

CHAPTER 1.0 INTRODUCTION

1.1 PROJECT TITLE

The title of this report is the:-

PRELIMINARY ENVIRONMENTAL IMPACT ASSESSMENT (PEIA) FOR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 – LOT 807, LOT 1114, LOT 917 & LOT 920, MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR.

Here in after shall referred to as “The Project” or “The Proposed Project” or “The Proposed Development” or “The Project Site”.

1.2 OBJECTIVE EIA

The purpose of the Preliminary Environmental Impact Assessment (PEIA) is to assess the overall impact of projects to the surrounding environment. The objectives are:

- i) To examine and select the best from the project options available;
- ii) To identify significant environmental impacts, if any, and correspondingly, to specify monitoring and surveillance programs and an environmental management plan;
- iii) To identify and incorporate into the project an appropriate abatement and mitigating measures;
- iv) To determine the significant residual environmental impacts;
- v) To proposed the monitoring program on the residual impacts likely to occur after mitigating measures are applied;
- vi) To identify the benefits of the project to the community.

1.3 SITE BACKGROUND

Location

Firstwide Plus Sdn Bhd act as project proponent for this project and plan to develop mixed development (housing and commercial) with other facilities and infrastructure. This development will cover an area **160.18 acres or 64.82 hectares** which located on Lot 663, Lot 664, Lot 804 – Lot 807, Lot 1114, Lot 917 & Lot 920, Mukim Pulai, Johor Bahru. Existing land use of proposed site consists of oil palm plantation, shrub, bushes, secondary forest and including part of Bukit Resam. Generally, this proposed site is surrounded by Setia Eco Garden (north west) and Nusa Bayu residential (south) of the proposed site. Other than that, the exsiting delopment have been identified such as industrial, commercial, housing, school, infrastructure and utilities where located at surrounding of proposed development. The coordinates for this development lies between approximately N 1° 29' 9.09" E 103° 35' 20.84", N 1° 29' 30.55' E 103° 35' 39.32", N 1° 29' 18.30" E 103° 35' 52.33" and N 1° 28' 53.45" E 103° 36' 10.19. The proposed site within the jurisdiction of the Majlis Perbandaran Johor Bahru Tengah (MPJBT).

The following table present **Table 1.1** below explain concerning situation relating proposed site for this purposes of development:

Table 1.1: Site Particulars

No.	Items	Description
1.	Developer & Land Owner	Firstwide Plus Sdn Bhd G-03, Block 5, Danga Bay, Persiaran Abu Bakar Sultan 80200, Johor Bahru, Malaysia Tel: 07-2357888 Fax: 07-2357800
2.	Contact Person	1. En Steven Chu Chee Kwang 2. Ir Mohd Sohimin Bin Mohd Alayedid 3. En. Harvey Wong Eng Wen
3.	Area	160.18 acres or 64.82 hectares
4.	Mukim	Pulai
5.	District	Johor Bahru
6.	State	Johor
7.	Longitude & Latitude	N 1° 29' 9.09" E 103° 35' 20.84", N 1° 29' 30.55" E 103° 35' 39.32", N 1° 29' 18.30" E 103° 35' 52.33" and N 1° 28' 53.45" E 103° 36' 10.19
8.	Existing Landuse	Oil Palm Plantation, shrubs, bushes, secondary forest and part of Bukit Resam
9.	Zoning in RTD	BPK 4.6: Presin Lima Kedai – proposed housing & existing and comited road network
10.	Local Authority	Majlis Perbandaran Johor Bahru Tengah (MPJBT)
11.	Proposed Development	Mixed Development (Housing and commercial)

Table1.2: Term and Condition Land Title Details

Land Owner	No Lot	Term and Condition	Restriction
Tanjung Tenggara Sdn Bhd	Lot 663,664	I. This land should be planted for orchard crops. II. Land owner shall take mitigation measure all the times according to the order required by Land Administrator to protect this land from soil erosion.	No
Billion Growth Sdn Bhd	Lot 804	I. This land should be planted for oil palm. II. Land owner shall take mitigation measure all the times according to the order required by Land Administrator to protect this land from soil erosion.	No
Trans-Astral Sdn Bhd	Lot 805	I. This land should be planted for rubber. II. Land owner shall take mitigation measure all the times according to the order required by Land Administrator to protect this land from soil erosion.	No
Boldgard Sdn Bhd	Lot 806	I. This land should be planted for rubber. II. Land owner shall take mitigation measure all the times according to the order required by Land Administrator to protect this land from soil erosion.	No
Achamma John @ Suman Achamma John, Tang Hong Siang, Tang Chong Ming	Lot 807	I. This land should be planted for oil palm. II. Land owner shall take mitigation measure all the times according to the order required by Land Administrator to protect this land from soil erosion.	No
Lee Pineapple Company (PTE) Limited	Lot 917, 920, 1114	No	NO

