Queenstown Lakes District Council

Council Community Plan – 2009-19

Volume

1 Overview and Summary

2 Council Activities

3 Detailed Financial Information and Council Policies

4 Growth Forecasts

Contents

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 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.
- The amount of additional commercial land that will be required over time.

This information relating to residents, visitors, and dwellings 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, Frankton Flats and Kingston, also assume that some additional zoning will be released in the foreseeable future.

Geographic breakdown of the information

This document provides these projections for the following geographic areas:

- The whole District;
- The Wakatipu ward (which for the purposes of these projections includes Arrowtown - see the map on page 8);
- The Wanaka ward (see the map on page 8);
- The Census Area Unit level (see the map on page 9);
- The smaller communities of Makarora, Luggate, Hawea, Cardrona, Kingston, Glenorchy and Gibbston.

It should be noted that the smaller communities fall within larger Census Area Units.

The Census Area Units are created and used by Statistics New Zealand. They cover all parts of the District. Previous versions of the Council's growth projections defined different areas of analysis.

The following lists the Census Area Units for which the projections are provided.

Wakatipu

- Arrowtown
- Frankton
- Glenorchy
- Kelvin Heights
- Lake Hayes
- Queenstown Bay
- Queenstown Hill
- Sunshine Bay
- Wakatipu

Wanaka

- Wanaka
- Hawea
- Matukituki

The 2006 Census information

Whereas the information provided in the 2006 CCP relied in many instances on the 2001 Census data as a starting point (due to the 2006 data not being available at that time) the growth projections in this update use the 2006 Census data to determine a more accurate picture of the current situation, 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 transportation, water services, and waste management) and to ensure that infrastructural development and improvements keep pace with projected growth;
- To determine the level of development 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 (for example):

- To project and plan for expanded services;
- To justify funding;
- To assist with the location of additional or improved services.

Further work undertaken to better understand growth and its consequences for the community

Since the 2006 CCP, The Council has undertaken the following further work in order to better understand the consequences of growth:

- The Commercial Land Needs Study (2006). This study projects the employment land needs of the District; broken down by type of employment land use and location (i.e. how much industrial, business, and retail land do we need and where should it be located?). More detailed needs assessments have also been done as part of the Frankton Flats Plan Change and the Wanaka Structure Plan and further background research has been undertaken to assess commercial land needs for the small communities of the District.

- A revision of the assumptions in the Dwelling Capacity Model was undertaken in 2008. Whilst some changes were made, the model was found to be generally sound and relevant. As part of this process a user manual was developed to help people better understand the model. The Dwelling Capacity Model is run every six months.

- Significant work has been undertaken to establish the transport implications of growth. This information is encompassed by the Wanaka Transportation and Parking Strategy (2008), the Wakatipu Transportation Strategy (2007) and the Inner Links study (2008), The Wanaka and Wakatipu studies both used the Tracks transportation model that had been developed for the Future Link study, updated to a 2006 base year and 2026 planning horizon.

- A model has been developed which projects the existing and future supply and demand for both residential and Visitor Accommodation units in the High Density Residential Zone.

- Dynamic water and wastewater models have been developed which provide a better understanding of the effects of growth on these networks.

- Significant work has been done to understand the trends and to provide projections relating to the supply of and demand for affordable housing.

All studies and strategies are available on the Council website **www.qldc.govt.nz**

Why do the figures extend out to 2029?

The projections in this document extend out 20-years (to 2029) 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.

Further work has also been undertaken by the Council as part of the latest growth projections to project population and dwellings at a 50-year timeframe and when 'capacity' is reached at a Census Area Unit level. This is primarily for the purposes of assisting with assumptions for infrastructure provision. The Council places less emphasis on these projections as they are affected by increasing uncertainties and assumptions that will be subject to change. For this reason, these projections are not included in this document.

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, rather than 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).

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

Processes

Instead of using Statistics NZ projections for projecting population growth, 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 the Wakatipu ward (including the outlying townships)

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 of the number of workers over the number of visitors 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. The trend has been for the ratio of usually residents over the number of workers to decrease over time.
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 2006 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.

The process of developing the projections for the Wanaka ward and the outlying townships

In the Wanaka ward a different approach was taken to that used for the Wakatipu ward, because the drivers of growth in Wanaka are considered to be different to those of the Wakatipu ward.

1. Population projections as provided by Statistics New Zealand were used as the starting point.
2. Employment growth was based on the growth of the population. The trend has been for the ratio of usually residents over the number of workers (FTE's) to reduce over time.
3. 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. The trend has been for the ratio of workers (FTE's) over the number of visitors to increase over time.
4. 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 2006 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.
5. 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.
6. 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.

For further information on how the projections were derived please refer to the report Queenstown Lakes District Growth Projection - January 2008. This is available on the Council's website or in hard copy upon request.

The process of developing the commercial land needs projections

The following process was undertaken in order to determine the existing and projected amount of land that is likely to be needed to meet employment-related demands out to 2026:

1. Historical floor space growth in employment centres were reviewed;
2. Current market trends were reviewed;
3. Data was gathered on current land values, market rentals and returns;
4. Current patterns of activities and densities of floor space and people employed were analysed;
5. Future demand was estimated, using three different approaches
   - Maintaining current land supply ratios into the future;
   - Estimating future employment trends, and from this, working out land needs;
   - Projecting forward current rates of floor space growth and from this land needed to accommodate growth.
6. The results of all three approaches were then further analysed and a number of judgement calls and assumptions were made in order to reach reasoned conclusions about the amount of land that would be needed to meet demands. These judgements and assumptions included the fact that:
   - Yard-based (i.e. 'land hungry') activities may take up more land than the calculations estimated.
   - In Queenstown, there is likely to be insufficient appropriate land to supply the amount suggested by the calculation in the Wakatipu.
   - As a result, certain future landuses may need to be more intensive (e.g. mixed business and Town Centre activities) in order to meet demand.

NB: A selected number of landowners and developers were also interviewed in relation to their views as to what they saw as the main demands for commercial land.

For further information on the process used for determining commercial land need and the assumptions made, refer to the report Commercial Land Needs - Queenstown Lakes District. This is available on the Council's website or in hard copy upon request.

So, what has changed since the projections included in the CCP (2006)?

The methodology

No change has been made to the methodology in this iteration. The results have, however, been produced according to different geographical areas.

The assumptions

The key assumptions that have changed are:

- That the visitor growth rate for Wakatipu has been reduced somewhat as a result of lower projections from the Tourism Research Council. The projections used in the 2006 CCP assumed a growth rate of 4.1% per annum reducing to 3.5% per annum. The new projections assume a growth rate of 2.9% per annum as projected by the Tourism Research Council.
- That the resident growth rate for Wanaka has been reduced as a result of information from the 2006 Census. Whereas the projections used in the 2006 CCP assumed a growth rate of 6% per annum reducing to 3% per annum. The new projections assume a growth rate of 4.4% per annum reducing to 2.9% per annum.

The base data

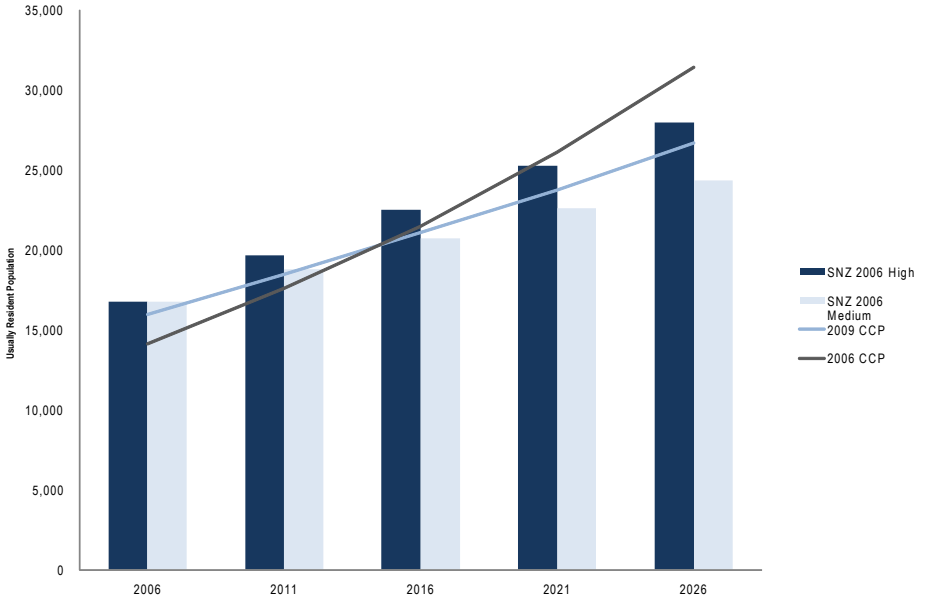
The base data used to estimate what we have 'today' is derived from the 2006 Census.

The population and number of existing dwellings have increased since the CCP 2006 projections (as would be expected given the District's growth).

