



6 District Wide Actions

Implementation of the strategy will require a range of actions addressing district-wide issues. This will be done through changes to the Franklin District Plan, the LTCCP and sector-specific plans, including plans from transport, business land, cultural heritage, and open space.

6.1 Engagement with Iwi

The implementation of the DGS represents a new opportunity for Council to consider Iwi issues in relation to land, water and natural resources in a comprehensive and coordinated way that complements other processes, and recognises the social, environmental and economic aspirations of Iwi in Franklin.

6.1.1 Resource management

As traditional landowners local Iwi have a unique connection to their ancestral lands and have responsibilities to land under their traditional law and customs. These values and uses of land often differ to those expressed in mainstream planning schemes and documentation. Consultation processes with local Iwi and engagement in resource planning need to be culturally appropriate, not just inclusive. More specifically Council needs to ensure the cultural heritage of local Iwi and their connection to the land are identified, recognized and respected in the planning process. It also needs to demonstrate how it is taking into account the provisions of Iwi Management Plans in its planning processes.

Action:

Engage Iwi as stakeholders in land use planning processes and understand and respect their relationship with the land, sea and natural resources.

6.2 Settlements

6.2.1 Structure planning

A structure plan is a framework to guide the development or redevelopment of an area. It defines the scope and character of future development including land use patterns (including areas of open space), the layout and nature of infrastructure (including transportation links and community services), and other key features for managing the effects of development.

Structure plans help avoid piecemeal development and integrate Council's infrastructure commitments (three waters and transport included) with land use planning at the local level. Infrastructure upgrades should not be funded or built until the structure plan is approved. Structure plans are useful in helping integrate new development or redevelopment with the surrounding areas and in engaging the community through consultation.

Key themes in structure plan development should be respect for significant environmental constraints, the maintenance of open space, and the creation of landscaped buffers to major development corridors.

Action:

Council to manage the preparation of structure plans for major new urban areas in partnership with the principal landowners/stakeholders and must be approved by Council members (not delegated to staff). The area covered by each structure plan has been identified on the individual town/village maps

Prepare guidelines to assist other stakeholder to participate in the development of structure plans.

6.2.2 Urban design

Franklin District Council is a signatory to the New Zealand Urban Design Protocol, which identifies seven design qualities that together create quality urban design:

- **Context:** seeing buildings, places and spaces as part of whole towns and cities;
- **Character:** reflecting and enhancing the distinctive character, heritage and identity of our urban environment;
- **Choice:** ensuring diversity and choice for people;
- **Connections:** enhancing how different networks link together for people;
- **Creativity:** encouraging innovative and imaginative solutions;
- **Custodianship:** ensuring design is environmentally sustainable, safe and healthy; and
- **Collaboration:** communicating and sharing knowledge across sectors, professions and with communities.

The Council needs now to develop and implement design guidelines for the District to foster quality environments that meet the needs of a changing community and result in a high quality built environment. The District protocol should incorporate various elements of best practice including "Crime Prevention Through Environmental Design" principles and resources from the Urban Design protocol toolkit.

Particular design elements to be included in the guidelines include the main gateways to settlements and major corridors which help define the image of the community. Gateways should reflect the unique qualities of the location. Development along corridors should be managed to protect and enhance visual quality.

Action:

Prepare District urban design guidelines to implement the District's commitment to the New Zealand Urban Design protocol



6.2.3 Provision of a mix of housing types, lot sizes and densities.

A sustainable town is one that meets the needs of all ages. Measures are required to encourage the development of a more diverse housing stock. Otherwise important segments of a sustainable community (young, old, people on low income, singles and young couples) will choose to live elsewhere.

Action:

Prepare a change to the Franklin District Plan to encourage diversity of housing choice whilst still achieving the required residential densities.

6.2.4 Encouraging affordable housing

Availability of affordable housing is important for both economic and social reasons. It is vital for stability and productivity in the workforce, and for a population with an increasing number of retired people, young people and those needing special consideration.

The Auckland Regional Affordable Housing Strategy, 2003 suggests that suitable and appropriate housing should be designed to be aesthetically pleasing, energy-efficient, private, of good quality construction materials, integrated into a safe neighbourhood, and adaptable to changing needs. It should also be suitable for the specific needs of the household and with access to passenger/public transport, work, school, shopping and community facilities.

