

EXECUTIVE SUMMARY

EIA

Environmental Impact Assessment (EIA) for the Proposed Industrial Development on Part of Lot 11327, Mukim Jimah, District of Port Dickson, Negeri Sembilan Darul Khusus for Eco Business Park 7 Sdn. Bhd.

Area : 1,195.346 ac (483.74 ha)
Jurisdiction : Majlis Perbandaran Port Dickson (MPPD)



PROJECT PROPONENT

ECO BUSINESS PARK 7 SDN. BHD.
No. 19-01, Menara EcoWorld,
Bukit Bintang City Centre No. 2, Jalan Hang
Tuah, 55100 Kuala Lumpur
Tel: 03-21104255; Fax: 03-21104355

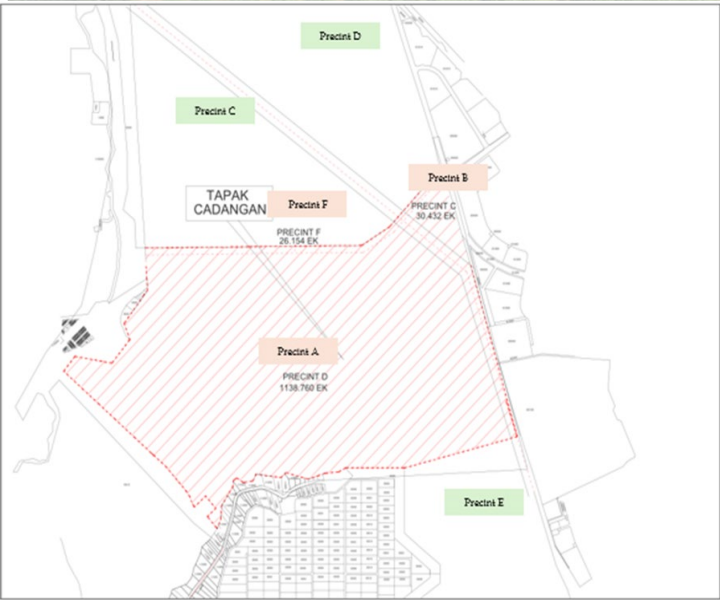


EIA CONSULTANT

ES ECO SMART SDN. BHD.
Level 5, No. 9, Menara ES,
Persiaran Industri, Bandar Sri Damansara,
52200 Kuala Lumpur.
Tel: 03-6273 6013; Fax: 03-6275 9325



