

The Proposed Mixed Development on Lot 182021 (PTD 195578), Lot 182022 (PTD 195576) and Lot 182023 (PTD 156485), Mukim Tebrau, Daerah Johor Bahru, Johor Darul Ta'zim for the Senibong Island Sdn. Bhd.

Project Proponent

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INTRODUCTION

The proposed mixed development project consists of residential units totaling 2,309 and commercial units numbering 248, within a total site area of approximately 248.61 ac (100.61 ha).



LOCATION

Lot 182021 (PTD 195578), Lot 182022 (PTD 195576) and Lot 182023 (PTD 156485), Mukim Tebrau, Daerah Johor Bahru, Johor Darul Ta'zim

LEGISLATIVE REQUIREMENT



Section 34A, Environmental Quality Act (EQA) 1974, Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015;

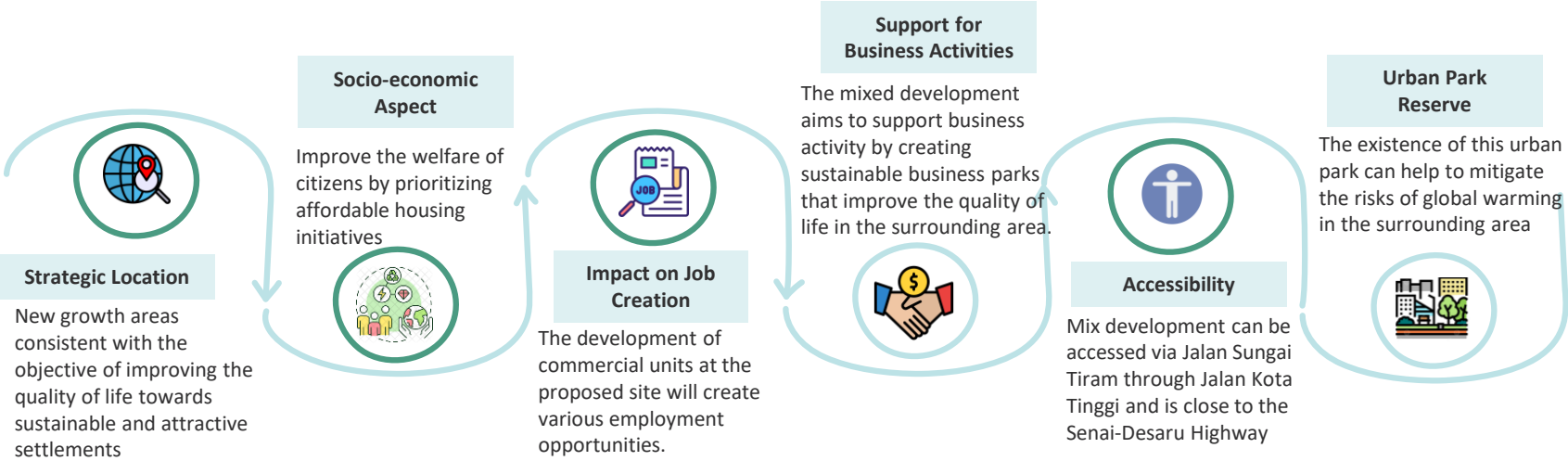
First Schedule



Activity 18. New Township:

Construction of new township consisting 2,000 housing accommodation units or more or covering an area of 100 hectares or more

STATEMENT OF NEED



PROJECT DESCRIPTION

Development Component

Residential Development
Commercial Development
Public Amenities
Infrastructure & Utilities Services

Project Activity

Pre-construction

- Site survey
- Topographical survey
- Environmental study
- Baseline sampling
- Social survey

Construction

- Site clearance and earthwork
- Deployment of labor & equipment
- Establishment of worker accommodation & site office
- Electricity
- Water supply
- Material supply

