
APPENDIX B

Land Use Capacities

**Marsden Point - Ruakaka Structure Plan: 2008 (Revision H)
Land Use Capacity Measurements**

Residential - Medium Intensity (@ 14 units / gross ha and 2.5persons per site)

Type	Land Unit	Number of sites		Total Capacity	
		Developed	Vacant	Sites	Population
Existing Areas	OTP West	219	65	284	710
	OTP	110	191	301	752
	OTP East	141	57	198	495
	Ruakaka East	312	17	329	823
	Ruakaka South	300	128	428	1145
	Ruakaka West Bank	256	44	300	750
Total		1338	502	1840	4675

Undeveloped Zoned and/or Proposed	Land Unit	Land Unit Size (ha)	Total capacity	
			Sites	Population
	St Just		311	777
	WHF/Kowi Lakes		550	1375
	Marsden Cove		770	1925
	Ruakaka East		680	1700
	Ruakaka West Bank		77	193
	OTP 1	191	2674	6685
	OTP 2	99	1386	3465
	OTP 3	70	980	2450
	McCathie North	26	364	910
	McCathie South	17	238	595
	Ruakaka West 1	86.5	1211	3027
	Ruakaka West 2	28	392	980
Total		517.5	9633	24082

Residential - High Intensity (@ 28 units / gross ha and 2.5persons per site)

Undeveloped Zoned and/or Proposed	Land Unit	Land Unit Size (ha)	Total capacity	
			Sites	Population
	Town Centre West	22.2	622	1555
	Town Centre North	37.2	1042	2605
	Town Centre East	6.5	182	455
	Ruakaka	7.7	216	540
	McCathie	8.4	235	588
Total		82.0	2297	5743

Rural Residential (@ 2 units / gross ha and 2.5persons per site)

Type	Land Unit	Area (ha)	Number of sites		Total Capacity	
			Developed	Vacant	Sites	Population
Existing & Proposed Areas	Rural Res 1	38			76	190
	Rural Res 2	92			184	460
Total		130			260	650

Rural

General Rural	Assume 230 households @ 2.5 persons each =	230	575
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TOTAL STUDY AREA RESIDENTIAL	35725
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Retail / Commercial (Local Centres @ 50 persons employed / ha)

Type	Land Unit	Size (ha)		Employment Capacity
		Developed	Vacant	
Existing Areas	OTP	nil	1.2	60
	Ruakaka	3.7	4.0	385
Proposed	OTP	nil	1.2	60
Total		3.7	6.4	505

Mixed Retail / Commercial / Other (Town Centre @ average +124 persons employed / ha)

Type	Land Unit	Size (ha)		Employment Capacity
		Developed	Vacant	
Proposed	Town Centre (Retail)	nil	35.5	2150
	Town centre (Other)			2240
Total				*1 4390

*1 Based on specific Town Centre detailed demand study

Industry (@ 30 persons employed / ha)

Type	Land Unit	Size (ha)		Employment Capacity
		Developed	Vacant	
Proposed	Northgate/ Port Marsden	nil	102.0	3060
Total		nil	102.0	3060

Industry (@ 20 persons employed / ha)

Type	Land Unit	Size (ha)		Employment Capacity
		Developed	Vacant	
Existing Areas	I 3	nil	48.1	962
	I 4	nil	16.0	320
	I 5	nil	13.9	278
	I 6	20.0	nil	400
Total		20.0	78.0	1960

Industry (@ 10 persons employed / ha)

Type	Land Unit	Size (ha)		Employment Capacity
		Developed	Vacant	
Existing Areas	I 1	25	212.5	2375
	I 2	nil	93	930
	Refinery	107	12	1190
	Northland Port	15	117	1320
	Power Station	nil	47	470
Total		147	481.6	6285

TOTAL STUDY AREA EMPLOYMENT	16 200
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