

Queenstown Lakes District Council

Council Community Plan – 2006/2016

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	4	Growth Forecasts

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# 1. BACKGROUND TO GROWTH FORECASTS

This volume is broken into the following sections:

- Overview
- Projections into the future, broken down into the various communities and provided for the district, as a whole
- What is the situation “today”?
- The detailed growth projections

## Overview

Projections have been derived for:

- The resident population (which is useful when looking at some service provisions such as educational needs).
- The number of visitors, which is then further broken down into day visitors and those staying in private residences and in commercial accommodation.
- The number of occupied and unoccupied dwellings that will be required over time.
- The number of visitor units that will be required over time.

This information is then used to give the figures for an average day and a peak day. The peak day information has been significantly influenced by the peak population survey that was held in early January 2005.

The projections are based on a “business as usual” model and do not assume any constraints or intervention in the market. The projections also assume the current zonings and, in the case of Wanaka, also assume that some additional zoning will be released in south Wanaka in the foreseeable future.

## Geographic breakdown of the information

This document provides these projections for the following geographic areas:

- The whole district.
- The Queenstown area.
- The Wanaka area.
- The smaller communities of Makarora, Luggate, Lake Hawea and Hawea Flat, Cardrona, Kingston and Glenorchy.

The information is also broken down further in the back of this document into even more specific geographic areas, in recognition that sometimes it will be necessary and/or of interest to determine the total growth picture for certain suburbs/areas:

## The Wakatipu

- Sunshine
- Queenstown Bay
- Kelvin Heights
- Frankton Road
- Frankton Flats
- Arrowtown
- Arthur’s Point
- Glenorchy
- Kingston
- Lake Hayes
- Millbrook
- Wakatipu

## Wanaka

- Wanaka West
- Wanaka South
- Central
- Beacon Point
- Albert Town
- Hawea
- Luggate
- Makarora
- Cardrona

Maps of the Wakatipu and Wanaka study areas are included later in this volume. It is noted that due to the boundaries of the study areas small amounts of rural land (including the Gibbston area) are not included in the figures in this document. That said, it is noted that the existing and projected future populations in these areas are not significant. It is also noted that Council does intend to provide information for these areas in the next iteration.

Detailed information is provided at the back of this Volume and is sorted by area (so that you can view all the information about a particular area such as Kelvin Heights) and also by growth type; for example, the number of visitors, the number of dwellings.

### The 2006 Census information

These projections rely in many instances on the 2001 census data as a starting point which is now 5-years old and extremely out of date, which means that we are forced to estimate what we have “today” as well as into the future. We are looking forward to receiving the data from the 2006 census (expected in early 2007). This 2006 data will enable us to gauge how accurate our projections have been over the last 5 years and we will use the 2006 census data as our new base data, from which to start our projections.

### What are the projections used for?

These projections are useful to the council, government and non-government agencies, the general public, and people wishing to develop or invest in the area.

The Council uses the information (for example):

- To assist central government agencies to plan for their statutory functions into the future.
- As performance measures to better understand how well we are working toward achieving the Community Outcome of “sustainable growth management”.
- To undertake strategic planning.
- To determine the need for more land to be zoned for particular purposes in a staged manner.
- To determine the consequences of growth on our key infrastructure (such as roading, sewage, and water systems) and to ensure that infrastructural development and improvements keep pace with projected growth.
- To determine the level of financial contributions we need to collect to ensure council services can keep pace with growth.
- To determine the projected demands for open space and community facilities.
- To lobby other agencies for improved services to the community (e.g. health, regional facilities, etc).

Government and non-governmental agencies use the information to (for example):

- Project and plan for expanded services.
- Justify funding.
- Assist with the location of additional or improved services.

### What further work are we planning to do to better understand growth and its consequences for the community?

The council has planned to do further research into the following key areas in the coming 3 years:

- The employment land needs of the district; broken down by the type and location. I.e. how much industrial, business, and retail land do we need and where should it be located?
- Traffic generation and transportation.
- Extensive refinement of the dwelling capacity model and the demand side of this.

### Why do the figures extend out to 2026?

The projections extend out 20 years (to 2026) as this enables the council to prepare a 20 year plan for infrastructure, which is considered to be best practice and essential in such a high growth area as the Queenstown Lakes District.

Whilst some may advocate for the need to project and plan for growth using a 50 year timeframe, the Council has taken the pragmatic view that the extent of “unknowns” that arise with such a long horizon start to make accurate projections extremely difficult and, as such, the 20 year timeframe is preferred. That said, the Council acknowledges that there are instances (such as in the planning of a new sewage treatment plant) where it is necessary to plan out longer than 20 years and, in such cases, the assumptions, ratios, and methodologies used in the 20 year projection can be extrapolated out to provide the long term picture.

## An explanation of terms used in this Volume

### Commercial accommodation

Accommodation establishments are divided into five types for the purposes of the peak population survey.

They follow the New Zealand Accommodation Classification (NZAC) system.

Hotel- includes both hotels and resorts.

Motel- includes motor inns and motels.

Hosted- includes private hotels, guest houses, bed and breakfasts, and holiday farm (farm-stays) accommodation.

Backpackers/Hostels.

Caravan Parks/Camping Grounds.

### Private residences (Private dwelling, Residential dwelling)

A private dwelling accommodates a person or a group of people, but is not available to the public. A private dwelling may be permanent or temporary. Permanent private dwellings include houses and flats, residences attached to a business or institution; baches, cribs and huts. Caravans, cabins, tents and other makeshift dwellings that are the principal or usual residence of households are classified as temporary private dwellings.

### Usually resident

A count of all people who usually live in a given area, and are present in New Zealand, on a given census night.

### Visitor

A person who usually lives elsewhere. This is a statistical, not a legal, definition generally based on a person's self-identified usual address.

For household surveys, this is a person who is present in a dwelling at the time of a survey but does not usually live in that dwelling.

### Visitors staying in:

A count of visitors staying in the following breakdown of dwellings:

Private Residences.

Commercial Accommodation

or Day Visitors (those visitors that do not stay in the area overnight).

Note: for the townships the count of visitors has not been split into these categories.

### Visitor unit (stay unit)

The term used to describe the unit of accommodation charged out to guests, e.g. a powered site, a bed in a bunk room, a motel unit.

## Key Assumptions and Process

### Process

Instead of using Statistics NZ projections, which at the time of writing this document still reflected the 2001 figures, the council has produced its own growth projections based on visitor night projections from the Tourism Research Council.

### The process of developing the projections for Queenstown

The following process was used to develop the projections for Queenstown:

1. Consideration of the existing Statistics NZ projections.

2. Establish a broad relationship between visitor growth, employment growth and population growth.
3. Using visitor growth as the main driver of employment and population growth in the area, determine likely growth in visitor numbers, based on expected annual rates of increase.
4. From the total visitor numbers, project out the number of full time equivalent (FTE's) workers, based on the current ratio between the number of visitors and the number of workers. The trend has been for the ratio between the number of visitors and the number of workers to increase over time.
5. Based on the growth of employment (FTE's), determine the likely population based on the current ratio of (FTE's) to permanent residents, maintaining the 2001 ratio between workers and permanent residents.
6. Based on the number of permanent residents, determine the number of occupied and unoccupied houses. This is achieved by first applying an assumed number of people per household to the permanent population. This figure is derived from the 2001 census. This then gives the number of permanent homes. A ratio between permanent and temporary homes is then applied to gain the total number of dwellings.
7. Based on the number of visitor nights projected by the Tourism Research Council and an assumed occupancy per stay unit, determine the additional number of stay units required.
8. Based on the total number of dwellings and the total number of stay units, determine the peak day population. This is achieved by first applying an assumed number of people per dwelling to the total number of dwellings and secondly by applying an assumed number of visitors per stay unit to the total number of stay units. These figures are derived from the 2004/05 Peak Population Survey.

*Please refer to Page 20 onward of the 2004 Volume 4 CCP for more detail on the base data used in this process.*

### The process of developing the projections for Wanaka

A different approach was taken to that of Queenstown, because the drivers of growth in Wanaka are different to those of Queenstown. In Wanaka the following process has been adopted:

1. Population projections as provided by Statistics New Zealand were used as the starting point.
2. From these estimates the number of dwellings was estimated (occupied and unoccupied).
3. Employment growth was based on the growth of the population.
4. Finally, growth in visitor numbers was estimated based on the growth of the population on the basis that as more people live in the area, there will be a bigger service base,

more activities and better transport links and these features will draw in more visitors to the area.

5. Based on the number of permanent residents, the number of occupied and unoccupied houses was determined. This is achieved by first applying an assumed number of people per household to the permanent population. This figure is derived from the 2001 census. This then gives the number of permanent homes. A ratio between permanent and temporary homes is then applied to gain the total number of dwellings.
6. Based on the number of visitor nights projected by the Tourism Research Council and an assumed occupancy per stay unit, the additional number of stay units required was determined.
7. Based on the total number of dwellings and the total number of stay units, determine the peak day population. This is achieved by first applying an assumed number of people per dwelling to the total number of dwellings and secondly by applying an assumed number of visitors per stay unit to the total number of stay units. These figures are derived from the 2004/05 Peak Population Survey.

*Please refer to Page 27 onward of the 2004 Volume 4 CCP for more detail on the base data used in this process.*

The Draft Wanaka Structure Plan identifies a number of growth areas which should be released over time. The figures in this volume assume that Phase 1 and part of Phase 2, as shown in the Draft Wanaka Structure Plan, are developed to some extent within the 10-year planning horizon of this CCP.

### The process of developing the projections for the small communities

The following process was used to develop the projections for the small communities:

1. Population projections as provided by Statistics New Zealand were used as the starting point. The high projections have been used for each small community as these are considered to be the closest to current growth levels and, historically, the district's growth rates have exceeded Stats NZ's high projection.
2. From these estimates the number of dwellings was estimated (occupied and unoccupied).
3. The current visitor numbers staying in commercial accommodation was assessed.
4. Based on the total number of dwellings the peak day population was determined. This is achieved by first applying an assumed number of people per dwelling to the total number of dwellings and secondly by applying a ratio of visitors to permanent residents. These figures are derived from the 2004/05 Peak Population Survey and local assessments.

## So, what has changed since the projections included in the CCP (2004)?

### A new process for projecting the peak population

The process used for determining the peak day population has changed and improved considerably. The result of the new analysis has been that the projected peak population is considerably higher than previously estimated.

Whereas we had previously estimated the peak using wastewater pumping information (as an indicator of additional people in the district at those times), the Council undertook a peak population survey in December 2004 – January 2005 which provided an indication of the average number of people staying in a private residence at peak times. From there, the process undertaken was to:

1. Take the projected number of dwellings and visitor units.
2. Assume that the commercial accommodation (visitor) units (as identified through the Commercial Accommodation Monitor (CAM) would be 100% full (at 2 people/unit). In this instance, any managed apartments that are captured in the CAM would be deemed to be "commercial accommodation" and the rest would be "private residences".
3. Assume the dwellings would have the average number of occupants, as determined by the peak population survey (i.e. 3.9 people per dwelling in Queenstown and 4.9 in Wanaka). These peak occupancies have been assumed to reduce overtime as a result of the reduction in the number of holiday homes as assumed in the 2004 Growth Options Study.
4. From this information, the peak day population is estimated.

### The assumptions

The only key assumption that has changed is that the visitor growth rate for Queenstown has been reduced. This is as a result of lower projections from the Tourism Research Council and a reduction in Destination Queenstown's own projection rates. The projections used in the 2004 CCP assumed a growth rate of 4.75% per annum reducing to 4.0% per annum. The new projections assume a growth rate of 4.1% per annum (the target set by Destination Queenstown) reducing to 3.5% per annum (as projected by the Tourism Research Council).

## The Small Communities

Population projections have been included for the small communities around the district, albeit at a lower level of detail than that provided for Queenstown and Wanaka. The small communities considered are Glenorchy, Kingston, Cardrona, Luggate, Hawea and Makarora.

### The base data

The number of existing dwellings has increased since the CCP 2004 projections, with the continuation of building activity. Once the 2006 census data is available, the Council will check the accuracy of the projected annual dwelling supply with the actual number of dwellings that have been built in recent years.

It is highlighted that figures and projections presented in this volume may differ somewhat from earlier work presented by the council and that this volume contains the most recent and accurate information and takes precedence over earlier work. It also needs to be noted that:

- The projections become less accurate in the latter periods.
- These recent projections rely in many instances on the 2001 census data as a starting point which is now 5-years old and extremely out of date, which means that we are required to estimate what we have “today” as well as into the future. We are looking forward to revising the projections once again when the 2006 census data is released (expected in early 2007), as this will provide up-to-date baseline data from which to base projections. That said, the council is confident that the previous projections prepared in 2003 and the refinements contained in this document provide very sound evidence of the actual and projected levels of growth and the need for agencies to strategically plan for this.

### Other Useful Sources of data

This volume provides just one source of information and you are advised to also consult the following sources for a complete picture of the current and projected growth within the district:

Statistics New Zealand – [www.stats.govt.nz](http://www.stats.govt.nz)

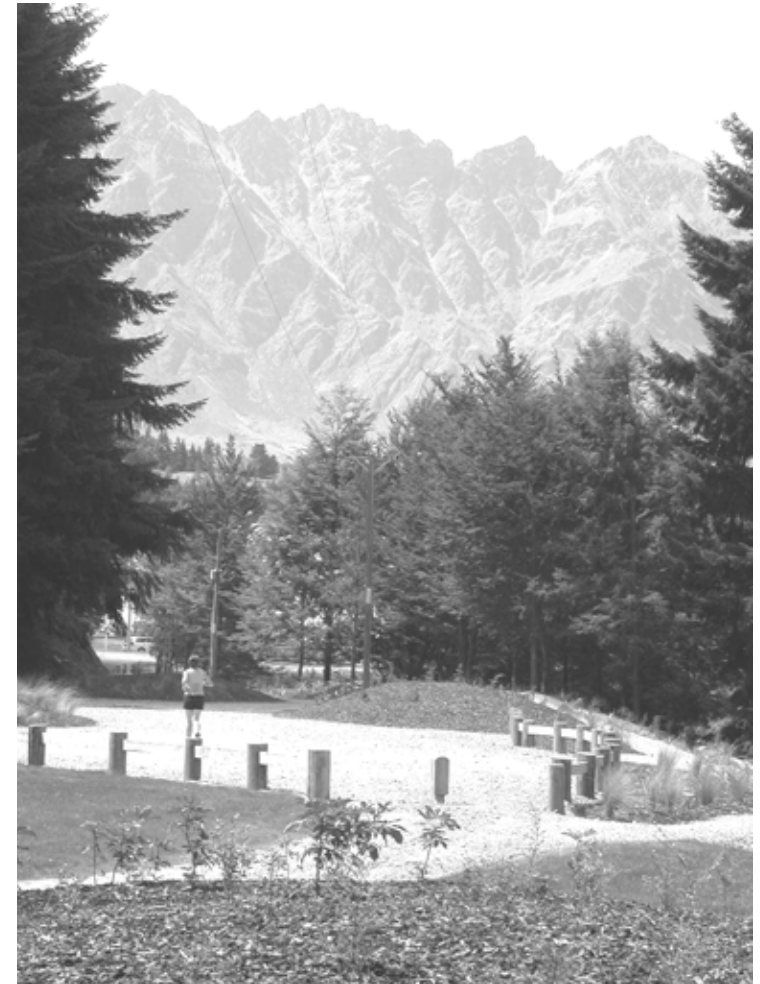
Tourism Research Council - [www.trcnz.govt.nz](http://www.trcnz.govt.nz)

