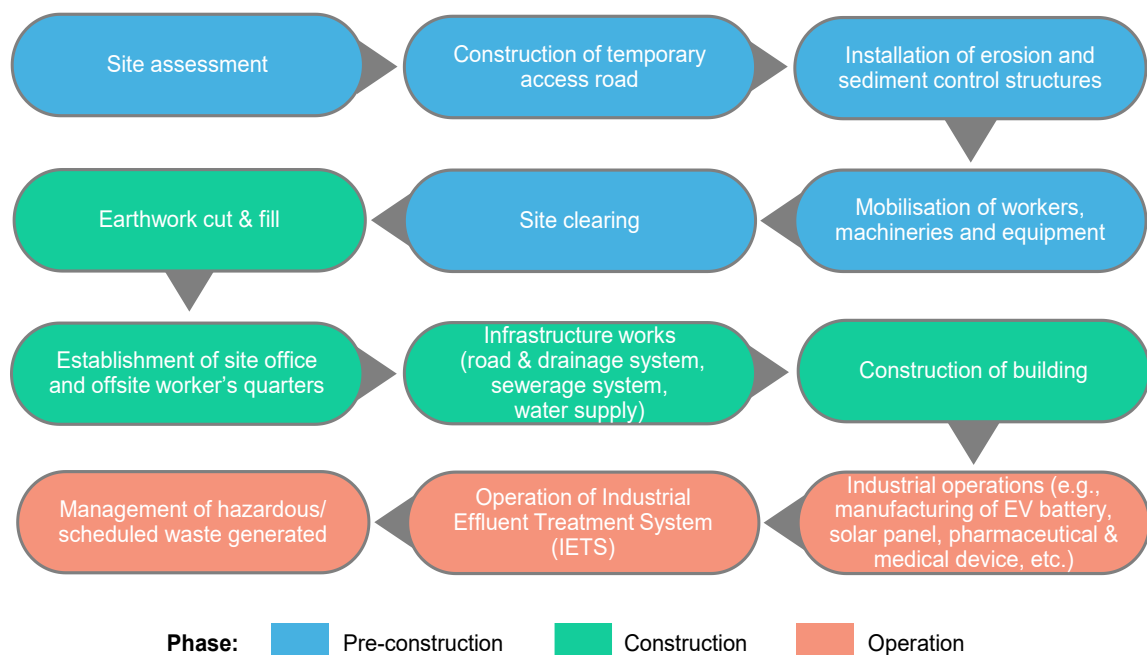
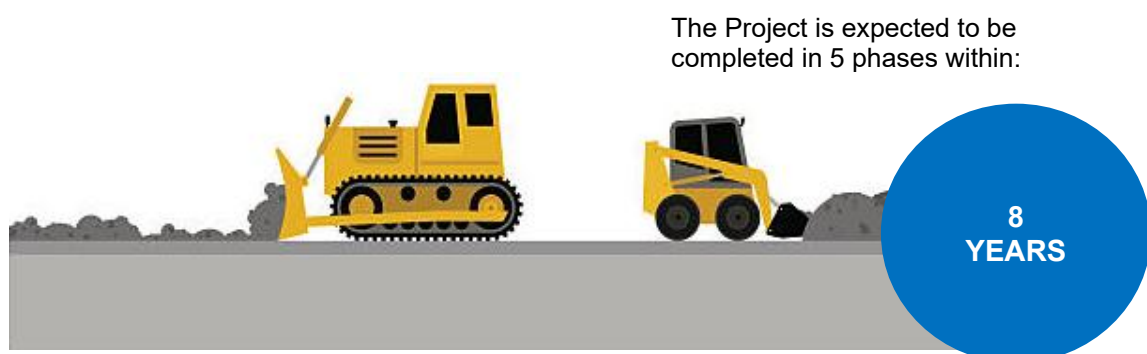


MAJOR COMPONENT	DESCRIPTION
Utility	Utility and infrastructure, including PMU, PBU, SSU, PE, Compact Substation, Water Tank, etc.
Detention Pond	Two dry detention ponds
Open Field & Recreation	Dedicated to green areas

