

ANNEXURE B

DISTRICT PLAN CONTROLS ON SPECIFIC SITES

ANNEXURE B: DESIGNATED LAND

No.	Purpose	Location	Legal Description	Designating Authority
25	Wellsford Cemetery	School Road	Pt Allot SW 119 Oruawharo Parish	Rodney District Council
26	Council Depot	School Road	Pt Allot SE 119 Oruawharo Parish	Rodney District Council
27	Electrical Transformer Substation	School Road	Pt Lot 2 DP 41865	Electricorp
28	Wellsford Primary School	School Road	Pts Lot 2 DP 41865; Pt Allot M125, Pt Allot 285 SO 45377 Oruawharo Parish	Minister of Education
30	Rodney College Secondary School	Rodney Street	Lot 1 DP 146408	Minister of Education
31	Proposed Public Reserve	Between Worker Road and School Road	Pt Lots 1 and 2 DP 41865, Pt M125, Pt E125 Oruawharo Parish	Rodney District Council
33	Proposed Primary School Extension	School Road	Lot 2 DP 84140, Pt Allot M125 Oruawharo Parish	Minister of Education
34	Wellsford Kindergarten	Hazelmere Street	Lot 2 DP 118474	Minister of Education
37	Police Purposes	Rodney Street	Pt Sec 31A SO 14788 Blk XVI Otamatea SD	New Zealand Police
38	Telephone Exchange	State Highway 1	Pt Sec 31A SO 42713 Blk XVI Otamatea SD	Telecom
39	Fire Station	State Highway 1	Sec 126 SO 39617 Blk XVI Otamatea SD	New Zealand Fire Service
41	Proposed Public Reserve	North of Worker Road in vicinity of Totara View	Pt Lot 4 DP 1618; Pt Sec 50 SO 17288 Blk XVI Otamatea	Rodney District Council
42	Proposed Primary School	Matheson Road	Section 26 SO 38727, Pt Sections 47 and 49 SO 21911 Blk XVI Otamatea	Minister of Education
44	Water Supply Purposes	Off Worthington Road	Lot 1 DP 57349	Rodney District Council
139	Sewage Treatment and Disposal Purposes	Between State Highway 1 and Rustybrook Road	Lot 3 DP 64870	Rodney District Council

ANNEXURE B: SCHEDULED ACTIVITIES - DISCRETIONARY ACTIVITIES

No.	Discretionary Activities	Site Description	Conditions/Assessment Criteria
51	Service Station, including service and repair of motor vehicles and vehicle fuel retailing facilities (including LPG facilities with storage capacity not exceeding 30,000 litres water capacity and complying with Rule 6.5.5.4).	Part of Lot 1, DP 55762 State Highway .1, Wellsford.	<u>Assessment Criteria</u> The requirements of the Act relating to discretionary activities, the general matters listed in Rule 19.2.5 of this District Plan relating to discretionary activity applications, and the matters covered by the controls for industrial zones listed at Rule 6.5.5.
60	As Scheduled Activity 51.	Lot 1 DP 30288 and Lot 19 DP 29017, Port Albert Road and Davies Road, Wellsford.	As Scheduled Activity 51.
61	As Scheduled Activity 51.	Lots 3 and 4 DP 30105, Rodney Street, Wellsford.	As Scheduled Activity 51.

ANNEXURE B: IDENTIFIED HERITAGE ITEMS/BUILDINGS*

Item	Location	Category
Legge House	Booth Road	A
Church of Christ Hall	Rodney Street, Wellsford	A
Wellsford Memorial Gates	Wellsford War Memorial Park, Port Albert Road	A
House	Centennial Park Road	B
Former Post Office	Corner Station Road and SH1	B

* Not contained in the operative District Plan but identified and to be considered for inclusion in the present District Plan Review.

ANNEXURE C

PRELIMINARY PROJECT IDENTIFICATION AND COSTING

WELLSFORD STRUCTURE PLAN: PROJECT IDENTIFICATION

WATER

PROJECT DESCRIPTION	ESTIMATED COST	PRIORITY	REMARKS
Local reticulation in future School Road area	325,000	on demand	130 sites estimated @ \$2,500 /site; to be funded by developer
Local reticulation in future Worker Road area	287,000	on demand	115 sites estimated @ \$2,500 /site; to be funded by developer
Local reticulation in future Tomas Road area	28,000	on demand	11 sites estimated @ \$2,500 /site; to be funded by developer
Local reticulation in future Matheson Road	113,000	on demand	45 sites estimated @ \$2,500 /site; to be funded by developer
TOTAL	752,000		

WELLSFORD STRUCTURE PLAN: PROJECT IDENTIFICATION

SEWERAGE

PROJECT DESCRIPTION	ESTIMATED COST	PRIORITY	REMARKS
Local reticulation in future School Road area	325,000	on demand	130 sites estimated @ \$2,500 /site; to be funded by developer
Local reticulation in future Worker Road area	287,000	on demand	115 sites estimated @ \$2,500 /site; to be funded by developer
Local reticulation in future Tomas Road area	28,000	on demand	11 sites estimated @ \$2,500 /site; to be funded by developer
Local reticulation in future Matheson Road	113,000	on demand	45 sites estimated @ \$2,500 /site; to be funded by developer
TOTAL	752,000		

WELLSFORD STRUCTURE PLAN: PROJECT IDENTIFICATION

ROADING

PROJECT DESCRIPTION	ESTIMATED COST	PRIORITY	REMARKS
Totara View-School Road Link Road	1,200,000	2	To be RDC and Transit NZ funded
Worker Road-Port Albert Road Link Road	300,000	2	To be RDC and Transit NZ funded
McGillivray Road upgrade I	100,000	5	To be RDC and developer funded
McGillivray Road upgrade II	300,000	>5	To be RDC and developer funded
Worker Road upgrade	200,000	3	To be RDC and developer funded
Tomas Road extension	200,000	3	To be developer funded
SH1 and SH16 bypass	15,000,000	5	To be Transit NZ responsibility
El Hama service lane upgrade	200,000	1	To be RDC funded
El Hama lane parking area I	150,000	2	To be RDC funded
El Hama lane parking area II	100,000	4	To be RDC funded
Worker Road parking area	60,000		To be RDC funded
Centennial Park-SH1 link road	1,500,000	>5	To be RDC and developer funded
Local residential cul de sacs	-		To be developer funded
Rodney Street underpass	200,000	2	To be RDC, Transit NZ and community funded
TOTAL	19,510,000		

WELLSFORD STRUCTURE PLAN: PROJECT IDENTIFICATION

RESERVES AND FACILITIES

PROJECT DESCRIPTION	ESTIMATED COST	PRIORITY	REMARKS
Worker Road-Totara View valley reserve I	50,000	2	
Worker Road-Totara View valley reserve II	40,000	4	
School Road-Totara View valley reserve I	50,000	2	
School Road-Totara View valley reserve II	30,000	4	
Totara View walkway I	20,000	3	
Totara View walkway II	20,000	4	
Worker Road walkway I	20,000	5	
Worker Road walkway II	20,000	>5	
McGillivray Road reserve and walkway	50,000	3	
El Hama - Rodney Street Walkway	20,000	1	
Worker Road-SH1 town park	100,000	2	
Centennial Park upgrade I	50,000	1	
Centennial Park upgrade II	50,000	3	
Centennial Park upgrade III	50,000	5	
Centennial Park extension I	200,000	>5	
Centennial Park extension II	200,000	>5	
TOTAL	970,000		