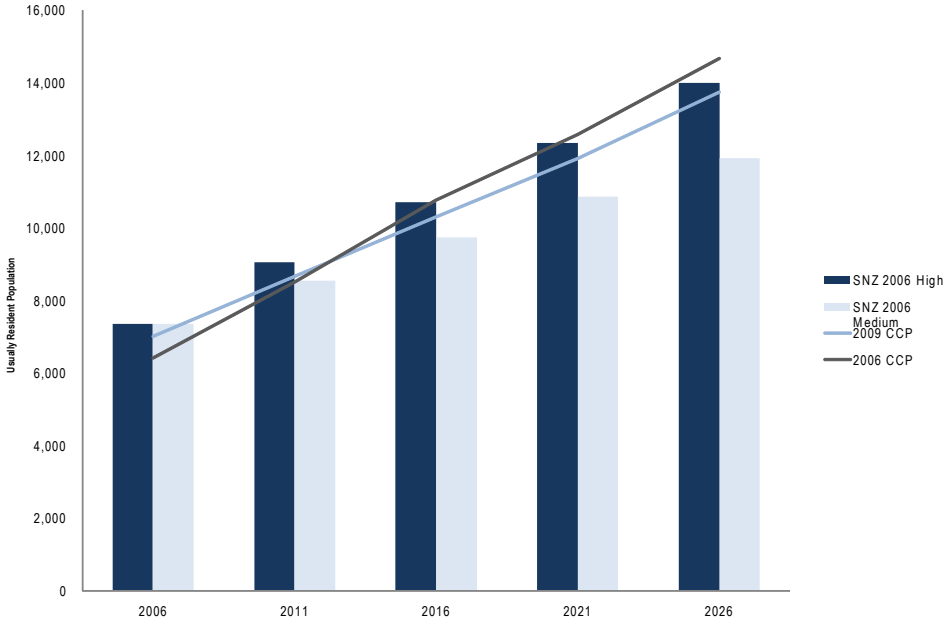
The outcome

For the purposes of comparison, the following graphs compare the projections for the 2009 CCP with the previous CCP and the Statistics New Zealand Low and High Projections (produced in 2008 using the Census data):

Wakatipu Usually Resident Population - Comparison SNZ 2006 (base) Projections



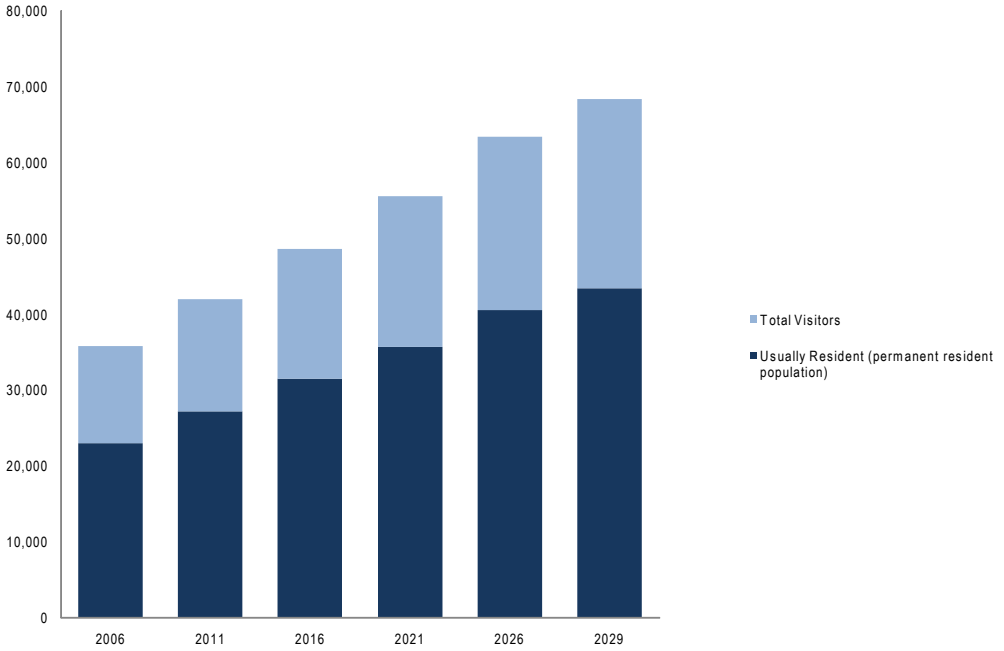
Wanaka Usually Resident Population - Comparison SNZ 2006 (base) Projections



Growth Forecasts

Growth Forecasts for the District as a whole

The average day population for the District

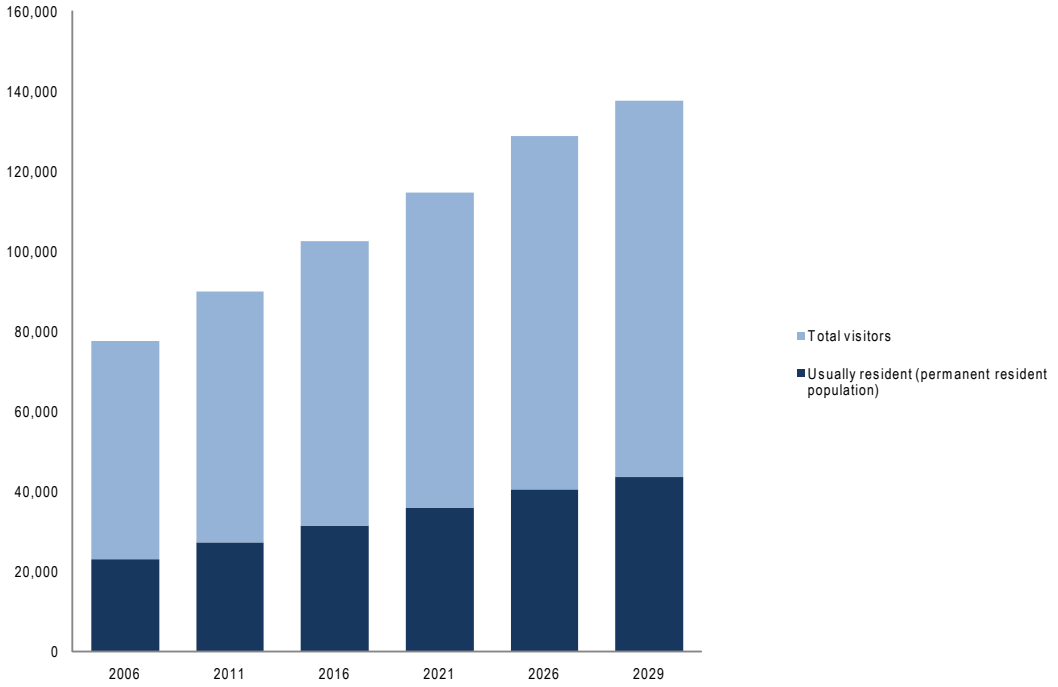


Average Day Population	2006	2016	2029
Wanaka ward	10,637	15,157	22,116
Wakatipu ward	25,140	33,418	46,189
District	35,777	48,575	68,305

The average day population data for the District as a whole is expected to increase from an estimated 35,777 people in 2006 to an estimated 68,305 people in 2029 which is a growth rate of 2.9% per annum. This figure is comprised of residents, visitors staying in both commercial accommodation and private residences, and day visitors. Of the average day population:

- Approximately 65% is made up of usually resident population.
- Around 70% will stay/live in the Wakatipu ward and the remainder will be in the Wanaka ward.

The peak day population for the District



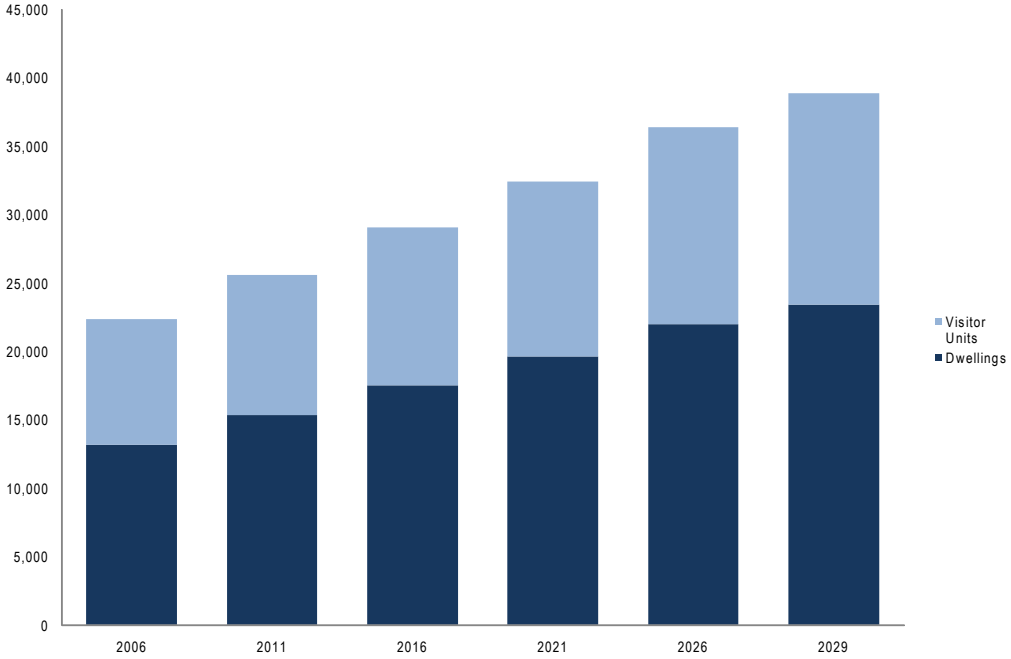
Peak day population	2006	2016	2029
Wanaka ward	30,040	41,289	55,438
Wakatipu ward	47,503	61,021	81,966
District	77,543	102,310	137,404

The peak day population data for the District as a whole is expected to increase from an estimated 77,543 people in 2006 to an estimated 137,404 people in 2029 which is a growth rate of 2.5% per annum. This figure is comprised of residents, visitors staying in both commercial accommodation and private residences, and day visitors. Of the peak day population:

- Approximately 30% is made up of usually resident population.
- Around 60% will stay/live in the Wakatipu ward and the remainder will be in the Wanaka ward.

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



Number of dwellings and visitor accommodation units	2006	2029
Wanaka	7,221	12,877
Wakatipu	15,121	26,002
District	22,342	38,879

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.

