

EXECUTIVE SUMMARY

First Schedule – Environmental Impact Assessment (EIA)



PROJECT TITLE

“Cadangan Pembangunan Perindustrian Di Atas Lot 31358 Dan Lot 31359 Mukim Ampangan Beserta Lot 31356, Lot 28500, Lot 60350, Lot 26332 Dan Lot 60595 Mukim Pekan Sungai Gadut Seluas 323.553 Hektar (799.40 Ekar), Daerah Seremban, Negeri Sembilan Darul Khusus”

PROJECT PROPONENT



NS SEMICONDUCTOR VALLEY SDN. BHD.

Wisma MIE, No. 2, Jalan Industri PBP 2,
Taman Perindustrian Pusat Bandar
Puchong, 47160 Puchong, Selangor.

Tel. (Office) : 03-8074 6888
Fax. (Office) : 03-8074 6899
Contact Person : Ahmad Azzam Bin Adam
Designation : Project Manager

ENVIRONMENTAL CONSULTANT



NILAIMAS SERVICES

No. 17, Jalan Equine 10D, Taman
Equine, 43300 Seri Kembangan,
Selangor.

Contact Person:
Dato' Seri Ts. Hj. Mohd Nawahidudin Bin Mahamad Isa
Designation : Managing Director
Tel. : 03-8940 9959
Fax : 03-8940 9958

LEGISLATIVE REQUIREMENT

According to the subsection 34A (1) of the Environmental Quality (Prescribed Activities) (Environmental Impacts Assessment) Order, 2015 the project falls under:

- **First Schedule, Activity 13 – Development in Slope Area : Development of land clearing less than 50 per cent of an area with slope greater than or equal to 25° but less than 35°.**
- **First Schedule, Activity 17 – Industrial Estate Development: Development of industrial estate covering an area of 20 hectares or more.**

STATEMENT OF NEEDS

Why need this project?

- | | | |
|---|---|---|
| <ul style="list-style-type: none">• The project in line with Twelfth Malaysia Plan (2021 – 2025)• Aligned with National Physical Plan 4 (NPP-4) Thrust 1 | <ul style="list-style-type: none">• According Rancangan Tempatan Malaysia Vision Valley (RTMVV) 2045.• The Project site initially gazette residential area.• The land conversion has approved by Negeri Sembilan State Council from residential to industrial. | <ul style="list-style-type: none">• Enhancing economic growth, create employment and business opportunity• To contribute to sustainable development• Social benefits of the Project• Improve the quality of life |
|---|---|---|

COMPATIBILITY WITH LOCAL PLANNING STRATEGIES

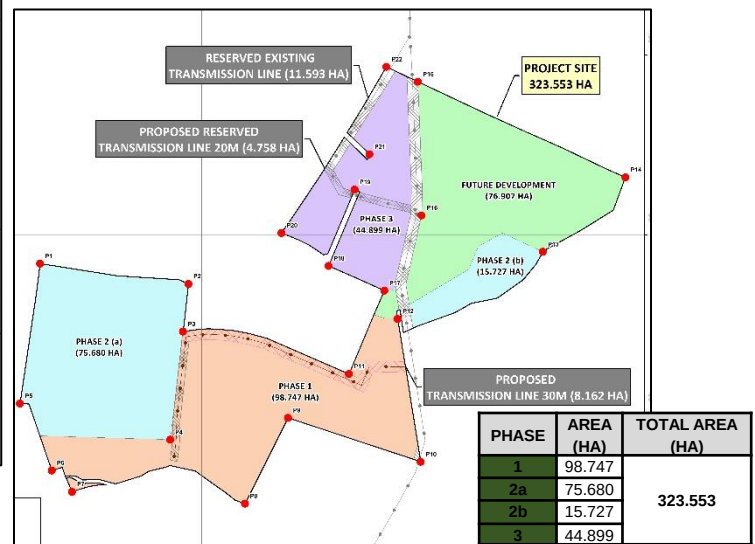
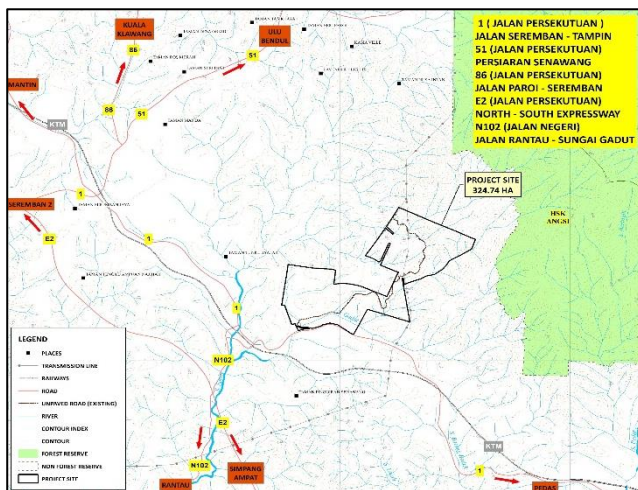
- The proposed Project site is located in Blok Perancangan 3 (BP3) Senawang with index no. 56-D-II, 56-D-I-II, 56-D-I-III, 56-D-I-IV, 56-D-III-I and 56-D-III-II.
- The zoning of the Project site was initially gazetted as residential land. However, the land conversion from **Residential to Industrial** land use has been approved by Negeri Sembilan State Council on 29th November 2024.

