

11 LANDSCAPE AND VISUAL IMPACT

11.1 Introduction

11.1.1 The EIA has recommended landscape and visual mitigation measures to be undertaken during both the construction and operational phases of the project. This section outlines the monitoring and audit of these measures.

11.1.2 The sensitive receivers are shown in **Figure 11.1, 11.2, 11.3A and 11.3B**.

11.2 Methodology and Criteria

11.2.1 The design, implementation and maintenance of landscape and visual mitigation measures should be checked to ensure that they are fully realised and that potential conflicts between the proposed landscape measures and any other project works and operational requirements are resolved at the earliest possible date and without compromise to the intention of the mitigation measures.

11.2.2 Site inspection and audit is necessary in the operation stage.

Table 11.1 Monitoring Programme

Stage	Monitoring Task	Monitoring Report	Form of Approval	Frequency
Design	Monitoring of design works against the recommendations of the landscape and visual impact assessments within the EIA should be undertaken during detailed design and tender stages, to ensure that they fulfil the intentions of the mitigation measures. Any changes to the design, including design changes on site should also be checked.	Report by ER confirming that the design conforms to requirements of EP	Approved by Client	At Completion of Design Stage
Construction	Monitoring of the contractor's operations during the construction period.	Report on Contractor's compliance, by ET	Counter-signature of report by IEC	Weekly
Establishment Works	Monitoring of the planting works during the 24-month Establishment period after completion of the construction works.	Report on Contractor's compliance, by ET	Counter-signature of report by IEC	3 months

Design

11.2.3 The mitigation measures proposed within the EIA to mitigate the landscape and visual impacts of the scheme should be embodied into the detailed engineering design and landscape design drawings and contract documents. Designs should be checked to ensure that the measures are fully incorporated and that potential conflicts with civil engineering, geo-technical, structural, lighting, signage, drainage, underground utility and operational requirements are resolved prior to construction.

Construction & Establishment Period

- 11.2.4 The implementation of landscape construction works and subsequent maintenance operations during the 12-month establishment period must be supervised by fully qualified Landscape Resident Site Staff (Registered Landscape Architect or Professional Member of the Hong Kong Institute of landscape Architects).
- 11.2.5 Measures to mitigate landscape and visual impacts during construction should be checked to ensure compliance with the intended aims of the measures.
- 11.2.6 The progress of the engineering works shall be regularly reviewed on site to identify the earliest practical opportunities for the landscape works to be undertaken.

11.3 Baseline Monitoring

- 11.3.1 A one off survey shall be conducted prior to commencement of any construction works. A photographic record of the site at the time of the contractor's possession of the site shall be prepared by the Contractor and approved by the ER. The approved photographic Record shall be submitted to the Project proponent, ET, IEC and EPD for record.

11.4 Event and Action Plan

- 11.4.1 Should non-compliance of the landscape and visual impacts occur, actions in accordance with the action plan stated in **Table 11.2** should be carried out.

Table 11.2 Event and Action Plan for Landscape and Visual Impact

EVENT ACTION LEVEL	ACTION			
	ET	IEC	ER	CONTRACTOR
Design Check	<ul style="list-style-type: none"> Check final design conforms to the requirements of EP and prepare report. 	<ul style="list-style-type: none"> Check report. Recommend remedial design if necessary 	<ul style="list-style-type: none"> Undertake remedial design if necessary 	
Non-conformity on one occasion	<ul style="list-style-type: none"> Identify Source Inform IEC and ER Discuss remedial actions with IEC, ER and Contractor Monitor remedial actions until rectification has been completed 	<ul style="list-style-type: none"> Check report Check Contractor's working method Discuss with ET and Contractor on possible remedial measures Advise ER on effectiveness of proposed remedial measures. Check implementation of remedial measures. 	<ul style="list-style-type: none"> Notify Contractor Ensure remedial measures are properly implemented 	<ul style="list-style-type: none"> Amend working methods Rectify damage and undertake any necessary replacement
Repeated Non-conformity	<ul style="list-style-type: none"> Identify Source Inform IEC and ER Increase monitoring frequency Discuss remedial actions with IEC, ER and Contractor Monitor remedial actions until rectification has been completed If non-conformity stops, cease additional monitoring 	<ul style="list-style-type: none"> Check monitoring report Check Contractor's working method Discuss with ET and Contractor on possible remedial measures Advise ER on effectiveness of proposed remedial measures Supervise implementation of remedial measures. 	<ul style="list-style-type: none"> Notify Contractor Ensure remedial measures are properly implemented 	<ul style="list-style-type: none"> Amend working methods Rectify damage and undertake any necessary replacement

11.5 Mitigation Measures

- 11.5.1 The landscape and visual impact assessment of the EIA recommends a series on mitigation measures, as noted below:

Design Measures incorporated in Schedule 3 KTD

- Creation of Sub-Districts,
- Creation of new Open Space Framework
- Creation of Visual Connections & Breezeways,
- Retention of Ridgelines at Strategic Viewpoints,
- Control of Development Heights and Massing,
- Preservation of Victoria Harbour,
- Preservation of Cultural and Heritage Assets,
- Aesthetic Design of Roads and Streetscapes,
- Provision of Compensatory Planting.

Landscape and Visual Mitigation Measures for Schedule 2 projects during Construction Phase

- All existing trees should be carefully protected during construction (CM1),
- Trees unavoidably affected by the works should be transplanted where practical. Detailed transplanting proposal will be submitted to relevant government departments for approval in accordance with ETWBC 2/2004 and 3/2006. Final locations of transplanted trees should be agreed prior to commencement of the work (CM2),
- Control of night-time lighting (CM3),
- Erection of decorative screen hoarding (CM4).

Landscape and Visual Mitigation Measures during Operation Phase

- Compensatory tree planting should be incorporated into the proposed projects where trees are affected (OM1),
- Tall buffer screen tree / shrub / climber planting, vertical green and roof greening where appropriate, should be incorporated to soften hard engineering structures and facilities (OM2),
- Sensitive streetscape design should be incorporated along all new roads to reflect the new urban development in Kai Tak (OM3),
- Structure, ornamental tree / shrub / climber planting should be provided along roadside amenity strips and central dividers to enhance the townscape quality, where space is available (OM4),
- Aesthetically pleasing design as regard to the form, material and finishes should be incorporated to all buildings, engineering structures and associated infrastructure facilities (OM5),
- Control of Operation Night-time Glare (OM6)