

EXECUTIVE SUMMARY

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED AGRICULTURAL PLOTS DEVELOPMENT ON PART OF LOT 31870 (PN 29332), MUKIM AMPANGAN, DAERAH SEREMBAN, NEGERI SEMBILAN DARUL KHUSUS.

INTRODUCTION TO THE PROPOSED PROJECT



PROJECT PROPONENT AND DEVELOPER

GREEN TECHNOLOGY SOLAR SDN. BHD.
PLAZA SERI SETIA, LEVEL 1-4,
NO. 1, JALAN SS9/2, 47300 PETALING JAYA,
SELANGOR DARUL EHSAN.
ATTN: EN. NAZERI BIN SAAD



CURRENT CONDITION

- The Project Site is predominantly consist of secondary forest trees.
- There is no habitation/settlement present within the Project Site. Angsi Forest Reserve is located east of the Project Site.



ENVIRONMENTAL CONSULTANT

EUROPASIA ENGINEERING SERVICES SDN. BHD.
No. 63A-2 & 65-2, Petaling Utama Avenue,
Jalan PJS1/50, Taman Petaling Utama, 46150
Petaling Jaya, Selangor Darul Ehsan.
Attn. : Puan Nur Arina Muhamad Affandi
(CEP – C0101)
(EIA Study Team Leader)



ACCESSIBILITY

Project Site is accessible from North-South Expressway via Jalan Tampin (LP1) turning left to oil palm estate earthen road after Kawasan Perindustrian Kelisa Mewah to the Project Site.



JURISDICTION

Majlis Bandaraya Seremban (MBS)



PROJECT AREA

- Total development area = 949.989 acres
(384.45 hectares)

LEGAL ASPECT



PRESCRIBED ACTIVITIES

a) Schedule 1 Activity 13: Development in Slope Area

Development or land clearing less than 50 per cent of an area with slope greater than or equal to 25° but less than 35°

- There is 32.25% of an area with slopes between 25° - 35° within the proposed Project Site



ZONING COMPATIBILITY

- Based on the “Rancangan Tempatan Malaysia Vision Valley 2045 (RT MVV 2045)”, the proposed development is located within Blok Perancangan (BP) 3 - Senawang and compatible with the projected land use for Agriculture Development.

STATEMENT OF NEED

Strategic Location & High Accessibility

1

The proposed site has a high level of accessibility due to the presence of loops at the existing roads:-

- North-South Expressway (NSE) → Exit 220 - Senawang → Jalan Tampin (LP1) → turning left to oil palm estate earthen road after Kawasan Perindustrian Kelisa Mewah to the Project Site.

Landuse Optimization

2

- Development of this agricultural Plots development would upgrade the economic state of land.
- The proposed project site will optimize the usage of land, which is presently covered with secondary forest.
- The proposed development will serve to complement the economic demands for agricultural industry in the area.
- The development will indirectly increase the value of property in the surrounding areas and create more job opportunities.

Environmental Consideration

3

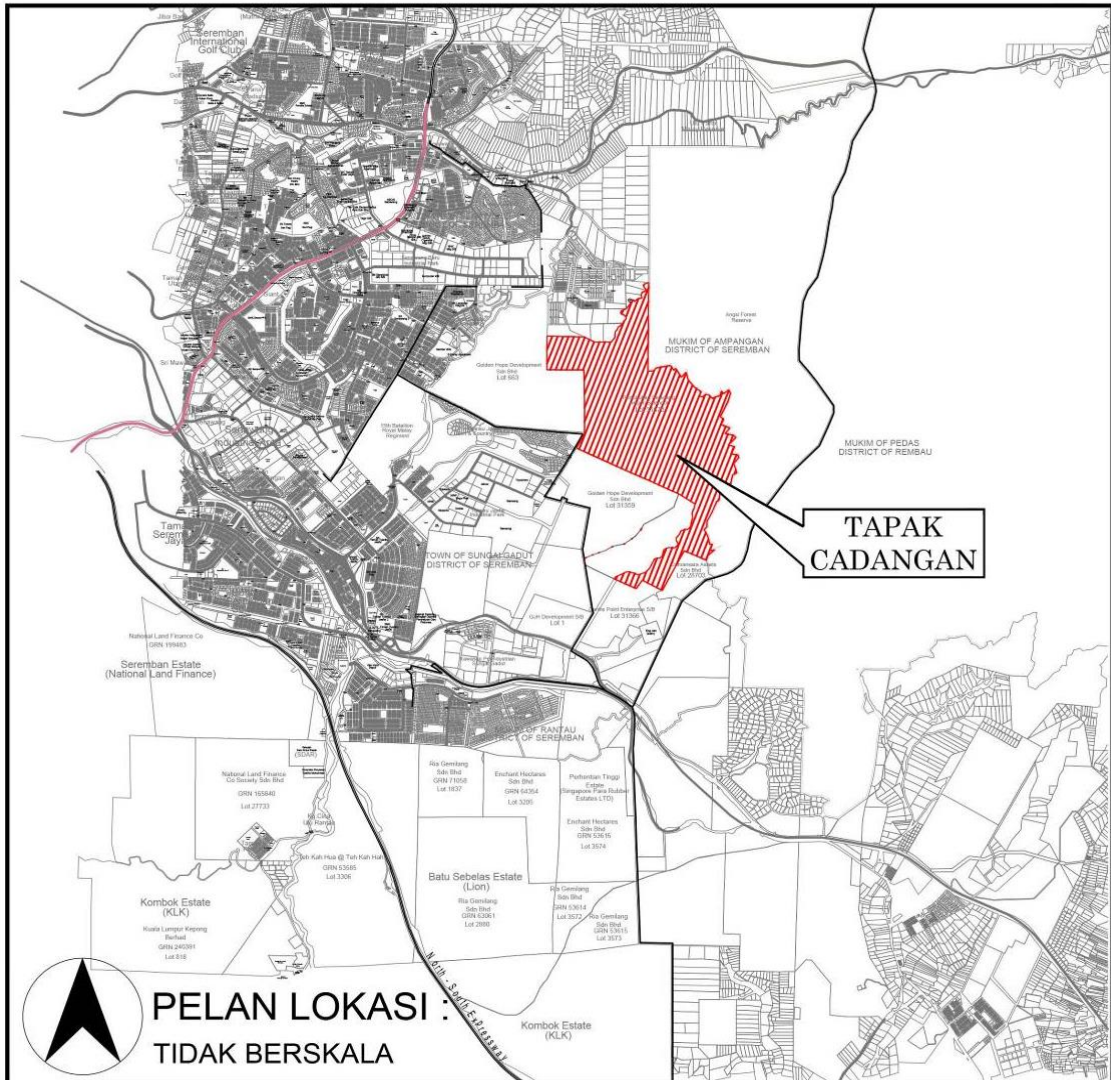
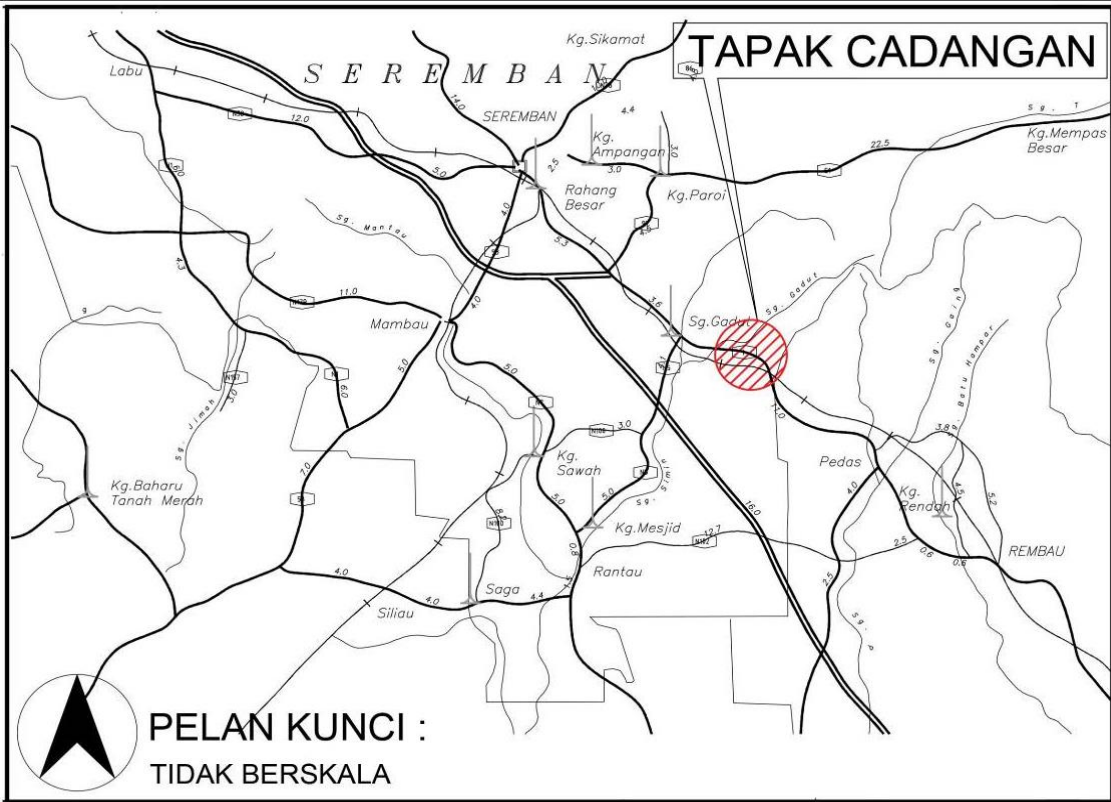
- From an ecological point of view, existing biological environment at the Project Site will not be greatly affected as the developer will replace the existing land with greenery crops.
- The proposed development includes in its concept the development of green vegetated areas and sufficient buffer zone with its surroundings.