Business and Economic Research Limited – [www.berl.co.nz](http://www.berl.co.nz)

Peak Population Survey (2004-05) – [www.qldc.govt.nz](http://www.qldc.govt.nz)

Wanaka Structure Plan

Dwelling capacity study – updated 6 monthly







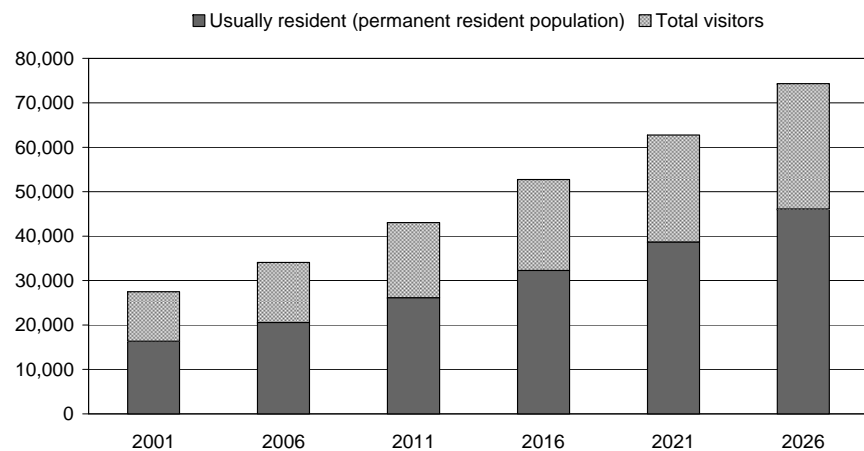


## 2. GROWTH FORECASTS

### Growth Forecasts for the District as a Whole

#### The average day population

Average Day Population Growth in the District



Average day population	In 2006	In 2016	In 2026
Wanaka (Wanaka study area and outlying areas)	10,520	17,606	23,712
Wakatipu (Queenstown study area and outlying areas)	23,556	35,132	50,635
District	34,076	52,738	74,347

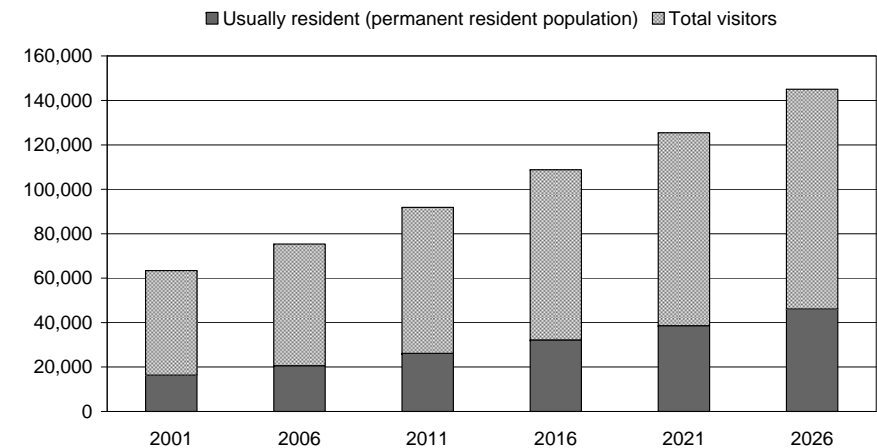
Maps of the Queenstown and Wanaka study areas are shown in the following section. For clarity, the above figures also include Wanaka outlying areas of Cardrona, Luggate, Hawea and Makarora and Queenstown's outlying areas of Glenorchy and Kingston.

The average day population data for the district as a whole is expected to increase from an estimated 34,076 in 2006 to an estimated 74,347 in 2026 which is a growth rate of 4.0% per annum. This figure is comprised of residents, visitors staying in both commercial accommodation and private residences, and day visitors. 68.1% of the total average day

population will live in the Wakatipu area and the remainder will be in and around the Wanaka area.

#### The peak day population

Peak Day Population Growth in the District



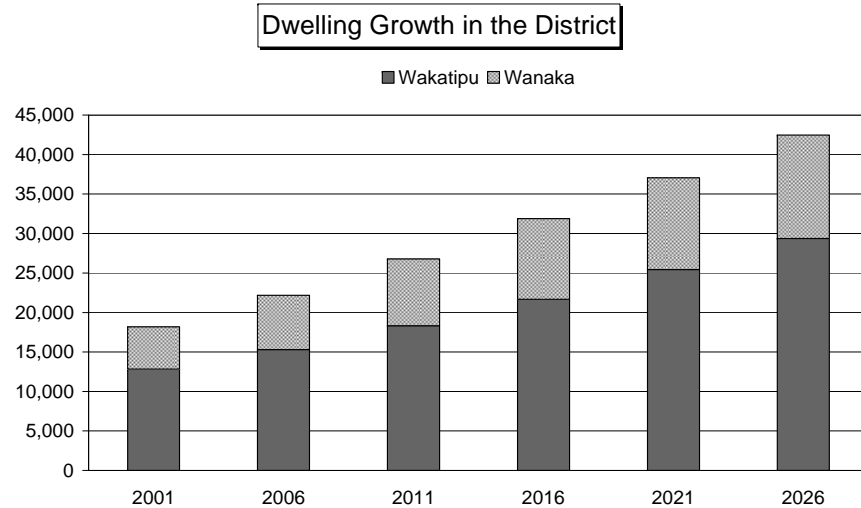
Peak day population	In 2006	By 2016	In 2026
Wanaka (Wanaka study area and outlying areas)	29,023	44,773	58,236
Wakatipu (Queenstown study area and outlying areas)	46,354	64,029	86,781
District	75,377	108,802	145,017

The peak day population data for the district as a whole is expected to increase from an estimated 75,377 in 2006 to an estimated 145,017 in 2026 which is a growth rate of 3.3% per annum. This figure is comprised of residents, visitors staying in both commercial accommodation and private residences, and day visitors. 59.8% of the peak population will be in the Wakatipu area and the remainder will be in and around the Wanaka area. In those peak times it is expected that visitors will out-number residents at this time throughout the district and that most visitors will be staying in residential areas.

It is noted that the peak period is over the New Year period and lasts for a relatively short time. The peak population information is particularly important for Council's infrastructure

planning as the infrastructure such as roads, water, and sewage need to be designed to cope at those times.

## Dwelling and visitor accommodation growth projections



No. of dwellings and visitor accommodation units	In 2006	By 2026
Wanaka (Wanaka study area and outlying areas)	6,875	13,084
Wakatipu (Queenstown study area and outlying areas)	15,304	29,381
District	22,179	42,465

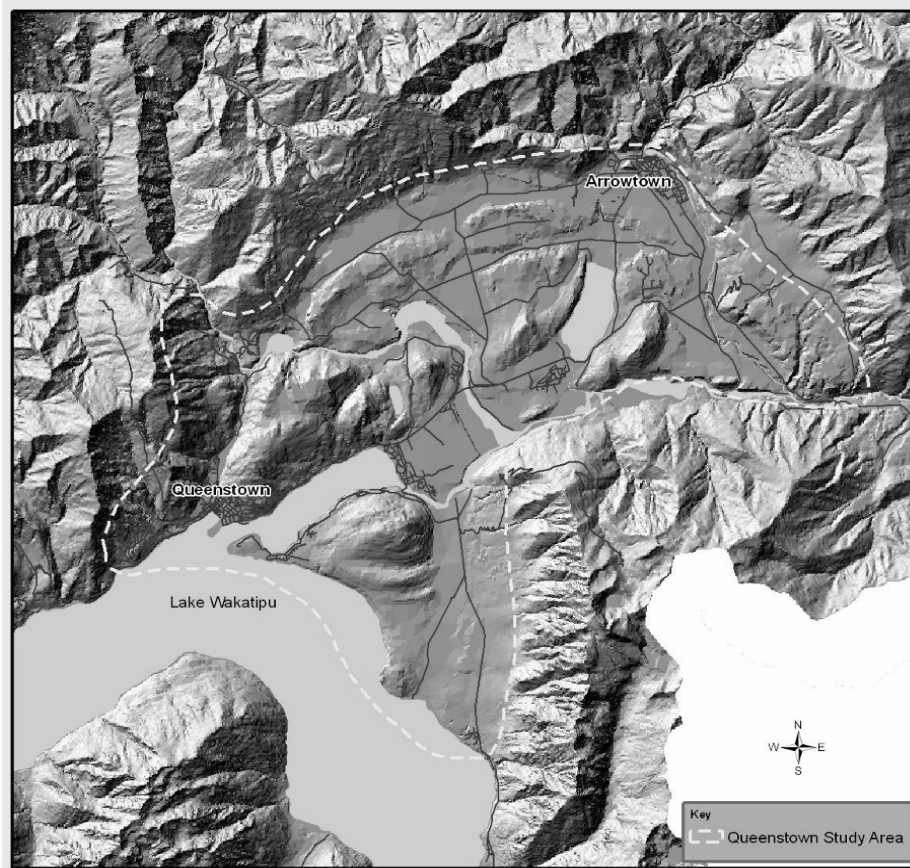
The visitor accommodation units included above is based on the number of 'stay units' (being the term used to describe the unit of accommodation charged out to guests, e.g. a powered site, a bed in a bunk room, a motel unit) as defined in the Commercial Accommodation Monitor.

The number of dwellings and visitor units in the district as a whole is expected to increase from an estimated 22,179 in 2006 to an estimated 42,465 in 2026 which is a growth rate of 3.3% per annum. 69.2% of the dwellings and visitor units will be in the Wakatipu area and the remainder will be in and around the Wanaka area.



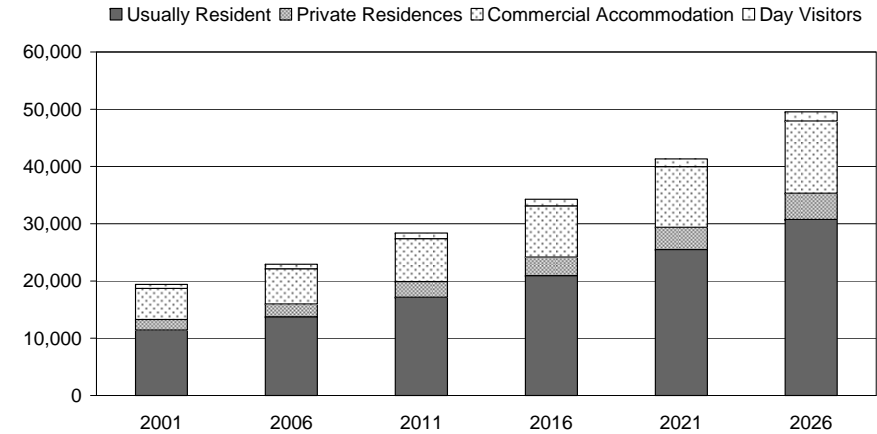
## Growth forecasts for Queenstown

The Queenstown Study Area is shown on the map below. All the figures in this section relate only to that area shown within the dotted line. The outlying smaller communities are dealt with in the subsequent section.



## The average day population projections for Queenstown

Average Day Population Growth in Queenstown

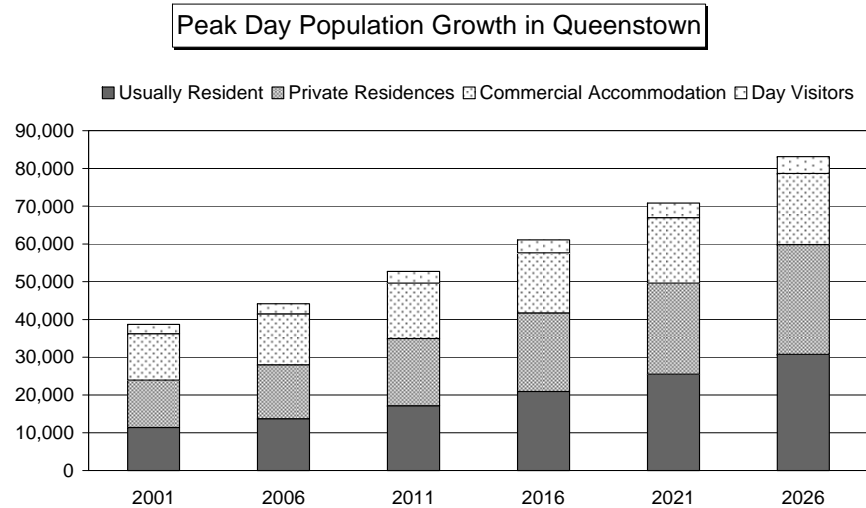


Note: where the above key refers to "Private Residences" and "Commercial Accommodation" it is referring to the number of visitors staying in the two respective types of accommodation. The number of visitors staying in "Private Residences" includes absentee owners staying in their holiday homes.

On an average day, the population in Queenstown is made up mainly of residents. The proportion of these various components is expected to stay relatively constant over time.

The areas with the most significant growth in the average day population are Frankton Flats, the Wakatipu Basin and Kelvin Heights. This is because of the relatively extensive areas of zoned land in those areas for growth and the lack of any other significant constraints on growth in these areas (in terms of roading and services).

## The peak day projections for Queenstown



Note: where the above key refers to “Private Residences” and “Commercial Accommodation” it is referring to the number of visitors staying in the two respective types of accommodation. The number of visitors staying in “Private Residences” includes absentee owners staying in their holiday homes.

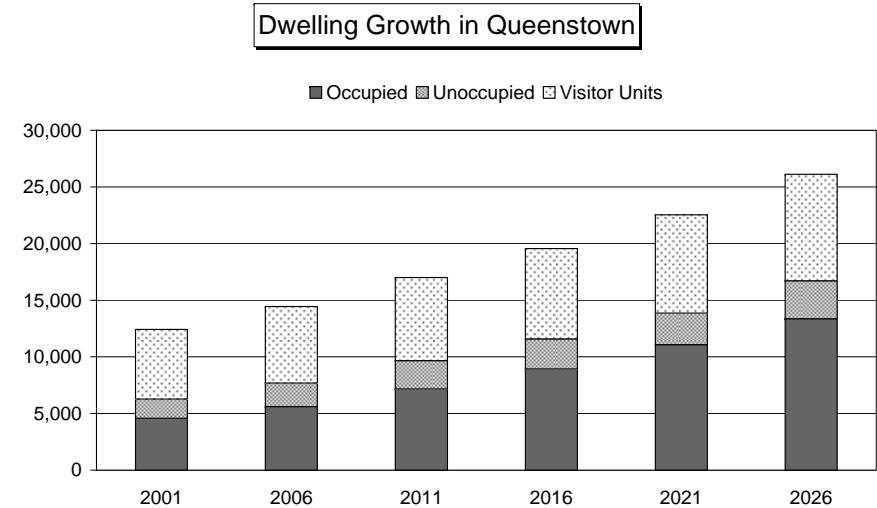
On the peak day, the population in Queenstown is mainly made up of people who are not permanent residents. Essentially, around 1/3 of all people in Queenstown will be permanent residents, 1/3 will be absentee owners and visitors (who may often be friends and family) staying in private residences, and 1/3 will be staying in commercial accommodation or day visitors.

That said, the greatest proportion of overnight visitors is expected to stay in private residences (i.e. in holiday homes or as guests of permanent residents). The average number of visitors and absentee owners staying in a private residence on the peak day is assumed to be 2 visitors per dwelling in 2001 reducing down to 1.74 by 2026. The number of visitors staying in commercial accommodation is based on the assumption of 100% occupancy of visitor units and 2 occupants per unit.