PROJECT LOCATION AND ACCESS

The Project with an area of **323.553 hectares (799.40 acres)** will be undertaken by phases and is located within Daerah Seremban, Negeri Sembilan Darul Khusus on:

- Lot 31358 and Lot 31359 at Mukim Ampangan; and
- Lot 31356, Lot 28500, Lot 60350, Lot 26332 and Lot 60595 Mukim Pekan Sungai Gadut, Daerah Seremban, Negeri Sembilan Darul Khusus.

The Project access road is important to the proposed Project site as it facilitates the overall project development activity. The Project site can be accessed through Jalan Persekutuan either Jalan Seremban – Tampin (1), Persiaran Senawang (51), Jalan Paroi – Seremban (86), North – South Expressway (E2), or through Jalan Negeri which is Jalan Rantau – Sungai Gadut (N102).



PROJECT CONCEPT AND PHASE

The industrial sector is one of the branches to generate income for a state. The proposed Project site is located within the rapidly developing industrial areas such as Sungai Gadut Industrial Park, Tuanku Jaafar Industrial Park, Kelisa Mewah Industrial Park and SPD Tech Valley in the east and north of the site. The Rancangan Struktur Negeri Sembilan (RSNS) 2045 has listed several key initiatives including rapid industrial development that supports the development of the state.

In the context of RSNS 2045, the focus will be on initiatives to:

- Drive the domestic economy through the encouragement of local economic development (Local Economic Development);
- Specialization of the functions of the main cities to stimulate economic growth and specialization of industrial activities by area;
- Encouraging economic activities based on research and development (R&D);
- Diversify incentives to attract investors and provide opportunities jobs especially in less developed areas; and
- Conserve the diversity of natural resources.

This proposed development is in line with the Malaysia Vision Valley Development Plan (MVV) which has mapped industrial development in the MVV area. Therefore, the idea for this proposed development is more geared towards the 'Development and Strengthening of Competitive Industry' especially in Negeri Sembilan, generally in Malaysia.

METEOROLOGY



Average Annual Rainfall

Maximum : 529 mm in November 2023
Minimum : 1.0 mm, in February 2014,



Average Annual Humidity

Maximum : 96.1% in January 2018
Minimum : 70.5% in February 2014



Average Annual Temperature

Maximum : 35.6°C in March 2016
Minimum : 26.1°C in January 2023



Wind Direction

Highest mean speed : 2.5 m/s towards north-East with frequency occurrence 14.4%

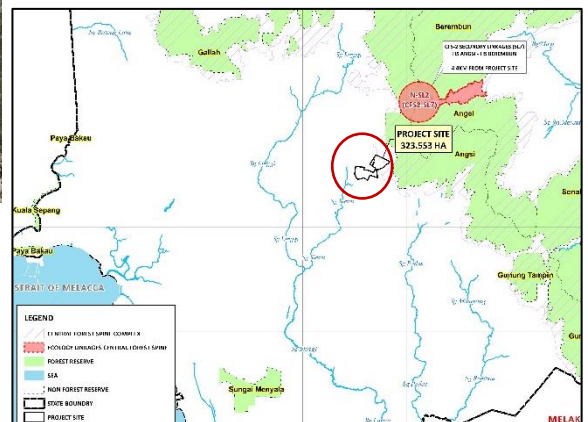
Lowest Mean Speed: 1.0 m/s towards north-west with frequency occurrence 5.9%