Actions:

Evaluate the effectiveness and suitability for Franklin of planning mechanisms such as "inclusionary zoning" and incentive-based mechanisms such as "density bonuses" designed to encourage the provision of affordable housing.

Adopt guidelines for appropriate housing style/construction.

6.2.5 Barrier free design

Public facilities and public open spaces should be accessible and usable by everyone in the community, including people with disabilities. Barrier free audits of all facilities would be the first step in removing obstacles to full participation and equal opportunity.

Action:

Support barrier-free audits for all public facilities and Council-owned public areas and develop an implementation plan to remove barriers to access..

6.2.6 Areas of vegetation in towns, villages and hamlets

The maintenance (and enhancement) of existing vegetation in areas for future urban development is important in terms of both of protecting biodiversity and character. If there are patches of native bush, these should be preserved and where possible linked to other patches to form corridors. Areas of native vegetation help mitigate the effects of urbanisation by contributing a "greenscape" amenity to the urban environment.

Action:

Review existing tree protection measures, identify appropriate mechanisms for future urban areas and incorporate changes into the Franklin District Plan as required.

6.2.7 Safety-oriented design

When land uses surrounding public open spaces to "front onto" reserves it not only creates a safer environment due to passive surveillance but also encourages a sense of stewardship and community ownership. Higher density residential can benefit from communal use of a green space, particularly if the sections don't have a back garden.

Action:

Develop guidelines to encourage adjacent land uses to front onto public open spaces.

6.3 Heritage

6.3.1 Historic heritage

Heritage is part of our legacy from the past, that we live with today, and pass on to future generations. It has many aspects and includes: natural and physical features such as historic places, monuments, structures, archaeological sites and cultural landscapes;

The importance of historic heritage protection is recognised in section 7(e) of the Resource Management Act 1991 as a matter for Councils to have particular regard to in achieving the purpose of the Act. Consultation with tangata whenua has identified that the heritage sites listed in the current District Plan is only a partial list. The resource consent process needs to be streamlined to ensure that all heritage sites are considered in granting resource consents and other planning approvals. A priority is to ensure physical and visual access to and from significant areas/features. There needs to be a prioritised programme of site assessment for inclusion in the District Plan. Individual assessments should also be done when consents are sought for all identified sites whether they are registered or not.



Other gaps that should be addressed include the need for the systematic cataloguing of the various archives and collections in the District, signage of interesting and historical sites, and greater use of the Internet (including services like Google Earth on which there is now a Tourism New Zealand “layer”) in collating and promoting the cultural resources of the District.

Action:

Prepare a comprehensive heritage strategy involving tangata whenua and other local, regional and national stakeholders.

6.3.2 Significant amenity areas/features

The district has a diverse range of landforms and seascapes that combine to create the district’s unique landscapes. Many of the district’s landforms and seascapes have high environmental, cultural, traditional and/or spiritual values. Based on existing landscape assessments, important landscapes need to be identified and protected from further development. There are a number of viewshafts to significant features which should also be identified. Many of these are from arterial roads and contribute to the character of Franklin. Where appropriate, public access to significant and popular viewpoints should be maintained and important views protected from intrusive development.

Action:

Review existing landscape assessments and identify further work required then make required changes to the Franklin District Plan and LTCCP.

6.4 Circulation

There are a range of actions which can be undertaken to foster the use of non-car transport through increasing residential densities and ensuring a mix of land uses around major transport nodes; ensure neighbourhood design facilitates economic and effective bus routes; maximise pedestrian amenity, connectivity and safety in all new development; and improve the interchange between different transport modes. Specific initiatives are discussed below.

6.4.1 Integration of local land use with transport infrastructure

Land use and transport have been integrated in the DGS at the District and town levels. This process is consistent with the principles of a sustainable land transport system set out in the supplement to Transit New Zealand’s Planning Manual released in September 2005 at both the macro and micro levels and in the application of land use planning to reduce transport demand.

There is also a need for integration of land use and transport planning in the structure plan process and in individual developments. Integrated land use and transport planning reduces the need to travel, creates shorter journeys, provides safer and easier access

to jobs, schools and services. This also supports a more efficient use of land and existing infrastructure to maintain the environmental benefits of compact development. This means that land use and transport planning is undertaken concurrently, and development is planned with public transport facilities in mind.

