

WOOD GREEN'S
FUTURE

03 | BELONG
IDENTITY

Public Exhibition and Workshops
November 2015
Haringey

WHAT YOU HAVE TOLD US

Your needs and vision:

- Promote the diverse and vibrant atmosphere and community
- A popular and unique place to belong

Some of your ideas:

- A local radio or TV station
- Encourage local festivals
- Hold / modernize ethnic markets

Provide an information point

- More outdoor fruit and veg stalls to cultivate the atmosphere

What's Great About Wood Green?

Vital ingredients already exist in Wood Green that provide the area with a unique identity. We want to make sure this great identity is protected and celebrated as we develop our plan.

People

The area is home to a diverse community, a number of strong and active community groups and interesting and ambitious businesses that are proud to be based in Wood Green.

Heritage

There are number of listed buildings of local interest, including the former Gaumont Cinema and St Michael's Church. The area includes a number of conservation areas, including the Noel Park Estate and Wood Green Common – each with their unique character.

Hidden gems

The 1930s Chocolate Factory buildings are a reminder of the area's industrial heritage and make a significant contribution to the area's identity. The well-used independent bookshops and markets add something unique to the area. Wood Green Common and Alexandra Park also offer a wealth of opportunities.

Activity and street life

Outdoor seating for businesses such as Coffee Republic adds vibrancy to the high street. These are supported by street markets and retail displays that extend onto the street in areas such as Turnpike Lane. Public seating has emerged as a priority during consultation and where it has been provided it is well used, increasing the time people spend in the area and their activity.

GOALS FOR WOOD GREEN

- Make the most of what's good in Wood Green and celebrate it
- Transform the image of the area for the better and develop a shared vision of 'What and who is Wood Green for'

Current centre

The red brick 'Shopping City' built in the 1970's is the image most people associate with Wood Green.

Tell us your thoughts on the form.

Towards a Common Vision

In 2030, Wood Green has become such a nice and popular place to visit and to live in that it has become newsworthy.

You are asked to develop a slogan to promote the assets of the area. Imagine what it would say, e.g. A Place of Diversity, Authenticity, Making, Trading and Exchange! The coolest place in North London to be! ...

People

Strong community groups active across Wood Green

Successful businesses in the Cultural Quarter

Temple Lane Station is a well-preserved example of the modernist London Transport architecture of the 1930s

Characterful housing in Noel Park Estate

Heritage

British Victorian terraces define the High Road

Hidden gems

The Market Hall reflects the area's diversity

Successful businesses in the Cultural Quarter

A busy High Street with low vacancy rates

Independent shops - the Big Green Bookshop

Proximity to Alexandra Palace

Industrial heritage - Chocolate Factory 2

Activity and street life

Street art festival on the High Road

Retail display opening onto High Road

Community groups making improvements to the area

The Black Tap coffee shop on the corner of Oldisburgh Avenue

Public seating is well used when provided

The High Road has a long history of retail activity

Karaoke club is attracting a new social life

WOOD GREEN'S
FUTURE

04 | BELONG
CHARACTER

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WHAT YOU HAVE TOLD US

Your needs and vision:

- Value and celebrate historical and special buildings
- An easy to get around and attractive place to spend time

Some of your ideas:

- Promote the Chocolate Factory and Cultural Quarter
- Renovate shop fronts

Refurbish historic buildings

- Use signage and public art to signpost key buildings and historic and reveal local assets
- Signpost - 'Wood Green for Alexandra Palace'

Existing Character Areas

A number of areas in Wood Green have distinct characters and qualities. Shown here is a summary of the strengths and weaknesses of each 'character area', focusing on things like the distinctive qualities of the existing environment – including green space, buildings of merit or notable activity – alongside key issues that weaken the area's appearance or function. The extent of development or conservation and the key opportunities for each are also considered.