It is considered worthwhile to make the distinction between absentee owners and those staying in private residences and those true visitors who stay in commercial accommodation. For example, it is considered that absentee owners are likely to have quite a different

relationship and impact on the local community, the economy, and the use of some services and often become an integral part of the peak community year after year.

## Dwelling and visitor accommodation growth projections for Queenstown



The proportion of visitor units to total dwellings is estimated to be 46.8% in 2006 reducing to 36.0% by 2026, based on an expectation that as the centres grow in size, more of the second homes will be taken up by permanent residents. This means that currently there is nearly one visitor unit for every residential dwelling. By 2026 the number of residential dwellings is expected to have increased at a higher rate than visitor units meaning that there will be nearly two residential dwellings for every visitor unit.

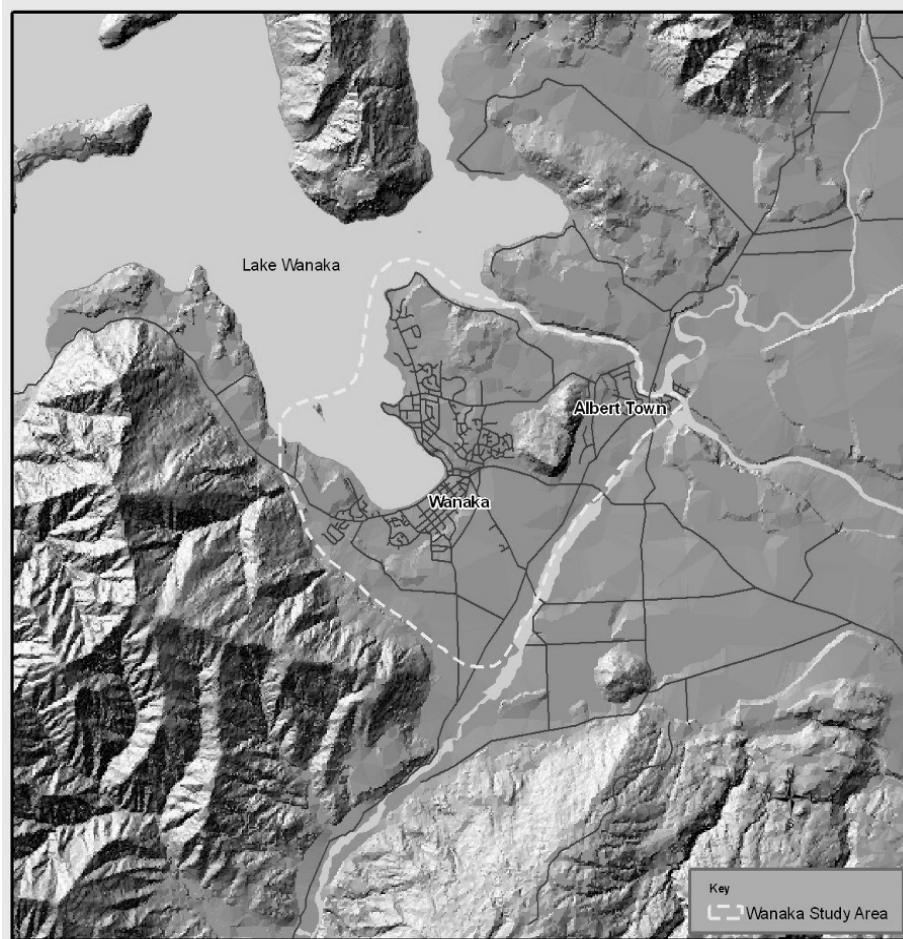
Once again the areas with the most significant growth in the number of dwellings are Frankton Flats, the Wakatipu Basin, and Kelvin Heights (for the reasons outlined on page 9).

It is projected that the percentage of unoccupied homes will decrease from 27% in 2006 to 20% in 2026 as a result of the trend away from holiday homes. Note that these are average day occupancy percentages.



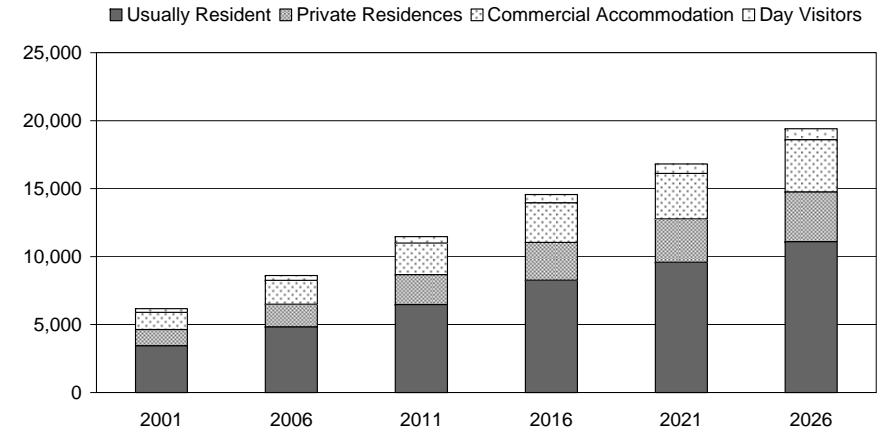
## Growth Forecasts for Wanaka

The Wanaka Study Area is shown on the map below shown within the dotted line. All the figures in this section relate only to that area. The outlying smaller communities are dealt with in the following part of this volume entitled "Growth forecasts for smaller communities".



## The average day population projections for Wanaka

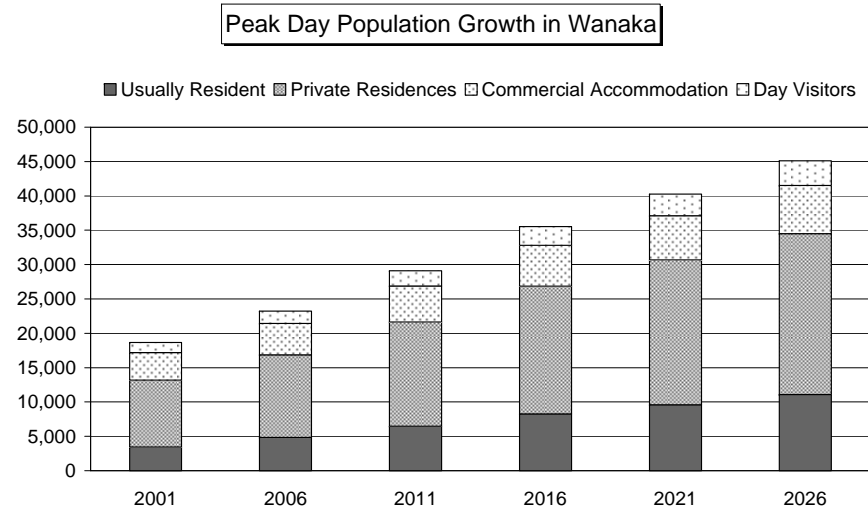
Average Day Population Growth in Wanaka



Note: where the above key refers to "Private Residences" and "Commercial Accommodation" it is referring to the number of visitors staying in the two respective types of accommodation. The number of 'visitors' staying in "Private Residences" includes absentee owners staying in their holiday homes.

On an average day, the population in Wanaka is made up mainly of residents. The proportion of these various components is expected to stay relatively constant. The areas with the most significant growth in the average day population are Wanaka South and Beacon Point. This is because of the relatively extensive areas of land zoned and proposed for growth and the lack of any other significant constraints on growth in these areas (in terms of roading and services).

## The peak day projections for Wanaka

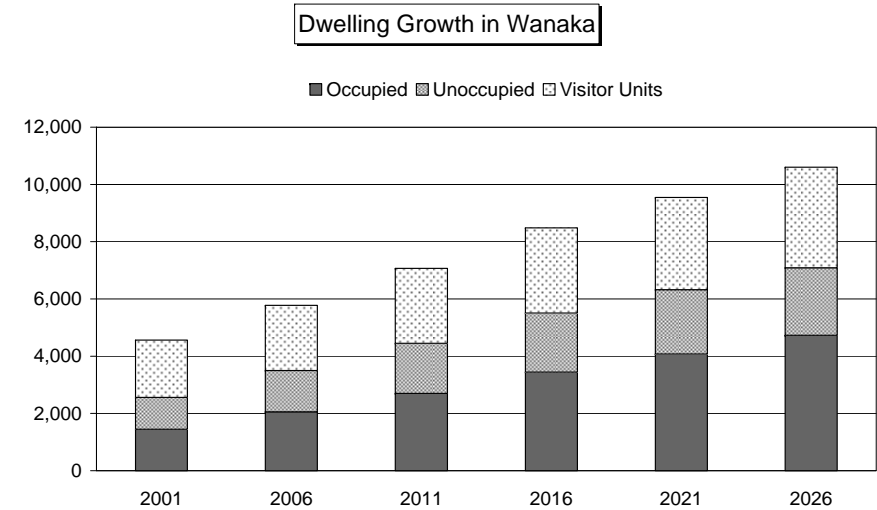


Note: where the above key refers to "Private Residences" and "Commercial Accommodation" it is referring to the number of visitors staying in the two respective types of accommodation. The number of visitors staying in "Private Residences" includes absentee owners staying in their holiday homes.

On the peak day, the population in Wanaka is made up mainly of absentee owners and visitors staying in private residences (who would often be friends and family of home owners).

The greatest proportion of all visitors to Wanaka are expected to stay in private residences (i.e. in holiday homes or as guests of permanent residents). The number of visitors and absentee owners staying in a private residence is assumed to be 3.8 in 2001 reducing down to 3.3 by 2026. This high number of visitors per private residence is a result of the high number of holiday homes in Wanaka (estimated at 38% of all residential dwellings in the 2004/05 Peak Population Survey). The number of visitors staying in commercial accommodation is based on the assumption of 100% occupancy of visitor units and 2 occupants per unit.

## Dwelling and visitor accommodation growth projections for Wanaka



The proportion of visitor units to total dwellings is estimated to be 39.4% in 2006 reducing to 33.1% by 2026. It should be noted that the increase here is accentuated by the assumption that all future visitor units required in the Wanaka and Hawea area have been assumed to occur in Wanaka rather than its outlying areas. Once again the areas with the most significant growth in the number of dwellings are Beacon Point and Wanaka South for the reasons outlined on page 13. It is projected that the percentage of unoccupied homes will decrease from 41% in 2006 to 33% in 2026 as a result of the trend away from holiday homes. Note that these are average day occupancy percentages.

## Growth Forecasts for Small Communities

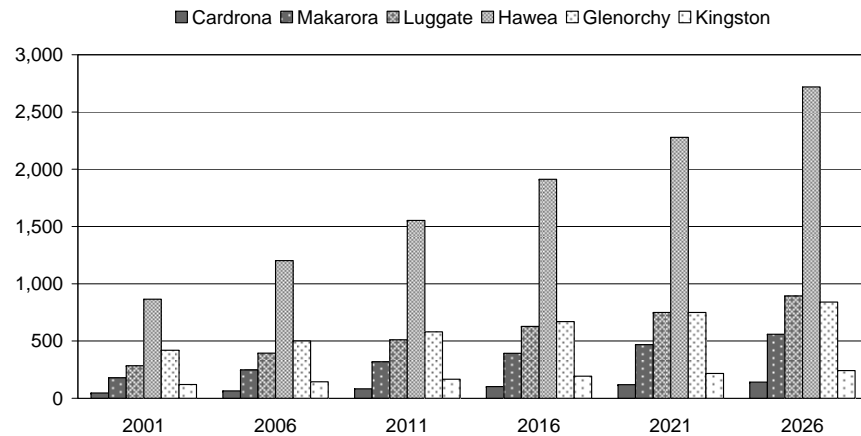
The small communities included in this section are: Glenorchy, Kingston, Cardrona, Luggate, Hawea and Hawea Flat and Makarora.

The areas that are considered to be captured within each of these communities are shown in the map on the following page.

These areas are based on the mesh block areas used by Statistics New Zealand.

It is noted that the information for these townships may not be as accurate as for the main centres as the visitor information, peak population data, and the relationship between visitor and resident growth is not as well understood for the townships. In addition, the fact that the projections are being derived from a very small base also tends to reduce the accuracy.

Average Day Population Growth in the Small Communities



All of the small communities are expected to grow over the next twenty years with the growth rates ranging from 2.6% per annum to 4.2% per annum.

The small communities in the Wanaka area are showing the higher 4.2% growth with Kingston and Glenorchy down at 2.6% growth.

The large population shown for Hawea is a result of the large meshblock which includes the Hawea Flat area and the land between Hawea and Wanaka, which has substantial rural residential development capacity.



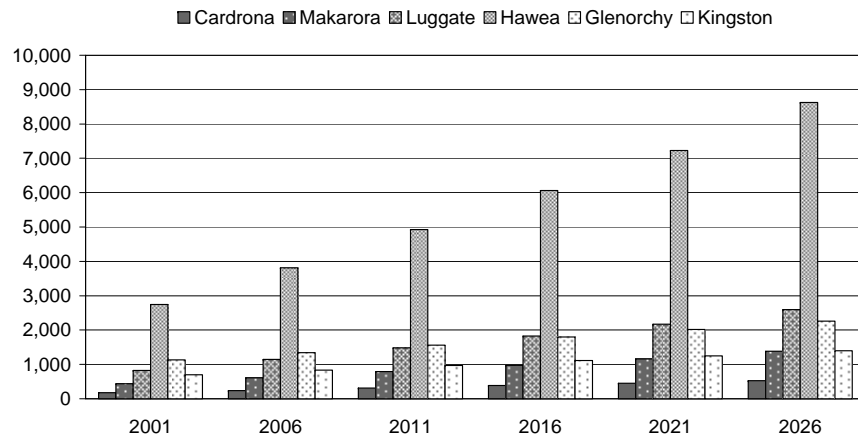


## Peak Day Population Growth for Small Communities

Being small communities and popular holiday spots the population can increase significantly for certain events and times of the year.

The highest proportion of visitors to these small communities will be staying in private residences; however Cardrona, Makarora and Glenorchy also have a high proportion staying in commercial accommodation.

