

PROJECT PROPONENT : GENGAM MEKAR LAND SDN. BHD.

EIA CONSULTANT : TGL ENVIRONMENTAL CONSULTANCY

(Coordinates Middle Portion: 05°21'10.5"N, 100°18'50.2"E)

INTRODUCTION & PROJECT DESCRIPTION

The Proposed Project is a development of commercial buildings that consists of a Hotel Building, a Service Apartment, Temporary Sales Office and related facilities at Lot PT4162 (Lot Lama 20304), Persiaran Bayan Mutiara 3, Mukim 13, Daerah Timur Laut, Pulau Pinang. It covers an area of 4.069 acres (1.647 ha). Other components of the development includes recreational facility, parking areas, business space and other infrastructural facilities.

STATEMENT OF NEED



Good Accessibility



Sustainable Environment



Job Opportunities

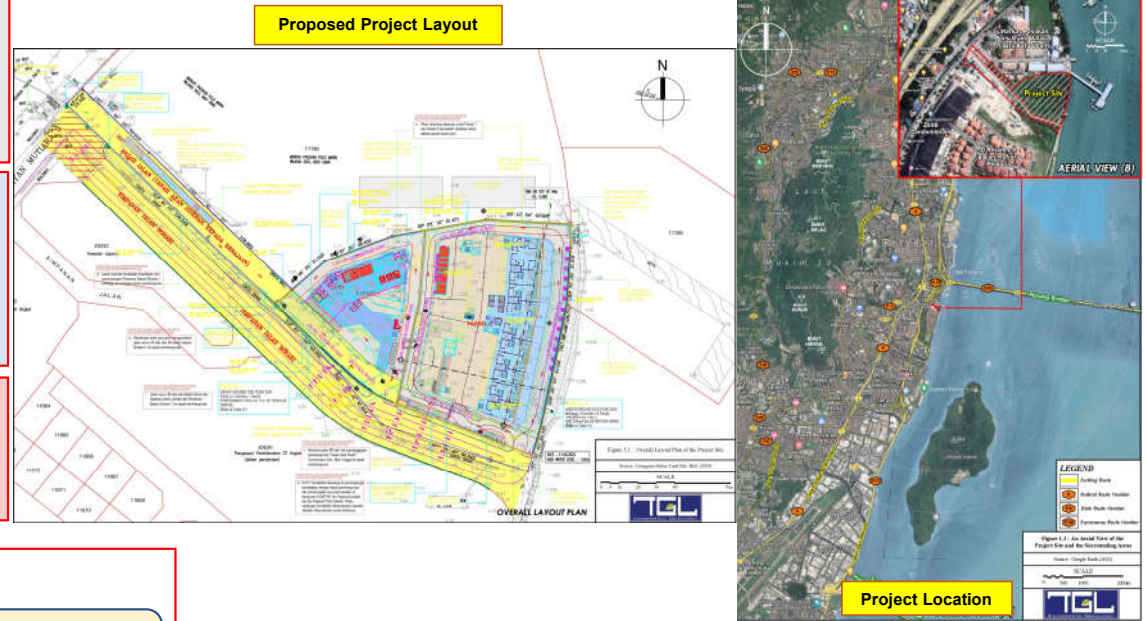


Increase in State's Revenue Through Taxes

LEGISLATIVE REQUIREMENT

Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015, First Schedule:

Item 12: Development in Coastal and Hill Area; a) Construction of building or facilities with 80 rooms or more in coastal area.



PROJECT ACTIVITIES

Pre-Construction Activities

- Environmental Studies (baseline sampling, land use survey)
- Surveys (Topographical survey, Soil Investigation)

Construction Activities

- Site clearing activities
- Mobilization of equipment and workers
- Earthwork, foundation, and building works

Operation Activities

- Parcel 1 – Hotel, 30-storey (350 units)
- Parcel 2 – Service Apartment, 38-storey (371 units)
- Parcel 3 – a Temporary Sales Office
- Carpark Facilities & Recreational Facilities

EXISTING ENVIRONMENT

Morphological Features

The existing topography of the Proposed Project Site is generally flat and is currently covered by secondary vegetation.

Streamflow Pattern

The drainage pattern of the surrounding area is mainly made of permanent manmade concrete drainage system. The surface runoff from the Project Site will be discharge to main drain and finally discharged to sea near Jetty & Marina Batu Uban.

Geology

Igneous intrusive granite rocks occupy a major part of the main island of Pulau Pinang.

Soil

The major soil type of the Proposed Project Site and the immediate surrounding area is urban land.

PROPOSED MONITORING PROGRAM

- Marine Water Quality – 2 MQ Station (M1 & M2)
 - Class 3 (MWQS)
- River Water Quality- 3 WQ Stations (W1, W2, W3)
 - Class IIB (NWQS)
- Final Discharge (Sediment Basin) – 1 SB (SB1)
 - TSS – 50mg/l; Turbidity – 250 NTU
- Noise Level – Nearest Sensitive Receptors
 - Compare with Second Schedule, *Receiving Land Use for Existing Build Up Areas (Mixed Development) Guidelines for Noise Limit & Control 2019*
- Ambient Air Quality– Nearest Sensitive Receptors
 - MAAQS, Standard 2020

Performance Monitoring (PM)

Performance Monitoring for the Project Site will involve the functioning of the sediment basin on-site

Impact Monitoring (IM)

IM will be conducted on case-to-case basis in which there are uncertainties in the long-term impact to the receptors (i.e., workers and nearest sensitive receptor)

Compliance Monitoring (CM)

This includes the assessment and documentation of the compliance with EIA approval conditions

IMPACT ASSESSMENT & MITIGATION MEASURES

Construction Phase

Construction Phase	Impact	Mitigation Measure
Establishment of Access Routes	<ul style="list-style-type: none"> Air Pollution - Movement of heavy vehicles (i.e., dust dispersal, exhaust fumes) Noise Pollution – Combustion of diesel engines Increasing traffic – due to ingress / egress of heavy vehicles 	<ul style="list-style-type: none"> Implementation of traffic management plan. Heavy vehicles to be covered with tarpaulin. Constant dampening of the earthen road.
Earthworks	<ul style="list-style-type: none"> Erosion & Sedimentation Water quality deterioration Noise Pollution & Vibration Impact Air pollution 	<ul style="list-style-type: none"> Implementation of LDP2M2 Usage of low emitting noise equipment and machineries Usage of temporary noise barrier (if necessary) Dampening of the earthen road.

Operational Phase

Operational Phase	Impact	Mitigation Measure
Building Operation	<ul style="list-style-type: none"> Water quality pollution – sewage generation Stormwater management – increase volume of surface runoff Solid waste generation – generation of solid waste within the completed development area 	<ul style="list-style-type: none"> Sewage & sullage generated will be channeled into the existing STP (No. Asset: PEG179). Construction of perimeter drainage system & the proposed construction of two (2) on-site detention (OSD) storage system Implementation of proper & adequate waste collection system – to be disposed at the approved dumpsite.