Other Supporting Matters

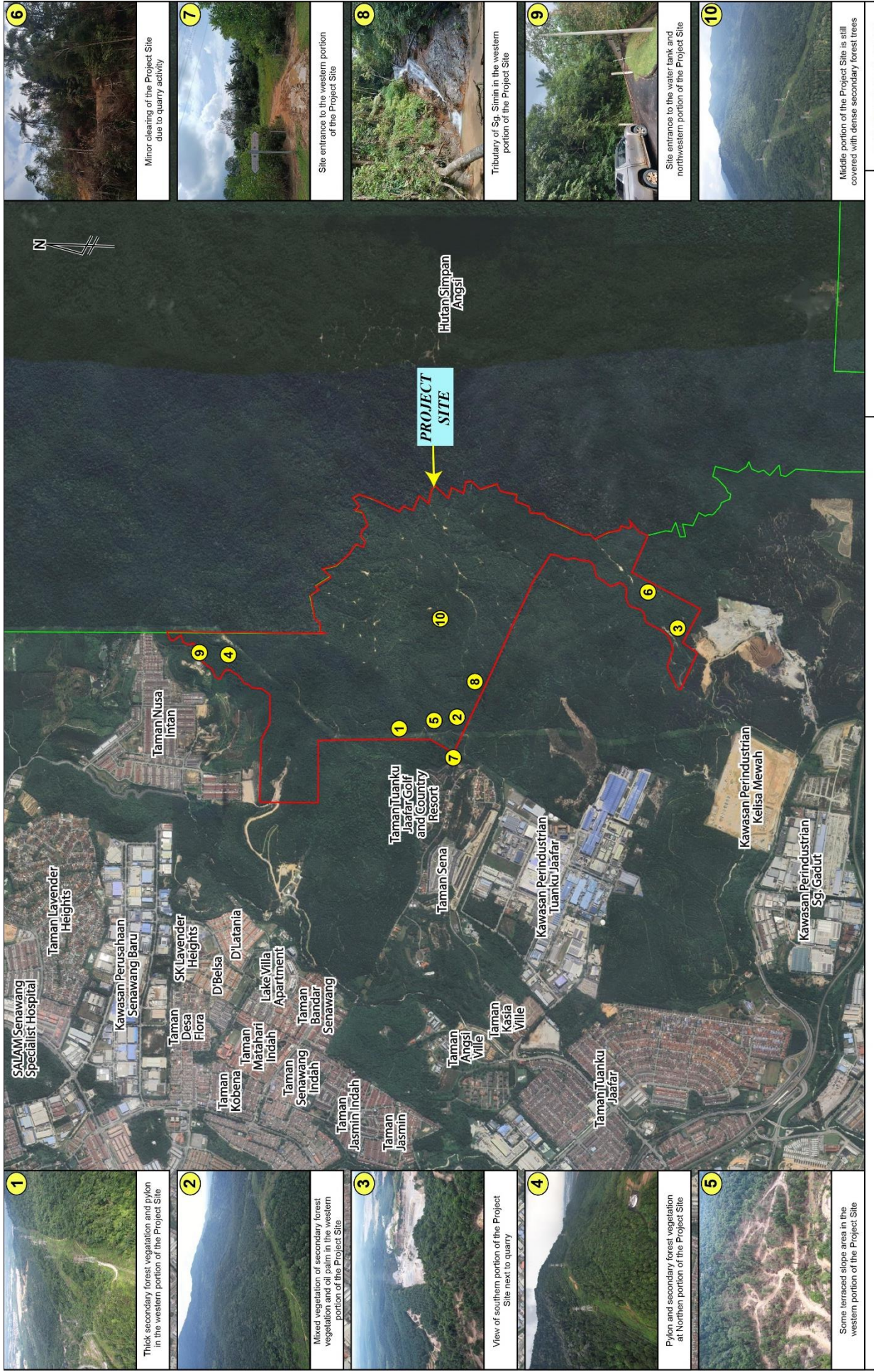
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- Expands the employment market ranging from laborers (i.e. construction phase) to agricultural workers and planters (i.e. operational phase of the agricultural plots).
- Increase in state and nation's revenue through issuance of licenses and collection of taxes.
- Provide business opportunities to the local businessmen to engage business within the area designated for agricultural plots and farming industry purposes.
- Enhance food sufficiency and security in the country.

