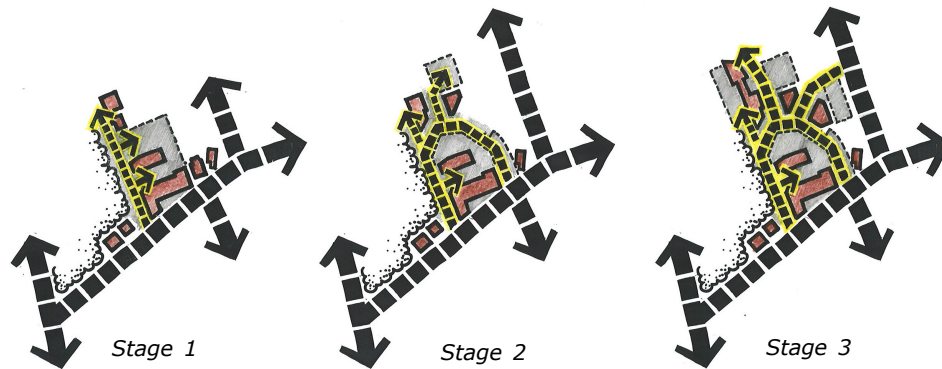
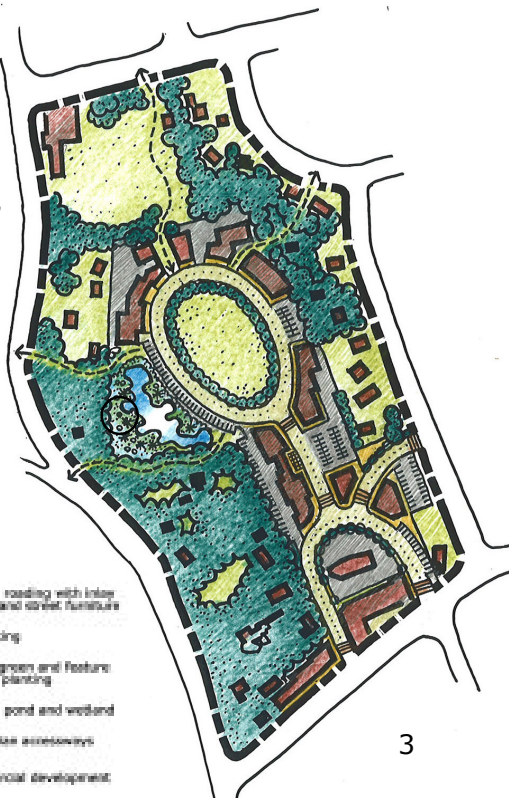


An important concept in relation to future expansion of the Wood Street Business area is to:

- Manage traffic circulation patterns by identifying and implementing a staged pattern of increased access and exit points
- Retain and extend the notion of small scale discrete parking areas
- Extended commercial building opportunity within an attractive open space and "village green" setting



traffic circulation plan

### recommended policy area design principles

- to create a built environment suitable to reinforce Wood Street as the traditional business centre for Mangawhai through the encouragement of a central mixed use activity core that can accommodate future anticipated demand for services
- promote an urban form, access and movement network that is easily understood, is easy to get to and easy to move around
- avoiding stand alone single use developments and ensuring the creation of more integrated urban environments by defining activity nodes within 'walkable catchments'
- provide compact and efficient public open spaces near the core of the policy area and larger open space areas towards the periphery consistent with a 'village green' theme
- promote a well connected local pedestrian movement system which is well integrated with other land uses, especially existing and proposed reserves and open space
- enable some higher density residential activities within the policy area that achieve high standards of privacy, safety, private open space and visual character
- provide street connections to adjoining neighbourhoods
- ensure busy roads still have a 'lively' frontage consistent with Mangawhai's beach settlement character
- avoid overly complex layouts
- link landmarks and nodes with strongly defined paths
- staged expansion