PROJECT ACTIVITIES

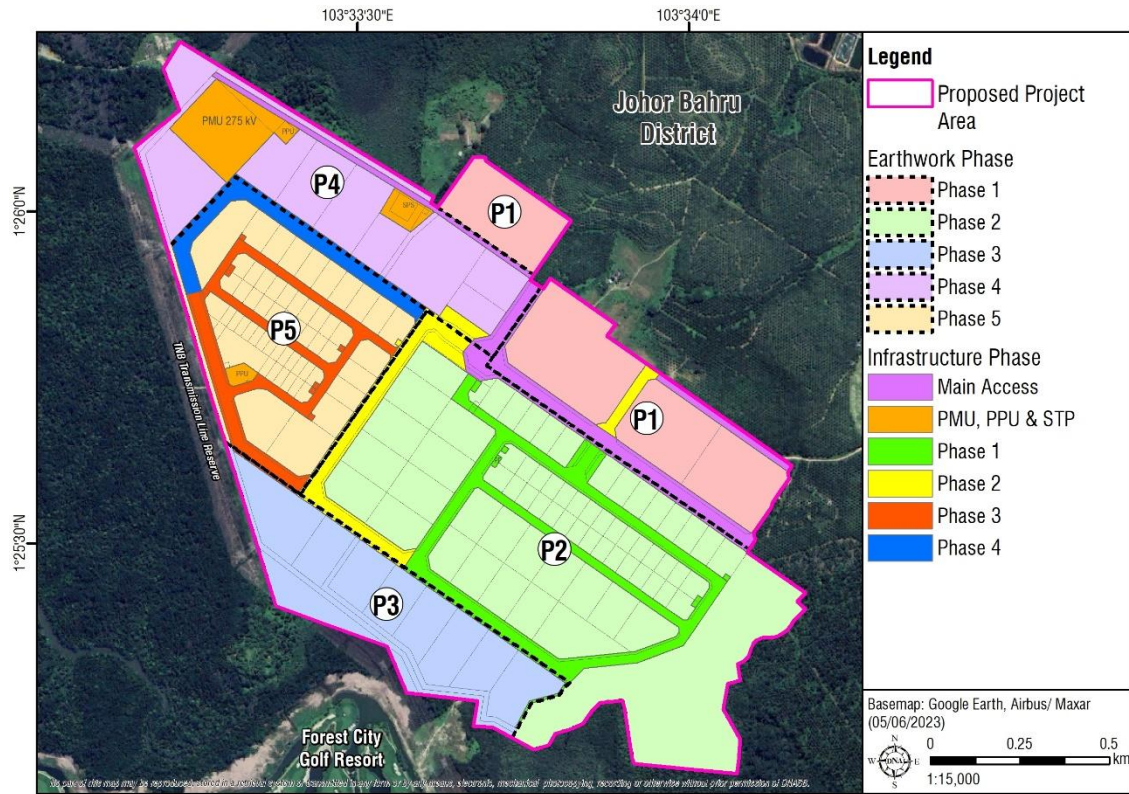


PROJECT SCHEDULE AND PHASING

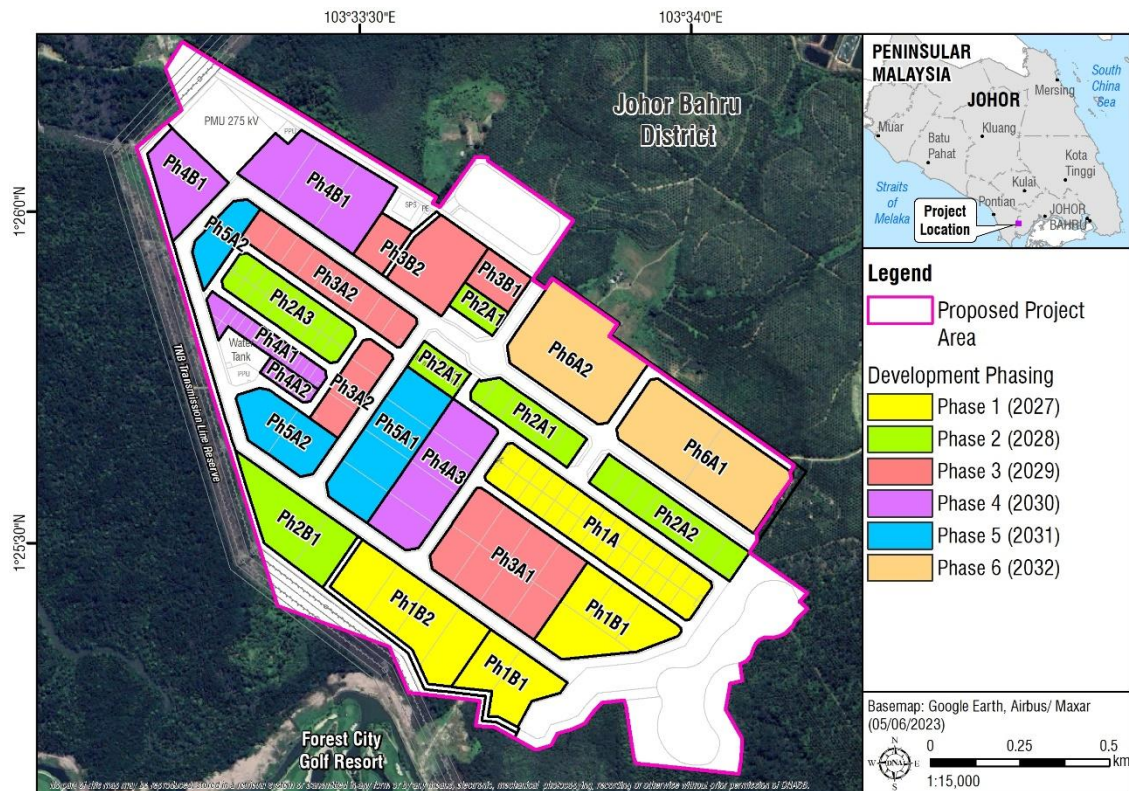


- Earthwork & infrastructure: **6 years 3 months**
- Development: **6 years 6 months**

THE PROPOSED GERBANG NUSAJAYA INDUSTRIAL DEVELOPMENT AT LOT PTD 12247
AND LOT PTD 12239, MUKIM TANJUNG KUPANG, DAERAH JOHOR BAHRU, JOHOR



Earthwork and infrastructure phasing plan



Development phasing plan

EXISTING ENVIRONMENT

Physical Environment



CLIMATE

- Exhibit consistency in temperature, high humidity and copious rainfall



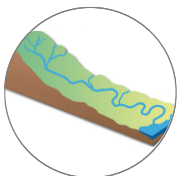
LAND USE

- Administration: Under Iskandar Puteri City Council (MBIP)
- Main land use type: Forest (26.7%), Bare Land (25.0%), & Agriculture (14.7%)



TOPOGRAPHY

- The site is generally flat and even, likely due to previous land clearing and levelling activities associated with plantation development



HYDROLOGY

- Located in Sungai Pulai Catchment
- No reported flooding incidents within the immediate vicinity of the Proposed Project site in the past decade



GEOLOGY

- Rock formation and geology are generally under the influence of marine sediment due to proximity to the shore of Johor
- A portion of the Project's western boundary is of Quaternary rocks



WATER

Majority of parameters analysed were within the typical range for natural riverine systems, with some elevated levels observed at several stations:

- WQ1-WQ4: Low dissolved oxygen (DO) and elevated microbiological parameters
- WQ5-WQ18: Low DO and localised elevations of aluminium, boron, and iron



AIR

- All air quality parameters are well within the stipulated limit of the New Malaysia Ambient Air Quality Standard (NMAAQS)



NOISE

- Recorded ambient noise (L_{Aeq}) during daytime and nighttime ranged from 53.2 dBA to 61.8 dB(A)
- These values were lower than permissible sound levels