Peak Day Population Growth in the Small Communities

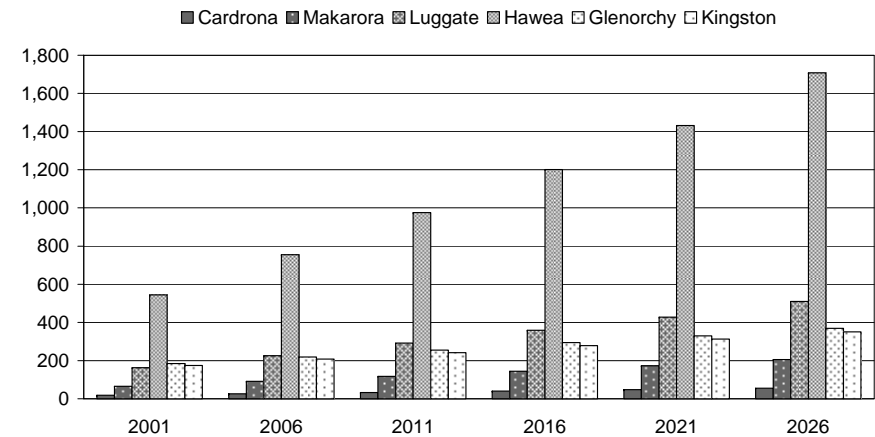


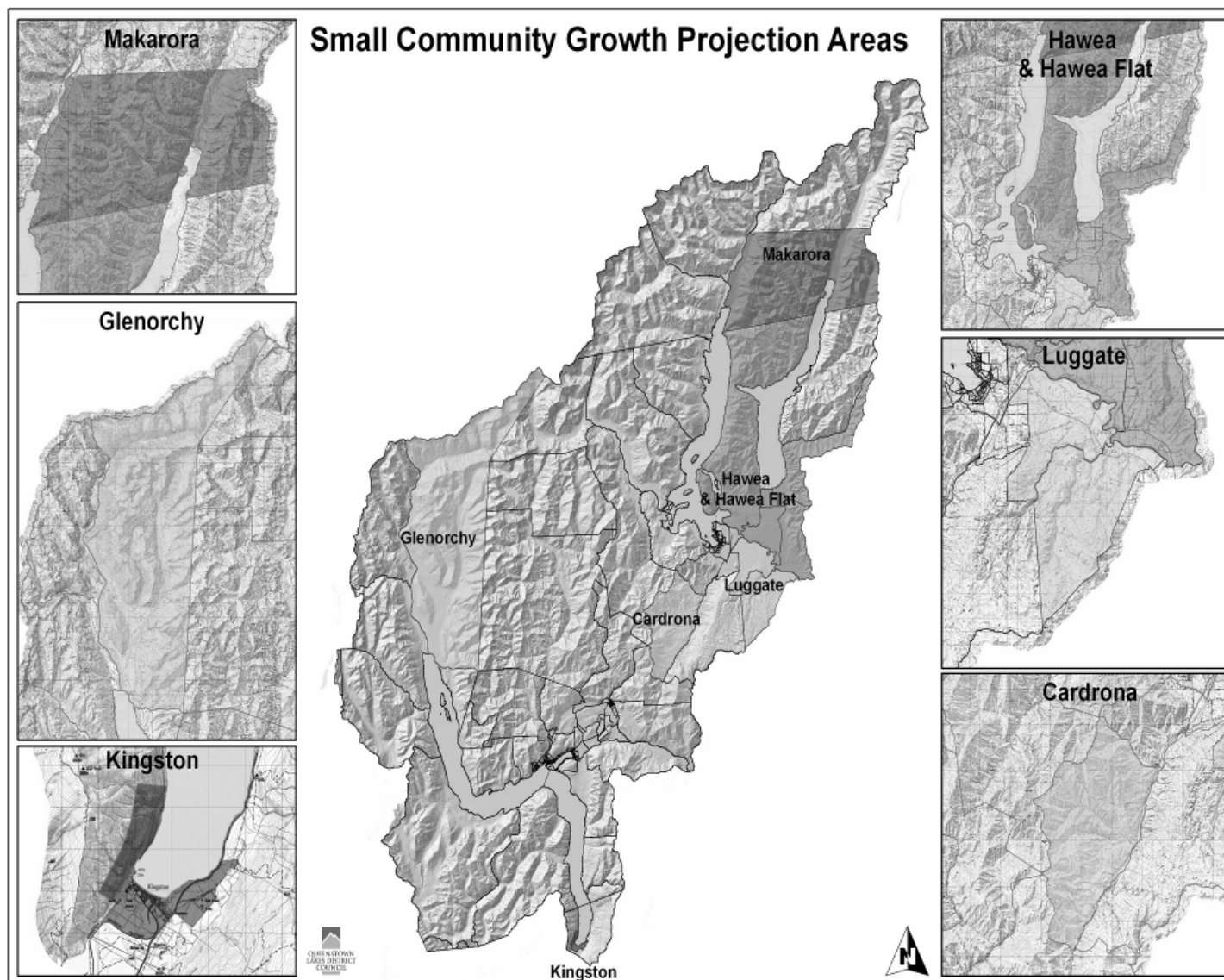
## Dwelling Growth in Small Communities

The significant dwelling growth shown for each small community has been based on the "high" projections produced by Statistics New Zealand.

It is noted that only minimal work has been undertaken to check this unrestricted growth against the current zoned land and it is likely that further work of this nature will be required in the future in order to determine whether projected growth demands can be accommodated without additional zoning.

Dwelling Growth in the Small Communities





### 3. ASSESSMENT - WHAT DO WE KNOW ABOUT TRENDS AND THE SITUATION TODAY?

#### Introduction

It is always useful when formulating projections to consider what we know about the growth that has occurred in the past and what the situation is today.

Unfortunately much of this information comes from the last census (conducted in 2001) and we do not have current information about key aspects of our community. Therefore, in this section sometimes we must rely on 2001 data as our best estimate of the situation “today”. The new information from the 2006 census is expected to be available in early 2007, at which time the council will start reviewing its projections using the new baseline information. It is expected that a new stand alone “statistics and projections” document will be prepared in mid 2007 and that this work will be incorporated into the council’s 2009 CCP. You should also look on the Statistics NZ website throughout 2006 and 2007 for updates on the publication of this information.

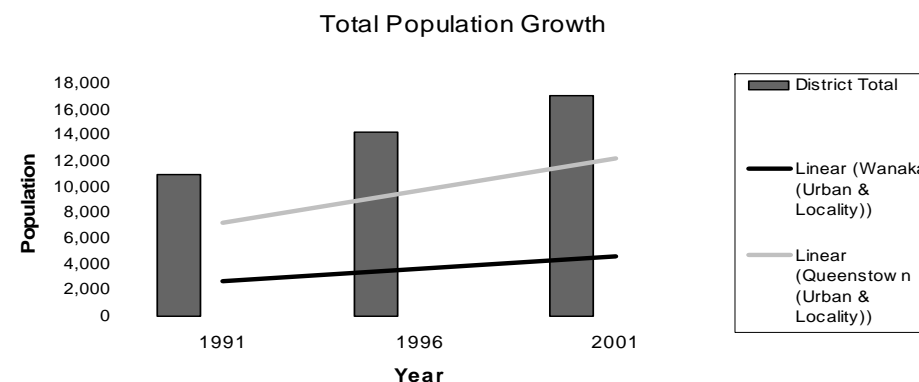
The Council is producing a series of community outcome reports in conjunction with its CCP. These Community Outcome Reports provide an indication of the state of our district in terms of the four well beings; cultural, social, environmental, and economic. This will progressively improve the value and usability of this information for the Council, the community, and other agencies.

This more detailed information will be used by council in its strategic planning along with the projections contained in this volume of the CCP.



#### Permanent resident population growth

The following graph shows the actual growth of the resident population of the district, since 1991. The most recent estimate from Statistics New Zealand places the population of the district at just under 20,000 people. Whilst this estimate aligns well with the Council’s estimated 2006 usually resident population, it is considered to be of only limited value in that it does not include visitors and absentee owners, which the council estimates add another 12,000 odd people to the population on an average day. We will only know the actual figure once the 2006 census results are reported.



What is interesting to note is that in the Wanaka area, growth has been strongest in the urban settlement, while in Queenstown, growth has been fastest in the surrounding locality<sup>1</sup>. The share of the district’s growth that is accommodated by the two main settlements of the district has remained relatively steady over the past 10 years, with around 20% of the population residing in the Wanaka urban area and 70% in the Queenstown urban area.

Within the Queenstown urban area, the fastest growing areas have been the Frankton and Sunshine Bay areas; areas on the edge of the settlement. Central Queenstown has seen the slowest increase in the permanent population.

While the figures show that we are essentially an “urban” based district, it is interesting to note that the proportion of growth that is occurring in the rural areas (including the areas zoned for rural living purposes) has increased between 1996 and 2001.

<sup>1</sup> The Wanaka Census Area Unit has increased in size between 1991 and 2001

This is of some concern in that it shows that market forces are running contrary to the “Tomorrow’s Queenstown” growth management strategy, which seeks to contain growth within a defined urban area. It is noted that the Council is very clear about its objective to contain growth within the urban growth boundary and the zoned rural living areas.

## Housing

A significant issue is the number of existing ‘dwelling units’ in the district and the number that will be required in the future, in order to accommodate the projected number of residents (permanent and transient) and visitors.

The six monthly dwelling capacity model keeps a running tally of the amount of existing capacity for growth within the zoned areas.

### Growth in total dwellings (occupied and unoccupied)

The following table shows the growth in total dwellings – occupied and unoccupied at the night of the 2001 census, by study area.

Area	1991	2001	Change 1991-2001	% Change
Wanaka urban	1,731	2,565	834	48%
Queenstown urban	3,198	4,644	1,446	45%
Queenstown locality	1,293	1,941	648	50%
Total district	7,164	10,491	3,327	46%

Source: 2001 Census

Average occupancy rates have increased from 2.1 people per house to 2.39 people in Wanaka, and from 2.4 people per house to 2.5 in Queenstown. This is a desirable trend in that it means that better use is being made of the existing housing stock. However, clearly this trend will not continue forever and it is likely that occupancy rates will begin to settle down as they are now close to the national average.

### Occupied and unoccupied dwellings - 1991 and 2001 Census

A related issue which is of utmost importance to this district is the number of homes in the area that are not occupied all year. In Wanaka, over 40% of homes are not occupied all of the time – these are holiday/ second homes.

Urban Area	Occupied		Unoccupied	
	1991	2001	1991	2001
Wanaka urban	51%	56%	49%	44%
Queenstown urban	66%	75%	34%	25%

Source: 2001 Census

In Wanaka proportion of unoccupied to occupied homes has changed only marginally (with slightly more occupied homes in 2001 than in 1991). In Queenstown, the proportion of unoccupied homes has dropped from around 1/3 of all the housing stock to 1/4, which is considered to be a positive trend.

### Types of occupied dwellings - 1996 and 2001

Stand-alone housing dominates in Wanaka, while in Queenstown flats and apartments are an important part of the market. Between 1996 and 2001 attached housing types (such as apartments and flats) increased in Queenstown as a proportion of occupied dwellings.

Urban Area	Detached		Attached	
	1996	2001	1996	2001
Wanaka	79.2%	79.7%	10.4%	13.0%
Queenstown	54.6%	51.3%	38.8%	43.0%

Source: 2001 Census

### Household composition

In both Wanaka and Queenstown, there are more households formed by singles and couples than in the district as a whole. Queenstown is notable for the number of non-family households, being households of unrelated people flatting together. This again reinforces the point that Queenstown is increasingly the home of younger people attracted by the work opportunities and lifestyle, while families are more attracted to the surrounding district. This statistic is of value in understanding housing affordability and availability issues and the possible solutions to these issues.

Area	One Person households	Couples	Families	Households with unrelated people
Wanaka urban	23.3%	38.0%	32.5%	6.2%
Queenstown urban	25.4%	28.9%	31.3%	14.4%
District	21.9%	33.2%	35.0%	9.9%

Source: 2001 Census

### Household composition in more detail

No. of residents	Household composition
two usual residents	77 % are couples only (with or without others)
three usual residents	39 % are a couple with dependent children (with or without others)
four usual residents	71% are a couple with dependent children (with or without others)
five usual residents	80% are a couple with dependent children (with or without others)
six or more usual residents	72% are a couple with dependent children (with or without others)

Source: 2001 Census

This table provides a more detailed breakdown of household composition in the Queenstown Lakes District. Whereas most compositions are fairly normal, the fact that only 39% of 3 person homes are made up of a couple and a child is unusual.

### Who typically makes up the three person homes in the district?

The unusual composition is in the homes comprising 3 usual residents. It is noted that 3 person homes make up 18% of all homes. The 'norm' of a couple with one child occurs only 39% of the time. The rest of the time the makeup is split between couple only (with or without others) which happens 16% of the time, couple with other children (with or without others) which happens 14% of the time, one parent with dependant children which happens 12% of the time and other multi person household (flatmates) which happens 17% of the time.

Household Composition	Three Usual Residents
Couple only (with or without others)	16%
Couple with dependent children (with or without others)	39%
Couple with other children (with or without others)	14%
One parent with dependent children	12%
One parent with other children	2%
Two family household with dependent children	0%
Other multi-person household	17%

Source: 2001 Census

### Who owns the homes and property in the district?

The following table provides an indication of ownership of all rateable properties, based on the address that the rate accounts are sent to. Whilst there is clearly some margin of error in assuming that people's address for service is also their usual place of residence, it is still considered to provide a useful indication of the usual place of residence of landowners.

Rateable Property numbers		
Total	16,563	100%
Local (QLDC)	9,029	55%
Other national	6,452	39%
Auckland	853	13%
Wellington	258	4%
Nelson	69	1%
Christchurch	986	15%
Dunedin	1,433	22%
Invercargill	879	14%
Others	1,974	31%
International	1,082	7%

Source: Queenstown Lakes District Council rates data January 2005.

### Median household income

area	area family median income	area personal median income	couple no child	one child	two child	three child
QLDC (2001)	57,301	23,013	55,180	54,791	62,023	66,517
QLDC (2006) projected	67,329	35,152	64,837	64,379	72,877	78,157

Source: 2001 Census

The above table shows median income for the Queenstown Lakes District for 2001 and 2006 (projected). The 2001 data has been inflated by 3.5% per annum to provide an estimate for the median income in 2006. These assumptions were based on the NZ Remuneration Review, September 2005. This is considered to be key information in order to better understand and address affordability issues in the district.

### Age Structure

Changes in the age structure of the usually resident population create differing demands on social and community infrastructure, as well as for housing.

Over the 10 years between 1991 and 2001, the biggest change in the age structure in Wanaka has been the growth of the 40-65 age band. This implies that the settlement is attractive to people and families in their middle years. The number of younger people (0-19 age bands) has also increased indicating a growing demand for educational and recreational activities. Growth of both groups further suggests increasing demands for retail and commercial services associated with a growing home-based population.

In contrast, in Queenstown the largest growth has been in the 20-39 year age band, an age group often underrepresented in provincial cities and towns. This age group is more associated with entertainment and leisure-based consumption, and renting rather than home ownership.

In both settlements, the number of older adults has also increased, suggesting that both settlements are still seen as a retirement destination, but more so for Wanaka than Queenstown.

As a result of these trends, Queenstown's age profile has got a lot younger than it was 10 years ago. In Wanaka, the change is less dramatic, and has seen the population get a bit more middle aged.

### Share of population by age bands

Age band	Wanaka urban area		Queenstown urban area	
	1991	2001	1991	2001
0-19	24%	23%	24%	22%
20-39	26%	26%	42%	45%
40-65	31%	34%	27%	25%
65+	19%	17%	8%	8%
Total	100%	100%	100%	100%

Source: 2001 Census

In the surrounding Queenstown locality – which has been growing faster than the Queenstown urban area – most growth has been in the 40-65 age band, mirroring the trend in Wanaka. Again this highlights the growing dichotomy between the Queenstown urban area and the surrounding district. The centre is characterised by a large number of younger people and a high proportion of temporary residents, while the surrounding district has more of a family focus.

### Jobs and Employment

It is very useful to understand the recent growth trends in the various industry sectors and the jobs that have been created in each sector. The following information provides the most up to date information in this regard.

The Council is currently undertaking work to better understand what capacity exists in the existing zoned land and what additional zoning needs to be added into the future. This information is expected to be available by mid 2006. That said, as a result of the Growth Options Study the council is already well aware that a considerable amount of additional industrial land will need to be developed in the foreseeable future in order to cater for demand.

The 2001 census records that of the usually resident population aged 15 and over, 10,140 people were employed in full-time or part-time work. This is an increase from 8,469 people in 1996. Note that these figures are not the number of jobs in the Queenstown area as some people who live outside the district will drive to jobs in the area, although this will be a small figure.