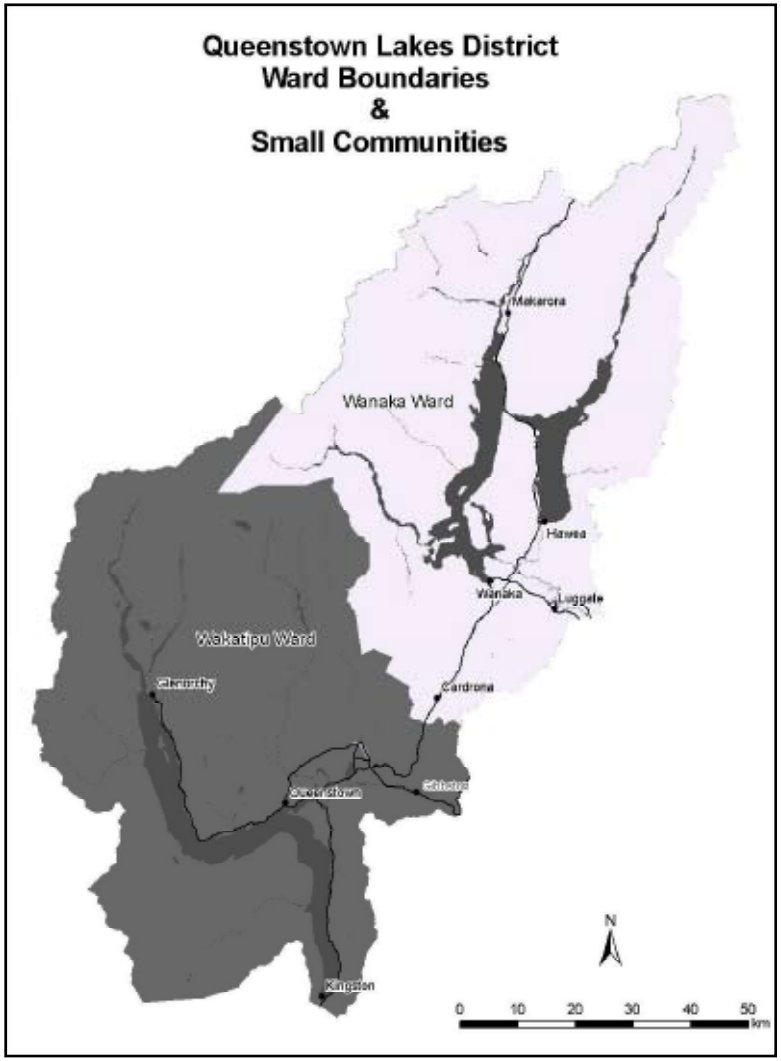
The number of dwellings and visitor units in the District as a whole is expected to increase from an estimated 22,342 in 2006 to an estimated 38,879 in 2029 which is a growth rate of 2.4% per annum. Approximately 68% of the dwellings and visitor units will be in the Wakatipu ward and the remainder will be in the Wanaka ward. Dwellings make up approximately 60% of the total of dwelling and visitor units.

Boundaries of the Wards and Census Area Units and locations of small communities

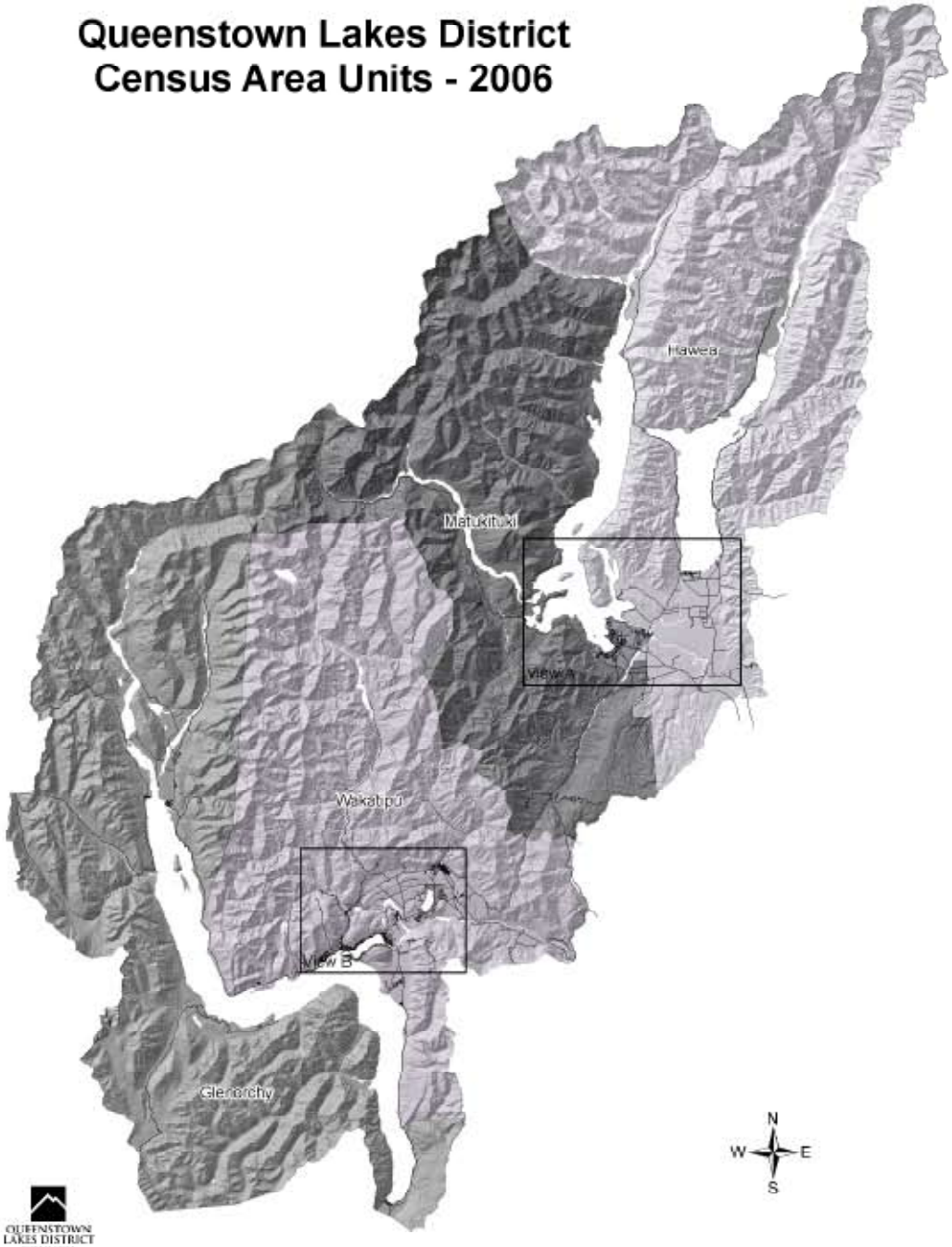
The map below shows the ward boundaries and locations of the small communities given.

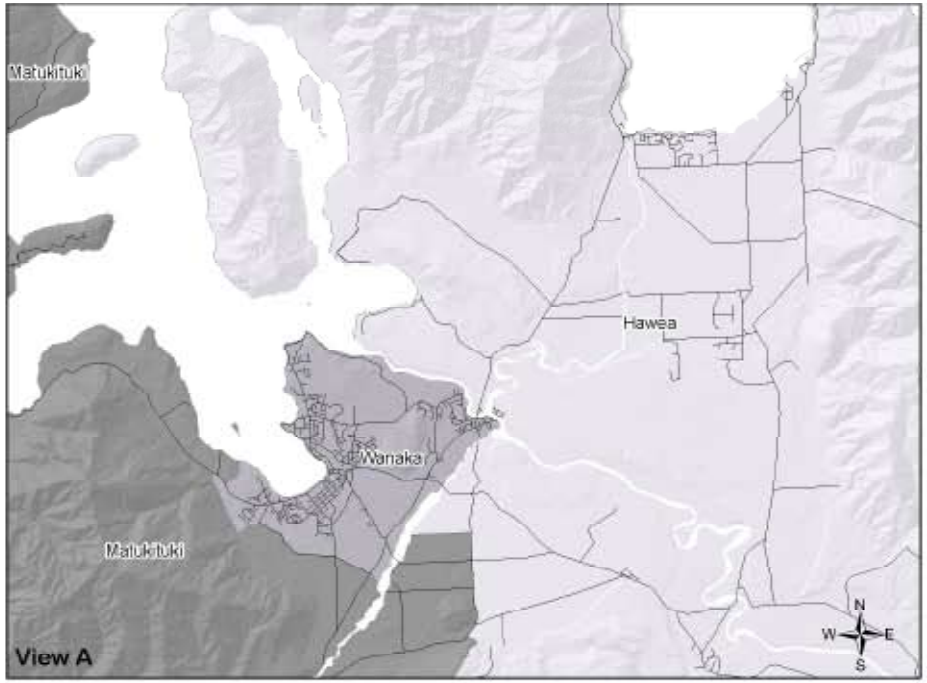
It should be noted that for the purposes of this document, all projections for the Wakatipu Ward include the Arrowtown Ward. Also, the projections for Hawea include both Hawea Flat and Lake Hawea.