Action:

Develop principles to ensure that local land use in structure plans is fully integrated with transport infrastructure.

6.4.2 Improving connectivity

Connectivity is the degree to which networks - streets, railways, walking and cycling routes, services - interconnect. Good connections encourage access within a district, town or neighbourhood. Well connected networks enhance access, but networks need to offer people more than access alone. They must also provide high quality spaces and routes that people find safe and enjoyable to use. By improving the connectivity within and between neighbourhoods, a network of walking trails can be created - for recreation, access to employment, access to shops and services.

Enhanced connectivity needs to be considered with specific reference to:

- provision of pedestrian and cycle access along routes that encourage increased use and thus increase the level of safety;
- connection of new developments to existing local roads to achieve greater permeability of the town and villages and to discourage cul de sac designs;
- integration of pedestrian and cycle routes along greenways with pedestrian-scale and pedestrian-friendly ‘streetscapes’, connecting public open spaces such as water front reserves, and significant destinations like convenience stores, parks and schools.

Action:

Prepare a plan for improving connectivity in existing neighbourhoods (including strategic property purchases) and guidelines for neighbourhood development.

Work with ARTA to develop a Town Centre Plan for Pukekohe and then apply the process to Waiuku and Tuakau .

6.4.3 Parking

Franklin has both a growing population and an increasing rate of car ownership per household creating an accelerating demand for parking. While this increase may be moderated by providing better public transport, a strategy is required to manage the both demand and its effects. The plan should cover all aspects of parking including public and private, in the inner towns, on arterial roads, business areas, residential areas, recreation, culture and leisure, educational institutions and rural areas.



Action:
Prepare a plan for parking provision and amend the Franklin District Plan as required.

6.4.4 A district-wide arterial transport network model

Transportation models assess the timing, location and level of traffic peaks, incorporating private and commercial traffic with and without public transport). This should include modelling for the three main towns and integrate with a wider district model.

Action:
Prepare a district-wide arterial transport network model.

6.5 Public Open Space

6.5.1 Future public open space planning

Setting aside areas of land to accommodate the district's recreational and community activities is important for Franklin's ecological, environmental, social, cultural and economic wellbeing. The acquisition of public open space land on an ad hoc basis can lead to fragmentation with reserves that may be inconveniently located, inappropriately sized or poorly used. It is preferable to identify the reserve requirements at the early stages of planning for future population growth to ensure that public open space is appropriate for the recreational and social needs of the community.

In recognition of this, Franklin District Council is developing a Reserves Acquisition and Development Plan that is aligned to the District Growth Strategy. The Plan outlines objectives and levels of service to ensure the growth of Franklin is accompanied by the provision of sufficient quality parks for recreation, sport and amenity interlinked by green corridors providing safe walking and cycling routes while also providing wildlife refuge and sustaining ecological values. The Plan also outlines acquisition and development guidelines for each reserve category to ensure the reserve location, layout and design will contribute to the overall open space network and meet the recreation and social requirements of Franklin's future communities.

Action:
Implement Reserves Acquisition and Development Plan, including its use in preparation of structure plans to ensure that public open space contributes towards legibility, identity and a sense of place as well as recreational outcomes.

6.5.2 Establish environmental corridors based on the natural characteristics of the land.

Environmental corridors based on the natural characteristics of the land can provide a buffer between residential and rural land use activities. Structure planning should incorporate, where possible multi-function reserves, providing buffer zones between land uses; a connected network of reserves appropriate for walking and cycling; and stormwater management .

Action:
Prepare guidelines for the incorporation of multi-function reserves providing buffer zones, walking and cycling routes and stormwater management in structure plans.

6.6 Environment

The Mission and Community Outcomes set specific results to be achieved in environmental protection and enhancement including:

- 6.2.1 Waterways and harbours are well managed
- 6.2.2 Protecting, planting and maintaining native trees
- 6.2.3 The District's versatile soils are protected.

The focus of the DGS on concentration and intensification of development in the main settlements, and the adoption of "hard edges" for settlements are specifically designed to assist in protecting the District's versatile soils. Other outcomes will require a range of District-wide actions set out below.