PROJECT INTRODUCTION

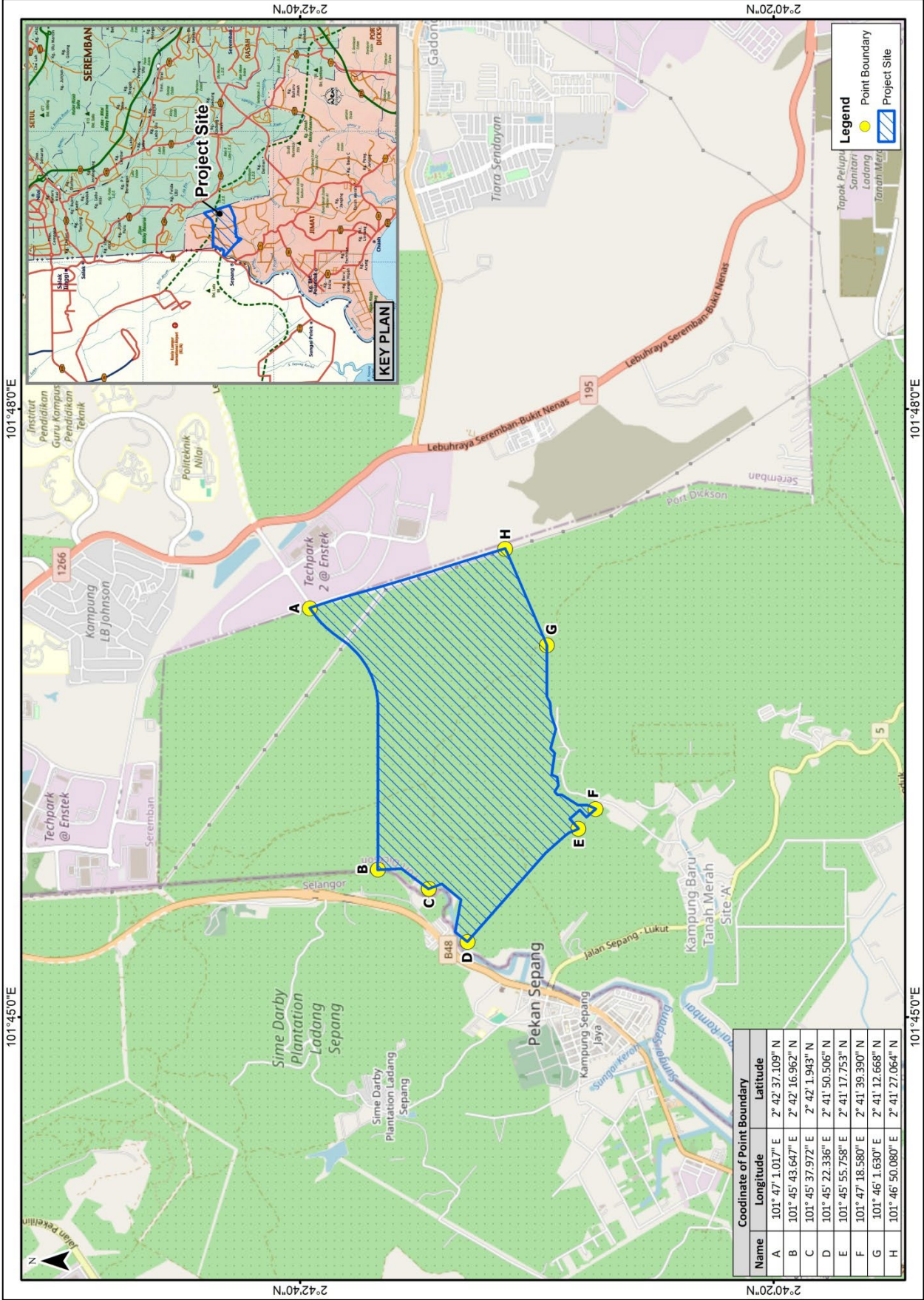


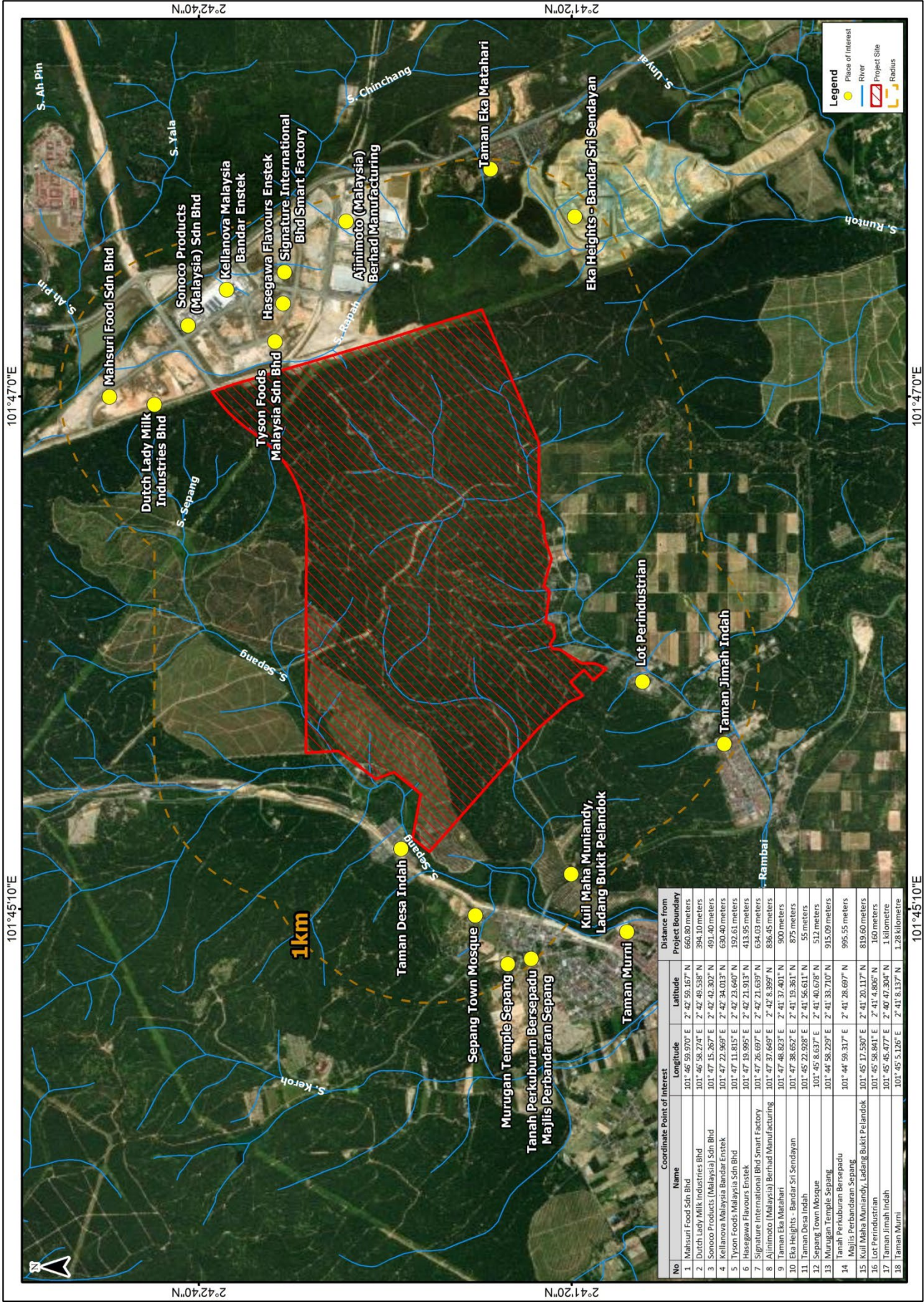
- This EIA report is prepared for proposed industrial and commercial development by Eco Business Park 7 Sdn. Bhd. involves a portion of Lot 11327, encompassing approximately 1,195.346 ac located in the Mukim of Jimah, Port Dickson District, Negeri Sembilan
- The project site was previously an oil palm plantation. The project proponent intends to develop the land for light and medium industrial purposes, in line with current planning and development objectives.
- The development will be carried out in phases and has been carefully designed with consideration for the potential continuity of future growth and environmental sustainability.