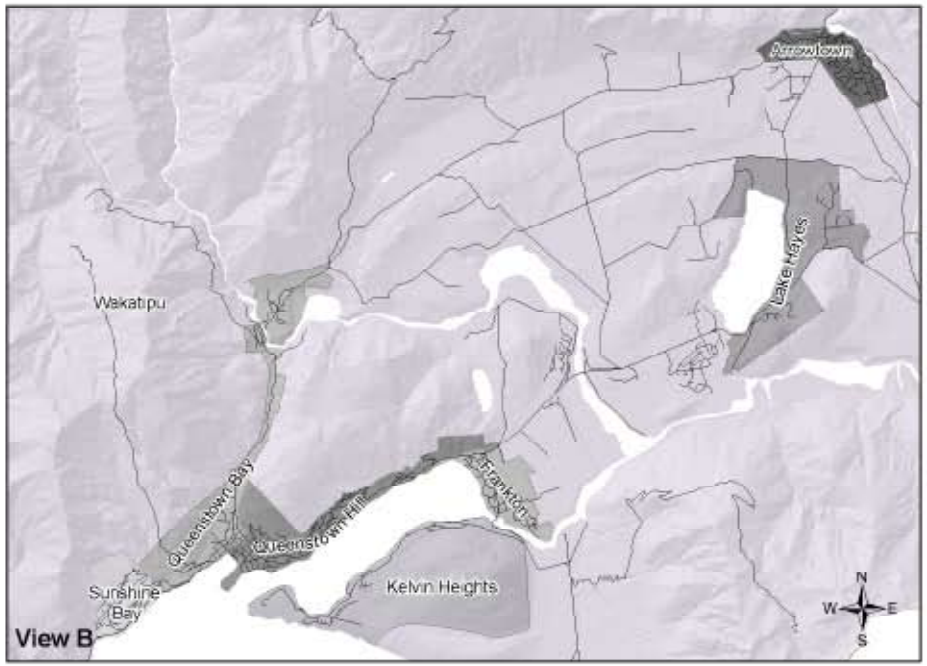
The map on the next page shows the boundaries of the Census Area Units.



Queenstown Lakes District Census Area Units - 2006



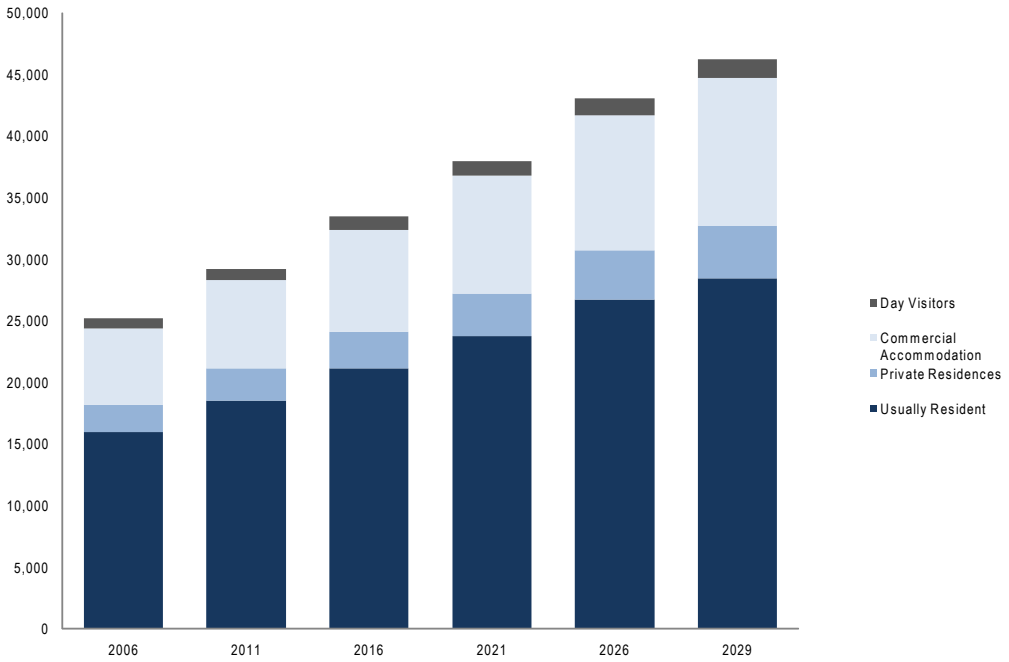




QUEENSTOWN LAKES DISTRICT COUNCIL

Growth forecasts for Wakatipu

The average day population projections for Wakatipu

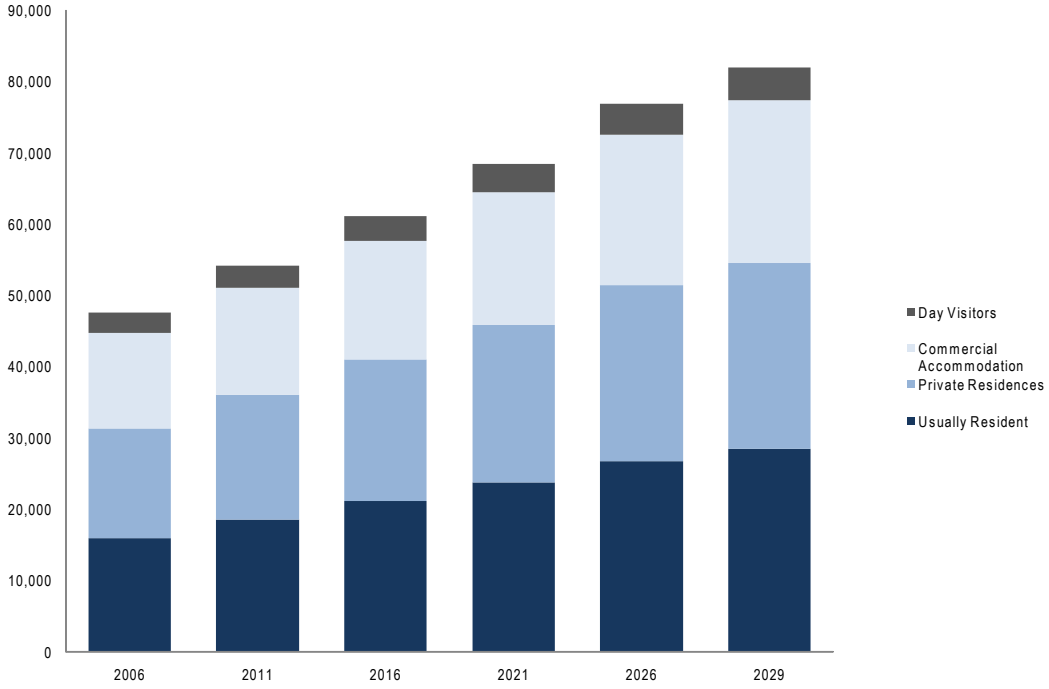


Note: where the above key refers to 'Private Residences' and 'Commercial Accommodation' it is referring to the number of visitors staying in the two respective types of accommodation. The number of visitors staying in 'Private Residences' includes absentee owners staying in their holiday homes.

On an average day, the population in Wakatipu 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 the Wakatipu, Queenstown Hill and Queenstown Bay Census Area Units. 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 Wakatipu



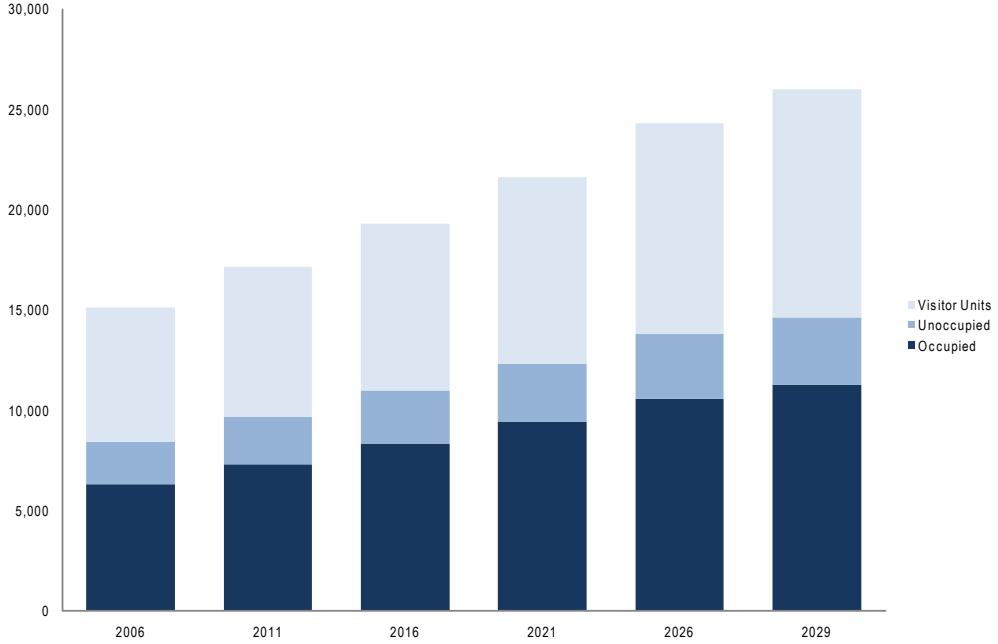
Note: where the above key refers to 'Private Residences' and 'Commercial Accommodation' it is referring to the number of visitors staying in the two respective types of accommodation. The number of visitors staying in 'Private Residences' includes absentee owners staying in their holiday homes.

On the peak day, the Wakatipu population is mainly made up of people who are not permanent residents. Essentially, around 1/3 of all people in the Wakatipu 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.

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 1.83 visitors per dwelling in 2006 reducing down to 1.79 by 2029. The number of visitors staying in commercial accommodation is based on the assumption of 100% occupancy of visitor units and two 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 Wakatipu



The proportion of visitor units to total dwellings is estimated to remain at around 44% so the increase in dwellings and visitor units is expected to occur at a similar rate. The portion of occupied dwellings is expected to increase from 75% in 2006 to 77% in 2029 as a result of the trend away from holiday homes as a proportion of the overall total.

Wakatipu commercial land needs

Projected supply and demand for commercial land as at 2026

In Queenstown/ the Wakatipu, the estimated demand for additional commercial land over and above the existing and planned zoned areas (based on the three different approaches outlined previously in this volume) range from 93 – 100 ha (which would be a combination of mixed business and industrial).

The Council considers that it is important that the timing of release of land for commercial purposes is well considered in terms of type, location, amount and timing due to:

- The fact that it may well result in an inefficient use of Town Centre land due to the temptation to spread rather than to intensify.
- The need to provide for true 'land hungry' industrial land (in a new zoned area), which indicates a need to be more specific about where certain activities can and can't locate.
- The fact that many business activities could locate in mixed use areas rather than in new business zones, thereby reducing the pressure for so much mixed business land.