Operational

- Maintenance
- Management of solid waste generated

Project Layout Plan



Project Implementation Scheduled

Site Clearing & Earthwork



2026-2028

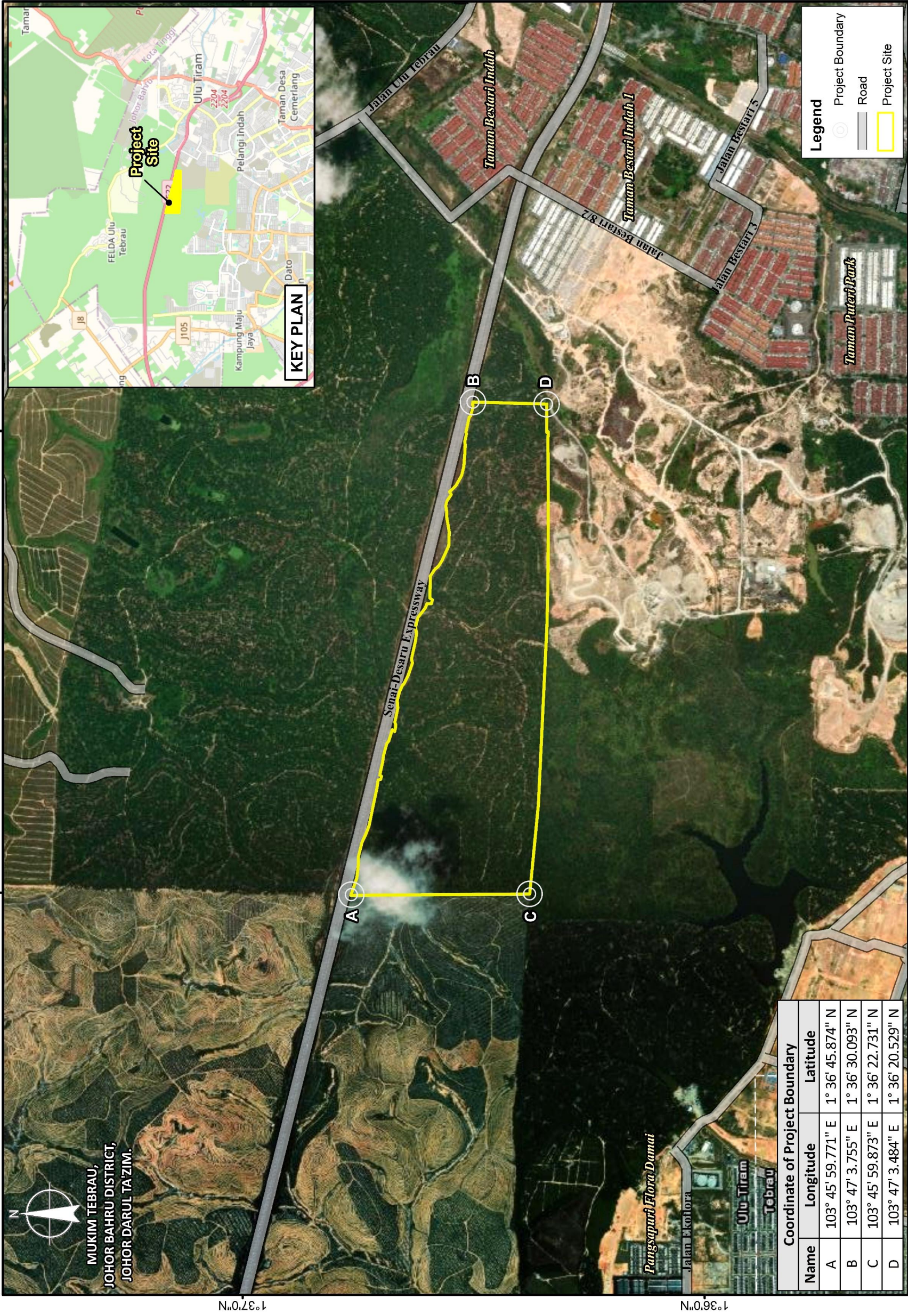
Groundwork Completion mid-2028

Development & Construction (2027-2031)