6.6.1 Protect identified outstanding natural landscapes

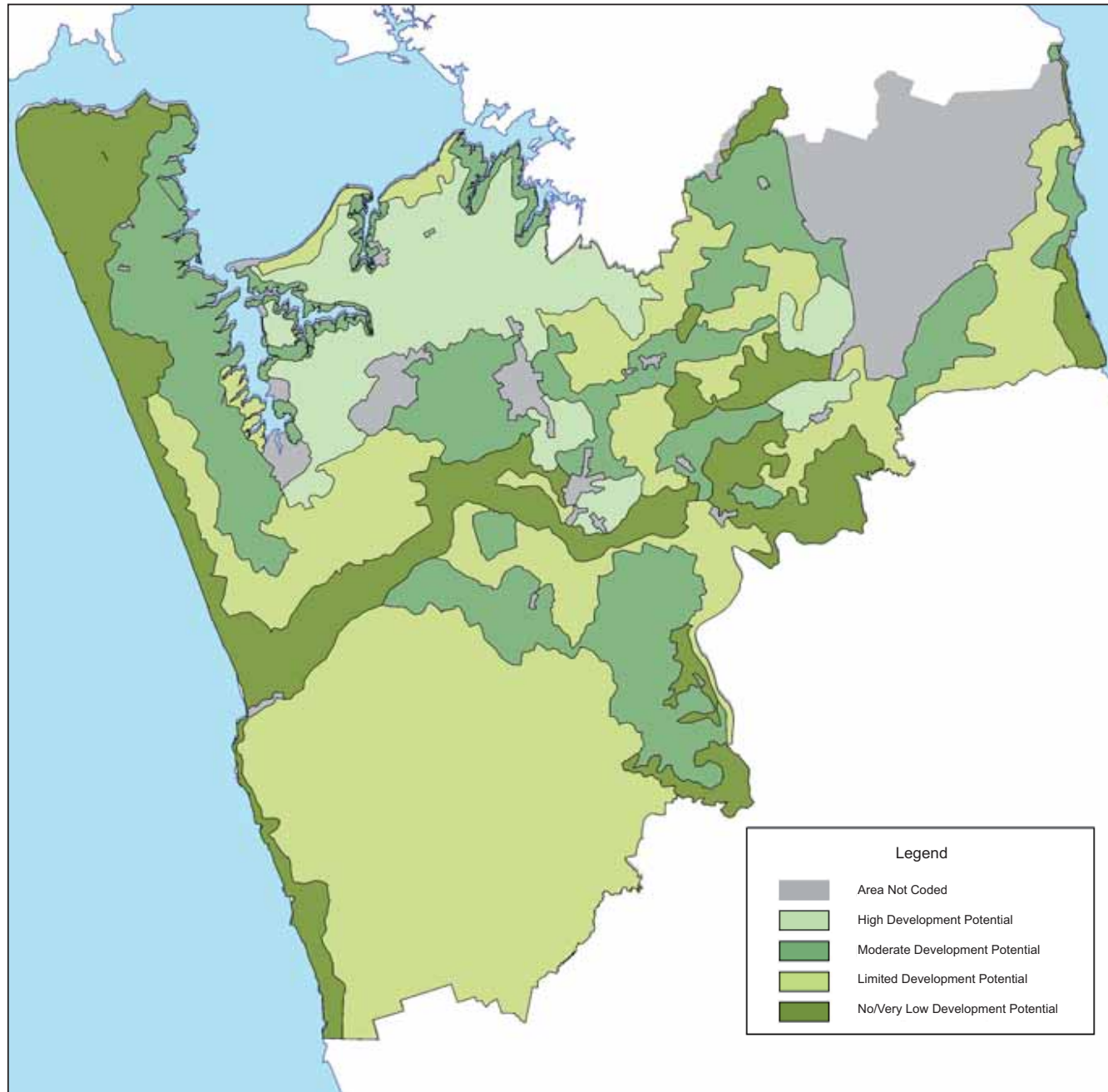
Proposed Plan Change 8 to the Auckland Regional Policy Statement identifies eight Outstanding Natural Landscapes in Franklin (Map 6.2):

- West Coast of the Awhitu Peninsula;
- Lakes Whatihua, Rotoiti, and Puketi;
- the Karioitahi Coastline;
- Pukeoware;
- West Ramarama and Bombay;
- Ponga Road;
- Pinnacle Hill; and
- Hunua Ranges.

A key characteristic of these Outstanding Natural Landscape is the absence / low level of built development. These areas should be protected from any development.

