EXECUTIVE SUMMARY

01 Introduction

Project Title

Proposed Residential Development On Lot 72798 And Road Reserve (Next To Lot 72826), Mukim 12, Daerah Barat Daya, Jalan Mayang Pasir, Pulau Pinang

Project Proponent

Hunza-Land Corporation Sdn. Bhd.
163E-19-01 & 20-01, Hunza Tower,
Kelawai Road, 10250 Penang
Telephone No.: 04-2290888
Facsimile No.: 04-2293988
Contact Person : Dato' Khor Siang Gin

Qualified Person

Ir. Dr. Lee Aik Heng (ID No. CEP-C0388)
Raja Rokiah R. Saigon (ID No. CEP-C0381)
Ir. Baddrul H. M. Taib (ID No. SS 0271)
Dr. Nurul Ruhayu Mohd Rosli (ID No. CEP-CS0474)

Legislative Requirement

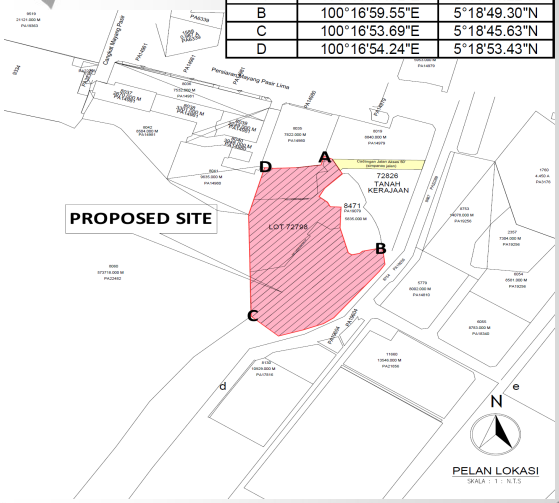
- Prescribed activity under the First Schedule, Activity 13, EIA Order (Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015) as the development involves land clearing of less than 50% with slopes of $\geq 25^0$ but less than 35^0
- EIA study required and its report to be approved by the DOE under Section 34A, Environmental Quality Act 1974 prior to the implementation of the Proposed Project

Statement Of Need

- Proposed Project aims to provide affordable homes as outlined in the Twelfth Malaysia Plan 2021-2025 and in line with the Penang Structure Plan, 2030

02 Location

Point	Georeferences	
	Longitude	Latitude
A	100°16'57.02"E	5°18'54.22"N
B	100°16'59.55"E	5°18'49.30"N
C	100°16'53.69"E	5°18'45.63"N
D	100°16'54.24"E	5°18'53.43"N



03 Sensitive Receptors



04 Project Description

Development Land Area
3.52 hectares (8.698 acres)

Components of Development

Basically the Proposed Project involves the following components:-

(a) Phase 1 – Affordable Homes (Type C)

Phase 1 of the Proposed Project involved the development of a 31 storey building with 2 towers comprising of the following:-
- 1 storey parking and 1 unit parking management office (Levels 1 – 1A);
- 6 storey shop office (72 Units) (Levels 2-7);
- 9 storey car parking (Levels 2-10);
- 1 storey podium for community facilities (Level 11);
- Menara A-20 storey (420 Units) affordable homes (Level 12-Level 31); and
- Menara B-20 storey (540 Units) affordable homes (Level 12-Level 31).



Once fully developed Phase 1 will provide 960 affordable housing units.

(b) Phase 2 – Affordable Homes (RMKu B2)

Phase 2 of the Proposed Project involves the development of a 32 storey building to cater for 288 affordable homes with the following:-
- 1 storey lower ground parking (Level LG)
- 6 storey podium car park (Level 1-6)
- 1 Storey podium for community facilities (Level 7); and
- 24 Storey (288 Units) affordable homes (Level 8-Level 31).

Thus in total 1248 housing units will be provided in the Proposed Project.

05 Utility Demand And Waste Generation

1. **Water Demand**
   2,478,175 LPD
2. **Electricity**
   4,496 kW
3. **Domestic Waste**
   4.4 tpd
4. **Sewage**
   0.3 MGD