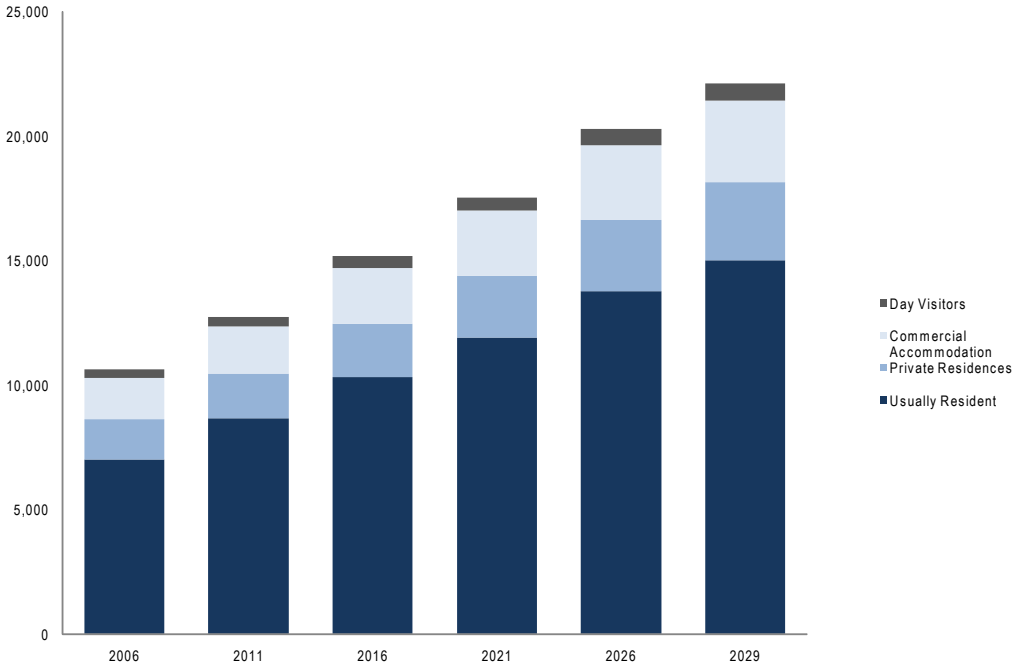
These considerations have resulted in the Council favouring an approach whereby it aims to provide the amounts of land outlined below.

Queenstown / Wakatipu - Additional commercial land to be supplied over and above the existing and planned zoned areas by 2026

Town centre	Nil
Business Land	28 ha
Yard based industrial	30 ha
Total new commercial	58 ha

Growth Forecasts for Wanaka

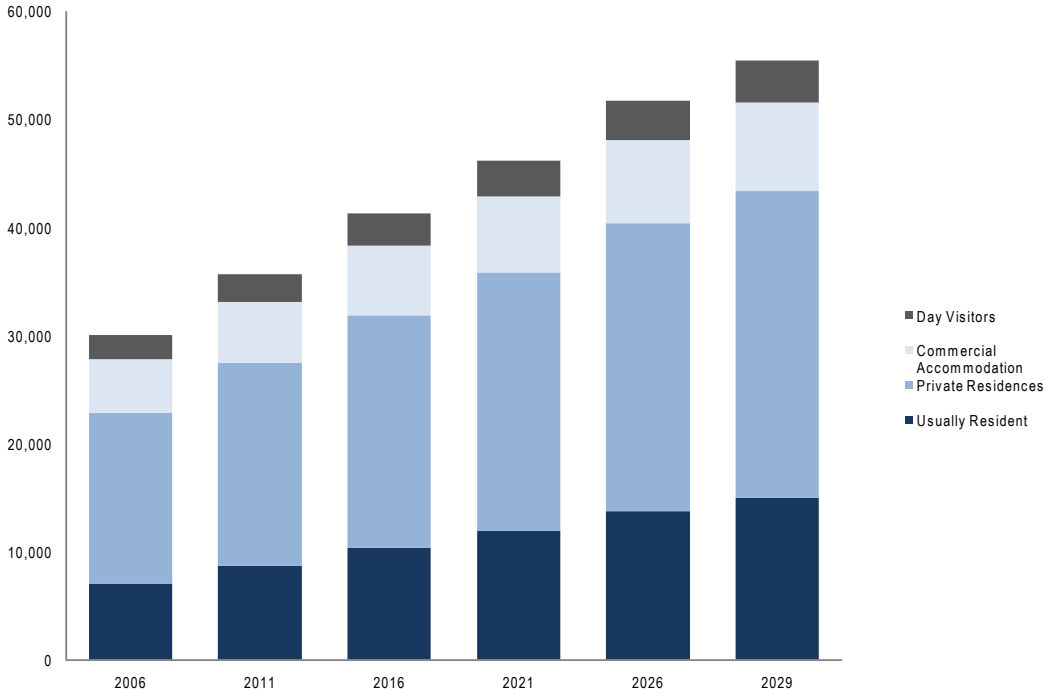
The average day population projections for Wanaka



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 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 Wanaka projections assume that the land will be rezoned to adsorb more growth than current zoning allows.

The peak day projections for Wanaka

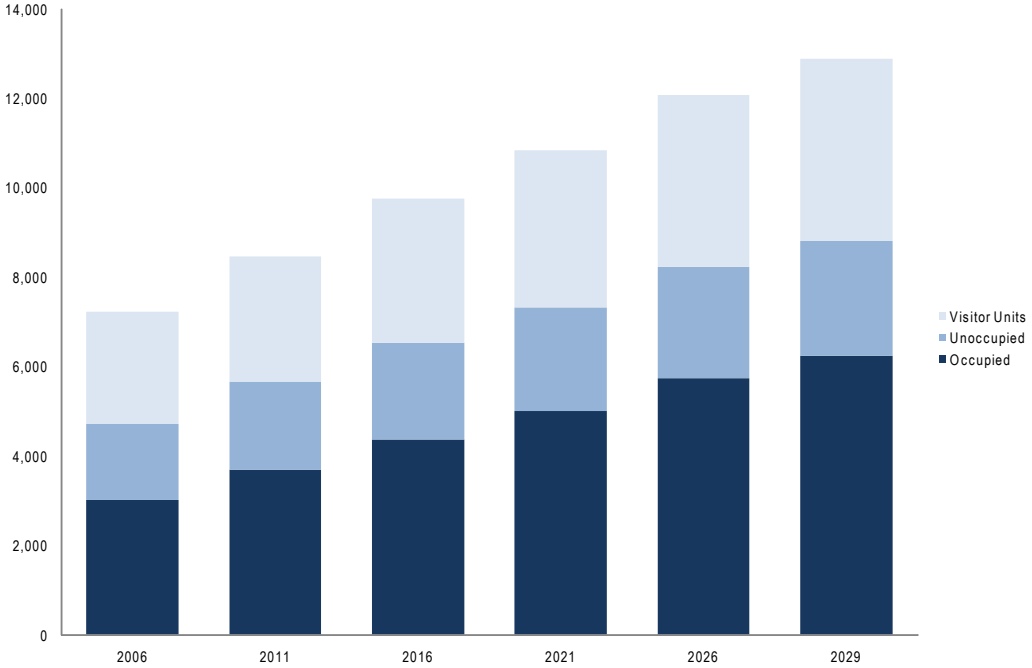


Note: where the above key refers to 'Private Residences' and 'Commercial Accommodation' it is referring to the number of visitors staying in the two respective types of accommodation. The number of visitors staying in 'Private Residences' includes absentee owners staying in their holiday homes.

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 3.35 in 2006 reducing down to 3.23 by 2029. This high number of visitors per private residence is a result of the high number of holiday homes in Wanaka (36% of all residential dwellings were unoccupied in the 2006 Census). The number of visitors staying in commercial accommodation is based on the assumption of 100% occupancy of visitor units and two occupants per unit.

Dwelling and visitor accommodation growth projections for Wanaka



The proportion of visitor units to total dwellings is estimated to be 34.7% in 2006 reducing to 31.6% by 2026. Thus the rate of dwelling growth is projected to be greater than the visitor unit growth. It is projected that the percentage of occupied homes will increase from 64% in 2006 to 71% in 2026 as a result of the trend away from holiday homes as a proportion of the overall number of dwellings. Note that these are average day occupancy percentages.

Wanaka commercial land needs

Projected supply and demand for commercial land as at 2026

In Wanaka, the estimated demand for additional commercial land over and above the existing and planned zoned areas ranges significantly; from 14 - 40 ha depending on which approach is used. This is due in part to the fact that the small size of the economy makes accurate projections more difficult and, in part, to the fact that the approach which suggests a further 40 ha are needed does not assume that the Three Parks development is proceeding, whereas the others do.

As part of the process of the Wanaka Structure Plan review in 2007, further work was undertaken to consider the likely future commercial land needs of Wanaka. The following are the figures that were arrived at for the purposes of the Wanaka Structure Plan:

Wanaka - Additional commercial land to be supplied over and above the existing and planned zone areas by 2026

Retail and other town centre uses	13 ha
Business land	10 ha
Yard based industrial	10 ha
Total new commercial land to be supplied	33 ha

The amount of land required for these purposes is obviously related to the intensity of development upon it. This is notable with regards to the 'retail and other town centre uses' land where it is anticipated that much of the growth will be of a large format retail type which is relatively 'land hungry'.