In terms of the ratio of employment to people of working age (15-65 years old), the ratio is relatively high, indicating that most adults work, and as a result most people moving into the area would appear to do so for work-related purposes.

### People of working age

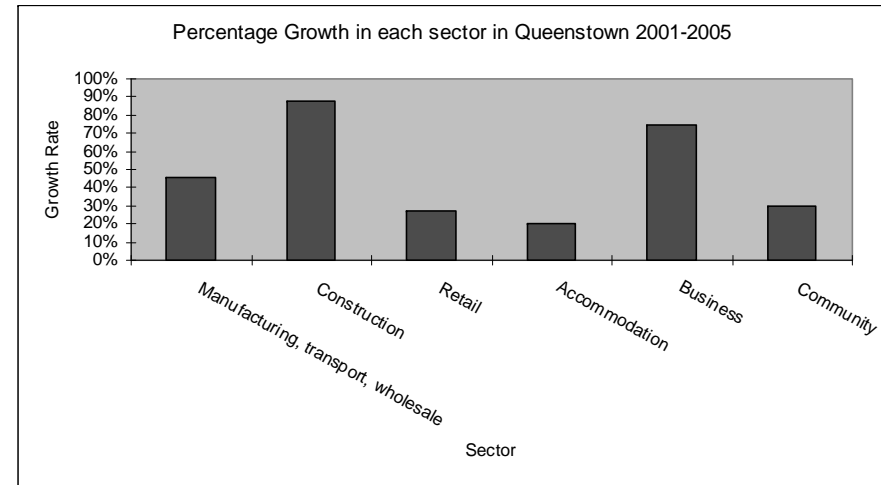
Year	Population aged 15-65 years	Number of usually resident people employed	Ratio – population to people employed
1996	10,380	8,469	0.82
2001	12,267	10,140	0.83
% Increase 1996-2001	18%	20%	

Source: 2001 Census

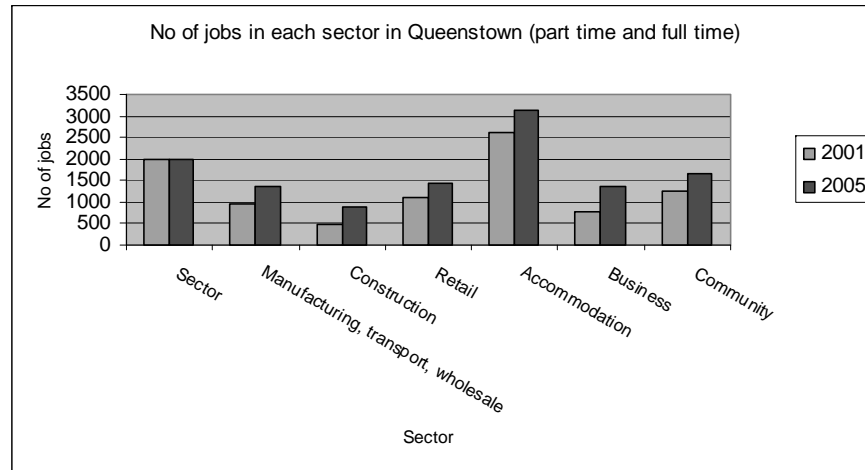
### The number of jobs in each sector and the growth of each sector

#### Queenstown

The following 2 graphs provide the most recent data relating to relative size of each employment sector and which seem to be the fastest growing sectors. This data is just for the Queenstown study area (see map page 11) and does not include the other outlying townships. As can be seen the accommodation sector remains the most dominant sector but, interestingly, has not shown significant growth in the past 5 years in the way that other sectors have. Construction and business sectors have experienced by far the highest growth rates.



Source: Statistics NZ – Business Demographic Statistics

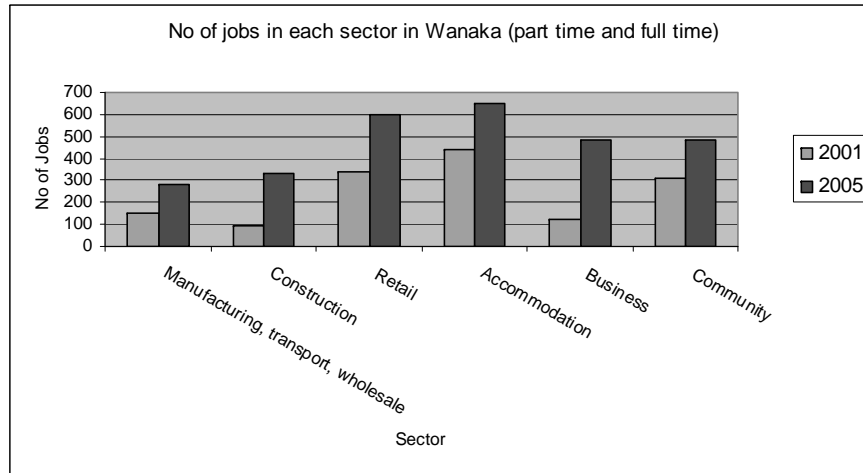


Source: Statistics NZ – Business Demographic Statistics

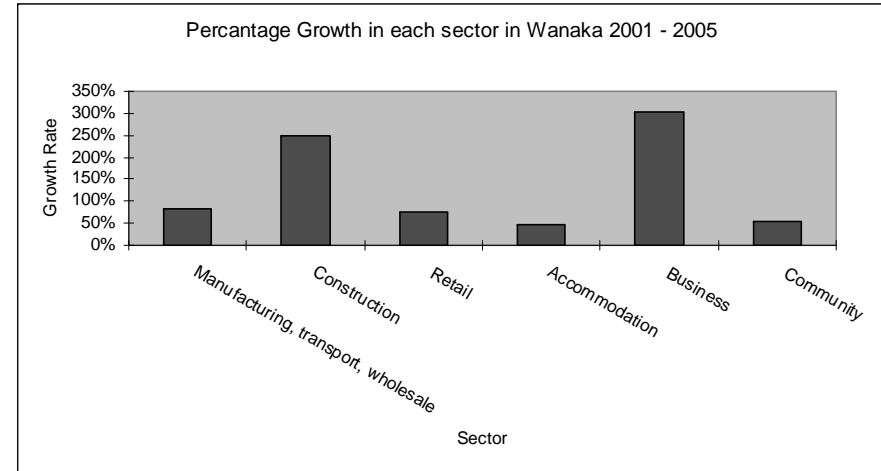


## Wanaka

The following 2 graphs provide the most recent data relating to relative size of each employment sector and which seem to be the fastest growing sectors. This data is just for the Wanaka study area (see map on page 13) and does not include the other outlying townships. As can be seen the accommodation sector remains the most dominant sector closely followed by retail, business and community sectors. As with Queenstown, the accommodation sector has seen little growth in this 4 year period whereas the growth in employment in the business sectors (followed by construction) is significant.



Source: Statistics NZ – Business Demographic Statistics



Source: Statistics NZ – Business Demographic Statistics

## Employment projections and the future needs for more zoned land

The Council is currently putting resource into gathering accurate information on this aspect of growth and it is expected to be released in mid 2006 for the main centres and in 2007 for the smaller communities.

## 4. DETAILED PROJECTIONS

Detailed information is provided on the following pages of this volume. The information is sorted by area (so that you can view all the information about a particular area such as Kelvin Heights) and also by growth type; for example, the number of visitors, the number of dwellings.

The following tables are a summary of the detailed growth projections beginning on page 27.

Average Day Population Wakatipu Ward						
Visitors staying in:	2001	2006	2011	2016	2021	2026
Private residence	1866	2233	2721	3237	3869	4584
Commercial accommodation	5423	6154	7524	8936	10613	12605
Day visitors	689	782	956	1136	1349	1602
Townships	200	239	277	320	358	401
Total visitors	8179	9408	11478	13629	16189	19193
Usually resident (permanent resident population)	11771	14148	17642	21503	26113	31443
Total	19950	23556	29120	35132	42302	50635

Average Day Population Wanaka						
Visitors staying in:	2001	2006	2011	2016	2021	2026
Private residence	1198	1662	2200	2778	3185	3652
Commercial accommodation	1261	1749	2315	2923	3351	3843
Day visitors	262	363	481	607	696	798
Townships	241	334	432	531	633	755
Total visitors	2961	4108	5427	6838	7865	9049
Usually resident (permanent resident population)	4584	6412	8509	10768	12563	14663
Total	7545	10520	13936	17606	20428	23712

Average Day Population District						
Visitors staying in:	2001	2006	2011	2016	2021	2026
Private residence	3064	3895	4921	6015	7054	8237
Commercial accommodation	6684	7903	9839	11859	13965	16448
Day visitors	951	1145	1437	1743	2045	2400
Townships	441	573	708	851	991	1156
Total visitors	11140	13516	16905	20467	24054	28242
Usually resident (permanent resident population)	16356	20560	26151	32271	38676	46106
Total	27495	34076	43056	52738	62730	74348

Peak Day Population Wakatipu Ward						
Visitors staying in:	2001	2006	2011	2016	2021	2026
Private residence	13588	15528	19121	22216	25596	30601
Commercial accommodation	12742	14033	15398	16842	18530	20263
Day visitors	2427	2645	3089	3469	3889	4475
Total visitors	28756	32206	37608	42527	48015	55338
Usually resident (permanent resident population)	11771	14148	17642	21503	26113	31443
Total	40528	46354	55250	64029	74128	86781

Peak Day Population District						
Visitors staying in:	2001	2006	2011	2016	2021	2026
Private residence	25628	30755	38126	45174	51477	59205
Commercial accommodation	17497	19645	22273	25165	28227	31660
Day visitors	3889	4416	5319	6192	7033	8046
Total visitors	47013	54817	65717	76531	86737	98911
Usually resident (permanent resident population)	16356	20560	26151	32271	38676	46106
Total	63369	75377	91868	108802	125413	145017

Peak Day Population Wanaka Ward						
Visitors staying in:	2001	2006	2011	2016	2021	2026
Private residence	12040	15227	19005	22959	25881	28604
Commercial accommodation	4754	5613	6874	8322	9697	11397
Day visitors	1462	1771	2230	2723	3144	3571
Total visitors	18257	22611	28109	34004	38722	43573
Usually resident (permanent resident population)	4584	6412	8509	10768	12563	14663
Total	22841	29023	36618	44773	51285	58236



## Wakatipu Ward - Average Day Population Projections

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Arrowtown	Residential Dwellings		Occupied	755	906	1017	1056	1098	1098
			Unoccupied	277	335	356	317	274	274
	<b>Residential Dwellings Total</b>			<b>1032</b>	<b>1242</b>	<b>1372</b>	<b>1372</b>	<b>1372</b>	<b>1372</b>
	<b>Visitor Units</b>			<b>119</b>	<b>161</b>	<b>207</b>	<b>259</b>	<b>321</b>	<b>348</b>
	Population	Usually Resident		1876	2221	2440	2481	2525	2525
		Visitors Staying In:							
			Private Residences	284	322	394	468	556	660
			Commercial Accommodation	116	132	161	191	227	269
			Day Visitors	57	64	79	93	111	132
	<b>Population Total</b>			<b>2333</b>	<b>2739</b>	<b>3073</b>	<b>3233</b>	<b>3419</b>	<b>3587</b>
Arthur's Point	Residential Dwellings		Occupied	67	84	117	156	206	261
			Unoccupied	24	31	41	47	52	65
	<b>Residential Dwellings Total</b>			<b>91</b>	<b>116</b>	<b>157</b>	<b>203</b>	<b>258</b>	<b>326</b>
	<b>Visitor Units</b>			<b>24</b>	<b>150</b>	<b>297</b>	<b>467</b>	<b>668</b>	<b>724</b>
	Population	Usually Resident		165	207	280	367	474	600
		Visitors Staying In:							
			Private Residences	27	34	44	55	68	83
			Commercial Accommodation	21	137	306	531	830	986
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>214</b>	<b>378</b>	<b>631</b>	<b>953</b>	<b>1373</b>	<b>1670</b>
Frankton Flats	Residential Dwellings		Occupied	599	689	1286	2060	3109	4450
			Unoccupied	220	255	450	618	777	1112
	<b>Residential Dwellings Total</b>			<b>819</b>	<b>944</b>	<b>1736</b>	<b>2679</b>	<b>3886</b>	<b>5562</b>
	<b>Visitor Units</b>			<b>671</b>	<b>751</b>	<b>834</b>	<b>920</b>	<b>1024</b>	<b>1109</b>
	Population	Usually Resident		1489	1688	3087	4842	7151	10234
		Visitors Staying In:							
			Private Residences	246	280	487	725	1030	1422
			Commercial Accommodation	590	687	860	1047	1273	1512
			Day Visitors	187	215	439	626	867	1030
	<b>Population Total</b>			<b>2513</b>	<b>2870</b>	<b>4873</b>	<b>7239</b>	<b>10321</b>	<b>14197</b>

## Wakatipu Ward - Average Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Frankton Road	Residential Dwellings		Occupied	583	684	853	1047	1171	1171
			Unoccupied	214	253	298	314	293	293
	<b>Residential Dwellings Total</b>			<b>797</b>	<b>937</b>	<b>1151</b>	<b>1361</b>	<b>1464</b>	<b>1464</b>
	<b>Visitor Units</b>			<b>1302</b>	<b>1342</b>	<b>1365</b>	<b>1375</b>	<b>1388</b>	<b>1504</b>
	Population	Usually Resident		1449	1675	2046	2460	2693	2693
		Visitors Staying In:							
			Private Residences	240	278	323	368	388	374
			Commercial Accommodation	1146	1227	1408	1563	1726	2050
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>2834</b>	<b>3179</b>	<b>3778</b>	<b>4391</b>	<b>4807</b>	<b>5117</b>
Glenorchy	Residential Dwellings		Occupied	118	140	163	188	210	236
			Unoccupied	67	80	92	107	119	134
	<b>Residential Dwellings Total</b>			<b>185</b>	<b>220</b>	<b>255</b>	<b>294</b>	<b>330</b>	<b>369</b>
	Population	Usually Resident		239	284	330	381	426	477
		Visitors Staying In:	Visitors	181	216	250	289	324	363
	<b>Population Total</b>			<b>420</b>	<b>500</b>	<b>580</b>	<b>670</b>	<b>750</b>	<b>840</b>
Kelvin Heights	Residential Dwellings		Occupied	371	455	561	735	993	1336
			Unoccupied	136	168	196	221	248	334
	<b>Residential Dwellings Total</b>			<b>507</b>	<b>624</b>	<b>758</b>	<b>956</b>	<b>1241</b>	<b>1670</b>
	<b>Visitor Units</b>			<b>32</b>	<b>67</b>	<b>107</b>	<b>153</b>	<b>208</b>	<b>226</b>
	Population	Usually Resident		922	1115	1347	1728	2283	3072
		Visitors Staying In:							
			Private Residences	152	185	213	259	329	427
			Commercial Accommodation	28	61	111	174	259	307
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>1102</b>	<b>1361</b>	<b>1671</b>	<b>2161</b>	<b>2871</b>	<b>3806</b>
Kingston	Residential Dwellings		Occupied	54	64	75	86	97	108
			Unoccupied	121	144	167	193	216	242
	<b>Residential Dwellings Total</b>			<b>175</b>	<b>208</b>	<b>242</b>	<b>279</b>	<b>313</b>	<b>350</b>
	Population	Usually Resident		102	121	141	162	182	204
		Visitors Staying In:	Visitors	19	23	26	30	34	38
	<b>Population Total</b>			<b>121</b>	<b>144</b>	<b>167</b>	<b>193</b>	<b>216</b>	<b>242</b>