PROJECT LOCATION

103°46'0"E 103°47'0"E

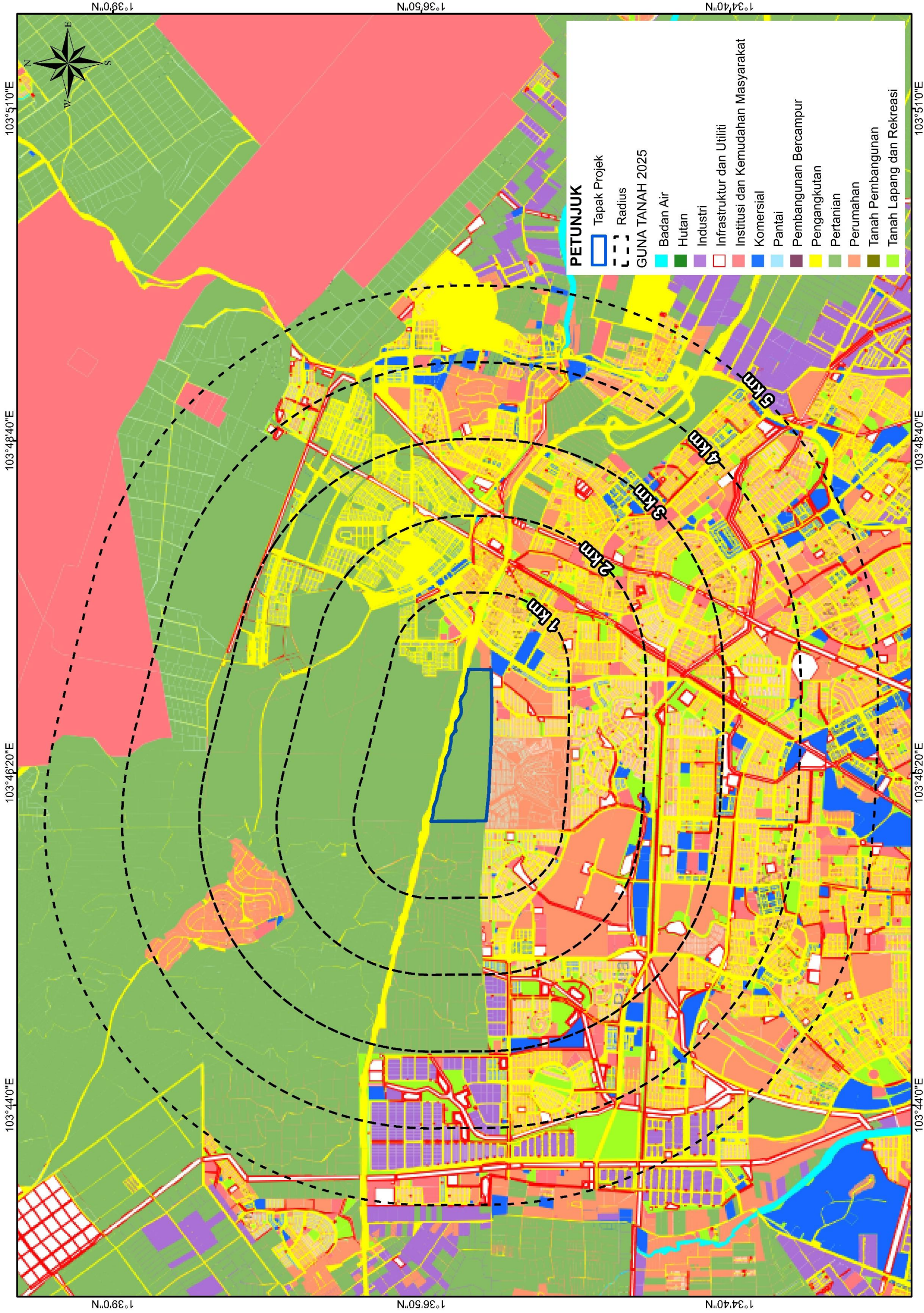


1°37'0"N

1°36'0"N

103°46'0"E 103°47'0"E

LAND USE 5 KM RADIUS



EXISTING ENVIRONMENT



LANDUSE

Existing landuse of the project site is oil palm plantation. The Project site is surrounded by residential areas, a worship area, industrial, commercial and institutional buildings.