Refer Appendix A: Land Title

1.4 ENVIRONMENTAL LEGISLATION

PRELIMINARY SITE ASSESSMENT (PAT)

The project proponent, **Firstwide Plus Sdn Bhd** has undertaken the project to develop mixed development that will consist of housing, low cost housing, commercial, open space and infrastructure utilities at the proposed site as per stated above. The Preliminary Site Assessment (PAT) report had submitted and approved earlier by Department of Environment Johor on 1st November 2013 to **Firstwide Plus Sdn Bhd** with (Ref. No: 1st November 2013 with reference no AS (B) J 50/011/100/608(02) (Refer Appendix B: Preliminary Site Assessment (PAT) Letter)

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

The proposed project is subject to the preparation of an EIA as indicated in the Schedule of Prescribed Activities quoted below:






Item 9: Infrastructure

(e) Construction of New Townships

Source: Environmental Quality Act 1974 and Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 1987

The preliminary EIA's act as reference to project proposal on planning and implementation activities especially in the environmental management. The reports identify any suitable preventive and control measures that need to be implemented at the project site in order to improve the environmental quality once fully operated at later stage of development.

Figure 1.1: PAT Letter by DOE Johor

	<p>JABATAN ALAM SEKITAR NEGERI JOHOR, KEMENTERIAN SUMBER ASLI & ALAM SEKITAR, TINGKAT 1 DAN 2, BANGUNAN HASIL, JALAN PADI EMAS 1, BANDAR BARU UDA, 81200 JOHOR BAHRU, JOHOR</p>	<p>Telefon: 07-2356042 (Mewang Line) Fax : 07-23560711/ 07-2356051</p>	
	<p>UEP/PAT/(FIRSTWIDE PLUS)/13(10)</p>		
<p>"Pemuliharaan Alam Sekitar, Tanggungjawab Bersama"</p>			<p>AS(B) J 50/011/100/608(02)</p>
	<p>Tarikh: / November 2013</p>		
<p>Pengarah Urusan Perunding UEP Sdn. Bhd. No. 36A, Jalan Impian Emas 7 Taman Impian Emas 81300 SKUDAI JOHOR</p>			
<p>Tuan,</p>			
<p>LAPORAN PENILAIAN AWAL TAPAK (PAT) PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804-LOT 807, 1114, 917 & 920, MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR</p>			
<p>Saya adalah merujuk kepada perkara di atas.</p>			
<p>2. Dimaklumkan bahawa, Jabatan ini telah menerima permohonan di atas dan mengambil maklum terhadap permohonan tersebut. Semakan lanjut mendapati, cadangan pembangunan bercampur adalah tertakluk di bawah Aktiviti 9(e), Perintah Kualiti Alam Sekeliling (Aktiviti Yang Ditetapkan) (Penilaian Kesan Kepada Alam Sekeliling) 1987. Sehubungan dengan itu, penggerak projek hendaklah terlebih dahulu menyediakan Laporan Penilaian Kesan Kepada Alam Sekeliling (EIA) seperti yang diperuntukkan di bawah Seksyen 34A, Akta Kualiti Alam Sekeliling 1974, sebelum apa-apa kelulusan bagi menjalankan aktiviti itu diberikan.</p>			
<p>3. Perhatian dan kerjasama tuan di dalam bersama-sama memperingkatkan kualiti alam sekitar amatlah dihargai.</p>			
<p>Sekian, terima kasih.</p>			
<p>"BERKHIDMAT UNTUK NEGARA"</p>			
<p>Saya yang menurut perintah,</p>			
			
<p>(ZAINAL ABDIN BIN ABDULLAH) b.p. Pengarah Jabatan Alam Sekitar Negeri Johor</p>			

Source: PAT Letter by Department of Environment Johor on 1st November 2013 with reference no AS (B) J 50/011/100/608(02)

1.5 STATEMENT OF NEED

- I. This proposed development is in line with physical development strategy within Iskandar Malaysia (IM) which focusing on housing area that can accommodate the "Advance Lifestyle" demand of Johor Bahru City.
- II. The aim of "Advance Lifestyle" will improve the quality of life and comfort level for IM residents.
- III. The concept of this development will provide integrated housing and commercial with environmental friendly design and development layout which introducing green settlement such as "Low Carbon City".
- IV. Good accessibility and strategic location due to proposed development is located near to Second Link Expressway Malaysia-Singapore and Pontian – Johor Bahru Highway that going to improve the 'interlinkages' to Senai International Airport, Johor Bahru City Centre and Singapore.