Calm : 15.5% with wind speed <0.3 m/s

ECOLOGY (BIOLOGICAL ENVIRONMENT)

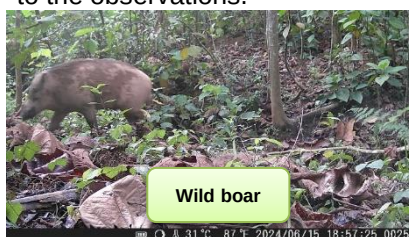
Central Forest Spine (CFS) The site is located outside of the Main Range (Banjaran Titiwangsa) Central Forest Spine (CFS) Forest Complex. The shortest boundary to boundary distance from the project site is as follows:

- 4.40 km to one of the CFS linkages, namely CFS 2 – Secondary linkage (SL 7) HS Angsi– HS Berembun



Flora / Vegetation Composition

The existing environment of the project site is enclosed by various types of vegetation. The site is surrounded by oil palm plantations, and secondary vegetation. Trees and shrubs other than oil palm that can be found in proposed project site. Plantations of oil palms encircle almost the whole project site. Secondary vegetation can be found practically everywhere along the project site that has been affected by site removal, according to the observations.



Wild boar



Malaysian Field Rat



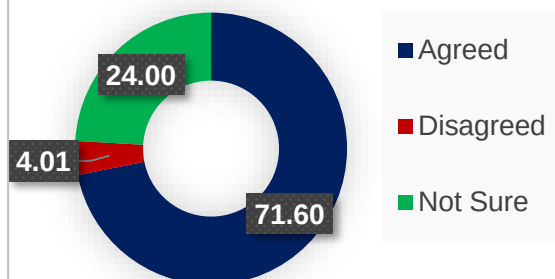
Malay Civet

Fauna / Wildlife Composition

There are several lists of evidence of the presence of fauna on the project site. The camera trap managed to capture Domestic Dog, Long-tailed Macaque, Pig-tailed Macaque, Malaysian Field Rat, Plantain Squirrel, Grey Bellied Squirrel, Three-striped Squirrel, Lesser Mousedeer, Common Treeshrew, Masked Palm Civet and Malayan Civet. Footprints of wild boar and domestic dogs can be found throughout the project site.