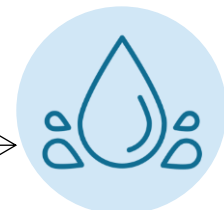
TOPOGRAPHY

The Topography of the Project site is flat area with elevation range between 40 m and 95 m AMSL



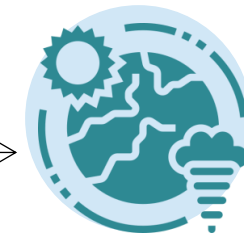
GEOLOGY

Underlain granite rocks. There is no presence of fault nearby the project site area.



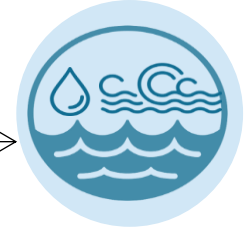
HYDROLOGY

Situated on Sg. Tiram catchment area
Surface runoff from the site will flow into natural drain at Eastern part joint into Sg. Tiram subsequently into Sg. Johor and eventually into Johor Straits



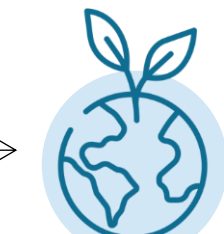
CLIMATE

Data collected from Senai Meteorological Station (12 km away)
Daily temperature for 10 years: 25.6°C – 28.6°C
Relative humidity: 82.0 % (lowest, February) to 89.7 % (highest, November)
Average annual rainfall 2016-2025: 2692.6 mm with annual mean rain: 200 days
Monthly rainfall and rain days peaks: November (317.32 mm, 21.8 days)



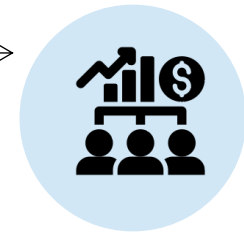
BASELINE

Water Quality – complied with NWQS and NLWQ. The Sg, Tiram is fall within Class II & III
Ambient Air – complied with Malaysia Ambient Air Quality Standard
Ambient Noise – mostly complied with the Guidelines for Environmental Noise Limits and Control
Vibration - mostly complied with the Guidelines for Environmental Vibration Limits and Control



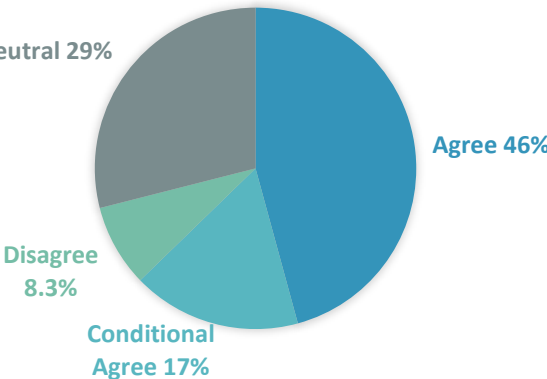
ECOLOGY

	FLORA	FAUNA		
		Mammals	Birds	Herpetofauna
Species	31	7	13	11
Family	25	6	10	8
IUCN Red List 2023	-	1 EN	-	-
Malaysia Plant Red List		-	-	-
Wildlife Act 2010	NIL	1 (TP), 3 (P)	3 (TP) 2 (P)	20 (P)
Endemic	-	-	-	-