1.6 JUSTIFICATION OF THE PROPOSED PROJECT

Proposed development for housing and commercial development at Mukim Pulai, Johor Bahru is based on following justifications:-

- I. Proposed development is located near to Second Link Expressway Malaysia-Singapore and Pontian Highway. The construction of new interchange at Second Link Expressway Malaysia-Singapore will be fully bared by developer. The interchanges will increase the accessibility from Second Link Expressway Malaysia-Singapore to proposed site and create potential for commercial area which can be access easily from other development called "nucleus development".
- II. This development is located within main corridor of IM, that allows "nucleus development" at surrounding proposed site such as Taman Setia Eco Garden, Nusajaya, SILC, Selesa Jaya City and Taman Bukit Indah in order to create vibrant City Region development.
- III. The viability of international standard for mixed development would enhance the level of urbanization in Majlis Perbandaran Johor Bahru Tengah (MPJBT).
- IV. Increase the annual tax revenue for Majlis Perbandaran Johor Bahru Tengah (MPJBT) in the future.

1.7 PROJECT INITIATOR

The projects are initiated by the **Firstwide Plus Sdn Bhd** as the project proponent and below are the project proponent particulars as follows:

Project Proponent : **Firstwide Plus Sdn Bhd**
 Address : G-03, Block 5, Danga Bay, Persiaran Abu Bakar Sultan
 80200, Johor Bahru, Malaysia
 Tel: 07-2357888 Fax: 07-2357800

Contact Person : 1. En Steven Chu Chee Kwang
 2. Ir Mohd Sohimin Bin Mohd Alayedin
 3. En. Harvey Wong Eng Wen

1.8 ENVIRONMENT CONSULTANT

Any enquiry relating to the EIA Study may be referred to:

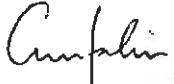

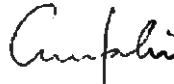

Firm : **Perunding UEP Sdn. Bhd.**
 Address : (Urban & Environmental Planning Consultant)
 No. 36A, Jalan Impian Emas 7,
 Taman Impian Emas,
 81300, Skudai, Johor

Telephone : 07 - 557 3987
 Fax : 07 - 557 2987
 Email : peruepsb@yahoo.com
 Contact Person : Abdul Halim Bin Ali Hassan
 Register No. EIA (DOE) – (C 0137)

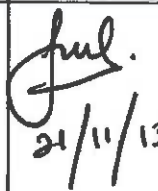


The consultants and key personnel involved in the preparation of this PEIA Study report are listed in **Table 1.2**. Supporting consultants that are also involved in the study are listed in **Table 1.3**. (Appendix C: EIA Consultant Certificate)

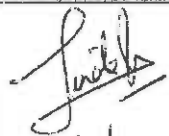
Table 1.3: List of EIA Study Team Member

Name	Qualification	Registration with DOE				Proposed Study Area	Signature & Date
		Category	Area/Field	ID. No.	Valid Date		
A. EIA Study Team Leader							
Abdul Halim Bin Ali Hassan	<ul style="list-style-type: none"> M. Eng. (Civil Environment) UTM B.URP (Hons.), UTM 	EIA Consultant	<ul style="list-style-type: none"> Land use Planning Solid Waste Management Social Impact Assessment General Environmental Management 	C 0137 EIA Study Team Leader	1 st June 2014	<ul style="list-style-type: none"> Land use Planning Solid Waste Management Social Impact Assessment General Environmental Management 	 26.11.2013 
B. EIA Team Member							
Abdul Halim Bin Ali Hassan	<ul style="list-style-type: none"> M. Eng. (Civil Environment) UTM B.URP (Hons.), UTM 	EIA Consultant	<ul style="list-style-type: none"> Land use Planning Solid Waste Management Social Impact Assessment General Environmental Management 	C 0137 EIA Study Team Leader	1 st June 2014	<ul style="list-style-type: none"> Land use Planning Solid Waste Management Social Impact Assessment General Environmental Management 	 26.11.2013 



