

7. LANDSCAPE AND VISUAL

7.1 Introduction

7.1.1 The EIA has recommended EM&A for landscape and visual resources to be undertaken during both the construction and operational phases of the project. The implementation and maintenance of the landscape compensatory planting measures is a key aspect of this and should be checked to ensure that the proposals are fully realised. The mitigation measures are detailed in Section 13 - Landscape and Visual Impact Assessment of the EIA Report.

7.1.2 Also any potential conflicts between the proposed landscape measures and any other project works and operational requirements should be resolved at the earliest possible date and without compromise to the intention of the mitigation measures. In addition, implementation of the mitigation measures recommended by the EIA will be monitored through the construction phase site audit programme.

7.2 Baseline Monitoring

7.2.1 Baseline monitoring for the landscape and visual resources will comprise a vegetation survey of the entire selected route undertaken on an 'area' basis. An assessment of landscape character will be made against which future change can be monitored. The landscape resources and elements of particular concern are to be noted, including the Sung Wong Toi and Kowloon Rocks.

7.2.2 The landscape and visual baseline will be determined with reference to the maps included in the EIA Report.

7.3 Advanced Design of Open Space over Engineering Structures

7.3.1 The design and construction of any open space over any engineering structures will be advanced. Thus the project proponent, design engineer and design landscape architect will liaise closely in order to ensure that there is an integrated design between the engineering structure and the requirements of creating a quality landscaped open space above. In particular, consideration should be given to the following:

- allowing sufficient loading requirements topsoils and tree planting;
- location of any utilities (particularly drainage, water and electrical supplies) to be within the structure and away from any planting areas;
- dual use of hard surfacing for pedestrians and maintenance access (within safety constraints);
- avoidance of ventilation, etc. buildings within the open space (unless absolutely necessary, whereby they should be designed to be a feature building);
- adequate provision of water for irrigation;
- design of external appearance of the structure to have an aesthetically appealing design; and
- minimisation of in situ concrete as a finish.

- 7.3.2** A system for monitoring and feedback of the ongoing design of any structures should be established between all design parties in order to ensure that the final design fully achieves its goal of being having a quality open space above.

7.4 Construction and Operational Phase Audit

- 7.4.1** A competent landscape person should be employed by the Contractor for the implementation of landscape construction works particularly during the site clearance operations when any proposed tree felling, lifting and transplantation will take place and subsequent maintenance operations during the 12 month establishment period. The establishment works will be undertaken throughout the Contractor's one-year maintenance period which will be within the first operational year of the project.

- 7.4.2** All measures undertaken by both the Contractor and the Landscape Contractor during the construction phase and first year of the operational phase should be audited by a Landscape Architect, as a member of the ENPO. This will be completed on a regular basis to ensure compliance with the intended aims of the EIA. Site inspections should be undertaken at least once every two weeks throughout the construction period and once every two months during the operational phase. The broad scope of the audit is detailed in **Appendix A** of this Manual. Operational phase auditing will be restricted to the 12 months establishment works of the landscaping proposals the appropriate agency as identified in the EIA report and the Implementation Schedule taking over the maintenance and monitoring after this period.

- 7.4.3** In addition, audit of mitigation measures to avoid impacts on landscape and visual resources will be required during the construction period, together with supervision of the compensatory planting. The audit of the compensatory planting will also extend through the first year of the development, during the Contractor's one-year maintenance period, to ensure successful establishment of the planting.

7.5 Funding, Implementation, Management and Maintenance

- 7.5.1** With respect to the landscape and visual mitigation measures, the funding, implementation, management and maintenance does not necessarily refer directly to mitigatory elements, but rather to the requirements outlined in *WBTC 18/94 Management and Maintenance of Landscape Works*. Thus the following outlines the responsibilities of the relevant areas of mitigation.

Mitigation Measure	Funding	Implementation	Management	Maintenance
Detail Design Stages				
Incorporation of Design Measures in Layout Plans / Advance Infrastructure Works	TDD	TDD	N/A	N/A
All Earthworks Design	TDD	TDD	N/A	N/A
Construction Stages				
<i>Existing Vegetation</i>				
Tree Survey / Felling Application, Felling, Transplanting Preservation	TDD	TDD	TDD	TDD
Hoardings	TDD	TDD	TDD	TDD
Temporary Seeding of Reclamation (if required)	TDD	TDD	TDD	TDD
Stockpiling and reuse of topsoil	TDD	TDD	TDD	TDD