Growth Forecasts for Small Communities

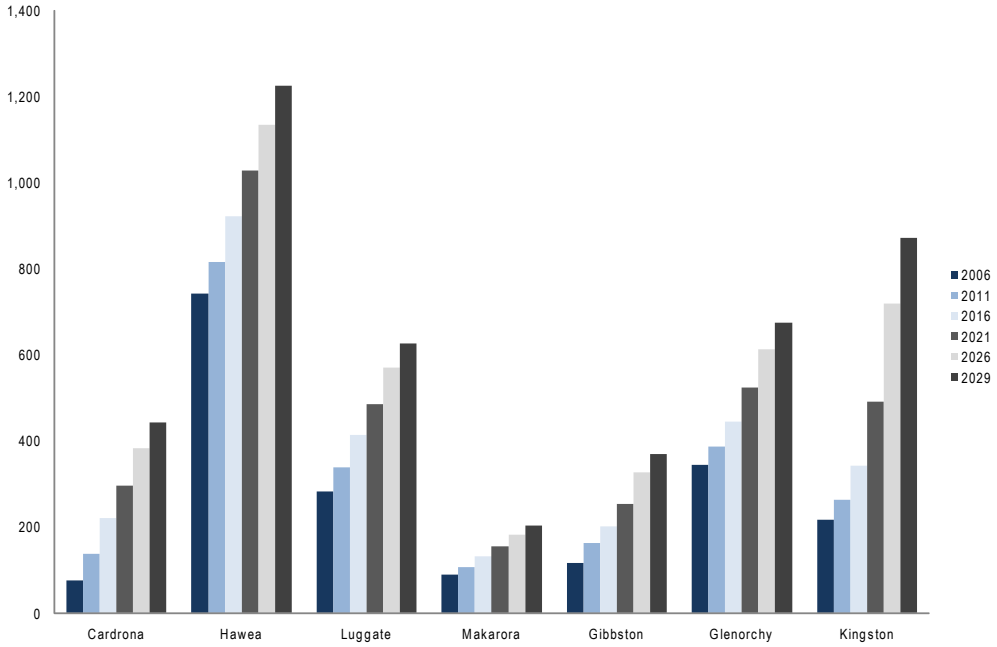
The small communities included in this section are: Glenorchy, Kingston and Gibbston in the Wakatipu ward, and Cardrona, Luggate, Hawea and Makarora in the Wanaka ward. Arrowtown is included as its own Census Area Unit and therefore the Census Area Units projections should be consulted for Arrowtown projections.

The figures in this section will be different to the last CCP which included the entire meshblock(s) (a Statistics New Zealand unit which sometimes extends well beyond the town). The growth forecasts for small communities in the 2009 CCP are only for the areas zoned "Township" in the District Plan and do not include the outlying rural areas. The exception to this is Luggate and Hawea, which include Rural Residential Zones on the boundary of the Township zones. Cardrona and Gibbston do not have Township zones. The Cardrona community includes the Cardrona Rural Visitor Zones (or the Special Zone that is anticipated due to Change 18 to the Partially Operative District Plan) and the Gibbston community includes all of the Gibbston Character Zone.

Average Day Population Growth for Small Communities

These areas are based on the portion of meshblock areas used by Statistics New Zealand that are within the townships zone. In Gibbston, the area shows the extent of the Gibbston Character Zone. With Kingston, an area proposed for new zoning is also included. It is acknowledged that the zoning of part of the area shown in Cardrona (to the north) is likely to move as a result of a Plan Change, although this does not affect the overall projections for that community.

It is noted that the information for these small communities 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 small communities. In addition, the fact that the projections are being derived from a very small base also tends to reduce the accuracy.

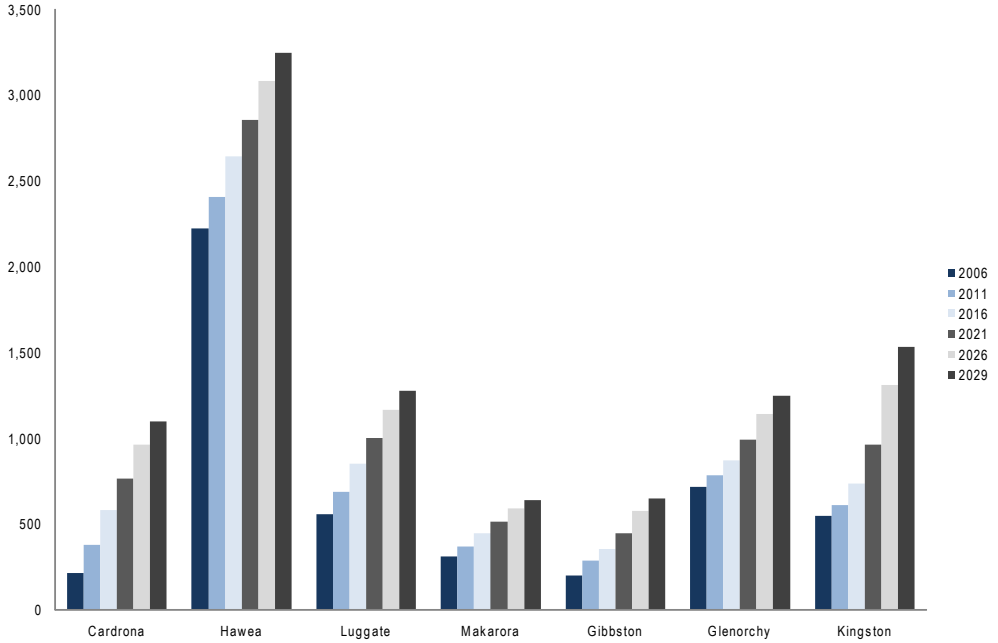


All of the small communities are expected to grow over the next twenty years with the growth rates ranging from 2.2% per annum to 8.0% per annum.

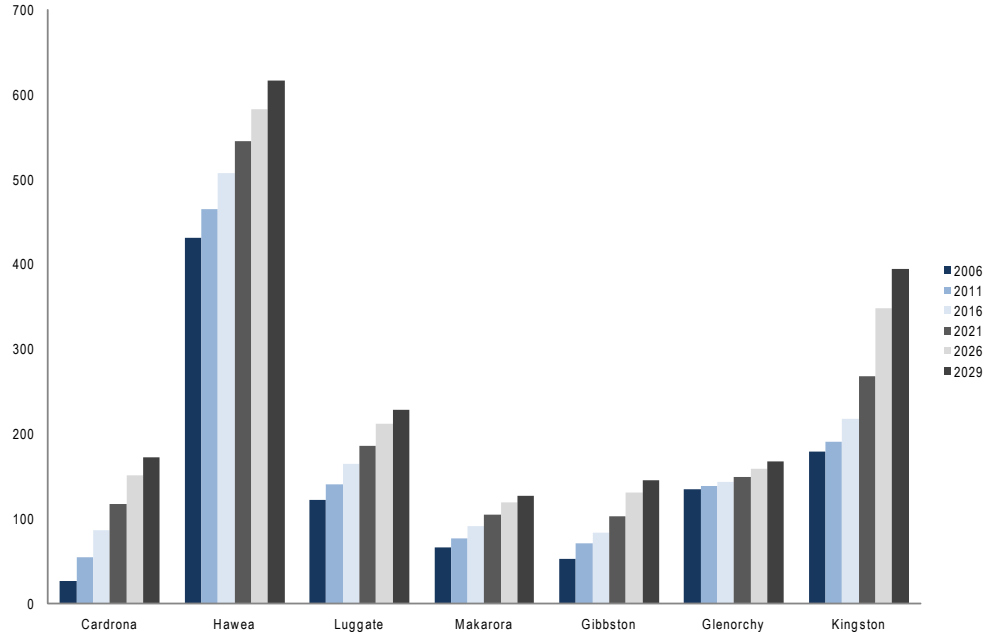
The Plan Changes proposed for Cardrona and Kingston are anticipated to facilitate the infrastructure that will attract growth. This has to some extent influenced the assumptions on the amount of growth that will be distributed to these communities.

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 and Glenorchy also have a high proportion staying in commercial accommodation. Gibbston is also projected to have an increasing portion of visitors staying in commercial accommodation.



Dwelling Growth in Small Communities



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.

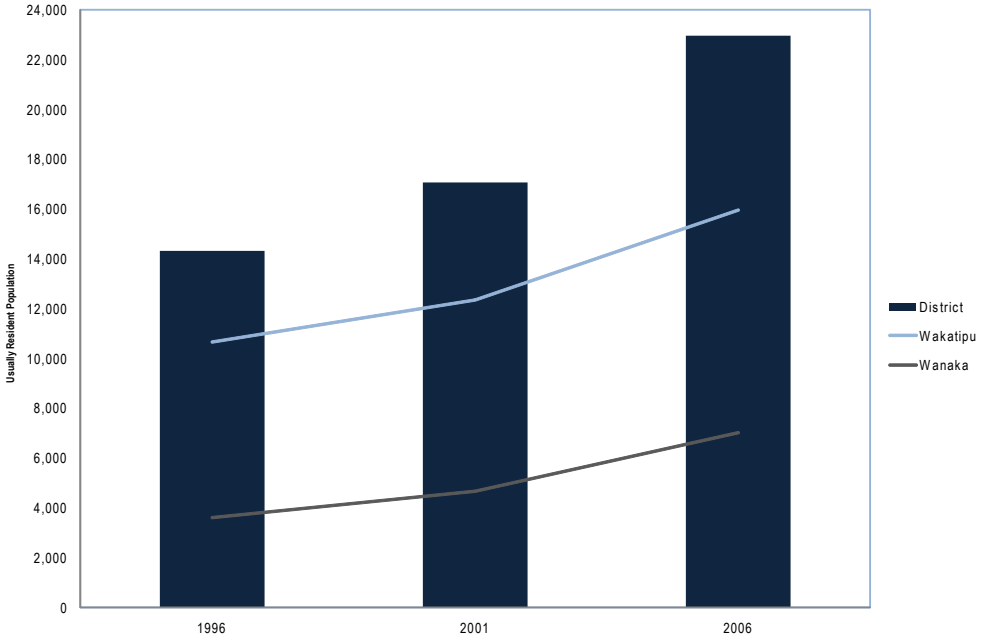
Fortunately the 2006 Census data is still relatively current and gives us an accurate picture of the situation today. Building on this information, the Queenstown Lakes Growth Projection - January 2008 form the basis of the new data included in this CCP.