Blue text: Strengths

Red text: Weaknesses

Green text: Opportunities

1 CIVIC CENTRE & MARKET CHURCH

2 HIGH STREET NORTH

3 HIGH STREET SOUTH

4 PARLAMENT & WOOD GREEN COMMON

5 THE MALL

6 CULTURAL QUARTER

7 CLARENCE ROAD

8 WOOD GREEN COMMON

9 TURNPIKE LANE

10 PARKSIDE MALVERN

11 NOEL PARK

GOALS FOR WOOD GREEN

- Enhance and strengthen existing character areas
- Create new character areas to reflect Wood Green's changing identity

Overarching Analysis of the Area

Strengths

- High street vacancy below 5%
- 200,000 visitors weekly
- Council and services
- Public transport links
- Proximity of Alexandra Palace
- Diversity of residential areas
- Strong community
- Visible markets
- Meanwhile use projects

Weaknesses

- Historical lack of planning
- Poor perceptions of place
- High road dominated by traffic
- Completed pavements
- Some streets lack depth
- Cultural Quarter underutilised
- Fear of crime
- Lack of active frontage
- Lack of local retail connectivity
- Negative impact buildings
- Poorly defined green space

Opportunities

- Re-define the Town Centre
- Arrival of Crossrail 2 in 2020
- New homes and job creation
- Celebrate local culture
- Improved education & training
- Council at the heart of the area
- Public space improvements
- More measurable activity
- Build on existing assets
- Green space
- Markets
- Chocolate Factory

Threats

- Negative perceptions
- Future retail offer at an expanded Brent Cross & de-developed Tottenham Hale
- High Street confidence following the departure of M&S
- Neighbourhood depopulation
- Land ownership & land use
- Significant loss of green space and housing
- Crossrail 2 not serving

Exhibition boards 5 to 8

WOOD GREEN'S
FUTURE

06 | LIVE
SAFETY AND WELLBEING

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London

WHAT YOU HAVE TOLD US

Your needs and vision:

- A safe and comfortable place for people to enjoy, that is clean well managed and maintained

Some of your ideas:

- More seats to increase the number of people on the streets
- More places with Wi-Fi to encourage people to spend time here
- More bins and better rubbish collection for well maintained streets
- Greater police and CCTV presence and social support mechanisms
- Help centres to deal with anti-social behaviour

Existing Danger Spots and Safe Spaces

Crime and safety has emerged as a key concern in consultation with residents and High Road businesses. Street level crime such as anti-social behaviour and drug dealing has been frequently commented upon. Alongside this there is a recognised problem with serious issues such as gang activity.

Safety by design

Crime and the perception of it has social and economic repercussions. It is not possible for design on its own to solve deep-rooted problems. However, it can help to improve the perception of an area and create an environment that makes residents feel safer by ensuring, for instance, there are no dark alleys or dead ends and creating an atmosphere that is open, calming and welcoming. The AAP (Area Action Plan) also aims to create jobs and business opportunities which can contribute to reducing crime.

Security initiatives

Ideas currently used in Wood Green include Shopping City security communicating crime risks to smaller High Road Businesses, the Metropolitan Police appointing a District Ward Officer to develop a business engagement plan to address fears, and local businesses establishing an online security network for independent retailers on the High Road to share information about local crime and coordinate responses to shoplifting.

A business forum has also been established to allow local business owners to take greater control over tackling crime in the local area.

Wellbeing factors

Our sense of well being (feeling good) is influenced by a number of factors such as: a sense of individual vitality and having influence over affairs affecting us and changes outside of our control. It is also about positive social experiences that give a sense of connection with others. Interaction in public spaces, feeling safe and comfortable outside of the home, community engagement, active lifestyles and access to green space and affordable fresh food as well as strong social networks and continual learning all contribute to a sense of well being.

A map of Wood Green, London, highlighting various areas of interest. A red outline marks the main residential area. Blue dots indicate 'Danger Spots' and green dots indicate 'Safe Spaces'. Callouts provide details: 'High Road' (danger spot), 'Wood Green Community Centre' (safe space), 'The Mall' (safe space), 'The Green' (safe space), 'The Park' (safe space), 'The Square' (safe space), 'The Station' (safe space), 'The Church' (safe space), 'The Library' (safe space), 'The Post Office' (safe space), 'The Shop' (safe space). A blue circle contains the text: 'On this map, please note any particular issues you would like to mention or make suggestions for improvements.' A legend at the bottom right shows a red dot for 'Danger Spot' and a green dot for 'Safe Space'.