Action:
Prepare a plan change to the Franklin District Plan to protect outstanding natural landscapes.

Map 6.1 Development Potential Based on Landscape Values





6.6.2 Limit development within areas of environmental and ecological significance

Environmental features are an important community value and as such should be protected. Areas identified for environmental conservation should prohibit development. Conservation areas include significant natural features, landscapes, sensitive ecologies and habitats. These areas will need to be identified in consultation with tangata whenua and the wider community.

Action:

Identify areas of environmental and ecological significance and prepare a plan change to the Franklin District Plan to protect them.

6.6.3 Protection of volcanic features

The Franklin Volcanic Field contains 80 identified volcanoes. Being older than Auckland's volcanoes, the Franklin volcanoes are typically more eroded and more difficult to recognise as volcanic features. Nevertheless, The volcanic origin of much of this landscape is revealed by the presence of the rich red volcanic soils and the sloping forms of Pukekohe and Bombay Hills and by the presence of tuff rings at Barriball Road, Ingram Road and Ravensthorpe.

There are no volcanic viewshafts identified within Franklin, and protection of these other than indirectly, is limited.

Action:

Assess the merit for the protection of the volcanic features of the District and implement through property purchase or changes to the District Plan as required.

6.6.4 Retirement and revegetation of riparian land

Retirement, fencing and replanting of riparian land, for at least ten metres on each side of watercourses, results in a number of environmental improvements including restoring the riparian ecosystem, increasing biodiversity, reducing stream bank erosion, and improving the shading of streams. There are a range of incentives that can be offered to landowners without resorting to transferable subdivisions rights which could pose a significant threat to the integrity of the District Growth Strategy.

Action:

Evaluate and implement non-subdivision incentives for the retirement and revegetation of riparian land.

6.6.5 Exposure to natural hazards

Various parts of Franklin are at risk from natural hazards such as flood, storm surge, sea level rise, and land instability. Population growth, lifestyle changes, the relative infrequency of major events, pecuniary gain, and ignorance all create pressures for development in areas prone to natural hazards, in particular along the coast and waterways. These risks may be exacerbated by climate changes if these result in more frequent storms and sea level rise. Further development in hazard-prone areas is inappropriate as it expose people and property to unnecessary risk and communities to the expense of responding to emergencies and subsequent remediation.

Action:

Ensure through the structure plan process that natural hazards are identified and addressed as a potential constraint.

6.7 Business Activities

6.7.1 Land use mapping at the property level.

Franklin District Council does not currently have detailed information on the range and type of land uses on business zone land and no distinction is drawn between various activities. Analysis and mapping of this information is a precursor to undertaking a review of the Business zone.

Action:

Map business land use at the property level in the towns and villages

6.7.2 District Plan provisions for Business

The current broad Business Zone is no longer appropriate for the management of growth in the District and protection of industrial/commercial land for its intended purpose. This now requires that there be a hierarchy of business land use with clear definitions of the objectives and appropriate land uses for each zone. These zones might include town centre retail, mixed use, large format retail, commercial, light industry and heavy industry. The retail zone should reflect the role of a quality retail and entertainment experience is an important characteristic of a vibrant town or village centre. Issues that need to be addressed include the location of large format retailing, access and parking, and the mix of retail uses in the town centres. This may ultimately result in some business relocations.

Action:

Prepare a plan change to the Franklin District Plan to create new business/commercial/industrial zones in place of the current business land zone.



6.7.3 Land uses next to heavy industry and mineral extraction.

Heavy industry and mineral extraction, like some agricultural operations, can induce effects some people regard as noxious, dangerous, offensive or objectionable. When an existing (and lawful) activity is the subject of complaint by newcomers, this can be referred to as “reverse sensitivity.” An appropriate response is to carefully manage surrounding land uses to create a buffer for heavy industry, mineral extraction, and other potential sources of reverse sensitivity from which potentially sensitive land uses are excluded.

Action:

Prepare a plan change to the Franklin District Plan to give certainty to the existing industrial uses by controlling adjoining land use.