The Queenstown Lakes District Council was the fastest growing District in NZ between 2001 and 2006, with the usually resident population increasing 30% over that five year period. The number of occupied homes has increased by the same amount. Employment growth has also been rapid, benefiting the overall economic and social wellbeing of the District and the Central Otago area, generally.

Population

Permanent resident population growth

The following graph shows the actual growth of the resident population of the District, since 1996. The population of the District in 2006 was just under 23,000 people.



The rate of growth has increased in the last five years in both Wanaka and Wakatipu. The usually resident population alone is of limited use to Council for long term strategic planning due to the high numbers of visitors staying in the District. The visitor population is estimated to add a further 13,000 people to the District population on an average day and a further 55,000 people on the peak day.

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 temporary) and visitors.

The Dwelling Capacity Model, which is run every six months, 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 2006 Census, by ward.

	1996	2001	2006
	Occupied dwellings		
Wakatipu	4,206	5,034	6,288
Wanaka	1,593	2,028	3,003
District	5,799	7,062	9,291
	Unoccupied dwellings		
Wakatipu	1,716	1,986	2,127
Wanaka	1,224	1,437	1,710
District	2,940	3,423	3,837
	Total dwellings		
Wakatipu	5,922	7,020	8,415
Wanaka	2,817	3,465	4,713
District	8,739	10,485	13,128

Source: 2006 Census

Average occupancy rates (usually resident population per occupied dwelling) have remained relatively stable in both Wakatipu and Wanaka at around 2.5 and 2.3 people per occupied dwelling respectively.

Occupied and unoccupied dwellings

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, almost 40% of homes are not occupied all of the time - these are holiday/ second homes.

Portion of Occupied Dwellings

	1996	2001	2006
Wakatipu	71%	72%	75%
Wanaka	57%	59%	64%
District	66%	67%	71%

Source: 2006 Census

In both wards the proportion of occupied homes has increased over the past ten years.

Types of Occupied Dwellings

	Stand alone dwelling			Attached dwelling		
	1996	**2001**	**2006**	**1996**	**2001**	**2006**
Wakatipu	65%	57%	61%	28%	29%	30%
Wanaka	84%	77%	83%	7%	9%	10%
District	70%	63%	68%	22%	23%	24%

'Stand-alone' or 'detached' housing dominates in Wanaka, while in Wakatipu attached dwellings (flats and apartments) are an important part of the market and make up 30% of occupied dwellings. Between 1996 and 2006 attached housing types (such as apartments and flats) increased slightly in both Wakatipu and Wanaka as a proportion of occupied dwellings.

Household Composition

Wakatipu	**1996**	**2001**	**2006**
One family household	68%	66%	66%
Multi family household	1%	1%	2%
Multi person household	13%	12%	11%
One person household	18%	21%	21%
Wanaka	**1996**	**2001**	**2006**
One family household	71%	71%	72%
Multi family household	1%	1%	1%
Multi person household	8%	5%	7%
One person household	21%	23%	20%
District	**1996**	**2001**	**2006**
One family household	69%	67%	68%
Multi family household	1%	1%	1%
Multi person household	11%	10%	10%
One person household	19%	22%	20%

Source: 2006 Census

The composition of the households has remained relatively stable over the past ten years. There are slightly less family households and slightly more multi-person households in Wakatipu compared to Wanaka. These multi-person households are likely to be flatting- type arrangements.

Who owns the homes and property in the district?

The following table provides an indication of ownership of all rateable residential 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. The figures below include vacant residential sections.

Rateable residential property numbers

Locally owned	**9,029**	**55%**
Elsewhere in NZ owned	**6,452**	**39%**
Auckland	853	5%
Wellington	258	2%
Nelson	69	0%
Christchurch	986	6%
Dunedin	1,433	9%
Invercargill	879	5%
Others	1,974	12%
Internationally owned	**1,082**	**7%**
Total	**16,563**	**100%**

Source: Queenstown Lakes District Council rates data May 2008.

Just over half of the residential properties are owned locally, nearly 40% are owned elsewhere in New Zealand and 7% owned by people outside of New Zealand.

Income

The table below shows median income for the Queenstown Lakes District for 1996, 2001 and 2006. The 1996 and 2001 figures have been converted to 2006 dollars based on the Statistics New Zealand Surveyed Salary and Time index over the last ten years for all sectors nationwide.

	1996	**2001**	**2006**
Wakatipu	$55,923	$57,640	$68,855
Wanaka	$40,143	$43,783	$56,470
District	$51,770	$53,700	$64,894

Source: 2006 Census

The median household income is significantly higher in Wakatipu compared to Wanaka. The household income in both Wanaka and Wakatipu has increased noticeably in the last five years.

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. The table below shows the portion of residents within each age bracket over the past ten years.

Wakatipu	**1996**	**2001**	**2006**
0-19 years	23%	24%	20%
20-29 years	23%	19%	21%
30-49 years	34%	35%	37%
50-64 years	12%	14%	14%
65 years +	8%	8%	7%
Wanaka	**1996**	**2001**	**2006**
0-19 years	24%	24%	23%
20-29 years	13%	12%	14%
30-49 years	31%	31%	33%
50-64 years	16%	18%	19%
65 years +	16%	15%	11%
District	**1996**	**2001**	**2006**
0-19 years	24%	24%	21%
20-29 years	21%	17%	19%
30-49 years	33%	34%	36%
50-64 years	13%	15%	15%
65 years +	10%	10%	9%

Over the ten years between 1996 and 2006, the biggest change in the age structure in Wanaka has been the decline of the 65 years + age band. The portion of middle age and nearing retirement residents have both increased albeit only slightly.

Both the District overall and the Wakatipu ward has exhibited similar increases in middle age and nearing retirement residents however the portion of children and young earners aged 20 to 29 years has decreased. This would indicate that fewer families with children are settling in the area, however the overall ageing of New Zealand's population needs also to be borne in mind.

Employment

People of working age

The table below shows the portion of the usually resident population aged 15 to 65 years that were employed in full or part time work.

	2001	**2006**	**Annual Increase**
Wakatipu			
People aged 15-65 years	9,132	12,261	6%
Number employed	7,704	10,341	6%
Portion Employed	84%	84%	
Wanaka			
People aged 15-65 years	3,135	4,992	10%
Number employed	2,442	4,317	12%
Portion Employed	78%	86%	
District			
People aged 15-65 years	12,267	17,253	7%
Number employed	10,146	14,658	8%
Portion Employed	83%	85%	

Source: 2006 Census

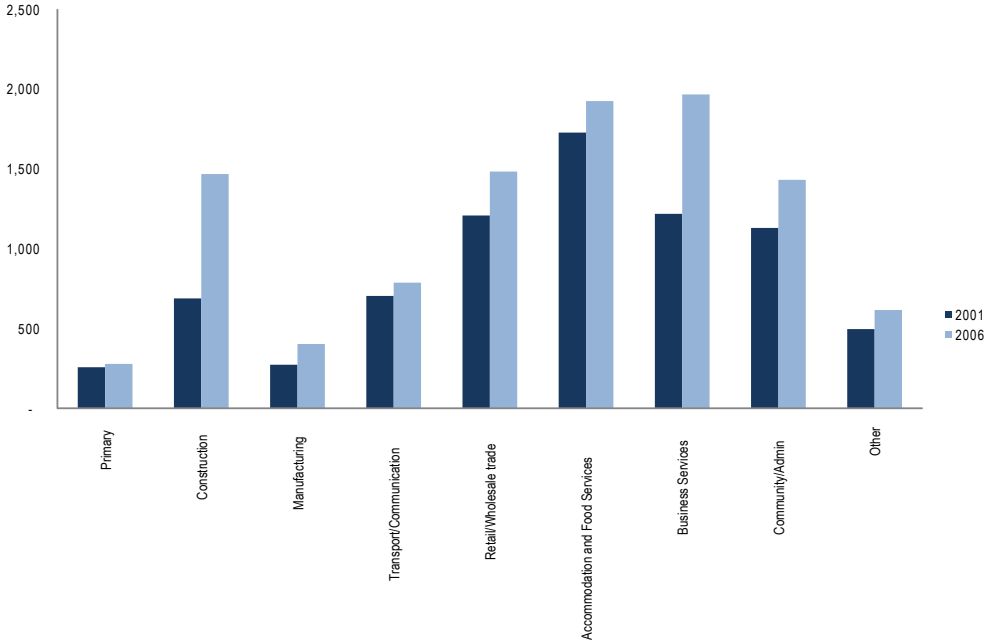
The table shows that the Wakatipu ward has remained stable and the portion of working age residents has remained the same and the number employed has increased at a similar rate to the working age population. The number of residents employed in Wanaka has increased at a greater rate than the number of working age residents. The growth in both jobs and working age residents is higher than that experienced in Wakatipu. Across the District a high portion of working age residents are employed indicating that most residents work.

Jobs by sector

It is useful to understand the recent growth trends in the various industry sectors and the jobs that have been created in each sector. The following graphs show recent data relating to the relative size of each employment sector and how the sectors are growing in the Wakatipu and Wanaka wards. The numbers represent the total number of jobs including part-time employment and not the Full Time Equivalents.

The number of jobs in the District has increased by over 4,500 jobs over the last five years to 14,688 jobs in 2006.