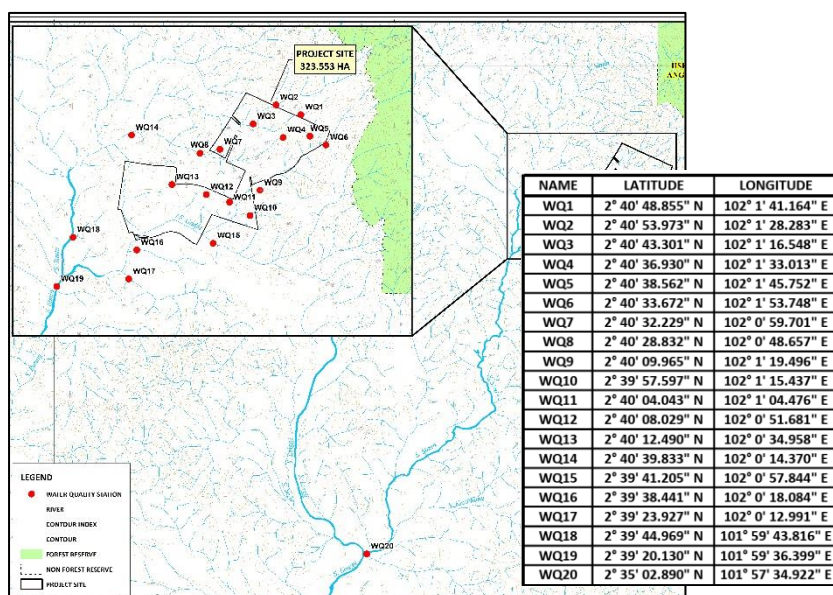
SOCIO-ECONOMIC STUDY

Respondent's Acceptance



- From the survey, 71.60% of respondents expressed their agreement with the project, suggesting a favorable attitude toward its implementation.
- Only 4.01% of respondents disagreed with the project.
- 24.39%, remained uncertain about their stance, highlighting a potential area for further engagement and information dissemination.

BASELINE WATER MONITORING STATIONS



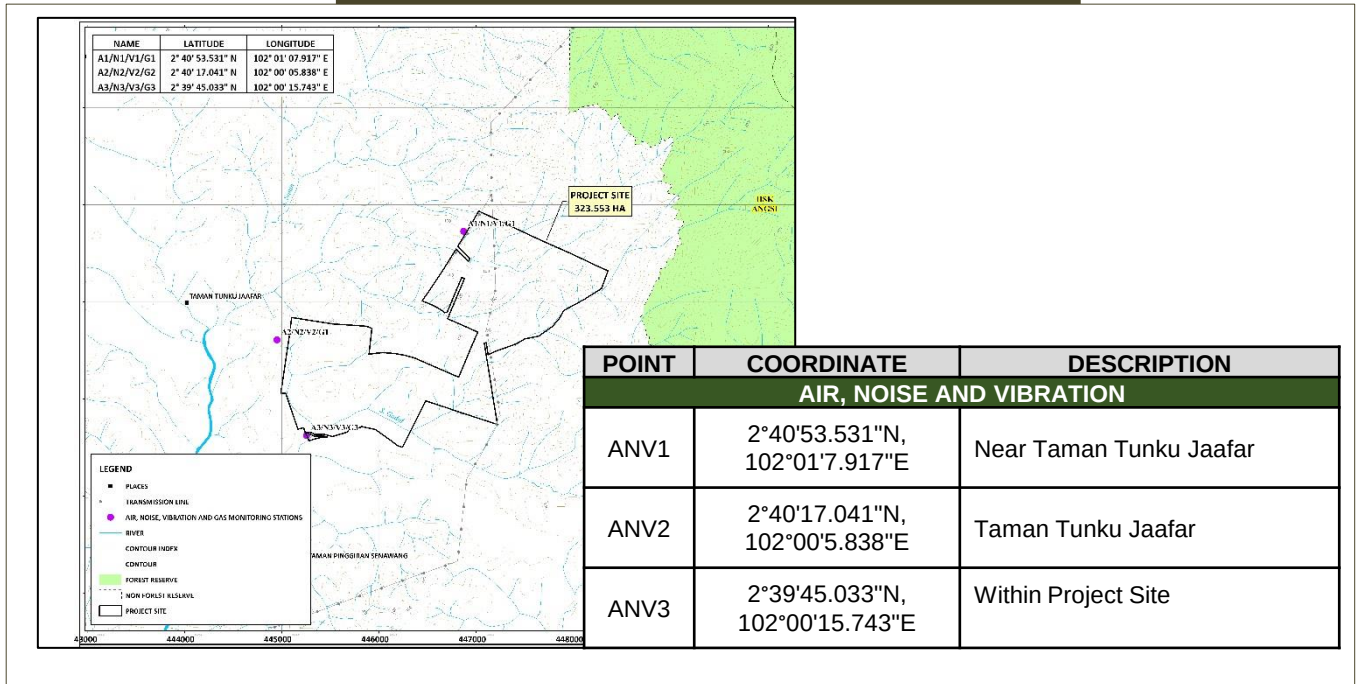
POINT	COORDINATE	DESCRIPTION
WATER		
W1	2° 40' 48.855" N 102° 1' 41.164" E	Tributary of Sg Simin
W2	2° 40' 53.973" N 102° 1' 28.283" E	Tributary of Sg Simin
W3	2° 40' 43.301" N 102° 1' 16.548" E	Tributary of Sg Simin
W4	2° 40' 36.930" N 102° 1' 33.013" E	Tributary of Sg Simin
W5	2° 40' 38.562" N 102° 1' 45.752" E	Tributary of Sg Gadut
W6	2° 40' 33.672" N 102° 1' 53.748" E	Tributary of Sg Simin
W7	2° 40' 32.229" N 102° 0' 59.701" E	Tributary of Sg Simin
W8	2° 40' 28.832" N 102° 0' 48.657" E	Tributary of Sg Simin
W9	2° 40' 09.965" N 102° 1' 19.496" E	Tributary of Sg Gadut
W10	2° 39' 57.597" N 102° 1' 15.437" E	Tributary of Sg Gadut