6.8 Infrastructure

6.8.1 Integrated Three Waters Approach

Water supply, treatment and disposal and stormwater management requires an integrated, “Three Waters” approach if it is to be economically efficient, environmentally sustainable, socially acceptable, and culturally appropriate. This approach could employ a range of techniques increasingly being used by local authorities and communities including:

- use of ecosystem services such as use of wetlands, returning stormwater and wastewater to ground to maintain the natural water cycle, natural treatment system for wastewater and stormwater;
- reuse of treated wastewater for industry, horticulture, agriculture, irrigation (parks and golf-courses) and non-potable household uses;
- use of water and energy efficient household plumbing (possible application of the new provisions of the Building Act respect to water conservation);
- use of roof collection and rain water tanks in urban areas to supplement FDC’s water systems and to attenuate stormwater runoff;
- water tariffs based on user pays and tiered charging systems;
- minimising hard surface stormwater runoff by maximising use of soft surfaces and re-entry of stormwater into the natural water cycle through utilising on-site, localised soakage, grass swales, open channels, wet lands and ponds, etc.;
- overall education of the community, rural dwelling occupants, businesses, industry and farming on integrated approaches to water and waste management, the use of valuable water resources and its inseparable link with the natural environment.
- The implementation of the “Three Water” approach can be monitored through a range of indicators including:
 - area of sensitive high quality land subject to the effects of on-site and public infrastructure;
 - area of development in non-serviced areas with and without water, wastewater and stormwater on-site systems that can be demonstrated to protect the environment;

- capacity and expandability of existing infrastructure;
- provision of reticulated water supply with and without reticulated sewerage;
- effectiveness and efficiency of solid waste management; and
- cost efficiency of expanded/new infrastructure (on a per lot basis).

Action:

Prepare an ‘Integrated Three Waters Future Guidelines and Practices’ document and implement through changes to the Franklin District Plan, the Council by-laws and related statutory powers.

6.8.2 Access to appropriate social infrastructure

Social infrastructure falls into several broad categories including health, individual, family and community support, community development, education, arts and culture, information, sport and recreation, housing, employment and training, legal services, public safety, emergency services and community transport. This provides the framework of community services and facilities required to provide quality of life and community well being. An increased population makes it vital that social infrastructure is incorporated into the planning and design process for areas of new development and redevelopment. Social infrastructure must be responsive to changing demographics and community needs. An aging population, for example will require specific services to meet changing needs. Using benchmarks when planning community services and facilities is important to ensure adequate provision in the future.

Rural communities throughout Franklin generally have less access to social infrastructure and diverse employment opportunities that are offered within the District’s key town centres. Long travel distances and a lack of viable public transport services compounding the situation. It is the intent of the District Growth Strategy to reduce isolated pockets of rural residential development by consolidating growth around discrete serviceable urban centres. Nevertheless, there will continue to be areas of low population density which may require innovations in service provision to meet the needs of these isolated communities..

Action:

Liaise with social infrastructure providers including the District Health Boards, and the Ministry of Education to ensure the integrated provision of services and facilities consistent with the growth strategy for both urban and rural areas.

6.9 Rural Areas

Detailed planning for the rural areas of the District was outside the scope the DGS. However, actions have been identified to address a range of issues which should guide development while more focused work is undertaken.