## Wakatipu Ward - Average Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Lake Hayes	Residential Dwellings		Occupied	86	180	284	402	544	556
			Unoccupied	31	66	99	120	136	139
	<b>Residential Dwellings Total</b>			<b>117</b>	<b>246</b>	<b>383</b>	<b>522</b>	<b>680</b>	<b>695</b>
	<b>Visitor Units</b>			<b>0</b>	<b>17</b>	<b>37</b>	<b>60</b>	<b>87</b>	<b>94</b>
	Population	Usually Resident		213	440	681	944	1251	1279
		Visitors Staying In:	Private Residences	35	73	108	142	181	178
			Commercial Accommodation	-	15	38	68	108	128
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>248</b>	<b>528</b>	<b>827</b>	<b>1153</b>	<b>1540</b>	<b>1586</b>
Millbrook	Residential Dwellings		Occupied	57	105	190	283	355	355
			Unoccupied	21	39	66	85	89	89
	<b>Residential Dwellings Total</b>			<b>78</b>	<b>144</b>	<b>256</b>	<b>367</b>	<b>444</b>	<b>444</b>
	<b>Visitor Units</b>			<b>8</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>9</b>
	Population	Usually Resident		142	257	456	664	816	816
		Visitors Staying In:	Private Residences	23	43	72	99	118	113
			Commercial Accommodation	7	8	9	10	11	13
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>172</b>	<b>307</b>	<b>536</b>	<b>773</b>	<b>945</b>	<b>943</b>
Queenstown Bay	Residential Dwellings		Occupied	1167	1330	1362	1448	1568	1671
			Unoccupied	429	492	477	434	392	418
	<b>Residential Dwellings Total</b>			<b>1596</b>	<b>1822</b>	<b>1838</b>	<b>1883</b>	<b>1960</b>	<b>2089</b>
	<b>Visitor Units</b>			<b>3460</b>	<b>3524</b>	<b>3534</b>	<b>3504</b>	<b>3470</b>	<b>3759</b>
	Population	Usually Resident		2901	3258	3268	3403	3606	3844
		Visitors Staying In:	Private Residences	480	540	516	510	520	534
			Commercial Accommodation	3046	3221	3647	3984	4314	5124
			Day Visitors	446	503	439	417	372	441
	<b>Population Total</b>			<b>6873</b>	<b>7522</b>	<b>7870</b>	<b>8314</b>	<b>8812</b>	<b>9943</b>

## Wakatipu Ward - Average Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Quail Rise	Residential Dwellings		Occupied	61	75	136	165	171	171
			Unoccupied	22	28	47	49	43	43
	<b>Residential Dwellings Total</b>			<b>83</b>	<b>103</b>	<b>183</b>	<b>214</b>	<b>214</b>	<b>214</b>
	<b>Visitor Units</b>			-	-	-	-	-	-
	Population	Usually Resident		151	184	326	387	394	394
		Visitors Staying In:	Private Residences	25	31	51	58	57	55
			Commercial Accommodation	-	-	-	-	-	-
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>176</b>	<b>215</b>	<b>377</b>	<b>445</b>	<b>450</b>	<b>448</b>
Sunshine Bay	Residential Dwellings		Occupied	610	828	984	1022	1063	1063
			Unoccupied	224	306	344	307	266	266
	<b>Residential Dwellings Total</b>			<b>834</b>	<b>1134</b>	<b>1328</b>	<b>1328</b>	<b>1328</b>	<b>1328</b>
	<b>Visitor Units</b>			<b>103</b>	<b>242</b>	<b>403</b>	<b>588</b>	<b>807</b>	<b>874</b>
	Population	Usually Resident		1516	2029	2361	2401	2444	2444
		Visitors Staying In:	Private Residences	251	336	373	360	352	339
			Commercial Accommodation	91	221	416	669	1003	1191
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>1858</b>	<b>2586</b>	<b>3150</b>	<b>3429</b>	<b>3799</b>	<b>3975</b>
Wakatipu	Residential Dwellings		Occupied	233	273	366	546	811	1243
			Unoccupied	86	101	128	164	203	311
	<b>Residential Dwellings Total</b>			<b>318</b>	<b>374</b>	<b>495</b>	<b>710</b>	<b>1014</b>	<b>1554</b>
	<b>Visitor Units</b>			<b>429</b>	<b>489</b>	<b>550</b>	<b>616</b>	<b>694</b>	<b>752</b>
	Population	Usually Resident		608	669	880	1283	1866	2859
		Visitors Staying In:	Private Residences	101	111	140	193	270	398
			Commercial Accommodation	378	447	568	700	863	1025
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>1087</b>	<b>1226</b>	<b>1587</b>	<b>2176</b>	<b>2999</b>	<b>4282</b>



## Wanaka Ward - Average Day Population Projections

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Albert Town	Residential Dwellings	Residential Dwellings	Occupied	177	251	329	423	491	507
			Unoccupied	137	176	214	254	270	254
	Residential Dwellings Total			314	427	543	677	761	761
	Visitor Units			-	-	-	-	-	-
	Population	Usually Resident	Usually Resident	422	591	791	1016	1154	1192
		Visitors Staying In:	Private Residences	146	203	269	341	384	392
	Commercial Accommodation		-	-	-	-	-	-	
	Day Visitors		-	-	-	-	-	-	
	Population Total			568	794	1060	1357	1538	1584
	Beacon Point	Residential Dwellings	Residential Dwellings	Occupied	717	1014	1321	1697	2017
Unoccupied				555	710	859	1018	1109	1069
Residential Dwellings Total			1272	1724	2180	2715	3126	3208	
Visitor Units			200	222	249	275	297	317	
Population		Usually Resident	Usually Resident	1710	2383	3171	4073	4740	5027
		Visitors Staying In:	Private Residences	594	818	1077	1369	1576	1653
Commercial Accommodation			126	171	220	271	309	347	
Day Visitors			61	109	144	182	209	239	
Population Total			2491	3481	4612	5895	6834	7266	
Cardrona		Residential Dwellings	Residential Dwellings	Occupied	15	21	28	34	40
	Unoccupied			3	4	6	7	8	9
	Residential Dwellings Total			18	25	34	41	48	56
	Population	Usually Resident	Usually Resident	43	60	77	95	112	131
		Visitors Staying In:	Visitors	3	4	6	7	8	9
	Population Total			46	64	83	102	120	140

## Wanaka Ward - Average Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
<b>Central</b>	Residential Dwellings	Residential Dwellings	Occupied	202	281	360	375	387	400
			Unoccupied	157	197	234	225	213	200
	<b>Residential Dwellings Total</b>			<b>359</b>	<b>478</b>	<b>594</b>	<b>600</b>	<b>600</b>	<b>600</b>
	<b>Visitor Units</b>			<b>499</b>	<b>525</b>	<b>550</b>	<b>568</b>	<b>603</b>	<b>602</b>
	Population	Usually Resident	Usually Resident	483	660	863	900	910	940
		Visitors Staying In:	Private Residences	168	227	293	302	302	309
			Commercial Accommodation	315	403	488	558	627	659
			Day Visitors	122	145	192	243	278	319
	<b>Population Total</b>			<b>1088</b>	<b>1435</b>	<b>1836</b>	<b>2003</b>	<b>2117</b>	<b>2227</b>
<b>Hawea</b>	Residential Dwellings	Residential Dwellings	Occupied	310	429	555	683	814	972
			Unoccupied	235	325	420	518	617	736
	<b>Residential Dwellings Total</b>			<b>545</b>	<b>754</b>	<b>975</b>	<b>1201</b>	<b>1431</b>	<b>1708</b>
	Population	Usually Resident	Usually Resident	716	993	1284	1580	1884	2248
		Visitors Staying In:	Visitors	150	208	269	331	395	471
	<b>Population Total</b>			<b>866</b>	<b>1201</b>	<b>1553</b>	<b>1911</b>	<b>2279</b>	<b>2719</b>
<b>Luggate</b>	Residential Dwellings	Residential Dwellings	Occupied	119	165	213	262	313	373
			Unoccupied	44	61	78	97	115	137
	<b>Residential Dwellings Total</b>			<b>163</b>	<b>226</b>	<b>291</b>	<b>359</b>	<b>428</b>	<b>510</b>
	Population	Usually Resident	Usually Resident	278	386	499	614	732	874
		Visitors Staying In:	Visitors	6	9	11	14	16	20
	<b>Population Total</b>			<b>284</b>	<b>395</b>	<b>510</b>	<b>628</b>	<b>748</b>	<b>894</b>
<b>Makarora</b>	Residential Dwellings	Residential Dwellings	Occupied	47	65	84	104	123	147
			Unoccupied	19	26	34	41	49	59
	<b>Residential Dwellings Total</b>			<b>66</b>	<b>91</b>	<b>118</b>	<b>145</b>	<b>172</b>	<b>206</b>
	Population	Usually Resident	Usually Resident	97	134	174	214	255	304
		Visitors Staying In:	Visitors	81	113	146	179	214	255
	<b>Population Total</b>			<b>178</b>	<b>247</b>	<b>320</b>	<b>393</b>	<b>469</b>	<b>559</b>

## Wanaka Ward - Average Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Wanaka South	Residential Dwellings	Residential Dwellings	Occupied	20	73	147	286	416	885
			Unoccupied	15	51	96	172	229	443
	Residential Dwellings Total			35	124	243	458	645	1328
	Visitor Units			200	302	432	588	659	811
	Population	Usually Resident	Usually Resident	47	171	354	687	977	2081
		Visitors Staying In:	Private Residences	16	59	120	231	325	684
	Commercial Accommodation		126	232	383	579	685	886	
	Day Visitors		78	109	144	182	209	239	
	Population Total			267	571	1001	1679	2196	3890
	Wanaka West	Residential Dwellings	Residential Dwellings	Occupied	331	440	540	662	766
Unoccupied				256	308	351	397	421	397
Residential Dwellings Total			587	748	891	1059	1187	1192	
Visitor Units			1098	1229	1381	1540	1664	1784	
Population		Usually Resident	Usually Resident	789	1034	1297	1589	1800	1867
		Visitors Staying In:	Private Residences	274	355	441	534	599	614
Commercial Accommodation			693	943	1224	1515	1730	1951	
Day Visitors			-	-	-	-	-	-	
Population Total			1756	2332	2962	3638	4129	4432	

## Wakatipu Ward – Peak Day Population Projections

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Arrowtown	Residential Dwellings		Occupied	918	1105	1221	1221	1221	1221
			Unoccupied	114	137	151	151	151	151
	<b>Residential Dwellings Total</b>			<b>1032</b>	<b>1242</b>	<b>1372</b>	<b>1372</b>	<b>1372</b>	<b>1372</b>
	<b>Visitor Units</b>			<b>119</b>	<b>161</b>	<b>207</b>	<b>259</b>	<b>321</b>	<b>348</b>
	Population	Usually Resident		1876	2221	2440	2481	2525	2525
			Visitors Staying In:						
			Private Residences	2064	2309	2526	2460	2388	2388
			Commercial Accommodation	239	321	414	518	642	695
			Day Visitors	326	372	416	421	429	436
	<b>Population Total</b>			<b>4504</b>	<b>5223</b>	<b>5796</b>	<b>5881</b>	<b>5984</b>	<b>6045</b>
Arthur's Point	Residential Dwellings		Occupied	81	103	140	181	229	290
			Unoccupied	10	13	17	22	28	36
	<b>Residential Dwellings Total</b>			<b>91</b>	<b>116</b>	<b>157</b>	<b>203</b>	<b>258</b>	<b>326</b>
	<b>Visitor Units</b>			<b>24</b>	<b>150</b>	<b>297</b>	<b>467</b>	<b>668</b>	<b>724</b>
	Population	Usually Resident		165	207	280	367	474	600
			Visitors Staying In:						
			Private Residences	182	215	290	364	448	568
			Commercial Accommodation	48	299	594	934	1336	1447
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>395</b>	<b>721</b>	<b>1164</b>	<b>1664</b>	<b>2258</b>	<b>2615</b>
Frankton Flats	Residential Dwellings		Occupied	729	840	1545	2384	3459	4950
			Unoccupied	90	104	191	295	427	612
	<b>Residential Dwellings Total</b>			<b>819</b>	<b>944</b>	<b>1736</b>	<b>2679</b>	<b>3886</b>	<b>5562</b>
	<b>Visitor Units</b>			<b>671</b>	<b>751</b>	<b>834</b>	<b>920</b>	<b>1024</b>	<b>1109</b>
	Population	Usually Resident		1489	1688	3087	4842	7151	10234
			Visitors Staying In:						
			Private Residences	1638	1755	3196	4801	6762	9678
			Commercial Accommodation	1341	1503	1667	1841	2047	2218
			Day Visitors	621	682	1336	1828	2422	2827
	<b>Population Total</b>			<b>5089</b>	<b>5628</b>	<b>9286</b>	<b>13312</b>	<b>18382</b>	<b>24957</b>

## Wakatipu Ward – Peak Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Frankton Road	Residential Dwellings		Occupied	709	833	1024	1211	1303	1303
			Unoccupied	88	103	127	150	161	161
	<b>Residential Dwellings Total</b>			<b>797</b>	<b>937</b>	<b>1151</b>	<b>1361</b>	<b>1464</b>	<b>1464</b>
	<b>Visitor Units</b>			<b>1302</b>	<b>1342</b>	<b>1365</b>	<b>1375</b>	<b>1388</b>	<b>1504</b>
	Population	Usually Resident		1449	1675	2046	2460	2693	2693
		Visitors Staying In:	Private Residences	1594	1741	2119	2439	2547	2547
			Commercial Accommodation	2604	2684	2729	2750	2776	3007
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>5646</b>	<b>6100</b>	<b>6894</b>	<b>7648</b>	<b>8016</b>	<b>8247</b>
Glenorchy	Population	Usually Resident		239	284	330	381	426	477
		Visitors Staying In:	Private Residences	535	637	688	736	758	775
			Commercial Accommodation	356	424	543	686	834	1008
	<b>Population Total</b>			<b>1130</b>	<b>1345</b>	<b>1561</b>	<b>1803</b>	<b>2018</b>	<b>2261</b>
Kelvin Heights	<b>Dwellings Total</b>			<b>185</b>	<b>220</b>	<b>255</b>	<b>294</b>	<b>330</b>	<b>369</b>
	Residential Dwellings		Occupied	451	555	675	851	1104	1486
			Unoccupied	56	69	83	105	137	184
	<b>Residential Dwellings Total</b>			<b>507</b>	<b>624</b>	<b>758</b>	<b>956</b>	<b>1241</b>	<b>1670</b>
	<b>Visitor Units</b>			<b>32</b>	<b>67</b>	<b>107</b>	<b>153</b>	<b>208</b>	<b>226</b>
	Population	Usually Resident		922	1115	1347	1728	2283	3072
		Visitors Staying In:	Private Residences	1014	1159	1395	1714	2159	2905
			Commercial Accommodation	64	133	214	307	416	451
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>1999</b>	<b>2408</b>	<b>2957</b>	<b>3749</b>	<b>4859</b>	<b>6428</b>
Kingston	Population	Usually Resident		102	121	141	162	182	204
		Visitors Staying In:	Private Residences	508	604	653	698	719	735
			Commercial Accommodation	90	107	173	255	348	460
	<b>Population Total</b>			<b>699</b>	<b>833</b>	<b>966</b>	<b>1116</b>	<b>1249</b>	<b>1399</b>
	<b>Dwellings Total</b>			<b>175</b>	<b>208</b>	<b>242</b>	<b>279</b>	<b>313</b>	<b>350</b>