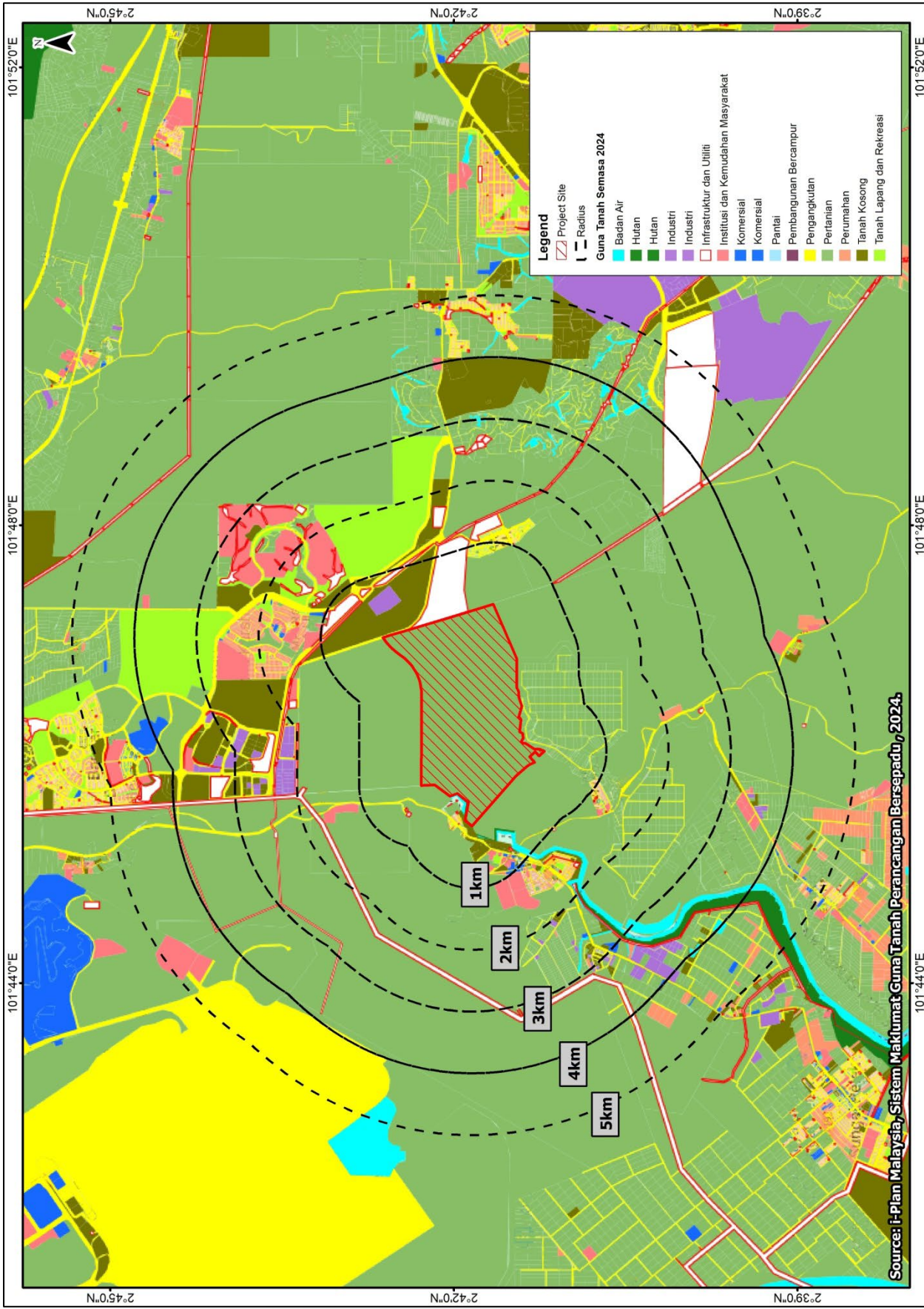


LEGISLATIVE REQUIREMENT

Schedule	Prescribed Activity	Project Component
First Schedule	Activity 17: Industrial Estate Development: Development of industrial estate covering an area of 20 ha or more.	Industrial estate development proposed in this development covering an area of 1,195.346 ac (483.74 ha) of land.
	Activity 14(c)(i): Waste Treatment and Disposal: Sewage: Construction of sewage treatment plant with 20,000 PE or more.	The proposed project is to build new STP using Sequencing Batch Reactor (SBR) system (Ultimate 100,000 PE) with total area 9.137 ac.







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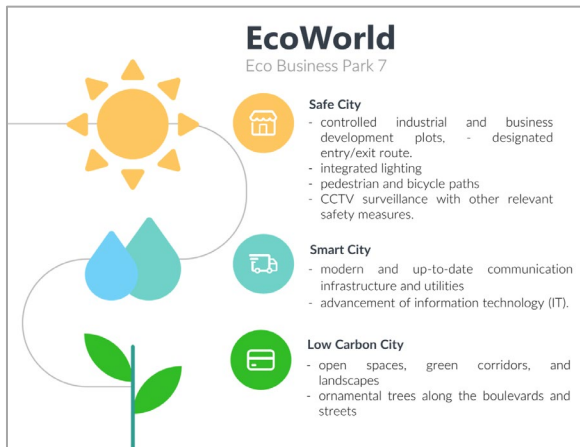
Statement of Need

The need to develop the project is predicted on several strategic factors as follows:

- ✓ The increasing demand for industrial and commercial spaces for business activities
- ✓ Improving access to employment opportunities
- ✓ Potential to stimulate local economic diversification
- ✓ To meet long-term urban planning goals

Project Description

Project Concept



Industrial Zone Development



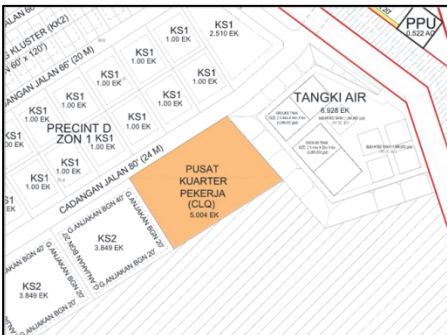
Project Components

PETUNJUK :				
A. PLOT INDUSTRI DI BAWAH KONSEP BERPAGAR DAN BERPENGAWAL	UNIT	%	EKAR	%
PLOT INDUSTRI DIBAWAH KONSEP BERPAGAR DAN BERPENGAWAL (RUJUK JADUAL PETUNJUK 1.0)	312	54.07	111.610	9.82
B. PERINDUSTRIAN				
INDUSTRI SESEBUAH (RINGAN / SEDERHANA MIN 11.00 EKAR)	20	3.47	595.130	52.36
INDUSTRI SESEBUAH (RINGAN MIN 5.00 EKAR)	9	1.56	63.797	5.61
KS1 INDUSTRI SESEBUAH (MIN 1.00 EKAR)	44	7.64	48.513	4.27
KS2 INDUSTRI SESEBUAH (MIN 3.80 EKAR)	3	0.52	11.599	1.02
KB2 INDUSTRI BERKEMBAR (MIN 75' x 130')	28	4.86	6.622	0.58
KK1 KILANG KLUSTER (MIN 60' x 100')	76	13.19	10.932	0.96
KK2 KILANG KLUSTER (MIN 60' x 120')	84	14.58	14.721	1.30
JUMLAH B	264	45.83	751.314	66.11
JUMLAH KESELURUHAN INDUSTRI (A+B)	576	100.00	862.924	75.93
C. PERNIAGAAN				
PLOT PERDAGANGAN BERCAMPUR	3		25.922	2.28
JUMLAH C	3		25.922	2.28
D. KEDIAMAN				
CLQ PUSAT KUARTER PEKERJA	1		5.004	0.44
JUMLAH D	1		5.004	0.44
E. KEMUDAHAN DAN INFRASTRUKTUR				
STP SEWAGE TREATMENT PLANT	1		9.317	0.82
PMU PENCAWANG MASUK UTAMA	2		14.247	1.25
PPU PENCAWANG PEMBAHAGI UTAMA	4		2.092	0.18
PE PENCAWANG ELEKTRIK - PE 26 UNIT DALAM PEMBANGUNAN GATED & GUARDED	15		1.041	0.09
MDF MDF ROOM	1		0.085	0.01
TELCO TELCO	1		0.056	0.00
RIB1 RUMAH IBADAT BUKAN ISLAM	1		1.004	0.09
WT TANGKI AIR	1		6.928	0.61
RIZAB KOLAM TAKUNGAN AIR	-		72.615	6.39
KAWASAN LAPANG / JALURAN HIJAU/ LANSKAP	-		28.339	2.49
ZON PENAMPAN / KAWASAN HIJAU / SLOPE	-		10.433	0.92
SIMPANAN PARIT	-		11.347	1.00
SIMPANAN JALAN DAN LAIN-LAIN	-		85.184	7.50
JUMLAH E	28		242.688	21.36
JUMLAH BESAR A + B + C + D + E	608		1,136.538	100.00
F. SIMPANAN SEDIADA / CADANGAN UTILITI				
SIMPANAN SUNGAI	-		1.263	
CADANGAN TALIAN RENTIS TNB 35 M	-		14.700	
TALIAN RENTIS TNB SEDIA ADA 40M	-		16.691	
CADANGAN JALAN UTAMA 132' (PERSIARAN NILAI - LABU)	-		26.154	
JUMLAH F	-		58.808	
JUMLAH KESELURUHAN A+B+C+D+E+F	608		1,195.346	
G. LAIN-LAIN				
CADANGAN PERSIMPANGAN TAPAK CADANGAN DALAM DAERAH SEPANG			17.021	

