

GALES-KINGSCLIFF

Gales-Kingscliff holdings comprise over 220 hectares of undeveloped land at Kingscliff, Chinderah and Cudgen in the Tweed Shire, northern New South Wales.

The holdings are strategically located at the gateway to the Tweed Coast, near the hub of the Shire's main roads, at the junction of Tweed Coast Road and the Pacific Highway, and close to Kingscliff beach.

Gales vision for its landholding focuses on a balanced approach to developing a range of civic, commercial, retail, residential, recreational and environmental projects.

Gales have developed its masterplan over many years, involving eminent town planner Neil Ingham of Ingham Planning, architect Keith Cottier of Alan Jack & Cottier, as well as expert consultants in ecology, retail, hydrology, traffic, engineering and many others fields.

GALES-KINGSCLIFF MASTERPLAN

District (Subregional) Centre at Chinderah

Bulky Goods Centre at Chinderah

Regional Recreational Lake and Sports fields

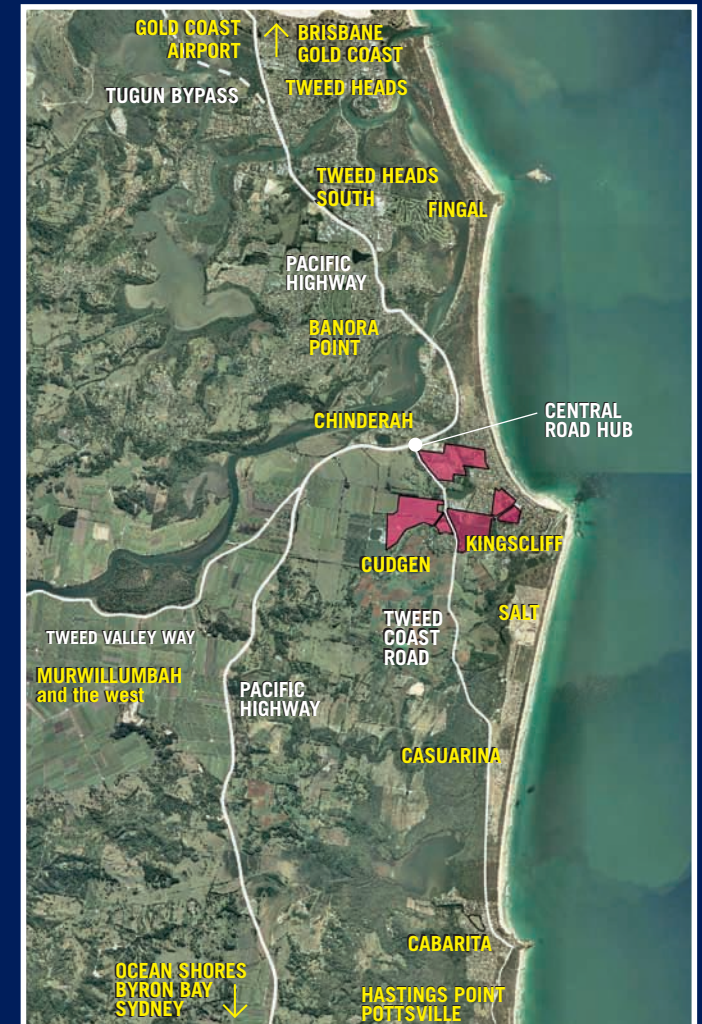
Revitalising Kingscliff Town Centre

Residential dwellings, duplexes, apartments, town-centre housing

Improved Community Services & Facilities

Improved Road Access

Habitat Retention & Enhancement



A VISION FOR KINGSCLIFF, CHINDERAH & CUDGEN

FOR THE GATEWAY TO THE TWEED COAST AT THE HUB OF THE SHIRE



Aerial view over Kingscliff

1. DISTRICT (SUBREGIONAL) CENTRE & BULKY GOODS CENTRE AT CHINDERAH

Integrated residential and commercial world class town centre including higher order retail, bulky goods, commercial, community and recreational services and facilities, including supermarkets, discount department stores, offices, cinema, library, government buildings, places of worship, nursery, and community centre.

Convenient access and abundant parking at the junction of Pacific Highway and Tweed Coast Road, the main road interchange for the entire region.

Reduced traffic congestion and parking problems in Tweed Heads South, and reduced traffic on the Pacific Highway and Sexton Hill.

Overwhelming community support for a new District Centre at Chinderah – a Shire wide survey in July 2006 showed that over 85% of Tweed Shire residents support a new District Centre at Chinderah, with large majority support in every postcode.

3,000 full time jobs and a further 2,500 indirect jobs in the Shire at completion (10-15 years).

There is simply no equivalent site in the Shire

2. EXTENSIVE OPEN SPACE & RECREATION

Integrated casual open space and parks in urban residential areas, linked by transport networks (roads, cycleways and footpaths).

Recreational and sports facilities and clubs, including recreational lake, sports fields, health club and gym, tennis club, indoor and outdoor pools and an equestrian centre.

3. ROADS & TRANSPORTATION

2 new major access roads to Kingscliff.

Improved public transport facilities and networks, including Shire transport interchange at Chinderah, and network of cycleway and footway linkages through all areas.

4. HOUSING CHOICE

Range of mixed density and higher density housing forms, in contemporary urban design context including dwellings, duplexes, villas, townhouses, apartments, and town centre housing.

Better utilise desirable locations close to beach and existing Marine Parade precinct, instead of for non essential commercial and other non-residential uses.

Housing for older people, including retirement village, in well located, attractive environments.

5. HABITAT RETENTION & ENHANCEMENT

Retention of significant habitat areas for critically endangered species.

Ameliorative attractive colourful replanting in Kingscliff and other nearby areas with retention of significant vegetation.

Creation of environmental facilities for appreciation of environment, including walking tracks and boardwalks.

6. IMPROVED COMMUNITY SERVICES & FACILITIES

Community centre, library, government offices in sub-regional centre.

Provision of civic, entertainment and recreation spaces, houses of worship, public areas for art display.

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