Physical Environment



VIBRATION

- The vibration results ranged between <0.127 to 0.725 mm/s and are well below the safe limit of 1.6 mm/s



TRAFFIC

- All junctions were performing at an exceptionally good level during peak hours between Levels of Service (LOS) A and C

Biological Environment



TERRESTRIAL FLORA

- 195 species of flora belonging to 70 families and 154 genera were documented
- 7 species are listed as having conservation significance under the IUCN Red List



TERRESTRIAL FAUNA

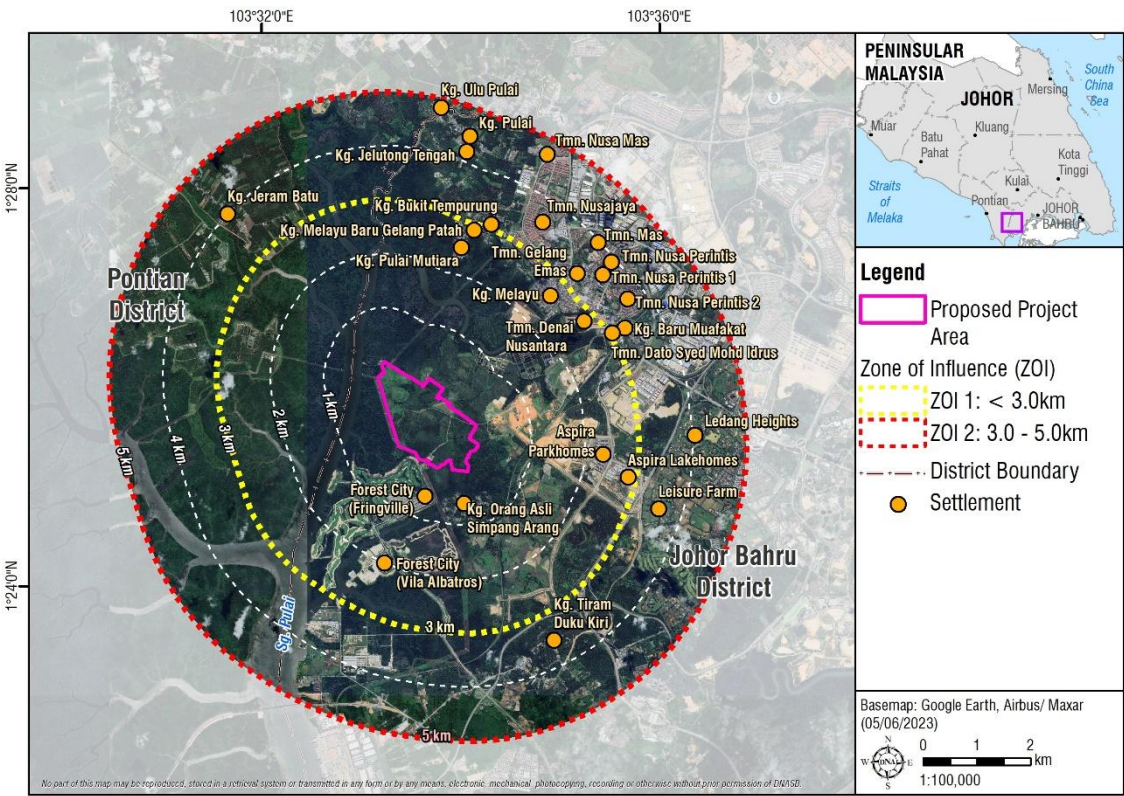
- 78 bird species from 31 families were recorded, including 2 species of conservation significance under the IUCN Red List
- 7 species of mammals, small mammals, and reptiles were identified, including 1 mammal species of conservation significance under the IUCN Red List



FISH

- 27 species of fish and aquatic taxa were identified
- Sg. Pulai exhibited higher species richness compared to Sg. Senapang & Sg. Simpang Arang

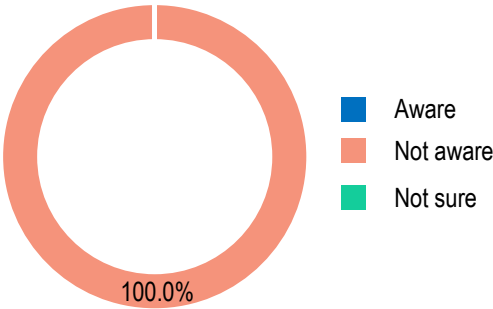
Human Environment



Zone of Influence (ZOI) for socio-economic survey

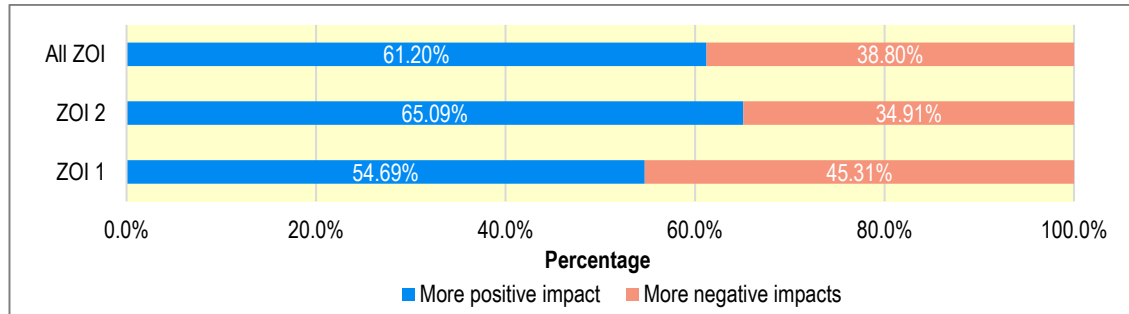
Socio-economy

Awareness of the Project:

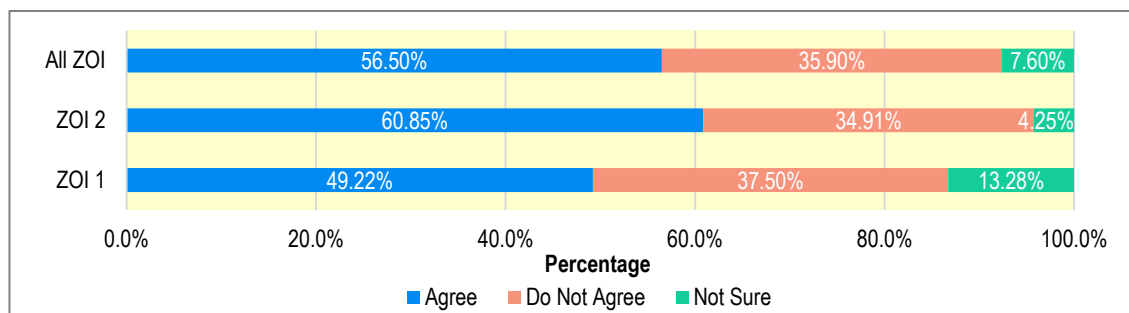


THE PROPOSED GERBANG NUSAJAYA INDUSTRIAL DEVELOPMENT AT LOT PTD 12247
AND LOT PTD 12239, MUKIM TANJUNG KUPANG, DAERAH JOHOR BAHRU, JOHOR

Overall perception of Proposed Project impact:

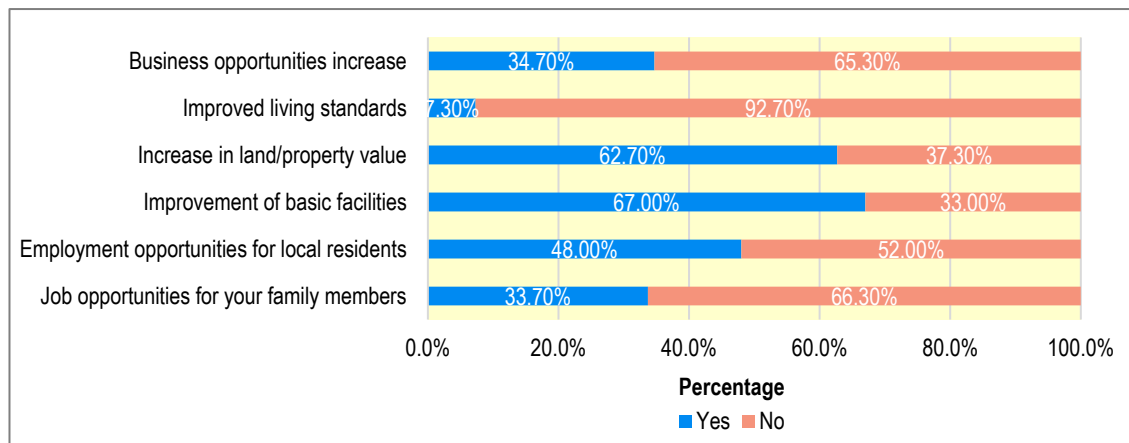


Overall level of acceptance of the Proposed Project:

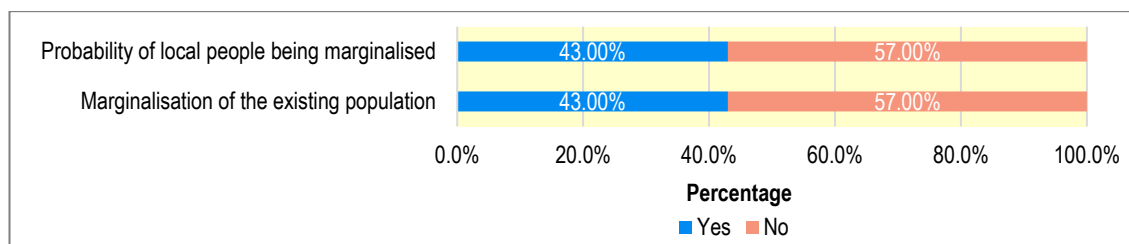


Evaluation of advantages and disadvantages of the Proposed Project:

Advantages



Disadvantages



ENVIRONMENTALLY SENSITIVE AREAS (ESAs)

RANK 1	Permanent Reserved Forest (PRF); Mangrove forest; RAMSAR – Sg. Pulai Reserve Forest
RANK 2	32 tributaries; Flood – Gelang Patah
RANK 3	Aquaculture – Projek Ternakair Pertubuhan Peladang Kawasan Johor Bahru Selatan & Fisheries Research Institute (FRI), Gelang Patah
OTHERS	Settlements

SUMMARY OF POTENTIAL IMPACTS & ITS ASSOCIATED P2M2

SURFACE WATER QUALITY



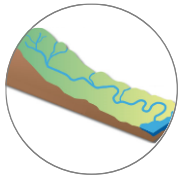
POTENTIAL IMPACTS

- Earthwork will expose the soil, making it prone to erosion and polluting the nearby rivers.
- Surface runoffs may wash out contaminants within site, carrying it into the riverine ecosystem.
- Effluent discharge only exhibits negative effect at worst case scenario.
- Detention pond receiving effluent discharge may cause water quality and odour issues.

P2M2

- Site clearing will be done in phases and minimized during rainy days.
- LD-P2M2 will be implemented throughout the earthwork activity.
- All sewage will be channeled to a centralized STP.
- IETS must be constructed for industrial operation, with a discharge limit of Standard A.
- Real-time monitoring of treated effluent discharge.

HYDROLOGY & DRAINAGE



POTENTIAL IMPACTS

- The Project may increase the peak discharge flow within the area, causing flood.

P2M2

- Drainage plan, as approved by local authority, must be implemented.

SUMMARY OF POTENTIAL IMPACTS & ITS ASSOCIATED P2M2

NOISE & VIBRATION



POTENTIAL IMPACTS

- Heavy vehicle movement may induce disturbance to the nearby community.
- Piling works may have a significant impact on the nearby perimeter.

P2M2

- Construction work will be limited during daytime and minimized during weekends and public holidays.
- All pneumatic tools must be fitted with silencers or mufflers.
- Heavy vehicles and machinery must be properly maintained to reduce noise and vibration.
- Noise monitoring must be conducted, and noisy machines must be barricaded properly.
- Buffer zone provision during the operation stage.