Mixed Commercial Area

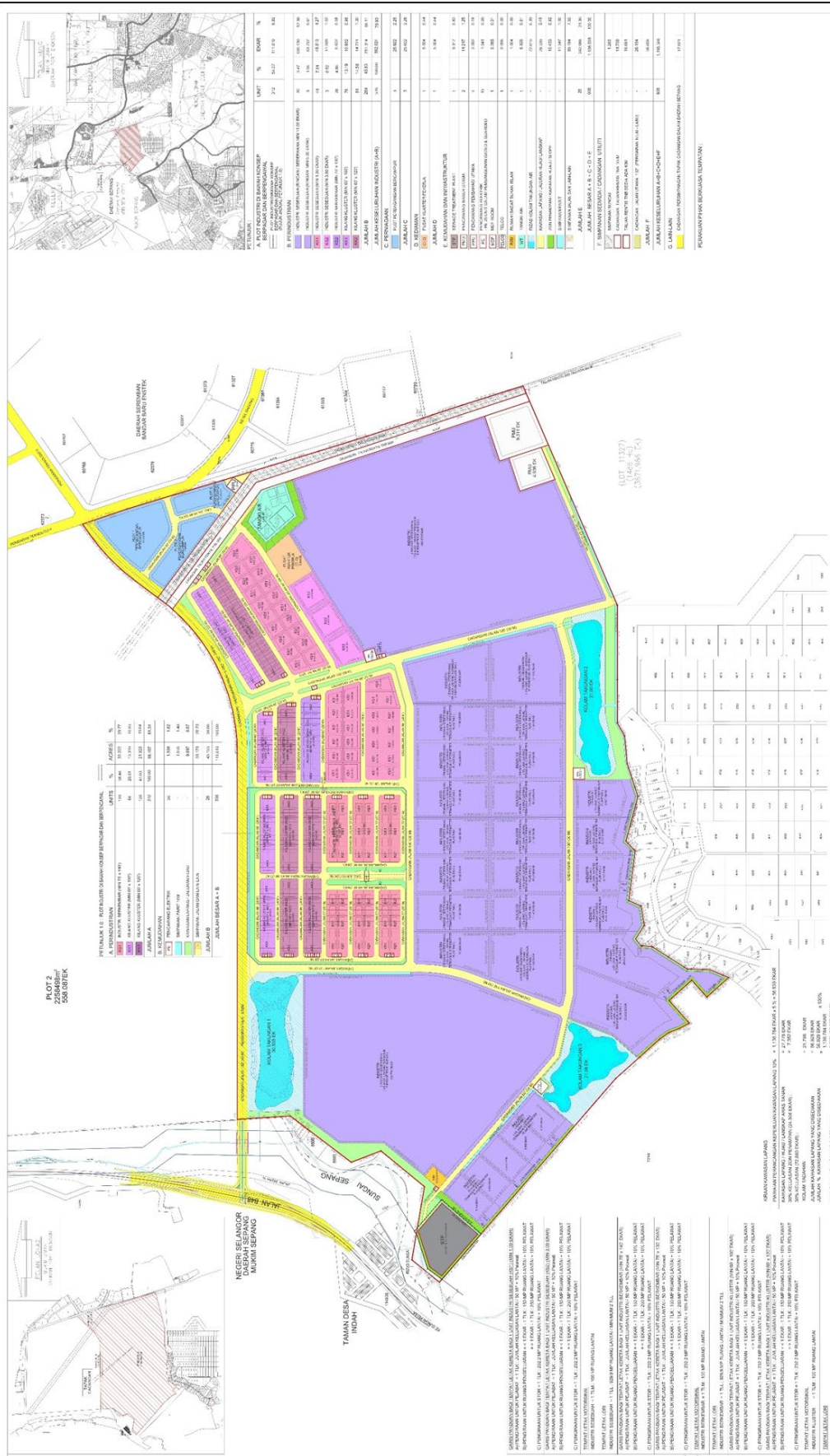


Centralized Labour Quarters (CLQ)



Facilities & Infrastructure





**JABATAN PERANCANGAN PEMBANGUNAN
MALIS PEMERANAN PORT DICKSON**

NO. DAFTAR PELAN :

NO. FAL :

JABATAN PERANCANGAN PEMBANGUNAN
MALIS PEMERANAN PORT DICKSON

KATA KUNCI
SIMPATIK BERKEMAJUAN IN TIGA TERBUKA LUKUT SAMA MELILLIAN BERDUA RUMAH

Majlis Perancangan Bandar (MPPD)

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Majlis Perancangan Bandar (MPPD)

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Majlis Perancangan Bandar (MPPD)

MPPD

EXECUTIVE SUMMARY

Project Activities

Pre-Construction

- ❑ Project Planning;
- ❑ Preliminary surveys;
- ❑ Conceptual and details design; and
- ❑ Data gathering and preparation EIA.