Name	Qualification	Registration with DOE				Proposed Study Area	Signature & Date
		Category	Area/Field	ID. No.	Valid Date		
Joel Lawrence Jayasunthar	<ul style="list-style-type: none"> ▪ B.Eng (Environment), UM ▪ MBA, Uni. of New England, Australia 		<ul style="list-style-type: none"> • Chemical Processes • Industrial Processes • Scheduled Waste Management • Certified Professional in Erosion and Sediment Control (CPESC) 	C0021 EIA Consultant CPESC Reg: 6061	31 st May 2016	<ul style="list-style-type: none"> • Chemical Processes • Industrial Processes • Scheduled Waste Management 	 21/11/13 JOEL LAWRENCE JAYASUNTHAR M.B.A. (Proj. Mgmt) (Marketing), B. Eng (Hons), DOE Registration : C0021 Environmental Auditor : EA0056 CPESC Registration : 6061 Mobile No : 012 2968661

PRELIMINARY ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

Name	Qualification	Registration with DOE				Proposed Study Area	Signature & Date
		Category	Area/Field	ID No.	Valid Date		
Linda Tan Pei Sze (Ir.)	<ul style="list-style-type: none"> B.Eng (Chemical and Process) 	EIA Consultant	<ul style="list-style-type: none"> Wastewater Water Quality Chemical Processes Risk Assessment 	C0293 EIA Consultant	31 st May 2016	<ul style="list-style-type: none"> Water Quality 	 19/11/13




Name	Qualification	Registration with DOE				Proposed Study Area	Signature & Date
		Category	Area/Field	ID. No.	Valid Date		
C. Subject Consultants							
Ezzaty Lee Bin Abdullah	<ul style="list-style-type: none"> • M.Sc. (Urban Planning), UTM • B.URP(Hons), UTM 		<ul style="list-style-type: none"> • Land use Planning 			<ul style="list-style-type: none"> • Socio Economic • Utilities Management 	 26.11.2013



Table 1.4: Assistant Consultant

Name	Qualification	Registration with DOE			Proposed Study Area	Supervised by	Signature
		Category	Area/Field	ID.No			
Irma Fitta Putri Binti Burtis	<ul style="list-style-type: none"> • B.Eng (Civil) (Hons), UTM 	Assistant Consultant	<ul style="list-style-type: none"> • Wastewater • Hydrology • General Environmental Management 	AC0762	<ul style="list-style-type: none"> • Wastewater • Hydrology • General Environmental Management 	 26.11.2013	
Mohd Azmir Bin Lokman	<ul style="list-style-type: none"> • B.URP (Hons), UTM 	Assistant Consultant	<ul style="list-style-type: none"> • Land use Planning 	AC0615	<ul style="list-style-type: none"> • Land use Planning 	 26.11.2013	



The preparations of the preliminary EIA study also involve various consultants and input from the project proponent (Table 1.5).

Table 1.5: Special Input

Company	Name	Description	Address
Jurutera JRK Sdn Bhd	Mr Lim Soon Keng Mr Soh Boon Siew	C & S Engineer	163-A, Jalan Keris Satu, Taman Sri Tebrau, 80050 Johor Bahru, Johor No Tel: 07-3327129/07-3325845 No Fax:07-33211247 Email: Skenglim@yahoo.com/sbsoh_jrk@yahoo.com
SA Architect Sdn Bhd	Mr Richard Sau	Architect	A-3A-1, Northpoint Offices, Mid Velly City, No. 1 Medan Syed Putra Utara, 59200 Kuala Lumpur. No Tel: 03-22833633 /No Fax: 03-22828632 Email: rs@saa.com.my
Jurukur Bakti Sdn Bhd	Ms Wong Yeak Kuan	Surveyor	No. 37, 2nd Floor, Jln Titivangsa 2, Taman Tampoi Indah, 81200 Johor Bahru, Johor Tel: 07-241 9448 Fax: 07-241 9498 Email: jubakti@yahoo.com
Mega Rancang Sdn Bhd	Hj Ahmad	Town Planner	No 76A, 1 st Floor, Jalan Padi 1, Bandar Baru Uda, 81200 Johor Bahru, Johor. No Tel: 07-2381151/52/No Fax: 07-2346013 Email: d_megarancang@yahoo.com
Perunding Trafik Klasik	Ir. Dr Tai Luck Leong	TIA Engineer	No 11A, 1 st Floor, Jalan SS 2/64, 47300 Petaling Jaya, Selangor. No Tel: 03-78768758/No Fax: 03-78765867 Email: trafik@ptk.my
J. Roger Preston (M) Sdn Bhd	Mr Koh Siong Lee	M & E Engineer	H-4, Excella Business Park, Jalan Ampang Putra, Taman Ampang Hilir, 55100 Kuala Lumpur. No Tel: 03-42704663/No Fax: 03-42705663 Email: koh.sl@jrp.com.my
Kumpulan Ikram Sdn Bhd	Mr Ehwanudin Bin Moslim	Geotech Consultant	Ikram Selatan, No 2 & No2-01, Jalan Impian 1, Taman Impian Skudai, 81300 Skudai, Johor Tel: 07-5571132/34 Fax: 07-5591134
Spectrum Lab Sdn. Bhd. Makmal Berdaftar (No. SAMM: 106).	Miss Siew Yoke Lan	Lab Analysis	18A, Jalan Molek 2/5, Taman Molek, 81100 Johor Bahru, Johor. Tel: 07-353 9288 Fax: 07- 358 1088