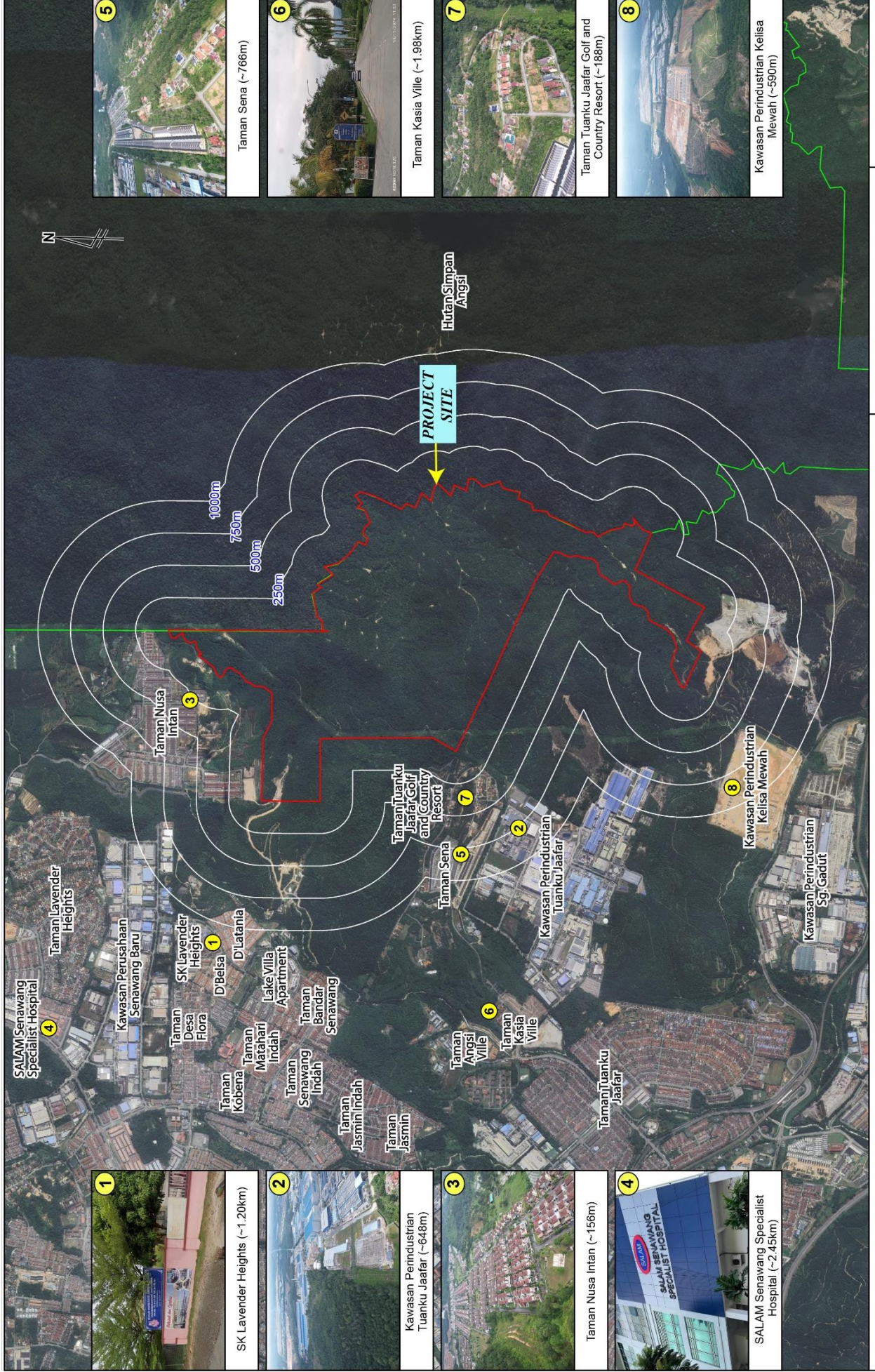
KEY AND LOCATION PLAN



CURRENT CONDITION ON-SITE OF THE PROJECT SITE



NEAREST RECEPTORS TO THE PROJECT SITE



Taman Sena (~766m)



Taman Kasia Ville (~1.98km)



Taman Tuanku Jaafar Golf and Country Resort (~188m)



Kawasan Perindustrian Kelisa Mewah (~590m)



SK Lavender Heights (~1.20km)



Kawasan Perindustrian Tuanku Jaafar (~648m)



Taman Nusa Intan (~156m)



SALAM Senawang Specialist Hospital (~2.45km)

PROJECT DESCRIPTION

AGRICULTURAL PLOTS COMPONENTS

The primary aim of this development is in creating an 188 Agricultural plots with acreage of 887.729 acres (93.45%) to fulfill the needs of the current agricultural sector market.



188

Agricultural Plots (93.45%)

2

Development Phases



3

Types of lot subdivisions:

A. Small lots (1-5 acres)

These lots are suitable for horticultural agriculture, cash crops, or for small-scale livestock farming.

B. Medium lots (6-10 acres)

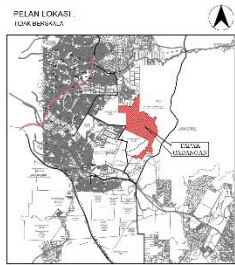
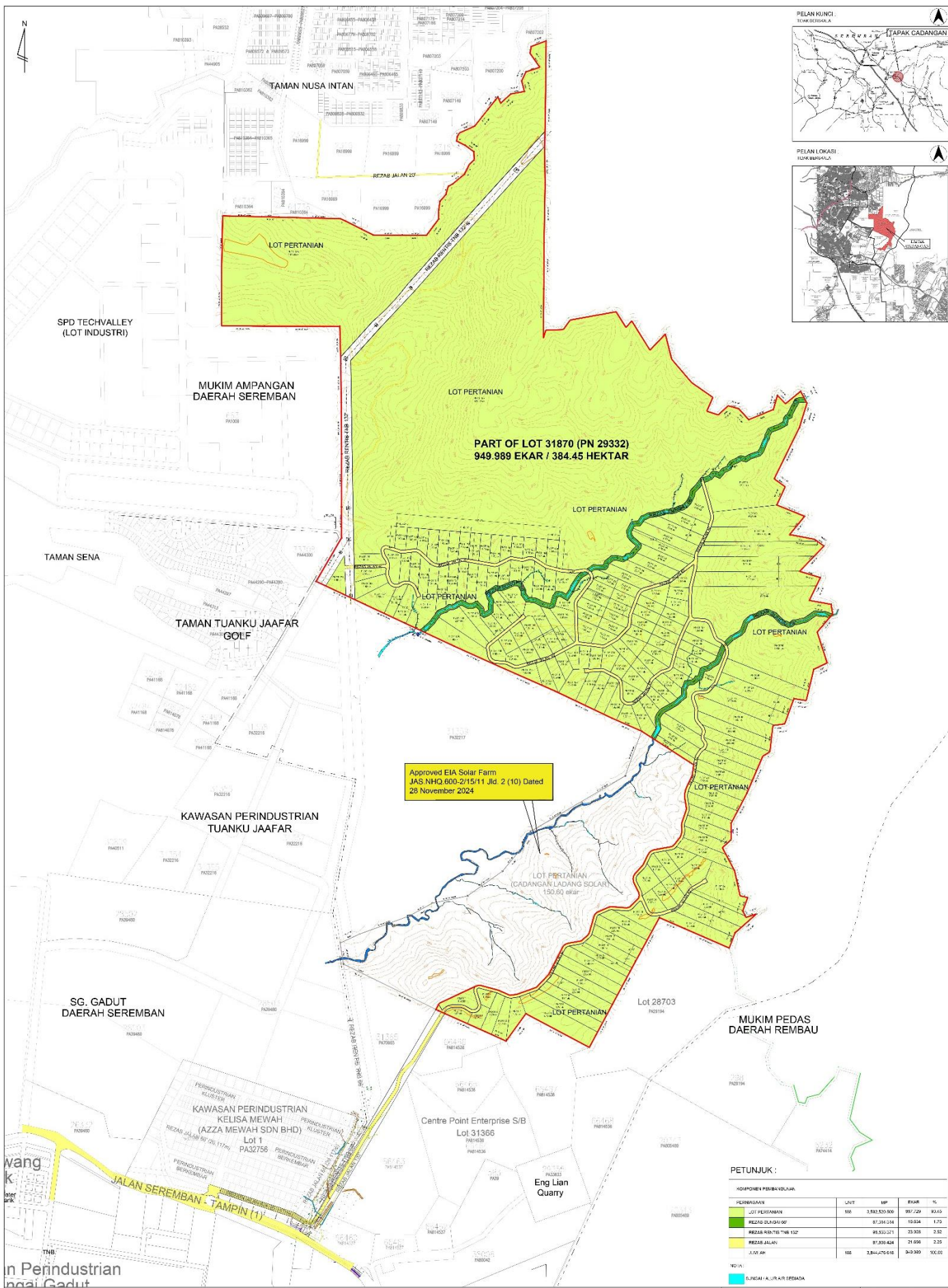
Lots of medium size are suitable for fruit farms, or medium-scale livestock farming.