Construction

- ❑ Site preparation & workforce deployment;
- ❑ Land clearing & earthworks;
- ❑ Utilities construction; and
- ❑ Landscape and Vegetation

Operation

- ❑ Operation and maintenance works

Sewage Treatment Plant (STP)

Details of STP

1	Type of Proposed Plant	: Sequencing Batch Reactor (SBR) system
2	Design PE	: STP Module : 50,000 PE (Ultimate PE: 100,000 PE)
3	Location	: Part of Lot 11327, Mukim Jimah, District of Port Dickson, Negeri Sembilan Darul Khusus

Design Flow for 100,000 PE

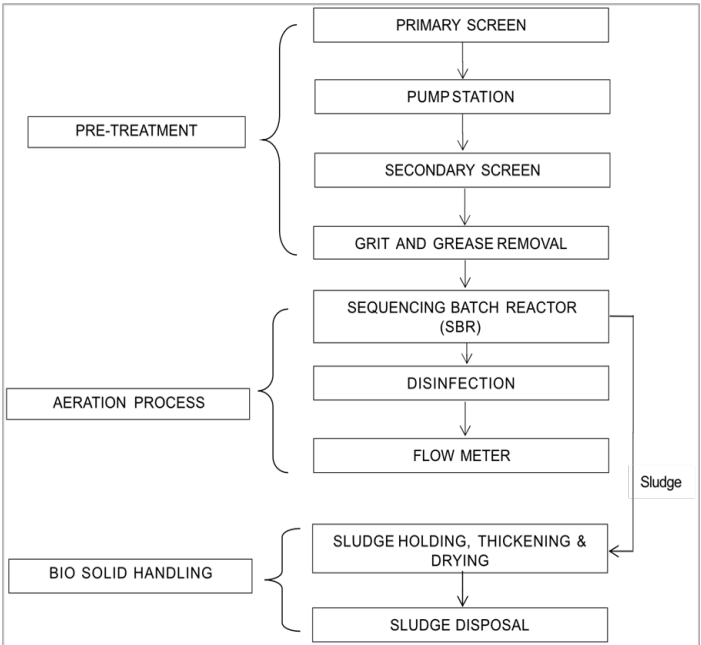
Technical Data

Design Average Flow	21,000 m ³ /day
Design Peak Flow	43,022.75 m ³ /day
STP Class	4
Band	5

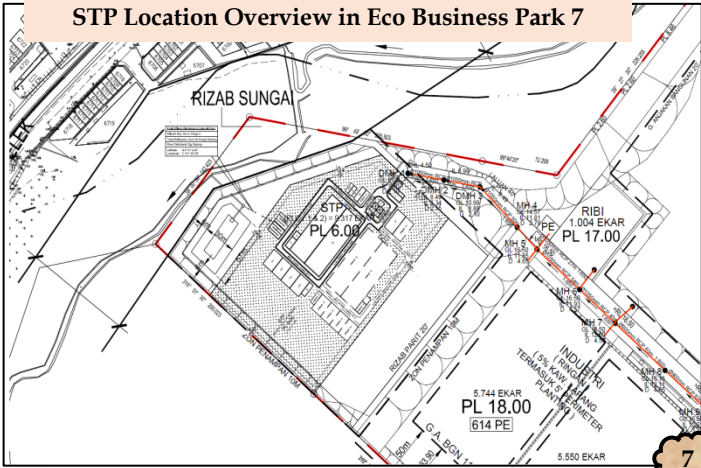
Components of STP

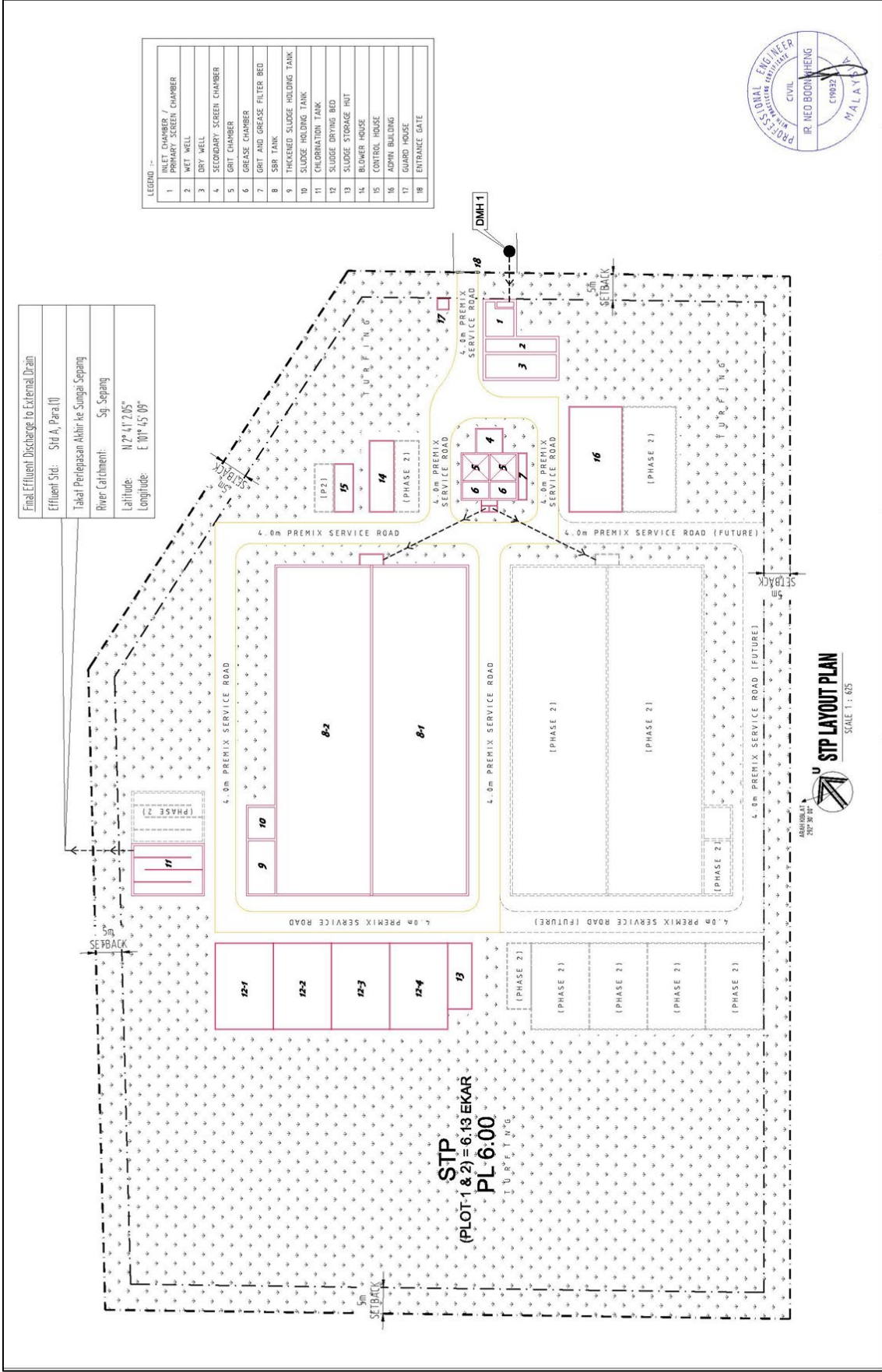
1.	Inlet chamber/ primary screen chamber
2.	Wet well
3.	Dry well
4.	Secondary screen chamber
5.	Grit chamber
6.	Grease chamber
7.	Grit and grease filter bed
8.	SBR Tank
9.	Thickened sludge holding tank
10.	Sludge holding tank
11.	Chlorination tank
12.	Sludge drying bed
13.	Sludge storage hut
14.	Blower house
15.	Control house
16.	Admin building
17.	Guard house
18.	Entrance gate

Flow Diagram of STP



STP Location Overview in Eco Business Park 7





Project Title :
PROPOSED PHASE 1 : 50,000 P.E ; ULTIMATE : 100,000 P.E FOR SEWERAGE TREATMENT PLANT FOR ECO BUSINESS PARK 7 SDN. BHD.