SOCIO ECONOMIC

Neutral 29%



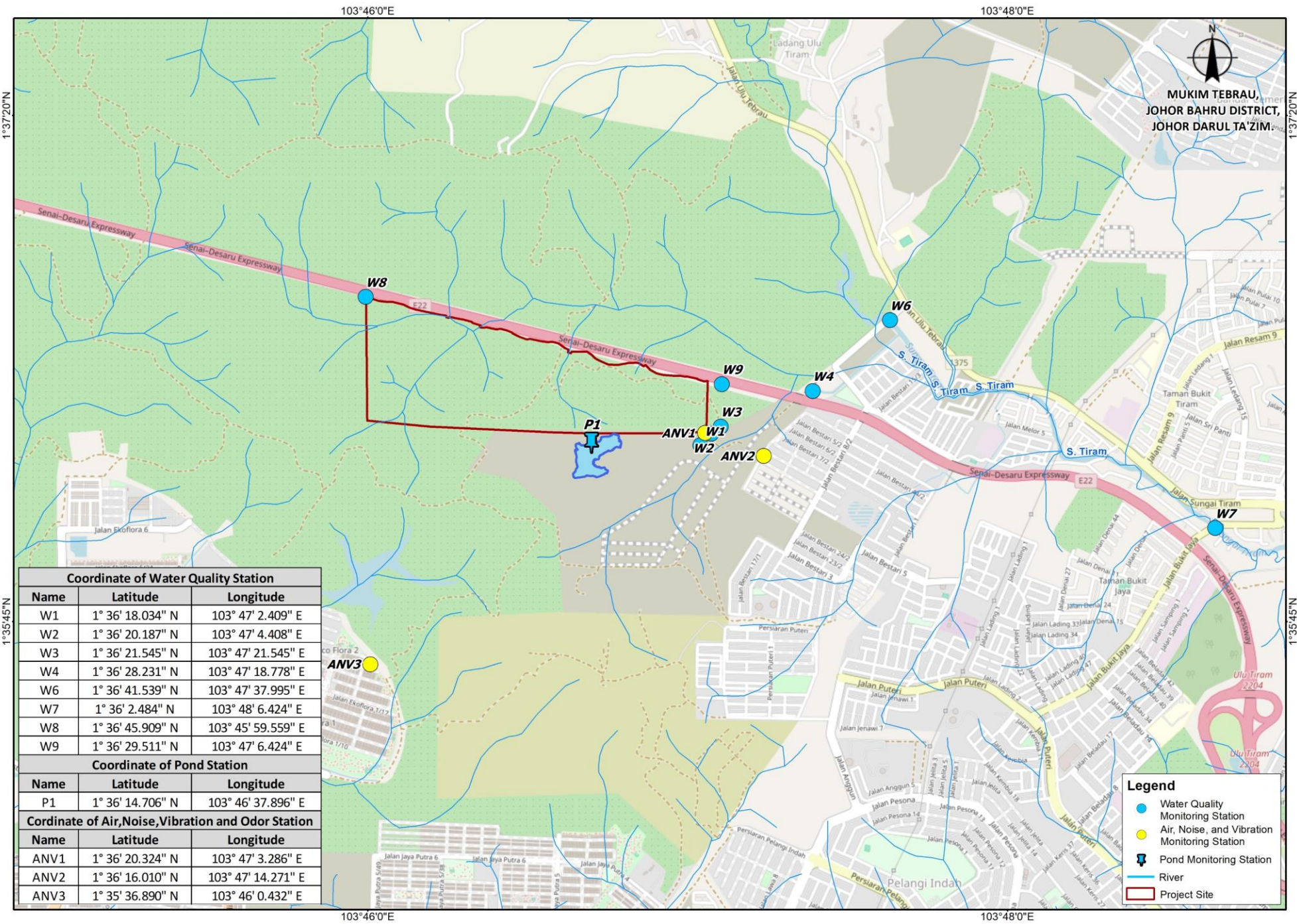
Public Acceptance Towards Project

IMPACTS		MITIGATION	
CONSTRUCTION STAGE	 Ecology Loss, degradation, and disturbance of flora/fauna species and their habitats	▶	Ecology Limited site clearing and landscaping should begin as soon as construction is complete. A beautiful landscape can create an aesthetically pleasing environment.
	 Erosion and Sedimentation The potential soil erosion and subsequent sedimentation is expected to be confined to activities clearing of vegetation, land preparation, grading, cutting and filling activities during the construction stage	▶	Erosion and Sedimentation Site clearing will be conducted at the proposed area only as indicate in LD-P2M2 plan and in phases; Implement the temporary earth drain, temporary runoff diversion bund, sediment basin, silt fence and temporary wash through at site.
	 Hydrology Temporary drains will be constructed to accommodate this change in surface run-off and lead to the silt trap before being discharged into Sg. Tiram during the construction stage.	▶	Hydrology All drains will be designed and constructed to give the best hydraulic features and in normal condition there will be no flooding, ponding, silting-up either during construction or after completion of the works.
	 Water Quality Sediment runoff increase the TSS & turbidity levels; The ingress of construction materials (e.g., sand, cement, etc.) into waterways via surface runoff; and Improper disposal of wastewater increase BOD, nitrate, AN, faecal.	▶	Water Quality Install temporary drains and sediment basin, monitoring values level of TSS and Turbidity, provide portable toilets with orderly maintenance and cleanliness.
	 Air Quality Air pollution from site clearing will increase PM10 and PM2.5, as well as from exhaust fumes of motor vehicles & machineries	▶	Air Quality Regularly spray water on access roads and on uncovered stockpiles. Reduce the speed limit, and necessary cleaning public roads to prevent any soil or spillage occurs.
	 Noise Generated high noise level by the heavy machinery and vehicle movement	▶	Noise Inspection and maintenance equipment and machinery, shutting down of all noise generating equipment when not in use, and station all construction equipment positioned away from the sensitive receptors