C. Large lots (over 10 acres)

For large lots, among the activities that are suitable are for commercial plantations or integrating various types of agricultural activities.



LAYOUT PLAN OF THE PROJECT SITE



Approved EIA Solar Farm
JAS. NHO.000-21/15/11 Jld. 2 (10) Dated
28 November 2024

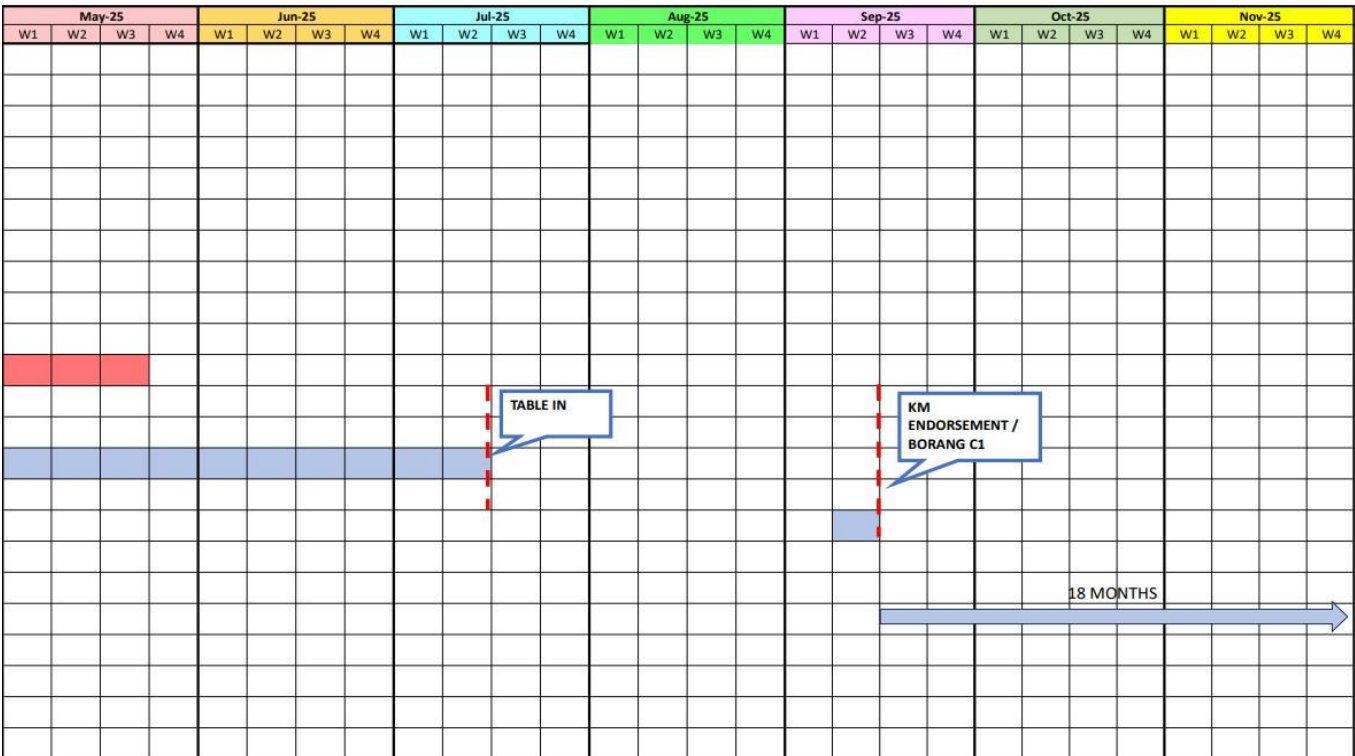
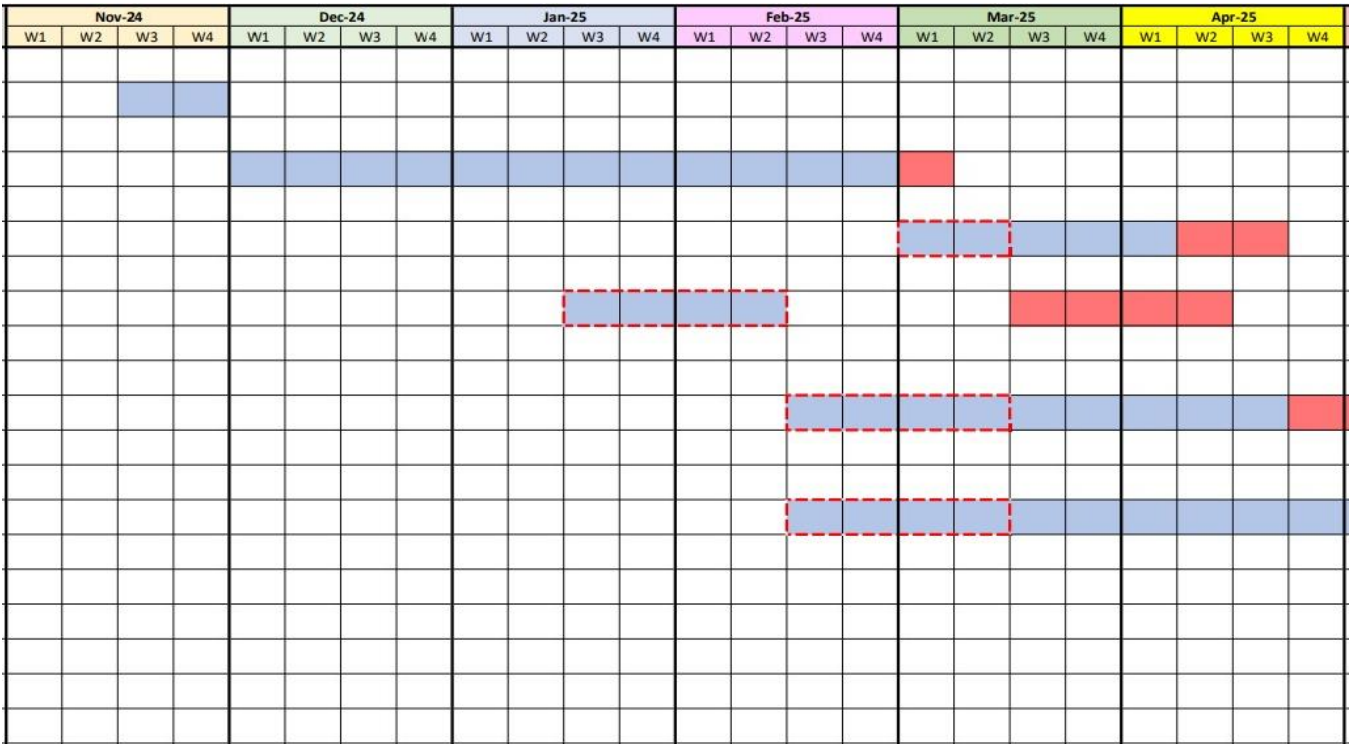
PETUNJUK :