Drawing Title :
STP LAYOUT PLAN

Specialist Contractor :
ALAM REKA BINA SDN BHD Co. No. 942764-D
100, 84-106, 2nd FLOOR, JALAN RETRO PEDDARA BARAT 2, 52000 KUALA LUMPUR, MALAYSIA
TEL : +603-6259 5080, FAX : +603-6259 5089
E-MAIL : arb.project@alamreka.com.my

Drawn : ASRAF

Design : M.M.G

Checked : D.N

Drg. No. : **AR / 25 / STP / 00**

Scale : 1 : 625(A3)

Date : 05.MAY.2025

Rev. No. :



EXECUTIVE SUMMARY

Existing Environment

Landuse

- Existing land use within project site is oil palm plantation.
- Surrounding project site consist of industrial area, residential area and agricultural area.
- The zoning of the proposed project site is mixed development.



Geology and Soil

- The proposed site is sedimentary and metamorphic rocks, mainly sandstone and metasandstone, where the subsurface soil consists of predominantly Clayey SILT and Sandy SILT residual soil.
- There is no soft ground, and no Unsuitable Materials (USM) anticipated at this site.



Hydrology

- The proposed project is located within the Sg. Sepang catchment area. The river flows southward between the states of Selangor and Negeri Sembilan and flows westward toward the Straits of Malacca.
- Within the project site are the Sepang River and the Rambai River. The Sg. Rambai is a tributary of the Sg. Sepang and flows into the Sg. Sepang. The rivers within the project site are small and seasonal.



Water Quality

- Twelve (12) water samples were taken for analysis.
- The river status recorded as 'Clean' for eight (8) sampling stations (W1, W2, W3, W8, W9, W10, W11 & W12) and the rest classified as 'Slightly Polluted' (W4, W5, W6 & W7).



Air Quality and Odour

- Seven (7) locations were selected for ambient air sampling. The baseline results for criteria air pollutants, including PM₁₀, PM_{2.5}, SO₂, NO₂, CO and O₃ were all well within the limits specified in the 2020 MAAQS (Malaysian Ambient Air Quality Standards).
- One (1) locations were selected for odour sampling at Taman Desa Indah. The only noticeable odour was detected at OD1 during the Night Session (first reading). The smell perceived at the said locations are potentially from the decomposing organic matter from the surrounding area.



Noise and Vibration

- Noise : Seven (7) sampling locations, all results well within the receiving landuse category Suburban and Urban Residential, Mixed Development of the Second Schedule of Guidelines for Environmental Noise Limits and Control, Third Edition, 2019 (Reprint 2021)
- Vibration : Seven (7) sampling locations, all results are well within the Third Schedule - Recommended Vibration Limits for Human Response and Annoyance from Intermittent Vibrations of Guidelines for Environmental Limits and Control, 3rd Edition (DOE, 2021).



Ecology

- Flora : A total of 28 flora species were recorded during the field survey conducted at the project site. These comprised seven (7) species of trees, 15 species of shrubs and herbs, four (4) species of ferns, and two (2) species of palms
- Fauna : A total of 21 fauna species were recorded during the sampling activities, comprising six (6) mammal species, 13 bird species, and two (2) reptile species. Considering the land use type (oil palm plantation), the recorded fauna diversity is considered moderate, with a fair representation across multiple vertebrate groups.



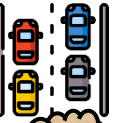
Socio-Economy

- A social survey involved 316 local respondents and 163 business and industrial respondents within the 5-km ZOI.
- The majority of resident respondents supported the proposed project, with 53.8% in the Primary Zone. In comparison, business and industrial respondents showed even stronger support, with 95.1% in the Primary Zone. Overall, public perception—especially among the industrial sector—was largely positive.



Traffic

- The site located adjacent to the Bandar Enstek, Kampung Felda LBJ and Taman Jimah Indah.
- The site is accessible via roads; Jalan Felda LB Johnson (FT1266), Jalan Banting – Port Dickson (FT05), and Jalan Dengkil – Sepang (B48)