AIR QUALITY



POTENTIAL IMPACTS

- Fugitive dust and exhaust fumes may increase during the construction phase.
- Emissions from industrial plots may reach the nearby sensitive receptors, causing potential health risks.

P2M2

- Site clearing work must stop or be minimised during strong wind conditions.
- Continuous water bowing must be done along the access route.
- Soil from borrow area is transported in tarpaulin-covered trucks.
- APCS must be installed for industrial operations that emit air pollutants.
- Sufficient buffer zone must be provided.

LAND TRAFFIC



POTENTIAL IMPACTS

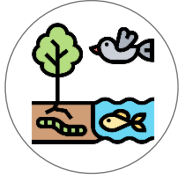
- Slight delay is expected due to slow-moving lorries.
- Safety of road users might be at risk due to the increasing presence of lorries.
- Level of service (LOS) during peak hours will range from LOS A to LOS E.
- Nearby major roads have sufficient capacity for additional traffic.
- Traffic analysis confirms imminent LOS degradation should no measures be implemented.

P2M2

- Flagmen/temporary traffic lights must be installed to control traffic.
- Any spillage should be removed immediately by a water jet.
- Proposed improvement specified in TIA must be implemented.

SUMMARY OF POTENTIAL IMPACTS & ITS ASSOCIATED P2M2

FLORA AND FAUNA



POTENTIAL IMPACTS

- Site clearing activity will completely remove all flora within the site.
- Disturbance to fauna may happen, but they may seek refuge in the nearby forest.
- Worst-case scenario for effluent discharge will increase the fish' mortality rate.

P2M2

- Site clearing must be restricted to the Project area and comply with stipulated regulation regarding tree cutting and biomass removal.
- Illegal hunting and poaching are strictly prohibited.
- All proposed P2M2 for water quality must be implemented properly.
- Provision of buffer zone towards Sungai Pulai PRF.

SOCIO-ECONOMY



POTENTIAL IMPACTS

- The Project will offer massive employment opportunities to the locals.
- Stimulation of the local economy will occur due to increasing urbanization from the Project.
- Conflicts between locals and foreign workers can potentially happen because of cultural differences.
- Existing tranquillity will be disturbed during the construction phase, but the impact will be minimal due to its isolated location.
- Issue on environmental pollution is a major concern of the community.

P2M2

- Residents nearby must be notified on the commencement of the Project.
- Locals are to be given priority in job recruitment.
- Proper air, noise and vibration measures must be implemented.
- Grievance mechanism for the public shall be established.

WASTE MANAGEMENT



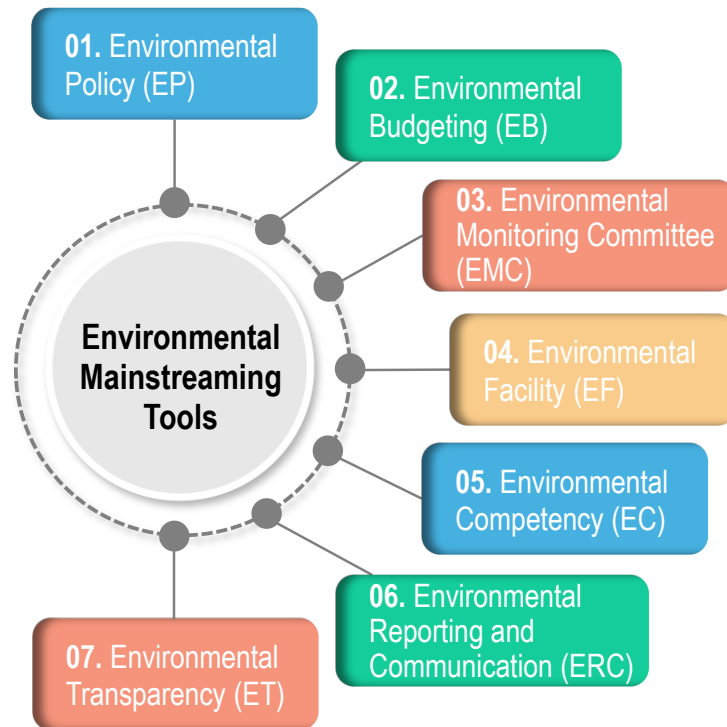
POTENTIAL IMPACTS

- Site clearing work will generate huge volume of biomass waste.
- Improper management of scheduled wastes will pose a serious health risk to workers/visitors on site.
- Sewage from CLQ may leach underground and pollute the nearby river.
- Solid waste could end up unmanaged, inviting pests and vectors to the area.

P2M2

- 90% of the biomass will be reused for mulching.
- All biomass and USM must be properly disposed of at an approved disposal ground.
- Every operator within GNIP must have a good solid waste management system.
- Sufficient waste bins must be provided within the public area.
- 3R can be implemented to reduce the amount of solid waste.

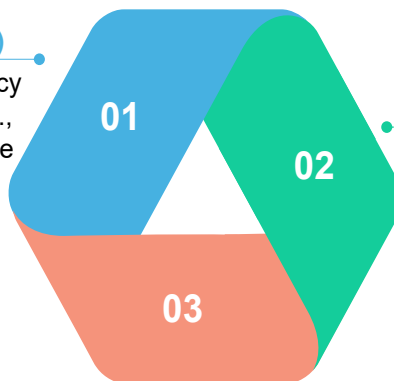
ENVIRONMENTAL MANAGEMENT PLAN



Environmental Monitoring Plan

Performance Monitoring (PM)

Required to ensure the efficiency of pollution control systems (i.e., IETS and APCS) to substantiate that the systems are function well and the final discharge/emission are being complied



Compliance Monitoring (CM)

Water, air, noise and vibration will be monitored and compared with the limit specified in the EIA Conditions of Approval (COA)

Impact Monitoring (IM)

Water, sediment, groundwater, air, noise and vibration will be monitored and compared with the baseline data and/or standards/guidelines

Environmental Audit

To audit the compliance with the EIA approval conditions and the relevant environmental regulations and guidelines

EMERGENCY RESPONSE PLAN (ERP)



On-site emergency plans will be prepared to protect personnel and the public in terms of health, safety and environment in any case of an accident or natural disaster affecting or relating to the Project.