GOALS FOR WOOD GREEN

- Address negative perceptions of Wood Green
- Understand existing concerns and developing strategies for reducing crime through design
- De-clutter and clean streets to create a quality environment
- Access to healthy and affordable food and markets
- Organise community events and projects
- Develop more well designed green space
- Use good urban design principles to create safe streets with good lighting
- Develop strong social networks and ensure continual learning

Ideas for improving safety and wellbeing

PROPOSED NAME	IDEAS / WELLBEING	ACTIVE LIFESTYLES	ENVIRONMENTAL BENEFITS	IMPROVED QUALITY OF LIFE	COMMUNITY ENGAGEMENT
ACTIVE LIFESTYLES: PROPOSED NAME	PLACES TO ENJOY A WALK OR RUN IN THE NEIGHBOURHOOD	WALK OR RUN TOGETHER WITH FRIENDS OR FAMILY	WALK OR RUN TOGETHER WITH FRIENDS OR FAMILY	WALK OR RUN TOGETHER WITH FRIENDS OR FAMILY	WALK OR RUN TOGETHER WITH FRIENDS OR FAMILY
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07 | SHOP THE HIGH STREET

WHAT YOU HAVE TOLD US

Your needs and vision:

- A wide range of shops and also markets promoting and reflecting local culture
- A prosperous and diverse place to shop

Some of your ideas:

- Attracting independent, creative and quality shops, such as bookshops, flower shops and hardware
- Street food and Farmer markets
- Developing modern facilities as pick-up points for online shopping
- Pop-up shops in empty spaces

Wood Green High Road - Today

Wood Green has a strong history as a bustling shopping area, but its future as one of London's top town centres is at risk - like many UK high streets - as more people shop online and state-of-the-art shopping centres like Westfield open around the capital.

The image on the right shows some of the key things that will influence the success of the high street in the future.

High street opening times

The image on the right shows some of the key things that will influence the success of the high street in the future.

GOALS FOR WOOD GREEN

- Retain Wood Green's Metropolitan Centre status, encourage retail diversity and quality, provide more leisure facilities, including cultural and community events, residential development and workspace
- Increase the town centre's vitality and viability. Encourage street life: attractive streets and public spaces with more cafes, bars and restaurants opening in the evening
- Bring life to the back of the High Street, infill with development and active frontage
- De-clutter and clean up the street and buildings, shop front improvements and historic buildings enhancements
- Link to district areas off the High Road for different places to visit and spend time

Example Images

Let us know what you think of the examples shown using the coloured dots provided

Like Neutral Dislike

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08 | SHOP SHOPPING CITY

WHAT YOU HAVE TOLD US

Your needs and vision:

- Make it look good and promote entertainment activities and other uses of the space
- Attract more recognised shops

Some of your ideas:

- A dynamic and contemporary shopping centre with a great offer
- Use the empty car park for artist studios or restaurants and views of Alexandra Palace
- Make it bigger and better - Cafe Cossis is always full and has had a positive impact
- People live here and work here as well

The Mall - At the Centre of Wood Green

Built in the late 1970s, The Mall occupies the site of the former Noel Park and Palace Gates Railway Station. It straddles the High Road and is linked by a bridge at first floor level.

To the west, the centre is six storeys high, with shops on the lower levels and car parking and housing above. Known as "Sky City", the development provides 201 homes, varying in size from five-person maisonettes to studio flats. An internal route connects this side with the High Road, passing through the busy market hall, a space which reflects the area's diversity. To the east, leisure facilities and workspaces are provided including Cineworld and a gym at second-floor level.

Though evoking mixed feelings in terms of its architectural qualities, the building is generally considered out-dated and very unlikely to be fit for purposes in 15 years. It also blocks movement around the town centre, especially when it is closed after 7pm, making the centre unoccupied and unsafe.

GOALS FOR WOOD GREEN

- Address the issues of service yards and the blank walls at the back of the high street and Mall by opening up, infilling and re-developing sites to provide active frontages, overlooking and natural surveillance
- Maximise pedestrian activity at ground level and provide an improved street experience
- Create a more diverse retail environment and food & drink offer with more public spaces to make the experience for shoppers more enjoyable
- Establish improved and provide additional east-west routes making it easier to access the High Road
- More of a town centre than a shopping centre, with traditional streets, blocks and spaces

Ideas to improve Wood Green's centre

Existing Mall

- Has east-west connections
- Lack of heritage to the rear of retail units
- Large setbacks, noise and limits activity at street level

Concept One

- Refurbishment and re-cladding of Mall
- Removal of bridge and improving pedestrian environment and connections at ground level

Concept Two

- Demolish western side of Mall and provide new and improved links to Noel Park Estate. Retail retained at ground level.

