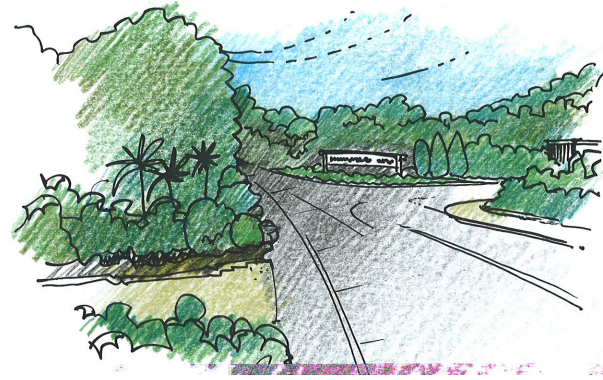


the way forward



strategy

- To consolidate and enhance the identity of Wood Street as a commercial centre for Mangawhai

- Enable flexible land use options to encourage a mixed use development environment focussing on:
 - Commercial (retail & services)
 - Community services
 - Residential
 - Recreational
 - Entertainment
 - Retirement housingContingent upon appropriate traffic / parking management, and amenity outcomes.

implementation

- Strategic land purchases to rationalise activities and accommodate future growth
- Prioritise the development of a Master Plan and design principles and guidelines that include:
- A focus on the Mangawhai beach settlement urban character through reference to appropriate building bulk, form, size and materials
- Identification of an access/movement network that is easily understood and is practicable
- Provision of public open spaces near the 'core' of the Policy Area and larger ones towards the periphery to define the "Village Green" concept
- Medium density residential options that achieve high standards of privacy, safety, open space and visual amenity
- Provision of street connections to adjoining neighbourhoods (see Reserves and Open Space strategy)
- Ensuring busy roads still have a "lively" people friendly frontage

- Review the District Plan planning controls so that mixed uses are enabled within the above design control framework