1.9 EIA METHODOLOGY

The EIA study included establishment of the present environmental scenario, study of the specific activities related to the project and evaluation of the probable environmental impacts, thus, leading to the recommendations of necessary environmental mitigation measures. The major environmental components in this study include geology, soil, land use, terrestrial and river water quality, meteorology, air quality, noise, terrestrial and socio-economics.

On award of the work, the team was mobilized and subsequently a reconnaissance survey was made to examine the site and its surrounding environment and to identify critical environmental aspects. Relevant secondary data were collected. A comprehensive database was then established. The environmental impacts associated with construction and operation of the proposed project were then determined through appropriate impact prediction methods and procedures and the required mitigation devised accordingly. An Environmental Management Plan (EMP) was formulated for implementing the proposed mitigation measures as well as institutional arrangements required for the purpose. The entire EIA study has been carried out within existing policy, legal and administrative framework considering the applicable

environmental legislation, regulations and guidelines. The methodology adopted in the EIA was designed to fulfill the legislative requirements for EIA. All other relevant permits are being sought and obtained from the appropriate authorities.

1.10 ORGANIZATION OF THE EIA REPORT

In order to predict environmental impacts of aquaculture activity and to provide an opportunity to mitigate against negative impacts and enhance positive impacts, the Preliminary Environmental Impact Assessment (PEIA) report is developed. The report is prefaced by an Executive Summary, written in non-technical language. This section summarizes the major findings of the EIA study undertaken for the proposed project.

The EIA Report is organized as follows:

Chapter-1 INTRODUCTION

Chapter-2 PROJECT DESCRIPTION

Chapter-3 PROJECT ACTIVITIES

Chapter-4 EXISTING ENVIRONMENT

Chapter-5 POTENTIAL ENVIRONMENTAL IMPACT

Chapter-6 RECOMMENDED MITIGATION MEASURES

Chapter-7 RESIDUE IMPACT

Chapter-8 EMP (ENVIRONMENTAL MANAGEMENT PLAN)

Chapter-9 CONCLUSION

Chapter-1 INTRODUCTION provides a brief introduction to the EIA study undertaken for the proposed project. The scope and methodology of the EIA study, the environmental policy, legal and administrative framework under which the project would be developed is discussed as well.

Chapter-2 PROJECT DESCRIPTION describes the background to the project, the design and the justification of the project.

Chapter-3 PROJECT ACTIVITIES describes in detail the infrastructure and utilities requirements of the proposed facilities. The main purpose of the identification of these activities is to enable a more comprehensive study on the potential impacts of the activities towards the existing environment.

Chapter-4 EXISTING ENVIRONMENT provides the information for the built environment of the project in terms of existing activities and their impacts on the surrounding environment, background of land use, climate and others. Also describes the baseline environmental conditions in and around the site that may be affected by the project, either directly or indirectly to enable an adequate assessment of the potential environmental impacts.

Chapter-5 POTENTIAL ENVIRONMENTAL IMPACT mainly focus on the main features of the principles construction activities that will be carry out during the construction and operation stages of the proposed project. This section will present an overview of the any potential impacts towards the environment generated from the project activities.

Chapter-6 RECOMMENDED MITIGATION MEASURES discuss some mitigation measures that can be consider to eliminate or minimize the potential impacts generated from the project activities. Some of these mitigation measures should be taken into consideration at the planning, design stage and implementation stage of the proposed project. These assessments include an evaluation of direct and indirect impacts associated with the proposed construction and operation.

Chapter-7 RESIDUE IMPACT discusses the residual impacts that are identified from the proposed project. Residual impacts are impacts that still exist even though proper mitigation measures have been taken to minimize the impacts. Residual impacts need to be properly identified as to formulate environmental management plans for the impacts.

Chapter-8 EMP (ENVIRONMENTAL MANAGEMENT PLAN) describes the required mitigation measures proposed to reduce adverse environmental impacts and the environmental management options for the project and recommends an Environmental Management Plan (EMP) for the construction and operation phases of the proposed development.

Chapter-9 CONCLUSION