Potential Impact and Mitigation Measures

	Construction Phase	Operation Phase
Soil Erosion & Sedimentation		
Impact	- Soil erosion due to the removal of vegetation cover - Land clearing and associated earthworks - Impacts related to the placement of fill material - Impacts related to excavation in cut areas	- Surface erosion at embankments and cut areas - Potential localized flooding or drainage issues if stormwater systems are inadequate - Maintenance-related pollution
Mitigation	✓ Install sediment control measures on-site prior to the commencement of earthworks ✓ Apply erosion control techniques, including temporary bare areas protection, turfing, and compaction ✓ Install sediment control features, such as sediment basins, silt fences, and wash troughs ✓ Conduct regular inspection and maintenance of Best Management Practices (BMPs)	✓ Conduct regular and systematic walk-over surveys ✓ Ensure turfing and stabilization measures are properly maintained ✓ Regular maintenance of proper drainage infrastructure (e.g., stormwater pipes, culverts, retention ponds) to manage runoff and prevent localized flooding. ✓ Implement routine inspection and maintenance schedules for drainage systems, grease traps, and oil interceptors to prevent blockages and pollution.
Ecology		
Impact	- Permanent habitat loss and fragmentation are expected due to complete vegetation removal. - Construction noise, dust, and machinery movement may cause stress and displacement of local fauna.	Human-wildlife conflict
Mitigation	✓ Regular monitoring on ecology-related issues ✓ No alien species shall be introduced within the project area	✓ Any sightings and potential human-wildlife conflict should be reported to PERHILITAN for further action
Hydrology & Water Quality		
Impact	- Increased suspended solids and level of turbidity - Improper maintenance of sanitation facilities	- Discharge from IETS and STP - Leaked or failed IETS and STP will be the main causes of water pollution.
Mitigation	✓ Before the commencement of earthworks, temporary perimeter earth drains, and sediment basin shall be constructed to channel surface runoff for control of sediment discharge ✓ Regular water quality monitoring.	✓ Proper and regular maintenance of the IETS and STP will ensure that the plant complies with the prescribed standards at all times.
Air Quality		
Impact	Dust generated during earthworks could pose a problem to the nearby residents.	During the operational phase of the proposed industrial estate, which is designated for medium and light industrial activities, potential impacts to ambient air quality may arise from individual industrial operations within each lot.
Mitigation	✓ Application of water bowing especially during dry weather ✓ Vehicle wheel washing facilities ✓ Prohibition of open burning	✓ Regulatory Compliance by Individual Lot Owners ✓ Installation of Air Pollution Control Systems ✓ Buffer Zone and Green Belt Establishment
Noise & Vibration		
Impact	Heavy construction vehicle movement and the construction activities	Noise impact during the operational stage of an industrial area mainly comes from manufacturing activities, mechanical installations, loading/unloading operations, and vehicle movements.
Mitigation	✓ All the equipment and machineries shall be well-maintained to avoid emitting excessive noise and vibration. ✓ The public should also be made to be able to register complaints over the construction period.	✓ Site Layout Planning ✓ Time Restriction for Noisy Operations ✓ Installation of Acoustic Enclosures and Barriers ✓ Regular Maintenance of Equipment
Socio-Economy		
Impact	Deterioration of environmental quality due to the construction activities may disrupt the quality of life of the nearby residents.	Deterioration of environmental quality due to negligence or accidents throughout the industrial operation may disrupt and endanger the nearby residents.
Mitigation	✓ Project proponent shall establish a Community Management Unit, which is responsible for receiving, evaluating and responding to the grievances from the surrounding communities.	✓ Project proponent, through the Industrial Park Manager (IPM), shall continue the Community Management Unit, which is responsible for receiving, evaluating and responding to the grievances from the surrounding communities.
Traffic		
Impact	Increase in heavy vehicles	Might elevate the likelihood of an accident.
Mitigation	✓ Warning signages and adequate lighting ✓ Traffic and logistics management plan	✓ Regular inspection and maintenance of connecting road should be carried out to ensure safety of the public road users

EXECUTIVE SUMMARY

	Construction Phase	Operation Phase
Waste Management		
Impact	Among the waste expected to be generated from the project site are domestic solid waste, construction material waste and scheduled waste. Failure to properly manage waste has the potential to result water pollution in Sg. Sepang	- Unightly conditions and poor hygiene within the industrial park; - Odour nuisance and attraction of pests and vermin; - Potential clogging of drainage systems and localized flooding; and - Negative visual and environmental perception of the estate.
Mitigation	Provide a waste collection center within the project site. Garbage is separated by category. Scheduled waste must be handled in accordance with the Environmental Quality (Scheduled Waste) 2005 regulations. Provide a scheduled waste storage store. Domestic waste must be disposed of at the landfill site.	- Each industrial lot shall be equipped with clearly labelled, covered, and leak-proof waste bins designated for different waste types (e.g., paper, plastic, general waste). - The developer shall include waste management guidelines in the tenancy agreement, requiring all occupants to implement proper on-site storage, segregation, and housekeeping practices.

PERFORMANCE MONITORING

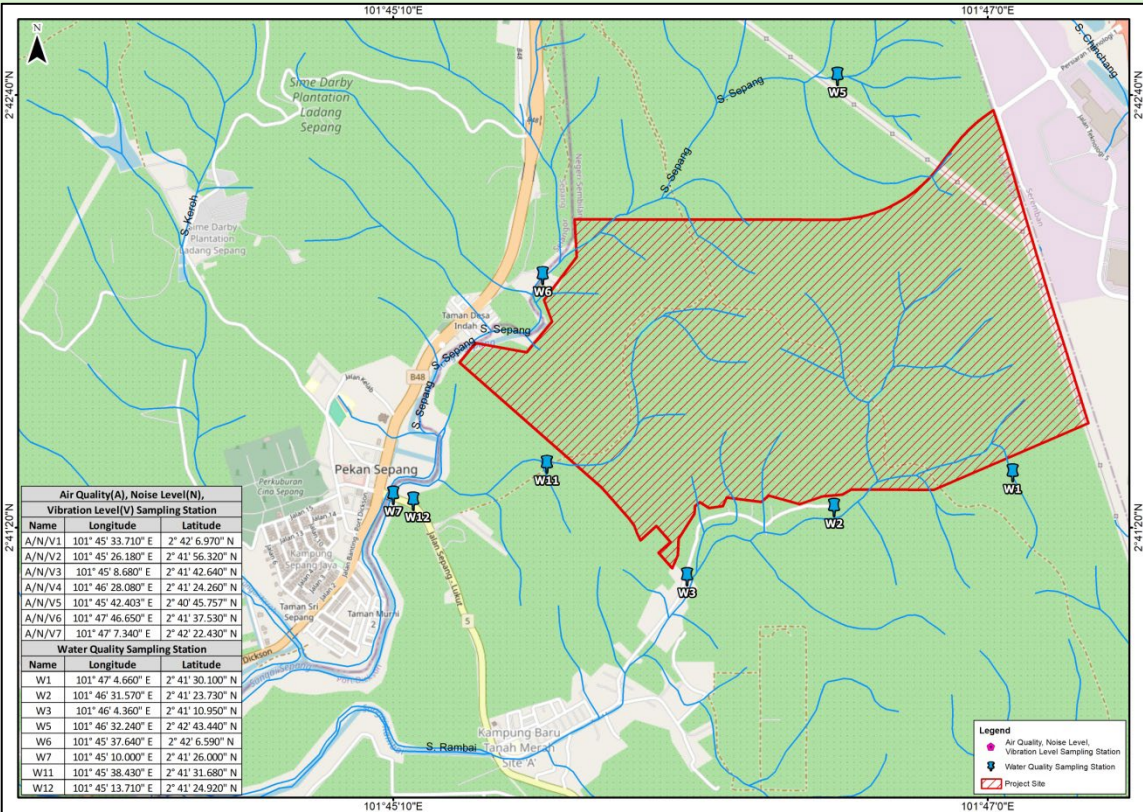
No	Type of P2M2	Parameter	Standard/ Recommendations	Frequency
1.	Runoff Management Control			
	Earth Drain	-	Remove accumulated silt when drain is 2/3 filled.	Weekly & after rainfall event or rainfall reading ~ 12.5 mm.
	Check Dam	-	Desilt when sediment reaches 1/3 of dam height.	Weekly & after rainfall event or rainfall reading ~ 12.5 mm.
2.	Erosion Control			
	Turfing	-	Do not mow until turf is rooted.	Water daily during the first week, unless rainfall is sufficient.
	Surface Roughening	-	Reseed or rework area as needed.	Periodically check the slopes of rills, gullies, and washes.
	Plastic Sheet/Geotextile/B lanket	-	Re-anchor and replace damaged plastic sheets.	weekly and after every significant rainfall
3.	Sediment Control			
	Wash trough	-	Periodically remove sediment.	Weekly & after rainfall event or rainfall reading ~ 12.5 mm.
	Silt Fence	-	Repair bulges or desilt when sediment reaches 1/3 of fabric height.	Weekly & after rainfall event or rainfall reading ~ 12.5 mm.
	Check Dam	-	Desilt when sediment reaches 1/3 of dam height.	Weekly & after rainfall event or rainfall reading ~ 12.5 mm.
	Silt Trap	TSS: 50 mg/l Turbidity: 50 NTU	Remove sediment after heavy rain or when basin is 1/2 full.	Weekly & after rainfall event or rainfall reading ~ 12.5 mm.
4.	Tracking Control			
	Stabilized Construction Entrance	-	Inspect and clean sediment traps after rainfall.	Regularly