Response to
general accidents &
occupational injuries



Response
to fire



Response
to explosion

STUDY FINDINGS

From the overall assessment, it can be concluded that:

01

The Project may impose a significant impact on every aspect of the environment should each of the proposed measures not be implemented, especially on water quality, air quality, and land traffic

02

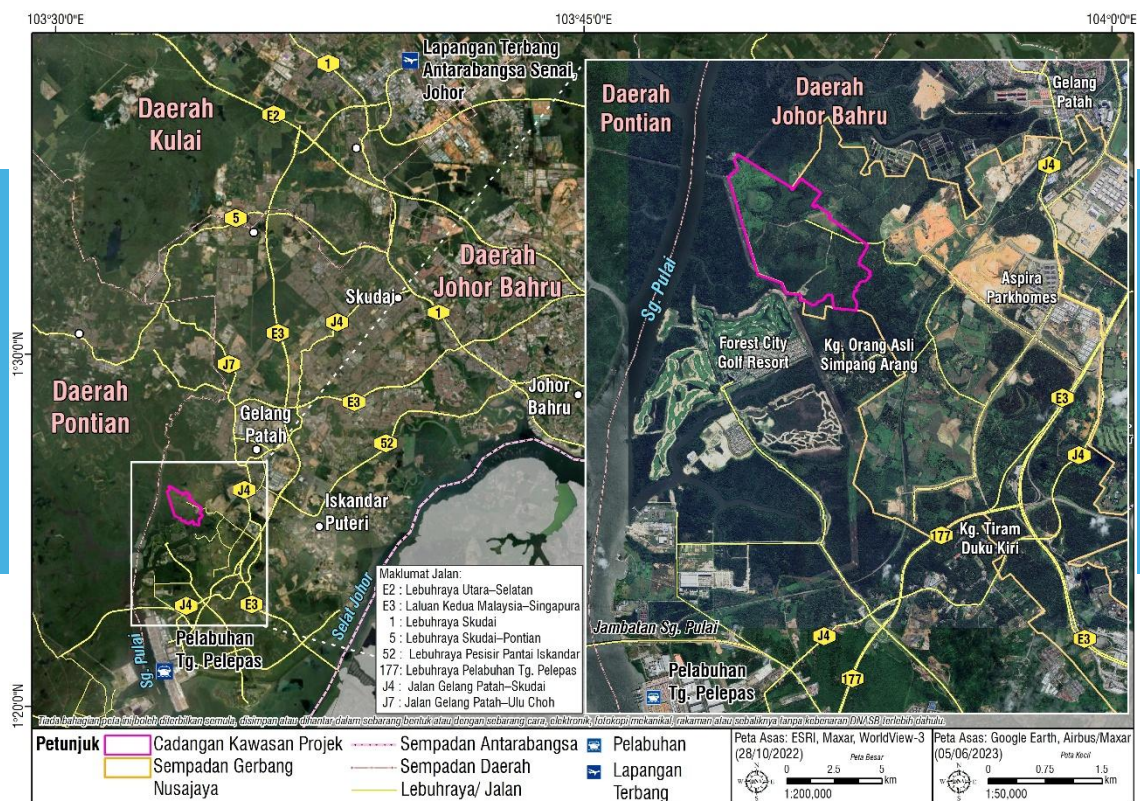
The Project Proponent shall diligently undertake all new mitigation measures that are suggested to further enhance its commitment to protecting the environment

RINGKASAN EKSEKUTIF

TAJUK PROJEK

“The Proposed Gerbang Nusajaya Industrial Development at Lot PTD 12247 and Lot PTD 12239, Mukim Tanjung Kupang, Daerah Johor Bahru, Johor Darul Takzim”.

LOKASI PROJEK



- Terletak di Gerbang Nusajaya, Mukim Tanjung Kupang, Daerah Johor Bahru.
- Boleh diakses melalui Lebuhraya Laluan Kedua.
- Bersebelahan dengan Hutan Simpanan Kekal (HSK) Sungai Pulai.
- Berada kira-kira 10.0 km dari bandar Iskandar Puteri.

LATAR BELAKANG PROJEK

- Nusajaya Rise Sdn. Bhd. merancang untuk membangunkan sebuah estet perindustrian di kawasan pembangunan bercampur Gerbang Nusajaya, di bawah nama *Gerbang Nusajaya Industrial Park* (GNIP) dengan jumlah keluasan 205.72 hektar (508.35 ekar).
- GNIP akan dibangunkan dengan memfokuskan kepada tenaga boleh diperbaharui, dan sektor bernilai tinggi yang lain, termasuklah komponen kenderaan elektrik (EV), kecerdasan buatan (AI) dan digital, hub logistik, peralatan perubatan, farmaseutikal, serta eletrik dan elektronik (E&E).

PEMAJU PROJEK

Nusajaya Rise Sdn. Bhd.
Level 6, Imperia Office Tower,
Jalan Laksamana 1, Puteri Harbour,
79250 Iskandar Puteri,
Johor.

Wakil: Saniman Md Apani
Ketua Pegawai Operasi
Telefon: +607 – 277 3788
Emel: saniman.apandi@uemsunrise.com

PERUNDING EIA

Dr. Nik & Associates Sdn. Bhd.
No. 22 & 24, Jalan Wangsa Delima 6,
Kuala Lumpur Suburban Centre (KLSC),
Section 5, Pusat Bandar Wangsa Maju,
53300 Kuala Lumpur.