Concept Three

- Demolishing Mall and providing new links to Noel Park Estate and Alexandra Palace. Sky City homes are re-developed. Retail retained at ground and mezzanine level

Example Images

Let us know what you think of the examples shown using the coloured dots provided

Like Neutral Dislike

WOOD GREEN'S
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09 | ENJOY
LEISURE AND RECREATION

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WHAT YOU HAVE TOLD US

Your needs and vision:

- A vibrant place for all to enjoy at different times
- A better mix of entertaining activities, use of public amenities and promotion of local artists.

Some of your ideas:

- More evening activities such as theatre, clubs, bars, late cafes and restaurants
- Improved cultural and art facilities
- Young people's activities and children play centres

More special cafes

- Local festivals
- Swimming-pool reopened and library modernised
- Social places for the elderly.

Existing Facilities

A good quality, diverse leisure facilities and a strong night-time economy is an important part of a town centre's function and vitality. Although highly subjective, Wood Green generally tends towards the 'lower end' market, with betting shops and takeaways prevalent on the High Road. Restaurants similar to Mosaica, in the Chocolate Factory, are noticeably absent on the High Road, and there is little activity beyond 7pm.

The adjacent map illustrates all current leisure spaces within the area.

Leisure use types within the area

GOALS FOR WOOD GREEN

Focus on improving the quantity and quality of leisure facilities provided in the town centre, including a modern library, quality restaurants and nightlife alongside a stronger cultural offer if a suitable partner can be found. This will increase the town centre's function and vitality.

10 | ENJOY
PUBLIC AND GREEN SPACES

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WHAT YOU HAVE TOLD US

Your needs and vision:

- Better use of parks and spaces and provision in urban furniture
- A green and friendly place to relax for all

Some of your ideas:

- More trees, flowers, greenery & places to sit
- Piazas, squares and small urban parks
- Space for street entertainment and markets
- Space in parks for outdoor activities and uses (BBQs, basketball, gym, walking, skating)
- Playgrounds and gated gardens for children
- A woodland
- Improving space around Vue
- Improving uses in Alexandra Park and Tumpike Lane

Existing Open Spaces

The plan opposite shows there is a significant lack of green and public space in the Wood Green town centre.

Public Space

The High Road is congested with very few pockets that provide space to pause and rest. The two most prominent sites are Hollywood Green, and the space outside Wood Green Library, both of which are poorly defined and do not have an overarching identity. The frontage to Green Riding House and the northern edge of Station Road have more generous public space, but are let down by out-dated hard landscaping and a lack of active frontage.

High Road Improvements

A range of public realm enhancements have recently been completed on the High Road. In general these works have refreshed the place but have not significantly increased the provision of public space.

Green open space

There is a lack of open space (marked in red on the plan opposite) at the heart of the Area Action Plan area, caused by a lack of green space and poor access to surrounding spaces such as Alexandra Park, Wood Green Common and Tumpike Lane. These are also valuable resources but they are fenced off, have poor access, suffer from outdated design and are underused (or used for anti-social activity).

GOALS FOR WOOD GREEN

- Protect existing green spaces and make them more accessible for public use to bring health and wellbeing benefits to the community and enhance the appearance and perception of Wood Green
- Improve the quality and quantity of public open space to provide a more attractive experience and encourage dwell time on and around the High Road
- 'Green' Wood Green - more trees, linear parks and green spaces with active community uses
- Create a new and green Town Square on the High Road connected to a modern library

References for Improved Public Spaces

Let us know what you think of the examples shown using the coloured dots provided...

Like

Don't know

Dislike

Exhibition boards 9 to 12

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WOOD GREEN'S FUTURE

11 | WORK THE CULTURAL QUARTER

WHAT YOU HAVE TOLD US

Your needs and vision:

- Using the potential of the quarter to incubate and promote local enterprises
- A thriving, affordable and creative place to work and learn

Some of your ideas:

- A hub for social entrepreneurs
- A place for start-ups and individual businesses
- Spaces for artists and crafts
- Promote the Cultural Quarter
- Promotion of the existing cultural businesses and organisations

Existing Situation

Alongside the High Road and Harringey Council, the Cultural Quarter is amongst Wood Green's largest area of employment. The AAP (Area Action Plan) will look to provide improved access to education, training and employment, delivering a minimum of 1,500 new jobs. The Cultural Quarter has been identified as the key area capable of supporting and encouraging this growth.