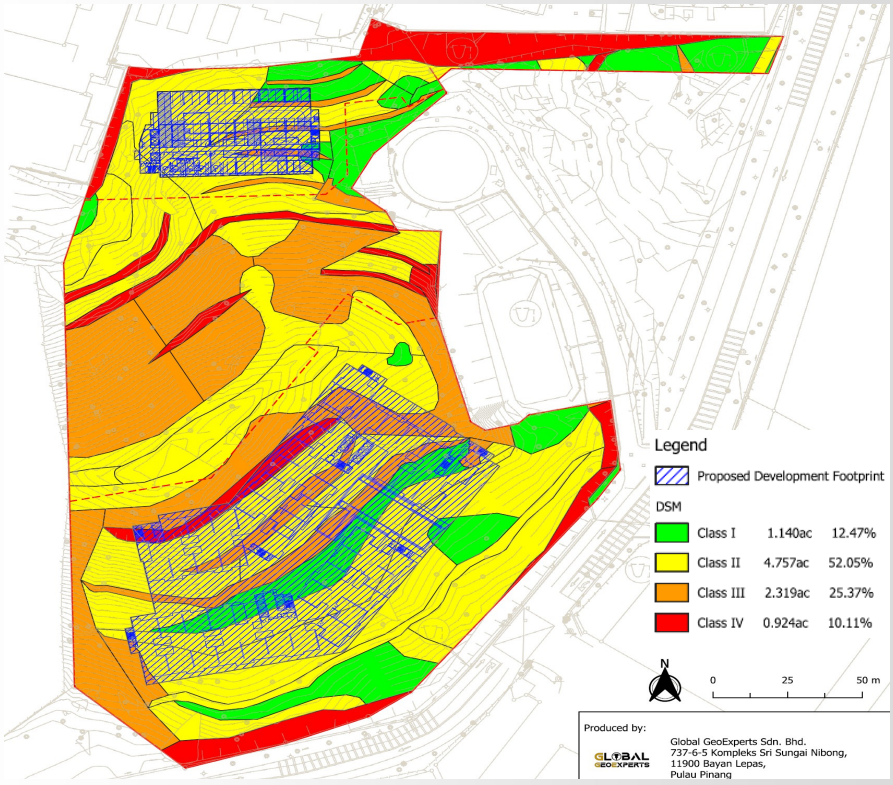
06 Project Activities

Pre Construction Stage
- Surveys/ Studies
- Soil Investigation

Construction Stage
- Mobilization and Temporary Occupation
- Site Clearing & Earthworks
- Civil and Structural Works

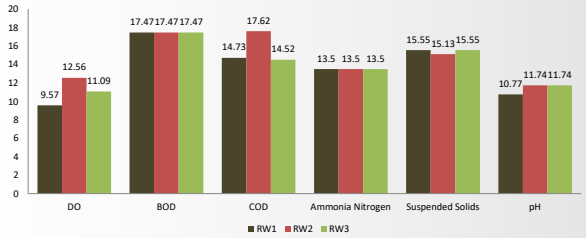
Occupation Stage
- Occupation of Residential units and Commercial Space

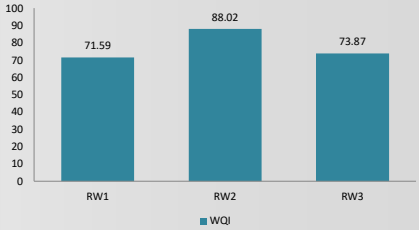
07 Development Suitability Map With Development Plan



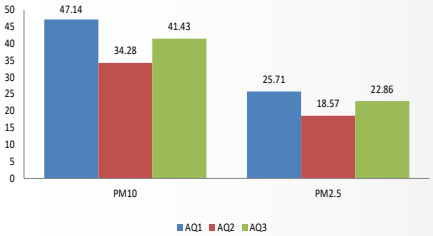
08 Existing Environment

Sub Index for Various Pollutants

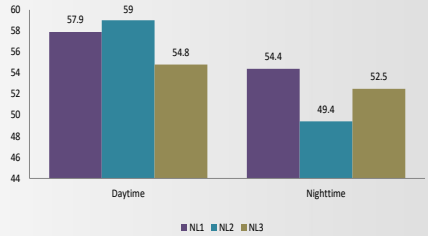




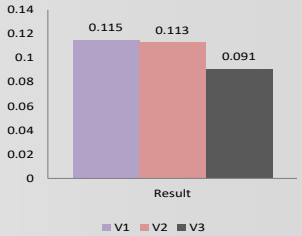
Air Quality



Noise Level



Vibration Level



RW1 - At upstream of Sungai Kluang
RW2 - At downstream of Sungai Kluang
RW3 - At further downstream of point of discharge to Sungai Keluang
AQ1/NL1/V1 - At Flat Bukit Gedung (North East)
AQ2/NL2/V2 - At Project Site
AQ3/NL3/V3 - At Flat Bukit Gedung (North West)

09 Impact And Mitigation Measures

During Construction

Impacts	Mitigation Measures
● Sediment issues may deteriorate water quality; ● Fugitive emissions from vehicle movement; ● Noise from earthwork and construction works; and ● Safety issues.	● Site clearing and earthwork shall commence with the construction of the LD-P2M2 and ESCP, with drainage and protection works to be integrated in tandem; ● Experienced engineering consultants shall be appointed to monitor and closely supervise and construction work activities; ● Waste management plan to be in place; ● Recommendations outlined by geotechnical and civil & structural Shall be followed accordingly; and ● Strict monitoring and control throughout implementation of Proposed Project.

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During Operation

Impacts	Mitigation Measures
● Impact from the discharge of sewage; ● Impact from domestic solid waste generation; ● Impact on air quality due to increase traffic; and ● Impact of increased traffic volume.	● Collect and convey of sewage to proposed sewage treatment plant for treatment which will be constructed according to IWK's requirement; ● Collecte and dispose domestic solid waste regularly; ● Good landscaping with adequate tree planting; and ● Good traffic dispersal system.

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Environmental Monitoring

Proposed Performance Monitoring At Construction Stage

Erosion and Sediment control	<50 mg/l for TSS <250 NTU for turbidity
Dust	Ambient air quality guidelines
Air quality	Ambient air quality guidelines
Noise control	Daytime : 65 dB L_{Aeq} Nighttime : 60 dB L_{Aeq}
Spills	Environmental Quality (Scheduled Wastes) Regulation 2005
Litter on and off-site	Local Government Act, 1976

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Proposed Compliance Monitoring Program At Construction Stage

Water Quality	50 mg/l for TSS 250 NTU for turbidity
Traffic	Road Traffic Regulations
Solid Wastes	Local by laws
Social / Workers Health	Health Regulation Employment Regulation

Proposed Impact Monitoring Program At Construction Stage

Noise (3 stations)	Daytime: 65 dB L_{Aeq} Nighttime: 60 dB L_{Aeq}
Air Quality (3 stations)	PM_{10} - 100 ug/Nm^3 $PM_{2.5}$ - 35 ug/Nm^3
Water Quality (Drain: 2 stations River: 3 stations)	National Water Quality Standards
Vibration (3 station)	0.8 – 1.6 mm/s