Environmental Monitoring

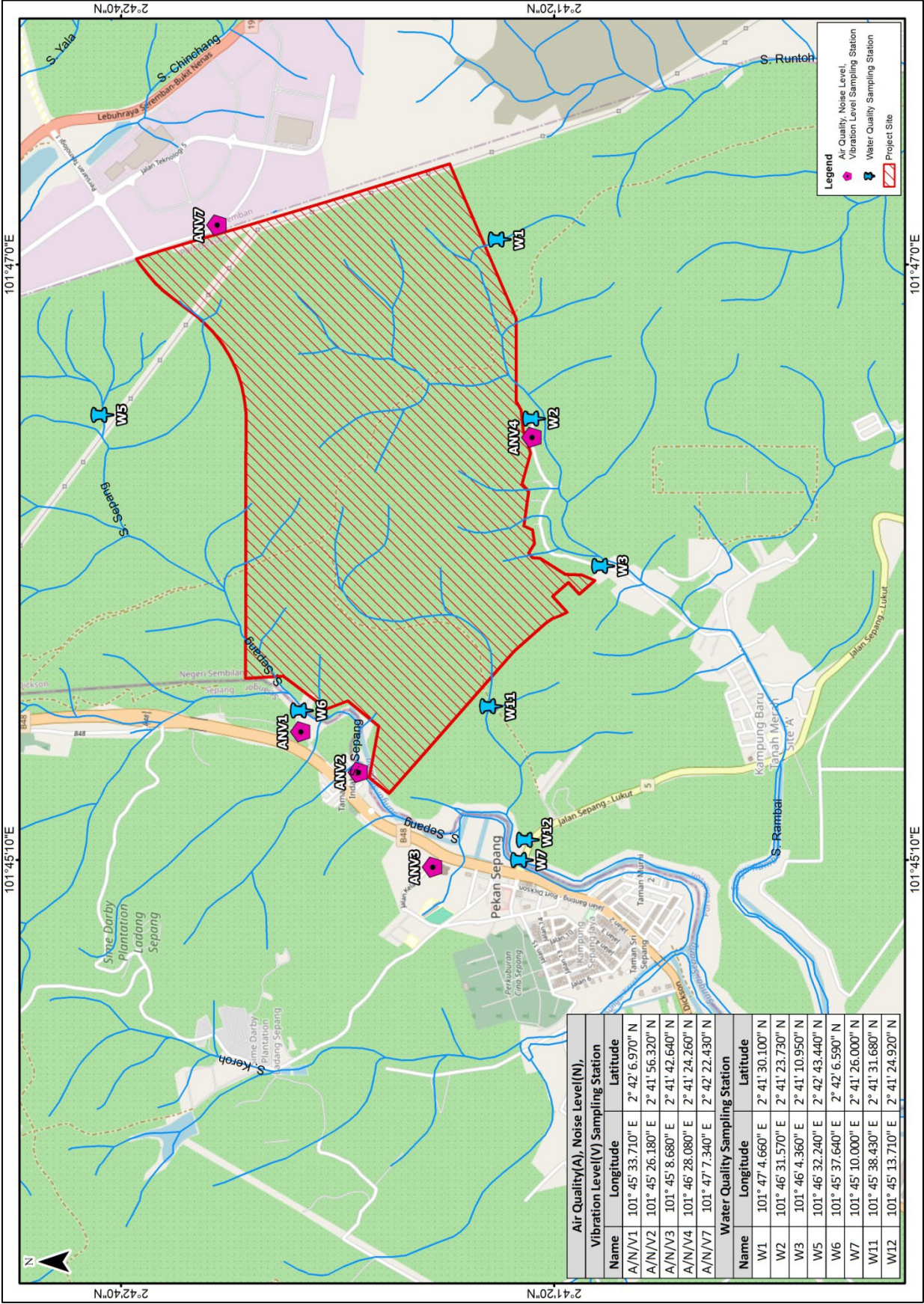
COMPLIANCE MONITORING DURING CONSTRUCTION				
IMPACT MONITORING DURING CONSTRUCTION				
 Sediment Basin	 Water Quality	 Air Quality	 Ambient Noise	 Vibration
5 Stations - Monthly and after rainfall event - EIA Approval Conditions	8 Stations - Monthly - National Water Quality Standard (NWQS)	7 Stations - Monthly - Malaysian Ambient Air Quality Standard (2020)	7 Stations - Monthly - Guidelines for Environmental Noise Limits and Control, Third Edition, 2021 (Reprint).	7 Stations - Monthly - Guidelines for Environmental Vibration Limits and Control, Third Edition, 2021.

IMPACT MONITORING DURING OPERATION			
 Water Quality	 Air Quality	 Ambient Noise	 Vibration
8 Stations - Monthly - National Water Quality Standard (NWQS)	5 Stations - Quarterly - Malaysian Ambient Air Quality Standard (2020)	5 Stations - Quarterly - Guidelines for Environmental Noise Limits and Control, Third Edition, 2021 (Reprint).	5 Stations - Quarterly - Guidelines for Environmental Vibration Limits and Control, Third Edition, 2021.

Monitoring Stations during Construction Stage



Monitoring Stations during Operation Stage



Monitoring Stations for Final Discharge during Construction at Stage 1