## Wakatipu Ward – Peak Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Lake Hayes	Residential Dwellings		Occupied	104	219	341	465	605	619
			Unoccupied	13	27	42	57	75	76
	<b>Residential Dwellings Total</b>			<b>117</b>	<b>246</b>	<b>383</b>	<b>522</b>	<b>680</b>	<b>695</b>
	<b>Visitor Units</b>			<b>-</b>	<b>17</b>	<b>37</b>	<b>60</b>	<b>87</b>	<b>94</b>
	Population	Usually Resident		213	440	681	944	1251	1279
		Visitors Staying In:	Private Residences	234	457	705	936	1183	1210
			Commercial Accommodation	-	34	73	119	173	188
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>447</b>	<b>931</b>	<b>1460</b>	<b>1999</b>	<b>2608</b>	<b>2677</b>
Millbrook	Residential Dwellings		Occupied	69	128	228	327	395	395
			Unoccupied	9	16	28	40	49	49
	<b>Residential Dwellings Total</b>			<b>78</b>	<b>144</b>	<b>256</b>	<b>367</b>	<b>444</b>	<b>444</b>
	<b>Visitor Units</b>			<b>8</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>9</b>
	Population	Usually Resident		142	257	456	664	816	816
		Visitors Staying In:	Private Residences	156	267	472	658	772	772
			Commercial Accommodation	16	16	17	17	17	19
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>314</b>	<b>541</b>	<b>945</b>	<b>1339</b>	<b>1606</b>	<b>1607</b>
Queenstown Bay	Residential Dwellings		Occupied	1420	1622	1636	1676	1744	1859
			Unoccupied	176	200	202	207	216	230
	<b>Residential Dwellings Total</b>			<b>1596</b>	<b>1822</b>	<b>1838</b>	<b>1883</b>	<b>1960</b>	<b>2089</b>
	<b>Visitor Units</b>			<b>3460</b>	<b>3524</b>	<b>3534</b>	<b>3504</b>	<b>3470</b>	<b>3759</b>
	Population	Usually Resident		2901	3258	3268	3403	3606	3844
		Visitors Staying In:	Private Residences	3192	3387	3384	3375	3410	3635
			Commercial Accommodation	6919	7048	7068	7007	6939	7518
			Day Visitors	1479	1591	1336	1219	1038	1211
	<b>Population Total</b>			<b>14492</b>	<b>15285</b>	<b>15056</b>	<b>15004</b>	<b>14994</b>	<b>16208</b>

## Wakatipu Ward – Peak Day Population Projections Continued...

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
<b>Quail Rise</b>	Residential Dwellings		Occupied	74	92	163	190	190	190
			Unoccupied	9	11	20	24	24	24
	<b>Residential Dwellings Total</b>			<b>83</b>	<b>103</b>	<b>183</b>	<b>214</b>	<b>214</b>	<b>214</b>
	<b>Visitor Units</b>			-	-	-	-	-	-
	Population	Usually Resident		151	184	326	387	394	394
		Visitors Staying In:	Private Residences	166	192	337	384	372	372
			Commercial Accommodation	-	-	-	-	-	-
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>317</b>	<b>376</b>	<b>663</b>	<b>770</b>	<b>766</b>	<b>766</b>
<b>Sunshine Bay</b>	Residential Dwellings		Occupied	742	1010	1182	1182	1182	1182
			Unoccupied	92	125	146	146	146	146
	<b>Residential Dwellings Total</b>			<b>834</b>	<b>1134</b>	<b>1328</b>	<b>1328</b>	<b>1328</b>	<b>1328</b>
	<b>Visitor Units</b>			<b>103</b>	<b>242</b>	<b>403</b>	<b>588</b>	<b>807</b>	<b>874</b>
	Population	Usually Resident		1516	2029	2361	2401	2444	2444
		Visitors Staying In:	Private Residences	1668	2109	2445	2381	2311	2311
			Commercial Accommodation	207	484	806	1176	1613	1748
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>3391</b>	<b>4622</b>	<b>5612</b>	<b>5958</b>	<b>6368</b>	<b>6503</b>
<b>Wakatipu</b>	Residential Dwellings		Occupied	283	333	440	632	903	1383
			Unoccupied	35	41	54	78	112	171
	<b>Residential Dwellings Total</b>			<b>318</b>	<b>374</b>	<b>495</b>	<b>710</b>	<b>1014</b>	<b>1554</b>
	<b>Visitor Units</b>			<b>429</b>	<b>489</b>	<b>550</b>	<b>616</b>	<b>694</b>	<b>752</b>
	Population	Usually Resident		608	669	880	1283	1866	2859
		Visitors Staying In:	Private Residences	637	695	911	1272	1765	2704
			Commercial Accommodation	859	977	1100	1232	1388	1504
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>2104</b>	<b>2341</b>	<b>2890</b>	<b>3787</b>	<b>5019</b>	<b>7067</b>



## Wanaka Ward – Peak Day Population Projections

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
Albert Town	Residential Dwellings	Residential Dwellings	Occupied	282	385	489	609	685	685
			Unoccupied	31	43	54	68	76	76
	Residential Dwellings Total			313	428	543	677	761	761
	Visitor Units			-	-	-	-	-	-
	Population	Usually Resident	Usually Resident	422	591	791	1016	1154	1192
		Visitors Staying In:	Private Residences	1191	1471	1853	2285	2540	2511
	Commercial Accommodation		-	-	-	-	-	-	
	Day Visitors		-	-	-	-	-	-	
	Population Total			1613	2062	2644	3301	3694	3703
	Beacon Point	Residential Dwellings	Residential Dwellings	Occupied	1144	1551	1962	2444	2814
Unoccupied				127	172	218	272	313	321
Residential Dwellings Total			1271	1723	2180	2716	3127	3209	
Visitor Units			200	222	249	275	297	317	
Population		Usually Resident	Usually Resident	1710	2383	3171	4073	4740	5027
		Visitors Staying In:	Private Residences	4830	5932	7432	9165	10439	10588
Commercial Accommodation			399	445	497	551	595	634	
Day Visitors			342	531	669	817	943	1071	
Population Total			7281	9291	11769	14606	16717	17320	
Cardrona		Population	Usually Resident	Usually Resident	43	60	77	95	112
	Visitors Staying In:		Private Residences	54	74	90	102	110	118
			Commercial Accommodation	77	107	145	187	229	279
	Population Total			174	241	312	384	451	528
	Dwellings	Dwellings	Dwellings	19	26	33	41	48	56
	Dwellings Total			19	26	33	41	48	56

## Wanaka Ward – Peak Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
<b>Central</b>	Residential Dwellings	Residential Dwellings	Occupied	323	430	534	540	540	540
			Unoccupied	36	48	59	60	60	60
	<b>Residential Dwellings Total</b>			<b>359</b>	<b>478</b>	<b>593</b>	<b>600</b>	<b>600</b>	<b>600</b>
	<b>Visitor Units</b>			<b>499</b>	<b>525</b>	<b>550</b>	<b>568</b>	<b>603</b>	<b>602</b>
	Population	Usually Resident	Usually Resident	483	660	863	900	910	940
		Visitors Staying In:	Private Residences	1364	1643	2023	2025	2003	1980
			Commercial Accommodation	998	1049	1101	1135	1207	1205
			Day Visitors	684	708	892	1089	1257	1428
	<b>Population Total</b>			<b>3529</b>	<b>4060</b>	<b>4879</b>	<b>5149</b>	<b>5377</b>	<b>5553</b>
<b>Hawea</b>	Population	Usually Resident	Usually Resident	716	993	1284	1580	1884	2248
		Visitors Staying In:	Private Residences	1578	2189	2634	3002	3292	3587
			Commercial Accommodation	454	630	1009	1482	2053	2792
	<b>Population Total</b>			<b>2748</b>	<b>3812</b>	<b>4927</b>	<b>6064</b>	<b>7229</b>	<b>8627</b>
	Dwellings	Dwellings	Dwellings	544	755	975	1201	1431	1708
<b>Luggate</b>	<b>Dwellings Total</b>			<b>544</b>	<b>755</b>	<b>975</b>	<b>1201</b>	<b>1431</b>	<b>1708</b>
	Population	Usually Resident	Usually Resident	278	386	499	614	732	874
		Visitors Staying In:	Private Residences	472	654	787	897	984	1072
			Commercial Accommodation	77	107	196	313	459	650
	<b>Population Total</b>			<b>827</b>	<b>1147</b>	<b>1482</b>	<b>1824</b>	<b>2175</b>	<b>2596</b>
<b>Makarora</b>	Dwellings	Dwellings	Dwellings	163	226	291	359	428	510
	<b>Dwellings Total</b>			<b>163</b>	<b>226</b>	<b>291</b>	<b>359</b>	<b>428</b>	<b>510</b>
	Population	Usually Resident	Usually Resident	97	134	174	214	255	304
		Visitors Staying In:	Private Residences	190	264	318	362	397	433
			Commercial Accommodation	154	214	299	398	509	648
	<b>Population Total</b>			<b>441</b>	<b>612</b>	<b>791</b>	<b>974</b>	<b>1161</b>	<b>1385</b>
	Dwellings	Dwellings	Dwellings	66	91	118	145	173	206
	<b>Dwellings Total</b>			<b>66</b>	<b>91</b>	<b>118</b>	<b>145</b>	<b>172</b>	<b>206</b>

## Wanaka Ward – Peak Day Population Projections Continued

Area	Population/dwelling	Residential/visitor	Detail	2001	2006	2011	2016	2021	2026
<b>Wanaka South</b>	Residential Dwellings	Residential Dwellings	Occupied	31	111	219	412	580	1195
			Unoccupied	3	12	24	46	64	133
	<b>Residential Dwellings Total</b>			<b>34</b>	<b>123</b>	<b>243</b>	<b>458</b>	<b>644</b>	<b>1328</b>
	<b>Visitor Units</b>			<b>200</b>	<b>302</b>	<b>432</b>	<b>588</b>	<b>659</b>	<b>811</b>
	Population	Usually Resident	Usually Resident	47	171	354	687	977	2081
		Visitors Staying In:	Private Residences	132	426	829	1545	2151	4383
			Commercial Accommodation	399	604	864	1176	1319	1621
			Day Visitors	436	531	669	817	943	1071
	<b>Population Total</b>			<b>1014</b>	<b>1732</b>	<b>2716</b>	<b>4225</b>	<b>5390</b>	<b>9156</b>
<b>Wanaka West</b>	Residential Dwellings	Residential Dwellings	Occupied	528	673	802	953	1069	1073
			Unoccupied	59	75	89	106	119	119
	<b>Residential Dwellings Total</b>			<b>587</b>	<b>748</b>	<b>891</b>	<b>1059</b>	<b>1188</b>	<b>1192</b>
	<b>Visitor Units</b>			<b>1098</b>	<b>1229</b>	<b>1381</b>	<b>1540</b>	<b>1664</b>	<b>1784</b>
	Population	Usually Resident	Usually Resident	789	1034	1297	1589	1800	1867
		Visitors Staying In:	Private Residences	2230	2573	3040	3575	3965	3934
			Commercial Accommodation	2196	2458	2763	3079	3328	3568
			Day Visitors	-	-	-	-	-	-
	<b>Population Total</b>			<b>5215</b>	<b>6065</b>	<b>7100</b>	<b>8243</b>	<b>9093</b>	<b>9369</b>

## Residential Dwellings Projections

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
<b>Residential Dwellings</b>	Occupied		Wakatipu Ward	Queenstown	Frankton Flats	599	689	1286	2060	3109	4450
					Frankton Rd	583	684	853	1047	1171	1171
					Kelvin Heights	371	455	561	735	993	1336
					QT Bay	1167	1330	1362	1448	1568	1671
					Quail Rise	61	75	136	165	171	171
					Sunshine	610	828	984	1022	1063	1063
				Arrowtown		755	906	1017	1056	1098	1098
				Arthur's Point		67	84	117	156	206	261
				Glenorchy		118	140	163	188	210	236
				Kingston		54	64	75	86	97	108
				Lake Hayes		86	180	284	402	544	556
				Millbrook		57	105	190	283	355	355
				Wakatipu		233	273	366	546	811	1243
				<b>Wakatipu Ward Total</b>		<b>4758</b>	<b>5814</b>	<b>7392</b>	<b>9193</b>	<b>11396</b>	<b>13719</b>
			Wanaka Ward	Wanaka	Beacon Point	717	1014	1321	1697	2017	2139
					Central	202	281	360	375	387	400
					Wanaka South	20	73	147	286	416	885
					Wanaka West	331	440	540	662	766	795
				Albert Town		177	251	329	423	491	507
				Cardrona		15	21	28	34	40	47
				Hawea		310	429	555	683	814	972
				Luggate		119	165	213	262	313	373
				Makarora		47	65	84	104	123	147
				<b>Wanaka Ward Total</b>		<b>1937</b>	<b>2740</b>	<b>3578</b>	<b>4527</b>	<b>5367</b>	<b>6265</b>
			<b>Occupied Total</b>			<b>6695</b>	<b>8554</b>	<b>10970</b>	<b>13720</b>	<b>16763</b>	<b>19984</b>

## Residential Dwelling Projections Continued

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
Residential Dwellings	Unoccupied		Wakatipu Ward	Queenstown	Frankton Flats	220	255	450	618	777	1112
					Frankton Rd	214	253	298	314	293	293
					Kelvin Heights	136	168	196	221	248	334
					QT Bay	429	492	477	434	392	418
					Quail Rise	22	28	47	49	43	43
					Sunshine	224	306	344	307	266	266
				Arrowtown	277	335	356	317	274	274	
				Arthur's Point	24	31	41	47	52	65	
				Glenorchy	67	80	92	107	119	134	
				Kingston	121	144	167	193	216	242	
				Lake Hayes	31	66	99	120	136	139	
				Millbrook	21	39	66	85	89	89	
				Wakatipu	86	101	128	164	203	311	
				Wakatipu Ward Total	1874	2299	2764	2975	3108	3719	
			Wanaka Ward	Wanaka	Beacon Point	555	710	859	1018	1109	1069
					Central	157	197	234	225	213	200
					Wanaka South	15	51	96	172	229	443
					Wanaka West	256	308	351	397	421	397
				Albert Town	137	176	214	254	270	254	
				Cardrona	3	4	6	7	8	9	
				Hawea	235	325	420	518	617	736	
				Luggate	44	61	78	97	115	137	
				Makarora	19	26	34	41	49	59	
				Wanaka Ward Total	1419	1858	2292	2729	3032	3305	
			Unoccupied Total			3293	4157	5055	5704	6139	7024
Residential Dwellings Total					9988	12710	16025	19424	22902	27008	

## Visitor Unit Projections

Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026	
Visitor Units		Wakatipu Ward	Queenstown	Frankton Flats	671	751	834	920	1024	1109	
				Frankton Rd	1302	1342	1365	1375	1388	1504	
				Kelvin Heights	32	67	107	153	208	226	
				QT Bay	3460	3524	3534	3504	3470	3759	
				Quail Rise	-	-	-	-	-	-	
				Sunshine	103	242	403	588	807	874	
			Arrowtown	119	161	207	259	321	348		
			Arthurs Point	24	150	297	467	668	724		
			Lake Hayes	-	17	37	60	87	94		
			Millbrook	8	8	8	9	9	9		
			Wakatipu	429	489	550	616	694	752		
			Wakatipu Ward Total	6148	6751	7341	7950	8674	9397		
			Wanaka Ward	Wanaka	Beacon Point	200	222	249	275	297	317
					Central	499	525	550	568	603	602
					Wanaka South	200	302	432	588	659	811
					Wanaka West	1098	1229	1381	1540	1664	1784
				Albert Town	-	-	-	-	-	-	
				Wanaka Ward Total	1996	2278	2612	2971	3224	3514	
				Visitor Units Total	8144	9029	9953	10921	11898	12911	