Wakil: Muhammad Fauzan bin Pauzi
Ketua Pasukan Kajian EIA
Telefon: +603–4145 8888
Faksimili: +603–4145 8877
Emel: environment@drnik.com.my

KEPERLUAN UNDANG-UNDANG

AKTA KUALITI ALAM SEKELILING 1974 (PINDAAN 2012) [AKTA 174]
Perintah Kualiti Alam Sekeliling (Aktiviti Yang Ditetapkan) (Penilaian Kesan Kepada Alam Sekeliling) 2015

Aktiviti Yang Ditetapkan

- **Jadual Pertama:**
Aktiviti 17 – Pembangunan Estet Industri
Pembangunan estet perindustrian yang meliputi kawasan seluas 20 hektar atau lebih.

Perkaitan

- Projek ini melibatkan pembinaan kawasan perindustrian seluas 205.72 hektar.



PENYATAAN KEPERLUAN

Peningkatan Pelabuhan
Dalam Sektor Perindustrian

Pembangunan Positif Pasaran
Bagi Sektor Perindustrian

Sokongan Perindustrian Melalui
Polisi Negeri dan Negara

Pembangunan Industri Berasaskan
Tenaga Boleh Diperbaharui

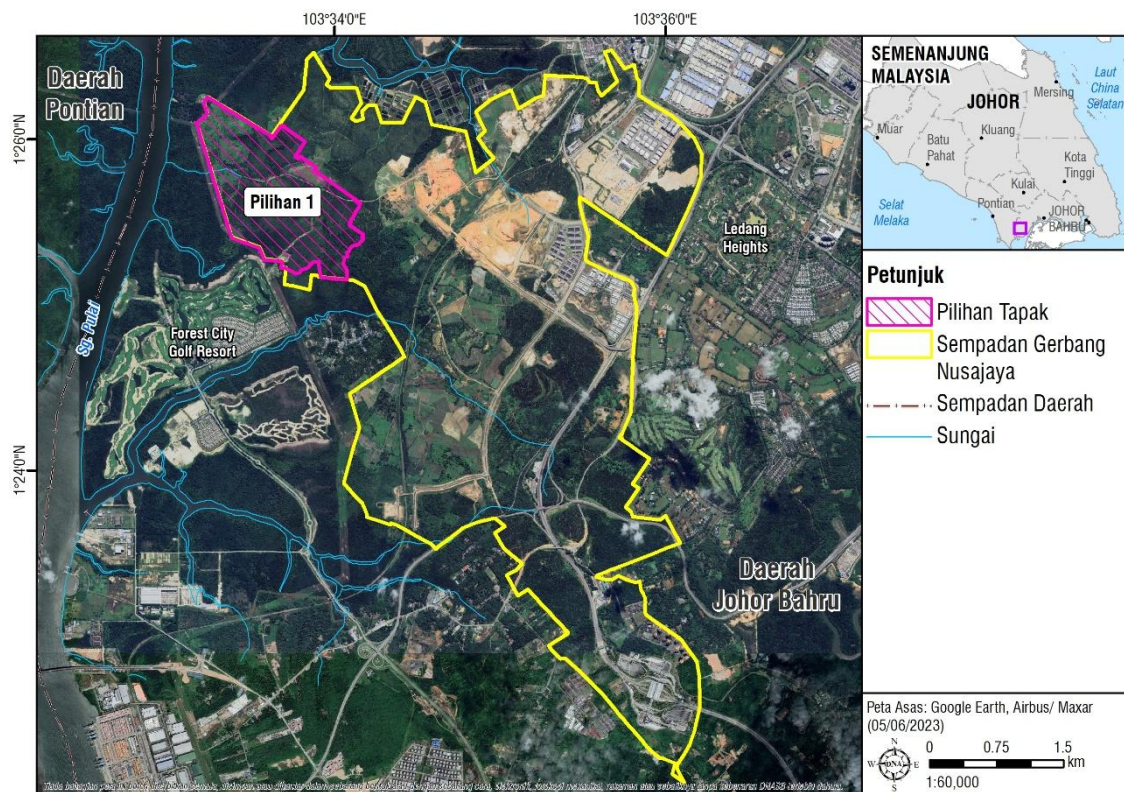
Menjana Peluang Pekerjaan
Kepada Penduduk Tempatan

PILIHAN PROJEK

1. Pilihan Tapak

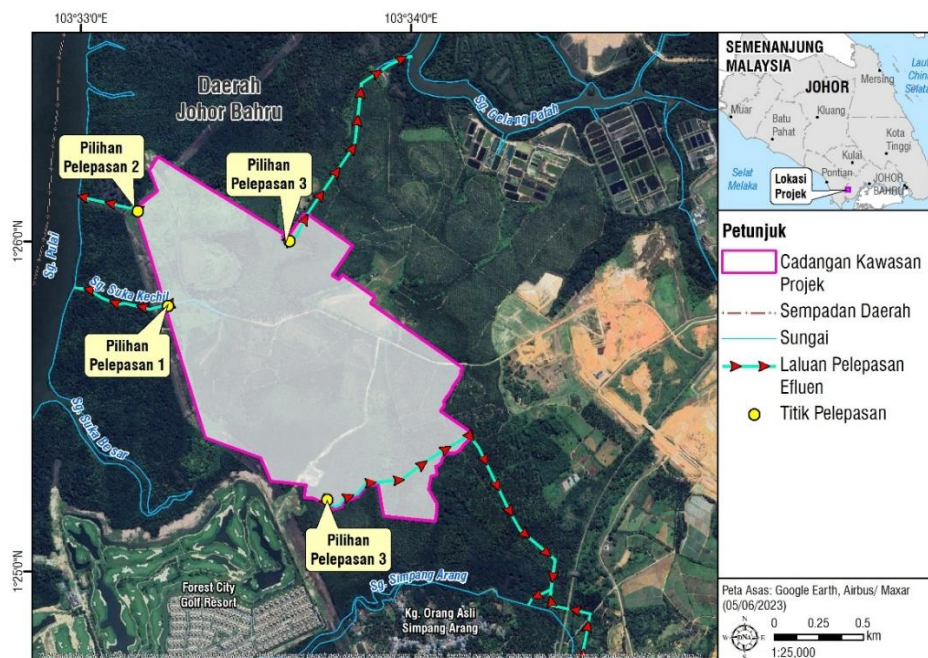
Pilihan Tapak 1 (lokasi Projek) dianggap sebagai satu-satunya pilihan lokasi yang sesuai kerana:

- Lokasinya yang dekat dan akses ke infrastruktur sedia ada di kawasan itu, cth, Pelabuhan Tanjung Pelepas dan Lebuhraya Laluan Kedua Malaysia-Singapore.
- Kesesuaian guna tanah berdasarkan Draf Rancangan Tempatan Iskandar Puteri 2035, yang mengkelaskan tapak cadangan sebagai Zon Guna Tanah Bercampur.