KODIFIKASI PERUBAHAN

| PERUBAHAN | LUKAS | HA | EKAR | % |
|------------------------|-------|---------------|---------|-------|
| LOT PERTANIAN | 100 | 3,842,820.000 | 997,729 | 92.65 |
| REZAB SUNGAI 00' | | 87,214.014 | 19,924 | 1.75 |
| REZAB SUNGAI 150' 132' | | 95,933.271 | 23,308 | 2.32 |
| REZAB JALAN | | 97,309.424 | 24,698 | 2.35 |
| JALAN AMP | 100 | 3,842,776.618 | 949,349 | 90.00 |

NOTA:
■ SUNGAI ALUR AIR PEREDA

PROJECT DEVELOPMENT SCHEDULE



- It is estimated that the Project Site development will be carried out in two (2) Earthworks Phases, i.e., Phase 1 (Block A) and Phase 2 (Block B) for a total duration of approximately 18 months i.e., from September 2025 until February 2027.

EXISTING ENVIRONMENT

PHYSICAL ENVIRONMENT



TOPOGRAPHY

Project Site is characterized by hilly terrain and undulated landform which covered by dense vegetations with the average elevations ranging from 100.0m to 400.0m above mean sea level.

The highest ground (456.46m) lies on the hillcrest at the northern portion of the Project while the lowest ground (76.02m) which located at the northwestern portion of the Project Site.



HYDROLOGY

Project Site generally lies within the Sg. Linggi river catchment area and is located approximately 17 km upstream of the Sg. Linggi and approximately 33 km upstream of the Sg. Linggi estuary at Kuala Linggi.

In particular, the northern and middle portions of the Project Site is flow into the tributary of Sg. Gadut whilst surface runoff from southern portion will into tributary of Sg. Gadut and flow westerly passing through Taman Tuanku Jaafar and Taman Pinggiran Senawang prior merges into Sg. Simin.

There are seven (7) existing water intake points within the Sg. Linggi river. Among these water intake points, **none of the water intake** point located downstream of the Project Site.



GEOLOGICAL TERRAIN MAPPING

Class 3 areas (25° - 35°) cover approximately 32.25% of the proposed Project Site. Class 1 area ($<15^{\circ}$) is 26.39%, Class 2 area (15° - 25°) is 34.71% and Class 4 area ($>35^{\circ}$) is 6.65%.



GENERAL GEOLOGY

Project Site is situated on **Main Range Granite**.



SOIL INVESTIGATION (SI)

Based on the SI conducted by Geodata Engineering Sdn. Bhd., **fifteen (15) numbers of exploratory borehole** have been drilled within the Project Site.

The top subsoil layer consists of mainly very soft to firm sand SILT of SPT-N values between 0 to 8 blows. The hard layer consists bedrock layer with SPT-N values greater than 50 blows.



HYDROGEOLOGY & GROUNDWATER

Project Site is located on **low potential aquifer** regime of this region.



LANDUSE

Major type of land use in the impact area belongs to agricultural component (i.e. oil palm and rubber plantations, orchards and short term crops) with a total of 11,466.58 ac or 33.85% of the total impact area.

Project Site which covers approximately 2.8% of the total impact area mainly comprises of oil palm plantation.

EXISTING ENVIRONMENT

BIOLOGICAL ENVIRONMENT



FLORA AND FAUNA

- ✓ Predominant vegetation in this area is secondary forest trees covering the whole Project Site.
- ✓ For flora, a total of 40 families, 73 genera, and 79 species were recorded in the Project Site. Euphorbiaceae being the most specious species in terms of genera and species followed by Annonaceae, Fabaceae and Malvaceae.
- ✓ A total of 44 species were recorded during our survey, consisting of 20 mammal species, 19 bird species, and 5 herpetofauna species (3 reptiles and 2 amphibians) through direct and indirect observations, as well as camera trap surveys, which were carried out from 3rd January 2025 to 15th February 2025.



ENVIRONMENTAL SENSITIVE AREA (ESA)

- ✓ Proposed project site is located within Rank 2 ESA Environmental Sensitive Area (ESA) (RT MVV 2045) due to the presence of slope and hilly area.
- ✓ Nearest ESA is Angsi Forest Reserve (Rank 1) – eastern boundary region from the Project Site.

SOCIO-ECONOMIC AND HUMAN ENVIRONMENT



SOCIAL PERCEPTION SURVEY

- ✓ Online and face-to-face/ offline survey were conducted to gauge more responses from respondent's perception which include Taman Nusa Intan and Taman Tuanku Jaafar Golf and Country Resort.