## Average Day Population Projections

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
<b>Population</b>	Usually Resident		Wakatipu Ward	Queenstown	Frankton Flats	1489	1688	3087	4842	7151	10234
					Frankton Rd	1449	1675	2046	2460	2693	2693
					Kelvin Heights	922	1115	1347	1728	2283	3072
					QT Bay	2901	3258	3268	3403	3606	3844
					Quail Rise	151	184	326	387	394	394
					Sunshine	1516	2029	2361	2401	2444	2444
				Arrowtown		1876	2221	2440	2481	2525	2525
				Arthurs Point		165	207	280	367	474	600
				Glenorchy		239	284	330	381	426	477
				Kingston		102	121	141	162	182	204
				Lake Hayes		213	440	681	944	1251	1279
				Millbrook		142	257	456	664	816	816
				Wakatipu		608	669	880	1283	1866	2859
			<b>Wakatipu Ward Total</b>			<b>11771</b>	<b>14148</b>	<b>17642</b>	<b>21503</b>	<b>26113</b>	<b>31443</b>
			Wanaka Ward	Wanaka	Beacon Point	1710	2383	3171	4073	4740	5027
					Central	483	660	863	900	910	940
					Wanaka South	47	171	354	687	977	2081
					Wanaka West	789	1034	1297	1589	1800	1867
				Albert Town		422	591	791	1016	1154	1192
				Cardrona		43	60	77	95	112	131
				Hawea		716	993	1284	1580	1884	2248
				Luggate		278	386	499	614	732	874
				Makarora		97	134	174	214	255	304
			<b>Wanaka Ward Total</b>			<b>4584</b>	<b>6412</b>	<b>8509</b>	<b>10768</b>	<b>12563</b>	<b>14663</b>
			<b>Usually Resident Total</b>			<b>16355</b>	<b>20560</b>	<b>26151</b>	<b>32271</b>	<b>38676</b>	<b>46106</b>

## Average Day Population Projections Continued

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
<b>Population</b>	Visitors Staying In:	Private Residences	Wakatipu Ward	Queenstown	Frankton Flats	246	280	487	725	1030	1422
					Frankton Rd	240	278	323	368	388	374
					Kelvin Heights	152	185	213	259	329	427
					QT Bay	480	540	516	510	520	534
					Quail Rise	25	31	51	58	57	55
					Sunshine	251	336	373	360	352	339
				Arrowtown		284	322	394	468	556	660
				Arthurs Point		27	34	44	55	68	83
				Lake Hayes		35	73	108	142	181	178
				Millbrook		23	43	72	99	118	113
				Wakatipu		101	111	140	193	270	398
				<b>Wakatipu Ward Total</b>		<b>1866</b>	<b>2233</b>	<b>2721</b>	<b>3237</b>	<b>3869</b>	<b>4584</b>
			Wanaka Ward	Wanaka	Beacon Point	594	818	1077	1369	1576	1653
					Central	168	227	293	302	302	309
					Wanaka South	16	59	120	231	325	684
					Wanaka West	274	355	441	534	599	614
				Albert Town		146	203	269	341	384	392
				<b>Wanaka Ward Total</b>		<b>1198</b>	<b>1662</b>	<b>2200</b>	<b>2778</b>	<b>3185</b>	<b>3652</b>
			<b>Private Residences Total</b>			<b>3064</b>	<b>3895</b>	<b>4921</b>	<b>6015</b>	<b>7054</b>	<b>8237</b>
	Commercial Accommodation		Wakatipu Ward	Queenstown	Frankton Flats	590	687	860	1047	1273	1512
					Frankton Rd	1146	1227	1408	1563	1726	2050
					Kelvin Heights	28	61	111	174	259	307
					QT Bay	3046	3221	3647	3984	4314	5124
					Quail Rise	-	-	-	-	-	-
					Sunshine	91	221	416	669	1003	1191
				Arrowtown		116	132	161	191	227	269
				Arthurs Point		21	137	306	531	830	986
				Lake Hayes		0	15	38	68	108	128
				Millbrook		7	8	9	10	11	13
				Wakatipu		378	447	568	700	863	1025
				<b>Wakatipu Ward Total</b>		<b>5423</b>	<b>6154</b>	<b>7524</b>	<b>8936</b>	<b>10613</b>	<b>12605</b>



## Average Day Population Projections Continued

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
<b>Population</b>	Visitors Staying In:	Commercial Accommodation	Wanaka Ward	Wanaka	Beacon Point	126	171	220	271	309	347
					Central	315	403	488	558	627	659
					Wanaka South	126	232	383	579	685	886
					Wanaka West	693	943	1224	1515	1730	1951
					Albert Town	-	-	-	-	-	-
				<b>Wanaka Ward Total</b>		<b>1261</b>	<b>1749</b>	<b>2315</b>	<b>2923</b>	<b>3351</b>	<b>3843</b>
				<b>Commercial Accommodation Total</b>		<b>6684</b>	<b>7903</b>	<b>9839</b>	<b>11859</b>	<b>13965</b>	<b>16448</b>
		Day Visitors	Wakatipu Ward	Queenstown	Frankton Flats	187	215	439	626	867	1030
					Frankton Rd	-	-	-	-	-	-
					Kelvin Heights	-	-	-	-	-	-
					QT Bay	446	503	439	417	372	441
					Quail Rise	-	-	-	-	-	-
					Sunshine	-	-	-	-	-	-
					Arrowtown	57	64	79	93	111	132
				Wanaka	Arthur's Point	-	-	-	-	-	-
					Lake Hayes	-	-	-	-	-	-
					Millbrook	-	-	-	-	-	-
					Wakatipu	-	-	-	-	-	-
				<b>Wakatipu Ward Total</b>		<b>689</b>	<b>782</b>	<b>956</b>	<b>1136</b>	<b>1349</b>	<b>1602</b>
		<b>Day Visitors Total</b>	Wanaka Ward	Wanaka	Beacon Point	61	109	144	182	209	239
					Central	122	145	192	243	278	319
					Wanaka South	78	109	144	182	209	239
					Wanaka West	-	-	-	-	-	-
					Albert Town	-	-	-	-	-	-
				<b>Wanaka Ward Total</b>		<b>262</b>	<b>363</b>	<b>481</b>	<b>607</b>	<b>696</b>	<b>798</b>
				<b>Day Visitors Total</b>		<b>951</b>	<b>1145</b>	<b>1437</b>	<b>1743</b>	<b>2045</b>	<b>2400</b>
		Townships	Wakatipu Ward	Glenorchy		181	216	250	289	324	363
					Kingston	19	23	26	30	34	38
				<b>Wakatipu Ward Total</b>		<b>200</b>	<b>239</b>	<b>277</b>	<b>320</b>	<b>358</b>	<b>401</b>

## Average Day Population Projections Continued...

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
Population	Visitors Staying In:	Townships	Wanaka Ward	Cardrona		3	4	6	7	8	9
				Hawea		150	208	269	331	395	471
				Luggate		6	9	11	14	16	20
				Makarora		81	113	146	179	214	255
				<b>Wanaka Ward Total</b>		<b>241</b>	<b>334</b>	<b>432</b>	<b>531</b>	<b>633</b>	<b>755</b>
		<b>Townships Total</b>				<b>441</b>	<b>573</b>	<b>708</b>	<b>851</b>	<b>991</b>	<b>1156</b>
	<b>Visitors Staying In: Total</b>					<b>11140</b>	<b>13516</b>	<b>16905</b>	<b>20468</b>	<b>24055</b>	<b>28241</b>
<b>Population Total</b>						<b>27495</b>	<b>34076</b>	<b>43056</b>	<b>52739</b>	<b>62731</b>	<b>74347</b>

## Peak Day Population Projections

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
Population	Usually Resident		Wakatipu Ward	Queenstown	Frankton Flats	1489	1688	3087	4842	7151	10234
					Frankton Rd	1449	1675	2046	2460	2693	2693
					Kelvin Heights	922	1115	1347	1728	2283	3072
					QT Bay	2901	3258	3268	3403	3606	3844
					Quail Rise	151	184	326	387	394	394
					Sunshine	1516	2029	2361	2401	2444	2444
				Arrowtown		1876	2221	2440	2481	2525	2525
				Arthur's Point		165	207	280	367	474	600
				Glenorchy		239	284	330	381	426	477
				Kingston		102	121	141	162	182	204
				Lake Hayes		213	440	681	944	1251	1279
				Millbrook		142	257	456	664	816	816
				Wakatipu		608	669	880	1283	1866	2859
				<b>Wakatipu Ward Total</b>		<b>11771</b>	<b>14148</b>	<b>17642</b>	<b>21503</b>	<b>26113</b>	<b>31443</b>
			Wanaka Ward	Wanaka	Beacon Point	1710	2383	3171	4073	4740	5027
					Central	483	660	863	900	910	940
					Wanaka South	47	171	354	687	977	2081
					Wanaka West	789	1034	1297	1589	1800	1867
				Albert Town		422	591	791	1016	1154	1192
				Cardrona		43	60	77	95	112	131
				Hawea		716	993	1284	1580	1884	2248
				Luggate		278	386	499	614	732	874
				Makarora		97	134	174	214	255	304
				<b>Wanaka Ward Total</b>		<b>4584</b>	<b>6412</b>	<b>8509</b>	<b>10768</b>	<b>12563</b>	<b>14663</b>
		<b>Usually Resident Total</b>				<b>16355</b>	<b>20560</b>	<b>26151</b>	<b>32271</b>	<b>38676</b>	<b>46106</b>

## Peak Day Population Projections Continued

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
Population	Visitors Staying In:	Private Residences	Wakatipu Ward	Queenstown	Frankton Flats	1638	1755	3196	4801	6762	9678
					Frankton Rd	1594	1741	2119	2439	2547	2547
					Kelvin Heights	1014	1159	1395	1714	2159	2905
					QT Bay	3192	3387	3384	3375	3410	3635
					Quail Rise	166	192	337	384	372	372
					Sunshine	1668	2109	2445	2381	2311	2311
				Arrowtown		2064	2309	2526	2460	2388	2388
				Arthur's Point		182	215	290	364	448	568
				Glenorchy		535	637	688	736	758	775
				Kingston		508	604	653	698	719	735
				Lake Hayes		234	457	705	936	1183	1210
				Millbrook		156	267	472	658	772	772
				Wakatipu		637	695	911	1272	1765	2704
			<b>Wakatipu Ward Total</b>			<b>13588</b>	<b>15528</b>	<b>19121</b>	<b>22216</b>	<b>25596</b>	<b>30601</b>
			Wanaka Ward	Wanaka	Beacon Point	4830	5932	7432	9165	10439	10588
					Central	1364	1643	2023	2025	2003	1980
					Wanaka South	132	426	829	1545	2151	4383
					Wanaka West	2230	2573	3040	3575	3965	3934
				Albert Town		1191	1471	1853	2285	2540	2511
				Cardrona		54	74	90	102	110	118
				Hawea		1578	2189	2634	3002	3292	3587
				Luggate		472	654	787	897	984	1072
				Makarora		190	264	318	362	397	433
			<b>Wanaka Ward Total</b>			<b>12040</b>	<b>15227</b>	<b>19005</b>	<b>22959</b>	<b>25881</b>	<b>28604</b>
			<b>Private Residences Total</b>			<b>25628</b>	<b>30755</b>	<b>38126</b>	<b>45174</b>	<b>51477</b>	<b>59205</b>

## Peak Day Population Projections Continued

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
Population	Visitors Staying In:	Commercial Accommodation	Wakatipu Ward	Queenstown	Frankton Flats	1341	1503	1667	1841	2047	2218
					Frankton Road	2604	2684	2729	2750	2776	3007
					Kelvin Heights	64	133	214	307	416	451
					QT Bay	6919	7048	7068	7007	6939	7518
					Quail Rise	-	-	-	-	-	-
					Sunshine	207	484	806	1176	1613	1748
				Arrowtown	239	321	414	518	642	695	
				Arthurs Point	48	299	594	934	1336	1447	
				Glenorchy	356	424	543	686	834	1008	
				Kingston	90	107	173	255	348	460	
				Lake Hayes	-	34	73	119	173	188	
				Millbrook	16	16	17	17	17	19	
				Wakatipu	859	977	1100	1232	1388	1504	
				Wakatipu Ward Total		12742	14033	15398	16842	18530	20263
			Wanaka Ward	Wanaka	Beacon Point	399	445	497	551	595	634
					Central	998	1049	1101	1135	1207	1205
					Wanaka South	399	604	864	1176	1319	1621
					Wanaka West	2196	2458	2763	3079	3328	3568
				Albert Town	-	-	-	-	-	-	
				Cardrona	77	107	145	187	229	279	
				Hawea	454	630	1009	1482	2053	2792	
				Luggate	77	107	196	313	459	650	
				Makarora	154	214	299	398	509	648	
				Wanaka Ward Total		4754	5613	6874	8322	9697	11397
			Commercial Accommodation Total		17497	19645	22273	25165	28227	31660	

## Peak Day Population Projections Continued

Population/dwelling	Residential/visitor	Detail	Ward	Community	Area	2001	2006	2011	2016	2021	2026
Population	Visitors Staying In:	Day Visitors	Wakatipu Ward	Queenstown	Frankton Flats	621	682	1336	1828	2422	2827
					Frankton Rd	-	-	-	-	-	-
					Kelvin Heights	-	-	-	-	-	-
					QT Bay	1479	1591	1336	1219	1038	1211
					Quail Rise	-	-	-	-	-	-
					Sunshine	-	-	-	-	-	-
				Arrowtown		326	372	416	421	429	436
				Arthurs Point		-	-	-	-	-	-
				Lake Hayes		-	-	-	-	-	-
				Millbrook		-	-	-	-	-	-
				Wakatipu		-	-	-	-	-	-
			<b>Wakatipu Ward Total</b>			<b>2427</b>	<b>2645</b>	<b>3089</b>	<b>3469</b>	<b>3889</b>	<b>4475</b>
			Wanaka Ward	Wanaka	Beacon Point	342	531	669	817	943	1071
					Central	684	708	892	1089	1257	1428
					Wanaka South	436	531	669	817	943	1071
					Wanaka West	-	-	-	-	-	-
				Albert Town		-	-	-	-	-	-
			<b>Wanaka Ward Total</b>			<b>1462</b>	<b>1771</b>	<b>2230</b>	<b>2723</b>	<b>3144</b>	<b>3571</b>
		<b>Day Visitors Total</b>				<b>3889</b>	<b>4416</b>	<b>5319</b>	<b>6192</b>	<b>7033</b>	<b>8046</b>
	<b>Visitors Staying In: Total</b>					<b>47014</b>	<b>54817</b>	<b>65717</b>	<b>76531</b>	<b>86737</b>	<b>98911</b>
<b>Population Total</b>						<b>63369</b>	<b>75377</b>	<b>91868</b>	<b>108802</b>	<b>125413</b>	<b>145017</b>