	 Wastes Scheduled waste (SW) • Vegetation waste/biomass • Solid waste • Construction waste • Sewage management	▶	Handled according to Environmental Quality (Scheduled Waste) Regulations 2005 (SW) • All oil palm biomass will be and reused on-site as mulch, while excess biomass will be sent to licensed biomass industry. •solid waste shall send to Seelong Sanitary Landfill. To provide adequate toilet at site samp and construction site.
	 Safety and Health Safety → unsafe work condition that led to accident Foreign worker → seem as unsafe by resident	▶	Safety and Health -To follow Occupational Safety and Health Management Plan
	 Social Stress resident & aesthetic repercussions Foreign workers → disease, poor hygiene, crime	▶	Social Regular engagement with nearby community Legal employment of foreign workers with monitored movement.
OPERATION STAGE	 Land Traffic Heavy machinery transported by more vehicles on the road	▶	Land Traffic Plan routes for construction material and soil transport to reduce disturbance to residential areas
	 Water Quality Sewage management from 19,380 PE.	▶	Water Quality Centralize STP will be provide within the development area.
	 Air Quality The primary impact on air quality is expected from vehicular emissions.	▶	Air Quality Traffic management strategies to reduce congestion, and enhancing green spaces within the development to improve air quality
ABANDONMENT STAGE	 Noise Potential noise source is from Senai-Desaru Expressway to the Project Site.	▶	Noise The proposed layout has incorporated noise-sensitive planning by positioning less sensitive developments along the expressway frontage to act as a buffer.
	 Soil Erosion and Sedimentation Soil erosion at cleared area especially during heavy rainfall. Sedimentation and water pollution at nearby water bodies	▶	Properly establish turfing or landscaping to prevent severe soil erosion
	 Water quality Ingress and accumulation of the construction materials via surface runoff. Silt runoff will increase the TSS and turbidity levels of nearby water bodies	▶	Prepare and submit a detailed abandonment/closure plan for approval, including closing date, site stabilization work, and site cleaning work
ABANDONMENT STAGE	 Socio Economic Loss of employment opportunity & Business Opportunity.	▶	Prepare and submit a detailed abandonment/closure plan for approval, including closing date, site stabilization work, and site cleaning work