BASELINE ENVIRONMENTAL MONITORING



WATER QUALITY

- Based on the water quality indices (WQI), the computed results showed that all sampling points fall under Class I & II of the National Water Quality Standards for Malaysia.
- Generally, water quality classification for the whole sampling points is clean.

| Sampling Point | WQI Classification |
|---|--------------------|
| W1 Tributary of Sg. Gadut | 89, Class II |
| W2 Sg. Gadut | 84, Class II |
| W3 Tributary of Sg. Gadut | 90, Class II |
| W4 Sg. Gadut | 94, Class I |
| W5 Sg. Gadut | 90, Class II |
| W6 Sg. Gadut | 86, Class II |
| W7 Confluence of Sg. Gadut and Sg. Sg. Simin | 94, Class I |
| W8 Sg. Linggi | 85, Class II |



AIR QUALITY

- Comply to Malaysian Ambient Air Quality Standards 2013, Standard 2020



VIBRATION

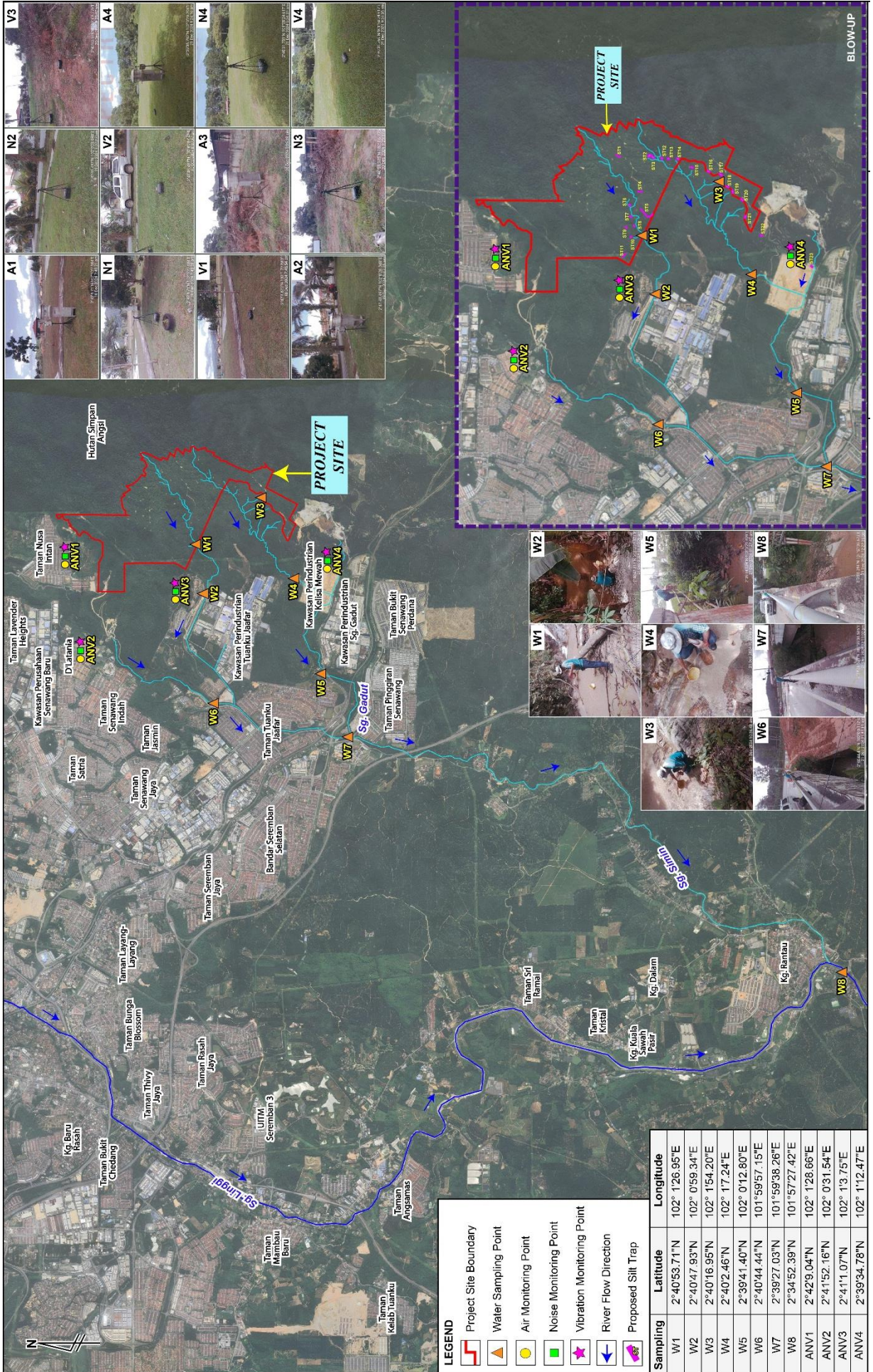
- Within the First Schedule: Recommended Generic Vibration Criteria for Human Occupancy and Sensitive Receptors, Guidelines for Environmental Vibration Limits and Control, 3rd Edition, 2021



NOISE

- Noise level at all points were within the permissible limits The Planning Guidelines for Environmental Noise Limits & Control, Department of Environment, Third Edition, 2019, Reprint 2021.
- Sources for the noise are from vehicles, nearby construction site, people, raining and animals (insects during the night).

LOCATION FOR WATER, AIR, NOISE & VIBRATION BASELINE SAMPLING



SUMMARY OF ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATING MEASURES

CONSTRUCTION PHASE



LOGISTIC ROUTES

Logistic access: Jalan Tampin (LP1) → Project Site

Impact

- Noise and dust disturbances.
- Increment of traffic risks especially by heavy vehicles plying Jalan Tampin-Seremban (LP1).
- Possible oil spillage and spillage of raw construction materials onto public roads.
- The increase of traffic hazards.

Mitigation Measures

- Regular sweeping / cleaning of access roads
- Flagmen must be stationed at the access road junctions to control and direct traffic.
- Vehicles will have to observe speed limits
- Proper warning signs, signals or warning light and barricade are recommended to ensure safety and smooth flow of traffic.
- One (1) wash trough is proposed at the external road junction to Jalan Tampin.



SITE CONSTRUCTION FACILITIES

- It is estimated that 100 workers shall be needed during construction stage.
- Direct discharge of untreated sewage can cause water and air pollution.

Impact

- Impact related to generation of sewage and solid waste.
- Without proper sewage management untreated raw sewage could cause water pollution and lead to spread of disease and thus creating hazards to the communities nearby

Mitigation Measures

- Site office cabin should be kept clean at all time.
- Maintain high quality of housekeeping within the construction site.
- Sufficient basic amenities such as water and electricity must be available.
- No open-burning of rubbish should be carried out.



SOIL EROSION

Impact

- Under the worst-case scenario and no erosion control mitigation measures are implemented, the erosion rates of soil loss are estimated to be **1,968.80 tons/ha/year for the Stage 1, 1,679.54 tons/ha/year for the Stage 2, 1,788.55 tons/ha/year for the overall Project Site.**
- The estimated sediment yield is **2,058.82 tons for the Stage 1, 2,646.69 tons for the Stage 2 and 4,705.51 tons for the overall Project Site.**

Mitigation Measures

- Implementation of LD- P2M2.
- Provision of **twenty-three (23) Silt traps.**
- Maintenance of the drainage network and silt traps.
- Biotechnical protection and mechanical practices to attend to the exposed soil.
- Compliance to COAs



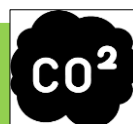
NOISE POLLUTION

Impact

- High noise level will create nuisance and pose psychological effect to the receptors, and to some extent may cause physiological effect.

Mitigation Measures

- Construction activities should be done only during day-time.
- Maintain all equipment and machinery.
- Provision of hoardings in order to reduce the impact of noise towards the residents and receptors.