POINT	COORDINATE	DESCRIPTION
WATER		
W11	2° 40' 04.043" N 102° 1' 04.476" E	Tributary of Sg Gadut
W12	2° 40' 08.029" N 102° 0' 51.681" E	Tributary of Sg Gadut
W13	2° 40' 12.490" N 102° 0' 34.958" E	Tributary of Sg Gadut
W14	2° 40' 39.833" N 102° 0' 14.370" E	Tributary of Sg Simin
W15	2° 39' 41.205" N 102° 0' 57.844" E	Tributary of Sg Gadut
W16	2° 39' 38.441" N 102° 0' 18.084" E	Tributary of Sg Simin
W17	2° 39' 23.927" N 102° 0' 12.991" E	Tributary of Sg Simin
W18	2° 39' 44.969" N 101° 59' 43.816" E	Sg Simin
W19	2° 39' 20.130" N 101° 59' 36.399" E	Sg Simin
W20	2° 35' 02.890" N 101° 57' 34.922" E	Sg Simin

EXECUTIVE SUMMARY

First Schedule – Environmental Impact Assessment (EIA)

BASELINE AIR, NOISE AND VIBRATION MONITORING



ENVIRONMENTAL MONITORING PROGRAMME

ENVIRONMENTAL MONITORING	COMPONENTS	PARAMETER / PERFORMANCE MONITORING STATUS	RECOMMENDED LIMITS	MONITORING LOCATIONS	FREQUENCIES	
Performance Monitoring (PM)	Sediment Basin	Silt Marker	2/3 of the height of silt marker	The locations referred to the LD-P2M2 attachment	After 12.5 mm of heavy rainfall	
	Check Dam				Weekly	
	Wash Trough	Structure	-		Upstream, Midstream and Downstream	After 12.5 mm of heavy rainfall
	Temporary or Permanent Waterway Crossing (culvert / bridge)	Structure		-		Quarterly
	Riparian status	Visual (photos)				
Compliance Monitoring (CM)	Air Quality	PM ₁₀	100 µg/m ³	Three (3) locations at nearest sensitive receptors	Quarterly	
	Noise	L _{Aeq}	Day: 55 dBA Night: 50 dBA			
	Vibration	Vertical Vibration Peak Velocity	Day: 0.1 mm/s Night: 0.1 mm/s			
	Water Quality (Discharge from Sediment Basin)	Total Suspended Solid (TSS)	50 mg/L	The locations referred to the LD-P2M2 attachment	After 12.5 mm of heavy rainfall	
		Turbidity	50 NTU			
Impact Monitoring (IM)	Air Pollution	PM ₁₀	New Malaysian Ambient Air Quality Standard	Three (3) locations at nearest sensitive receptors	Quarterly	
	Noise Level	LA _{eq} , L _{max} and L ₁₀	Maximum Permissible Percentile (L ₁₀ and L _{max}) of Construction, Maintenance and Demolition Works by Receiving Land Use		Quarterly	
	Water Quality	pH	National Water Quality Standard	Twenty (20) locations	Monthly	
		Biochemical Oxygen Demand (BOD)				
		Chemical Oxygen Demand (COD)				
		Dissolved Oxygen (DO)				
		Oil & grease				
		Total Suspended Solids (TSS)				
		Ammoniacal Nitrogen (NH ₃ -N)				
		Turbidity				
E. coli						