issues And Concern	Location	Parameter	Frequency	Compliance Limit
1. Lake Water Quality	• Water samples from lake	Category B, LWQS	Once in 3 months	Category B, LWQS
2. Traffic	• At access points	Traffic speed, traffic congestion, traffic rules	As required	Road Traffic Regulations
3. Sewage Treatment Plant*	• Discharges from STP	Standard A, Environmental Quality (Sewage) Regulations	Monthly	Environmental Quality (Sewage) Regulation 2009

* To be conducted by service provider

Impact Monitoring

Issues and Concerns	Location	Parameter	Frequency	Compliance Limit
1. Southern Pond Discharge	Final discharge point	National water Quality Standards	Once in 3 months	Baseline Data

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