AIR POLLUTION

Impact

- Increased level of PM10 and PM2.5 due to spillage or wind-blown dust from uncovered material.
- Burning of domestic waste and other construction material will generate soot and dust.
- Traffic movement on dirt road will churn up the surface and may incite hazy condition especially during dry and windy periods.
- As the prevailing wind from the Northeast in this region, it might affect the Taman Nusa Intan, Taman Tuanku Jaafar Golf and Country Resort, Taman Sena, etc.

Mitigation Measures

- Provision of wash trough.
- Constant wetting and cleaning of roads connecting the Site to external public roads.
- Proper covering of raw materials and topsoil stockpiles.
- Traffic management trough speed limits and regular maintenance of vehicles / machinery.
- To erect hoarding as specified in LDP2M2 Layout.



WASTE GENERATION

Impact

- Indiscriminately dumping of domestic waste.
- Sewage to be generated during the construction stage is at 22,500 l/day (~estimated 100 workers; which is equivalent to 100 PE).
- Diesel or hydraulic oil spill onto soil causing the soil contamination.

Mitigation Measures

- All biomass, building and domestic waste will be disposed off site to an approved dumpsite (i.e. Ladang Tanah Merah Sanitary Landfill).
- No burning of wastes
- Temporary toilets should be desludged regularly.
- All scheduled waste must be handled as per requirements of the Environmental Quality (Scheduled Wastes) Regulations 2005.

SOCIO-ECONOMIC & HUMAN ENVIRONMENT EVALUATION OF IMPACT AND MITIGATION MEASURES

Environmental Pollution

IMPACTS

- Possible environmental nuisances especially for surrounding residents such as Taman Nusa Intan, Taman Tuanku Jaafar Golf and Country Resort.
- Water pollution on Sg. Gadut and Sg. Simin.
- Dust from access road to proposed Project Site.

MITIGATION MEASURES

- Monitoring on environmental entities such as water, air, noise, and vibration shall be carried out periodically (monthly/ quarterly).
- Mitigating measures as proposed in the EIA report shall also be adhered and shall be subjected to 3rd Party Audit.
- Four (4) water quality sampling and two (2) sampling stations for ambient air quality, noise level and vibration nuisance proposed.

Traffic Woes

IMPACTS

- Possible Heavy traffic along Jalan Tampini (LP1).

MITIGATION MEASURES

- Adequate warning and traffic signages, lamp light and barricades should be clearly be displayed along with clear directional boards to inform users of heavy vehicles are needed to ensure the safety of all parties prior to entering public roads.
- Flagmen must be stationed at the access road junction to control and direct traffic, especially at the entrance/exit of public roads.

Waste Generated From Project Site

IMPACTS

- Solid or construction waste accumulation from proposed Project Site.

MITIGATION MEASURES

- Domestic waste generated should be segregated into biodegradable and non-biodegradable and disposed off to legal dumpsite (Ladang Merah Landfill) by the appointed contractor.
- Housekeeping work should be carried out at the working area periodically.

Flood Mitigation

IMPACTS

- Flash flood incidents towards surrounding area.

MITIGATION MEASURES

- During development stages, twenty three (23) silt traps will be constructed before flowing into the tributaries of Sg. Gadut and Sg. Simin.
- During operational phase, stormwater will flows into roadside drain before discharge into Sg. Gadut.

Social Matters

IMPACTS

- Social issues among foreign workers with locals.

MITIGATION MEASURES

- Development of new project will bring about issues to the extent some social matters. Therefore, it is the responsibility of the project proponent to tackle these issues as it is the result of the project development.
- Foreign workers should do health screening regularly to avoid communicable diseases that were brought by these foreigners.

Human-animal Conflicts

IMPACTS

- Wildlife animals such as Monkey, wild boar snake, monitor Lizards, etc appeared in the residential areas due to the locations near to forested area.

MITIGATION MEASURES

- Land clearing to be conducted in two (2) phases to allow wildlife (terrestrial and arboreal) to take refuge in by allowing sufficient time and space for escape and retreat.
- Proper housekeeping on site to avoid pest attraction.
- Training / Educational awareness for workers on wildlife act.
- Report any sighting or presence of wildlife within or near project site to authorities.

OPERATIONAL PHASE



WASTE MANAGEMENT

Impact

- Indiscriminate discharge of fertilizer and pesticides from agricultural plots can be detrimental to the water quality.
- Improper disposal of solid waste may affect aesthetic quality, a source of water contamination and proliferation of disease vectors.

Mitigation Measures

- Apply Department of Agriculture (DOA), **good agricultural practices** for crop production as listed in the Malaysian Standard Crop Commodity – Good Agricultural Practices (MS 1784:2005):
- Solid waste shall only be disposed at an approved dumpsite landfill under the jurisdiction of Majlis Bandaraya Seremban (MBS).



AIR AND NOISE

Impact

- Increasing of traffic contributing factors to air and noise pollution.

Mitigation Measures

- Provision of sufficiently sized junctions, traffic signages and proper maintenance of road network system.
- Regulatory procedures or control of traffic emissions to comply with the legislative limits.
- Heavy landscaping can be used to naturally screen the surroundings.



SCHEDULE WASTE MANAGEMENT

Impact

- SW 409 - Disposed containers/bags for the used of fertilizers and pesticides generated from agricultural farming activities.
- A potential hazard to the human health or the environment (soil and water) when improperly treated, stored, transported or disposed off or managed.

Mitigation Measures

- The Project Proponent needs to notify DOE (Negeri Sembilan) and keep the inventory records as per Second Schedule (Regulation 3) and Sixth Schedule (Regulation 12) under Environmental Quality (Scheduled Wastes) Regulations 2005.
- The containers that are used to store scheduled wastes shall be clearly labeled with the date when the scheduled wastes are first generated as well as the name, address and telephone number of the waste generator as per Third Schedule (Regulation 10) Environmental Quality (Scheduled Wastes) Regulations 2005.



BIOLOGICAL ENVIRONMENT

Impact

- Biological impacts are basically upon re-planting of greeneries by landscaping and agricultural crops.
- Human wildlife conflict may occur within the Project Site.

Mitigation Measures

- Re-establish and diversify the flora and fauna species, albeit nominal in the Site.
- Implementation wildlife management plan (WMP).



STORMWATER MANAGEMENT

Impact

- A higher and faster peak discharge is anticipated due to the increased imperviousness created by the presence of paved road and drainage systems.

Mitigation Measures

- During a rain storm, all the surfaces runoff from the agricultural plots area flows into the proposed internal roadside drains before being discharged into Sg. Gadut and Sg. Simin.



SOCIO-ECONOMIC ENVIRONMENT

Impact

▪Increase current status of living of the local population residing nearby in terms of public utilities, amenities, infrastructures and increase employment opportunities.

Mitigation Measures

- With the anticipated influx of workers to the region due to numerous job opportunity in agricultural industry.
- The perceived health issues, crime and community safety associated with the proximity of foreign workers do not arise as the majority of the new entrants into the workforce would likely be Malaysians from around the region.