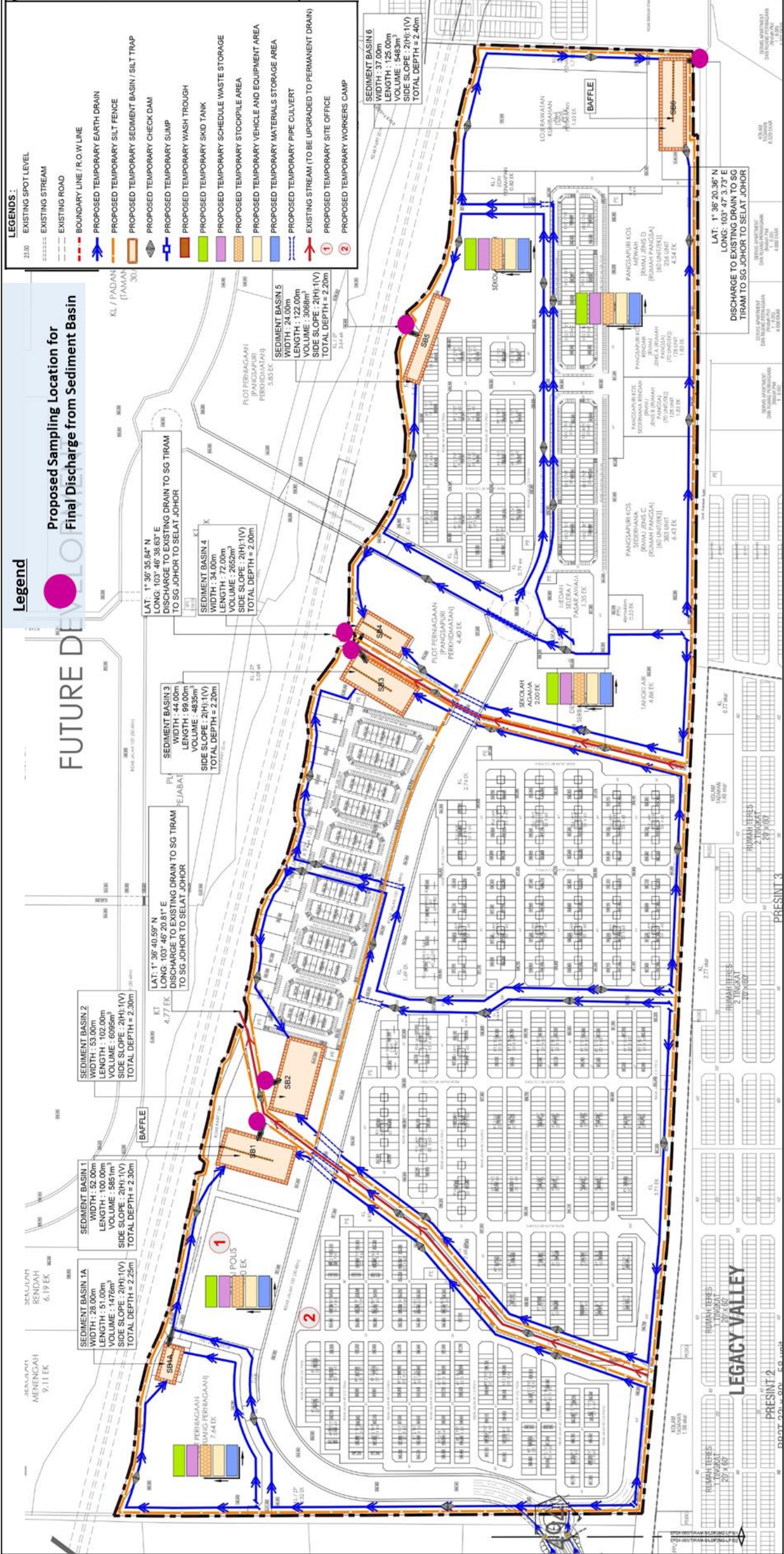
COMPLIANCE MONITORING - CONSTRUCTION STAGE

 WATER QUALITY	 AMBIENT AIR QUALITY	 AMBIENT NOISE	 VIBRATION
☐ 8 Locations ☐ Monthly ☐ National Water Quality Standard (NWQS)	☐ 3 Locations ☐ Monthly ☐ Malaysian Ambient Air Quality Standard (2020)	☐ 3 Ambient noise stations ☐ LAeq ☐ Monthly ☐ Guidelines for Environmental Noise Limits and Control, Third Edition, 2021 (Reprint).	☐ 3 Location ☐ Monthly ☐ Third Schedule: Guidelines for Environmental Vibration Limits and Control, Third Edition, Department of Environment, Ministry of Natural Resources and Environment Malaysia, 2021.