Table 6.1 Outline of rural Issues and actions

Issue	Actions	Explanation
Continuing land fragmentation	Allow rural lifestyle developments only in identified areas	Both historically and in the future, there is a demand for rural lifestyle – essentially residential activities in a rural setting. To try and ignore this demand is not practical as the demand will not decrease. A better approach is to identify areas suitable for this kind of development where the effects can be better managed. This will protect other rural areas from further fragmentation.
Agriculture and horticulture is uneconomic	Allow rural lifestyle developments only in identified areas	It is generally accepted that the demand for rural lifestyle has inflated the land prices of Ararimu / Paparata area. This does effectively price farming out of this area as it simply is not economically viable to use the land for primary production. However in allowing eastern Ararimu / Paparata to become rural lifestyle, it will relieve pressure off some other more sensitive areas.
Potential damage to the rural character	Control and limit development 400m either side of main roads	Ararimu Road is the main access for the Ararimu / Paparata area, while SH22 and Great South Road carry the greatest volume of traffic in the Paerata area. Controlling development around these roads is a critical step towards retaining rural character. Rural character is experienced by most people as they drive along the road so controlling development on the road edges, and particularly the main roads is important.
	Require larger setbacks for dwellings from the road	Rural character is observed from the roadside so by requiring greater setbacks of dwellings, this reduces the risk of ribbon development.
	Preserve rural layout of roads	Rural character is assisted by features such as wide grassed berms and swales rather than paved footpaths and culverts. By ensuring these features remain or are enhanced, the rural character is maintained.
Incompatible landuses	Control landuses around the edge of the rural lifestyle area	The most significant land use incompatibilities occur when those seeking a rural lifestyle do not realise that rural activities cause odour, vehicle movements, noises and vibrations.
New farming techniques	Allow rural lifestyle developments only in identified areas	Because it is impossible to foresee technological changes associated with rural production, the Growth Strategy has taken a precautionary approach. The majority of rural land has been preserved as rural whilst satisfying the demand for rural lifestyle in certain areas.
Inefficient use of rural resources	Allow rural lifestyle developments only in identified areas	Historically rural industry has changed substantially with more efficient rural practices, sprays and fertilising resulting in smaller productive land holdings. A precautionary approach has been taken with regard to subdivision in the majority of rural areas as it is impossible to predict these changes. Once land has been subdivided, it is impossible to reverse and for this reason, the larger rural landholdings have been protected.
Pressure from Auckland for rural lifestyle	Allow rural lifestyle developments only in identified areas	There is a demand for rural lifestyle – essentially residential activities in a rural setting. However this is a fairly inefficient use of rural resources. Once land has been subdivided for rural residential activities, it can never be recovered for productive rural use. By identifying areas appropriate for rural lifestyle, it is protecting the larger productive rural land holdings.
	Allow rural lifestyle developments only in identified areas	By identifying areas suitable for rural lifestyle, it will satisfy the demand for this type of living whilst protecting the more sensitive rural areas from development.
Environmental effects of subdivision	Introduce more robust assessment criteria for subdivision	This may include assessment criteria such as screening with native vegetation, locating the dwelling in such a way to reduce the effect on landscape, colour and building materials of the dwelling.
Preserving the mauri of waterways	Require stormwater and wastewater to be disposed / treated through land based systems	Discussions with iwi indicate that the mauri of waterways can be protected if stormwater and wastewater touches land before reaching waterways.
Reliance on private vehicles	Locate rural lifestyle close to public transport routes	Due to the often large distance of rural areas from urban areas, rural areas have a culture of relying on the private vehicle for transport. By identifying two areas in close proximity to urban areas and public transport routes, public transport is a viable alternative.



6.10 Monitoring and evaluation

The DGS has been designed to meet the Vision, Missions and Community Outcomes for the District within the context of national and regional plans, policies and obligations. A comprehensive and effective monitoring regime is required to ensure that implementation is achieving the community's goals.

The Council has already identified in general terms how it will monitor its performance on the Community Outcomes, Table 6.9.2.

Table 6.2 Council's planned measures of Community Outcomes

Community outcome	Planned measures include
Franklin: an Economically Strong Community	Employment levels, household income and expenditure, GDP, business trends e.g. horticulture
Franklin: a District that is Easy to Get Around	How people are travelling around Franklin and travel patterns to and from Auckland City, how safe it is to travel in Franklin
Franklin: a Safe, Healthy and Active Community	Crime rates and perception of safety, health statistics, participation in social and recreational activities
Franklin: A Culturally and Socially Vibrant and Inclusive	Participation levels in arts, culture and community events, satisfaction with access to arts, cultural and library facilities, perception about sense of community
Franklin: A Place of Special Character and Healthy Natural Environment	State of the environment, fresh water and coastal water quality, soil quality, pest plant and animal management
Franklin: Well-Managed Growth for Quality Living Environments	Sustainable development measures, protection of natural and built features, quality of urban design
Franklin: An Educated and Enabled Community	Level of educational achievement, young people's perception about their quality of life and future, satisfaction with work life balance

Effective monitoring of the implementation of the DGS will require highly specific quantitative measures, including those relating to critical issues like residential density, accessibility, urban design, and the extent of rural subdivision outside targeted areas (to highlight *ad hoc* decisions). A useful starting point for some of these measures would be those used in the DGS Evaluation Framework as these were expressly developed to test the development scenarios.

The monitoring system will not only be essential to evaluate implementation of the strategy it will also be applicable in the development and assessment of structure plans to pre-test compliance with the strategy when the plans are in preparation.

Action:

Develop a comprehensive set of highly specific quantitative measures to monitor the implementation of the strategy and assist in the evaluation of structure plans.