The area was once home to Baratt's sweet factory which moved out in 1980. The quarter supports over 300 business and creative organisations, with a wealth of interesting activity taking place daily but often hidden from view.

The key building is Chocolate Factory 1, which provides workspace to a number of creative industries. Chocolate Factory 2 is also notable, again containing workspace, while Karamel Restaurant brings social life to the area. The diagram on the right illustrates the wide variety of uses that are found amongst the various buildings alongside some key threats.

Mouthview Theatre School is currently located here with 400 students. However it will be relocating to Peckham by 2017. To the south, a new development of around 1,100 new homes has been granted planning permission.

The Cultural Quarter sits between the High Road and Alexandra Palace. Its cultural diversity clearly needs to be reconsidered as part of a wider cultural strategy.

Interviews and photographic survey

GOALS FOR WOOD GREEN

- Link the Cultural Quarter more directly with the town centre and Alexandra Palace, improving its range of employment spaces to encourage new jobs
- Provide an enhanced cultural offer, perhaps by attracting one or more significant cultural organisations to the area
- Attract a major employer and education provider such as a notable research institution
- Potentially locate elements of the Council here
- Look to encourage a community based arts venue, or start up company
- Create a new public space with cafe's and small independent shops to showcase the areas creativity and activity
- Mix in some residential and live-work spaces
- Build in the infrastructure now, such as high-speed broadband to attract businesses

Ideas for enhancing the Cultural Quarter and creating new jobs

- IMPROVE SPACE FOR ARTISTS
- LOCATE THE COUNCIL OFFICE IN THE CULTURAL QUARTER
- IMPROVE ACCESSIBLE SECOND HAND SPACE FOR CREATIVE BUSINESSES
- PROVIDE SPACE FOR WORKSHOPS AND LIVE REHEARSAL
- IMPROVE WORKSPACE WITH INCUBATORS
- HOME RESTAURANTS/ CAFE'S OF LOCAL FACILITIES
- IMPROVED NETWORKS AND BUSINESS SUPPORT
- RESTRUCTURE TO SOME BUSINESS SPACE AS WELL AS CREATIVE BUSINESSES
- NEED FOR A SMALL PURPOSE ARTISTS COMMUNITY VENUE
- SPACE FOR EDUCATION, TRAINING OR RESEARCH
- IMPROVED ACCESSIBILITY OF THE QUARTER

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WOOD GREEN'S FUTURE

12 | CONNECT TRANSPORT & PARKING

WHAT YOU HAVE TOLD US

Your needs and vision:

- A better share of the place and traffic management (issues with congestion, crossings, 'rat running' parking restrictions)
- A quiet and convenient place to commute for all

Some of your ideas:

- Diversion of traffic without bad impact on residential streets
- Pedestrian friendly spaces and improved crossings
- Flying car park (temporary parking)
- Cycle highway and Boris bikes
- Alternative transport means like cable cars
- Real hub for transport.

Existing Situation

There is an opportunity to rethink the town centre's approach to transport and parking.

Over the next few months the Piccadilly Line will begin to run for 24 hours serving Wood Green Station on Fridays and Saturdays. In the longer term, Crossrail 2 is likely to open either two stations at Alexandra Palace and Turnpike Lane, or one central station in Wood Green. These developments will make Wood Green even more accessible by public transport and will decrease the need for cars.

There is a lack of direct, continuous walking and cycling routes across the High Road and wider area. There is also an oversupply of parking in Wood Green which is under-utilised and in difficult to find locations such as above shops.

GOALS FOR WOOD GREEN

To take the opportunity to rethink Wood Green's transport infrastructure to deliver a more coherent and pedestrian oriented Town Centre that is forward thinking, sustainable and diverse.

Ideas for improving transport and parking

- UNDERGROUND PARKING & SERVICE YARDS
- CAR PARKS WITH IMPROVED GLAZING AND EXPERIENCE
- BUILDINGS ALSO AS A CENTRE AND MULTI-USE SPACE
- INTELLIGENT TRANSPORT SYSTEMS
- INTEGRATED CYCLE NETWORKS
- SHUTTLE BUS CONNECTING HARD TO REACH AREAS

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