TRAFFIC

Impact

Trip generation for the proposed development based on trip rates and land use components.:

Morning Peak

- Generate - 391 pcu/hr
- Overall Traffic - 7,7074 pcu/hr

Evening Peak

- Generate - 364 pcu/hr
- Overall Traffic - 7,322 pcu/hr

Mitigation Measures

▪Junction improvements have been recommended to ensure smooth and safe flow of traffic and acceptable level of service performance for the surrounding junctions.

SUMMARY OF IMPACT MONITORING, COMPLIANCE MONITORING AND PERFORMANCE MONITORING

| Impact/ Monitoring Aspect | Monitoring Parameter | Compliance Limit | Monitoring Frequency | Impact Monitoring (IM) | Compliance Monitoring (CM) | Performanc e Monitoring (PM) |
|---|--|----------------------|--|------------------------------|----------------------------------|---------------------------------------|
| CONSTRUCTION PHASE | | | | | | |
| Water Quality | pH | 6.0-9.0 | Monthly | ✓ | ✓ | Not Applicable |
| | Temperature | - | | | | |
| | Dissolve Oxygen | 5mg/L – 7mg/L | | | | |
| | Chemical Oxygen Demand | 25mg/L | | | | |
| | Biological Oxygen Demand | 3mg/L | | | | |
| | Total Suspended Solid | 50mg/L | | | | |
| | Oil & Grease | 7;N | | | | |
| | Ammoniacal Nitrogen | 0.3mg/L | | | | |
| | Feacal Coliform Count | 100 (MPN/100mL) | | | | |
| | Total Coliform Count | 5,000 (MPN/100mL) | | | | |
| Turbidity | 250 NTU | | | | | |
| Silt traps | <ul style="list-style-type: none"> Total Suspended Solid (TSS) Turbidity | 50mg/L | (i) Monthly (ii) Biweekly (iii) Per rainfall event | Not Applicable | ✓ | ✓ |
| | | 250NTU | | | | |
| Check Dam | | Not applicable | (i) Biweekly (ii) Per rainfall event | Not Applicable | Not Applicable | ✓ |
| Temporary Earth Drain/Bund | | | | | | |
| Hoarding/ new jersey barrier | | | | | | |
| Stabilized Construction Access | | | | | | |
| Wash through | | | | | | |

SUMMARY OF IMPACT MONITORING, COMPLIANCE MONITORING AND PERFORMANCE MONITORING

| Impact/ Monitoring Aspect | Monitoring Parameter | Compliance Limit | Monitoring Frequency | Impact Monitoring (IM) | Compliance Monitoring (CM) | Performance Monitoring (PM) |
|---------------------------------|--|---|-------------------------|------------------------------|----------------------------------|-----------------------------------|
| CONSTRUCTION PHASE | | | | | | |
| Ambient Air Quality | • <i>PM10</i> (24 hours) | 100µg/m ³ | Quarterly | √ | √ | Not Applicable |
| | • <i>PM2.5</i> (24 hours) | 35µg/m ³ | | | | |
| | • <i>SO2</i> (24 hours) | 80µg/m ³ | | | | |
| | • <i>CO</i> (8 hours) | 10mg/m ³ | | | | |
| | • <i>NO2</i> (1 hours) | 280µg/m ³ | | | | |
| | • <i>Ozone</i> (1 hours) | 180µg/m ³ | | | | |
| Noise Level | • L ₁₀ • L ₉₀ • L _{min} • L _{max} | For L _{eq} , Day-Time 65.0 dBA Night-Time 60.0 dBA | | | | |

STUDY FINDINGS

“The report has assessed the three (3) main facets of environmental entities i.e. physical, biological and socio-economics of the human settlements with the integration of the proposed residential and commercial development. Studies were carried out within the project site itself and its surrounding areas.”



PLANNING

- The proposed Project Site is located within *Blok Perancangan (BP) 3- Senawang* and compatible with the projected land use for Agricultural Plots Development (i.e. Agriculture).
- The proposed Project is a Agricultural Plots development which falls under :
 - a) **Prescribed Activities 13:** Development in Slope Area Development or land clearing less than 50 per cent of an area with slope greater than or equal to 25° but less than 35°

under the First Schedule of the Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order, 2015 made under subsection 34A of the Environmental Quality (Amendment) Act 2012.

- This development is **949.989 acres (384.45 hectares)** and aim to develop **188 agricultural Plots** ranging from the smallest Plot (1.00 acres) to the biggest plot (370.22 acres) and each of the agricultural plots will then be sold for individual purchasers.



PHYSICAL

- The Project Site is characterized as hilly terrain and undulated landform which covered by dense vegetations. Generally, the average elevations ranging from 100.0m to 400.0m above mean sea level. There are two (2) natural streams (i.e., tributaries of Sg. Gadut & Sg. Simin) which lie and cross the Project Site in the Northeastern to Southwestern direction.
- Erosion and sedimentation control measures must be instituted as per the recommendations of the Land Disturbing Pollution Prevention and Mitigation Measures (LDP2M2). The proposal of twenty-three (23) silt traps, temporary earth drains, check dam, silt fences and sand bags, wash troughs and hoarding for the overall development must be carried out in order to ensure that the surface runoff is at a manageable level to ensure compliance to limits on surface runoff control as well as to protect the water quality of the existing rivers.
- Based on the prevailing wind occurrence from northeast direction, the air-borne particulates from the activities within the Project Site might directly affect the nearest receptors such as Taman Nusa Intan in Northwestern, Taman Tuanku Jaafar Golf and Country Resort and Taman Sena in the western region from the Project Site.

STUDY FINDINGS



PHYSICAL

- All the solid wastes (i.e. biomass, construction debris and domestic waste) will be disposed off site to a legal dumpsite (i.e., Ladang Tanah Merah Sanitary Landfill) which is located approximately 44km by vehicle journey distance west from the Project Site while the scheduled wastes (SW409 – fertilizer bags & pesticides containers) from the agricultural farming activities during operational stage can be disposed off to the nearest hazardous and scheduled waste disposal facility which is managed and operated by Kualiti Alam Sdn. Bhd. (beside Ladang Tanah Merah Sanitary Landfill).



BIOLOGICAL

- Based on the *Rancangan Tempatan Malaysia Vision Valley (RT MVV) 2045*, the Proposed project site is located within Rank 2 ESA due to the presence of slope and hilly area. The nearest ESA is Angsi Forest Reserve (ESA Rank 1) which is located eastern boundary of the Project Site.
- The existing biological environment at the Project Site is a secondary forest with encountered wildlife as it is located at the boundary towards Angsi Forest Reserve. Proposed wildlife management plan during the construction and operation stage have been proposed to minimize the potential human wildlife conflict.



SOCIO-ECONOMIC

- Project Development activities must take into the consideration of the nearest existing receptors which are Taman Nusa Intan, Taman Tuanku Jaafar Golf and Country Resort, Taman Sena as well as road users of Jalan Tampin (LP1) to ensure there are minimal disruptions to their well being.
- Proposed mitigation measures from LDP2M2, Wildlife Management Plan and continuous monitoring are needed to be implemented as not become a nuisance towards the surrounding existing residential areas and receptors.