PROPOSED MONITORING LOCATIONS



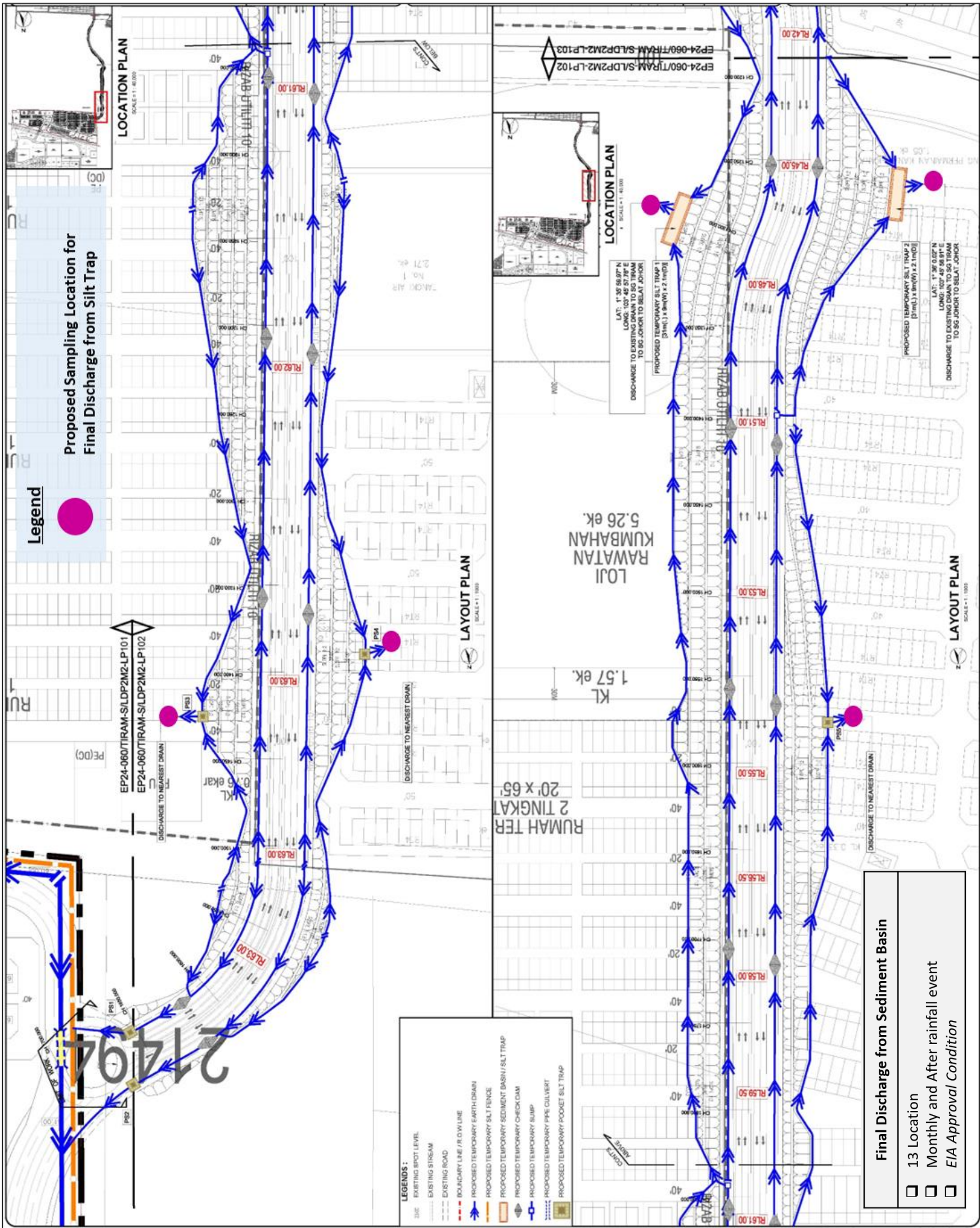
SEDIMENT BASIN SAMPLING MONITORING



Final Discharge from Sediment Basin
☐ 13 Location
☐ Monthly and After rainfall event
☐ <i>EIA Approval Condition</i>

- ☐ 13 Location
 - ☐ Monthly and After rainfall event
 - ☐ EIA Approval Condition

SILT TRAP SAMPLING MONITORING



SILT TRAP SAMPLING MONITORING