2. Pilihan Pelepasan Akhir Efluen

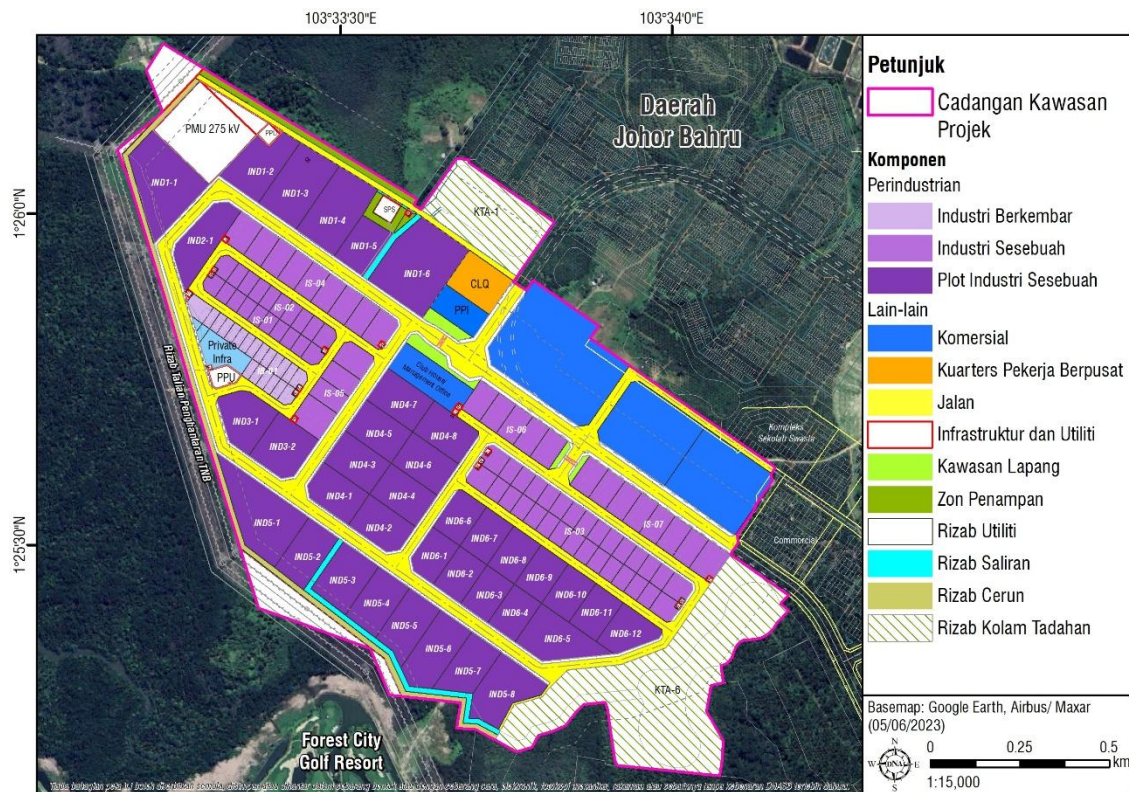
KRITERIA	PILIHAN PELEPASAN 1	PILIHAN PELEPASAN 2	PILIHAN PELEPASAN 3
Butiran	Dilepaskan ke Sg. Suka Kechil	Dilepaskan terus ke Sg. Pulau	2 laluan pelepasan ke 2 badan air berbeza: ■ Sg. Simpang Arang (selatan); dan ■ Sg. Gelang Patah (utara)
Kebaikan	Laluan pelepasan pendek – kos rendah bagi pembinaan longkang	Kapasiti pencairan yang lebih tinggi, dan jarak yang agak pendek berbanding Pilihan 1	■ Mengurangkan beban kumulatif kepada setiap sungai – kurang kapasiti pencairan yang diperlukan ■ Laluan pelepasan yang lebih panjang – tempoh pencairan mencukupi ■ Pemerolehan tanah tidak diperlukan
Keburukan	■ Kapasiti pencairan terhad oleh kerana saiz sungai yang kecil ■ Potensi kesan kepada bakau di sekitarnya ■ Rizab sungai dan sempadan projek terpisah oleh tanah persendirian	■ Tempoh pencairan tidak mencukupi – mungkin memberi kesan kepada kawasan terdekat ■ Rizab sungai dan sempadan projek terbahagi oleh tanah persendirian	Laluan pelepasan yang panjang – kos pembinaan yang lebih tinggi
Kesimpulan	TIDAK DIPILIH	TIDAK DIPILIH	DIPILIH



3. Pilihan Tiada Pembinaan

- Tiada kawasan perindustrian baharu dibina di kawasan kajian.
- Visi Gerbang Nusajaya untuk menjadi peneraju utama dalam sektor industri hijau akan terkesan.
- Potensi pelaburan luar dan dalam negara untuk sektor industri tempatan tidak dapat direalisasikan.

KOMPONEN PROJEK



Susunatur pelan induk keseluruhan

KOMPONEN UTAMA	BUTIRAN
Plot Perindustrian	Bergantung kepada permintaan perindustrian, cth., Industri Sesebuah (76 unit), Plot Industri Sesebuah (37 unit) & Industri Berkembar (20 unit)
Plot Komersial	Merangkumi lot komersial bagi menyokong industri seperti pejabat dan kedai
Pusat Perkhidmatan Industri	Pusat yang dilengkapi dengan fasiliti penting untuk menyokong operasi industri, seperti medan selera, kawasan rehat & tempat letak kereta