Wakatipu

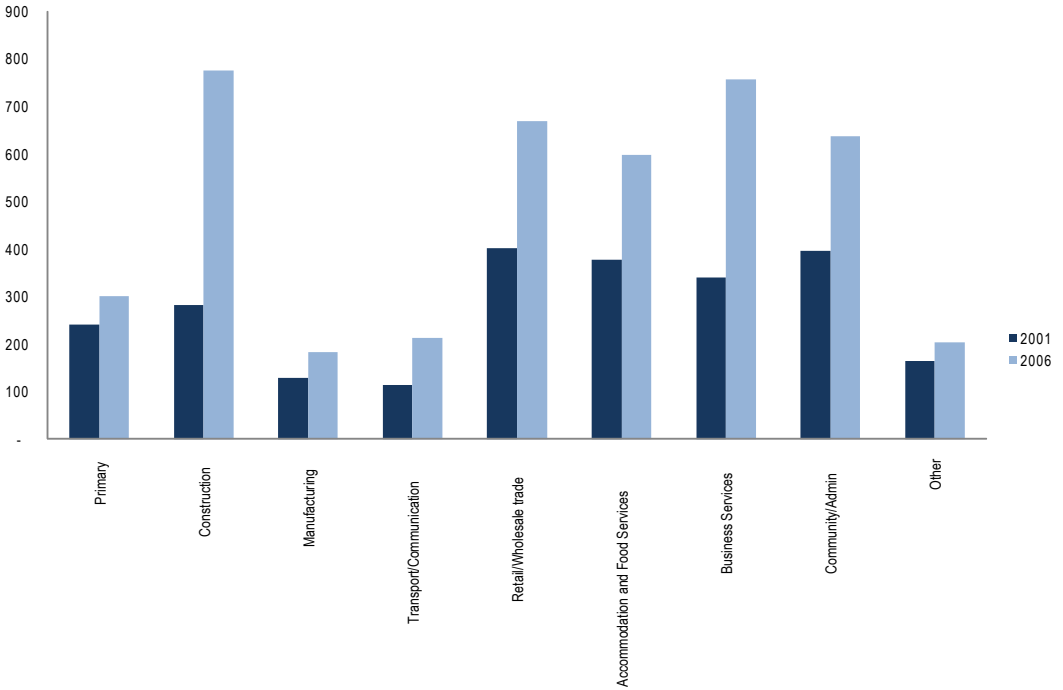


Source: 2006 Census

The total number of jobs in Wakatipu has increased from 7,713 jobs in 2001 to over 10,350 in 2006.

The most significant growth in the Wakatipu ward has been in the construction and business services sector. Whilst the growth in the traditionally strong accommodation and food services sector has not been as significant, this sector remains a dominant sector, equal in size to the business services sector. All other sectors have experienced growth.

Wanaka



Source: 2006 Census

The total number of jobs in Wanaka has increased from 2,445 jobs in 2001 to over 4,330 in 2006.

In Wanaka the construction and business services sectors have experienced the most significant growth and are now the two most dominant sectors in the Wanaka ward. The retail/wholesale trade, accommodation and food services and community/admin sectors have also shown strong growth. All other sectors have experienced growth.

Where has this growth been occurring?

The table below shows the proportion of floor space added per decade by type of employment area for the Queenstown Lakes District.

Year	Town Centre	Mixed Business areas	Industrial areas
1980	63%	26%	11%
1990	67%	13%	19%
2000	55%	23%	22%

Source: Commercial Land Needs Study (2006)

Over the 20 years between 1980 and 2000, the amount of floor space added in the business and industrial areas has grown faster than in the Town Centres. The Queenstown CBD is still easily the dominant employment centre.

The table below shows the number and location of employees in the main employment areas of the District and the changes between 2001 and 2005.

	Number of Employees			Portion of total	
Centre	**2001**	**2005**	**Increase**	**2001**	**2006**
Queenstown CBD	3,030	4,000	32%	57%	48%
Gorge Road	692	1,071	55%	13%	13%
Glenda Drive	194	588	203%	4%	7%
Frankton Corner	39	60	54%	1%	1%
Airport	206	283	37%	4%	3%
Remarkables Park	54	218	304%	1%	3%
Arrowtown	254	304	20%	5%	4%
Wanaka Town Centre	711	1,214	71%	13%	15%
Ballantyne Road	72	163	126%	1%	2%
Anderson Heights	51	373	631%	1%	5%
Total	**5,303**	**8,274**	**56%**	**100%**	**100%**

Source: Commercial Land Needs Study (2006)

The above figures on employee numbers suggest that the trend away from the Town Centres has continued between 2000 and 2005, with particularly significant growth occurring in Anderson Heights in Wanaka, and Remarkables Park and Glenda Drive in Queenstown.

Detailed Projections

Detailed information is provided on the following pages of this volume. The usually resident population, visitor and dwelling, projections are shown by ward, Census area unit and small community. The usually resident population represents the permanent resident population.

District growth projections by ward:

	2006	2011	2016	2021	2026	2029	2006	2011	2016	2021	2026	2029
Wakatipu Ward Population			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	6,288	7,282	8,327	9,376	10,565	11,241	7,489	8,595	9,761	10,926	12,248	12,989
Unoccupied Residential Dwellings	2,127	2,376	2,641	2,901	3,197	3,353	926	1,063	1,207	1,351	1,514	1,605
Residential Dwellings Total	**8,415**	**9,658**	**10,968**	**12,277**	**13,762**	**14,594**	**8,415**	**9,658**	**10,968**	**12,277**	**13,762**	**14,594**
Visitor Units Total	**6,706**	**7,462**	**8,295**	**9,310**	**10,547**	**11,408**	**6,706**	**7,462**	**8,295**	**9,310**	**10,547**	**11,408**
Visitors in Private Residence	2,229	2,590	2,984	3,438	3,961	4,313	15,396	17,565	19,846	22,123	24,706	26,137
Visitors in Commercial Accommodation	6,188	7,188	8,280	9,542	10,994	11,969	13,414	14,924	16,592	18,619	21,094	22,813
Day Visitors	787	912	1,051	1,214	1,398	1,521	2,757	3,107	3,480	3,875	4,339	4,630
Total Visitor Population	**9,204**	**10,690**	**12,315**	**14,194**	**16,353**	**17,803**	**31,567**	**35,596**	**39,918**	**44,617**	**50,139**	**53,580**
Usually Resident Population	15,936	18,484	21,103	23,745	26,708	28,386	15,936	18,484	21,103	23,745	26,708	28,386
Total Population	**25,140**	**29,174**	**33,418**	**37,939**	**43,061**	**46,189**	**47,503**	**54,080**	**61,021**	**68,362**	**76,847**	**81,966**
Wanaka Ward Population			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	3,003	3,688	4,359	5,000	5,736	6,228	4,241	5,095	5,880	6,592	7,396	7,926
Unoccupied Residential Dwellings	1,710	1,973	2,175	2,325	2,482	2,578	472	566	654	733	822	880
Residential Dwellings Total	**4,713**	**5,661**	**6,534**	**7,325**	**8,218**	**8,806**	**4,713**	**5,661**	**6,534**	**7,325**	**8,218**	**8,806**
Visitor Units Total	**2,508**	**2,802**	**3,223**	**3,510**	**3,842**	**4,071**	**2,508**	**2,802**	**3,223**	**3,510**	**3,842**	**4,071**
Visitors in Private Residence	1,599	1,787	2,135	2,475	2,869	3,140	15,803	18,835	21,556	23,964	26,655	28,419
Visitors in Commercial Accommodation	1,683	1,881	2,247	2,605	3,019	3,304	5,017	5,603	6,445	7,020	7,686	8,142
Day Visitors	350	391	467	540	626	686	2,215	2,601	2,980	3,297	3,654	3,891
Total Visitor Population	**3,632**	**4,059**	**4,849**	**5,620**	**6,514**	**7,130**	**23,035**	**27,039**	**30,981**	**34,281**	**37,995**	**40,452**
Usually Resident Population	7,005	8,666	10,308	11,904	13,747	14,986	7,005	8,666	10,308	11,904	13,747	14,986
Total Population	**10,637**	**12,725**	**15,157**	**17,524**	**20,261**	**22,116**	**30,040**	**35,705**	**41,289**	**46,185**	**51,742**	**55,438**
District Population			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	9,291	10,970	12,686	14,376	16,301	17,469	11,730	13,690	15,641	17,518	19,644	20,915
Unoccupied Residential Dwellings	3,837	4,349	4,816	5,226	5,679	5,931	1,398	1,629	1,861	2,084	2,336	2,485
Residential Dwellings Total	**13,128**	**15,319**	**17,502**	**19,602**	**21,980**	**23,400**	**13,128**	**15,319**	**17,502**	**19,602**	**21,980**	**23,400**
Visitor Units Total	**9,214**	**10,264**	**11,518**	**12,820**	**14,389**	**15,479**	**9,214**	**10,264**	**11,518**	**12,820**	**14,389**	**15,479**
Visitors in Private Residence	3,828	4,377	5,119	5,913	6,830	7,453	31,199	36,400	41,402	46,087	51,361	54,556
Visitors in Commercial Accommodation	7,871	9,069	10,527	12,147	14,013	15,273	18,431	20,527	23,037	25,639	28,780	30,955
Day Visitors	1,137	1,303	1,518	1,754	2,024	2,207	4,972	5,708	6,460	7,172	7,993	8,521
Total Visitor Population	**12,836**	**14,749**	**17,164**	**19,814**	**22,867**	**24,933**	**54,602**	**62,635**	**70,899**	**78,898**	**88,134**	**94,032**
Usually Resident Population	22,941	27,150	31,411	35,649	40,455	43,372	22,941	27,150	31,411	35,649	40,455	43,372
Total Population	**35,777**	**41,899**	**48,575**	**55,463**	**63,322**	**68,305**	**77,543**	**89,785**	**102,310**	**114,547**	**128,589**	**137,404**

Wakatipu – Census area unit growth projections

	2006	2011	2016	2021	2026	2029	2006	2011	2016	2021	2026	2029
Arrowtown			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	894	1,004	1,100	1,112	1,125	1,132	1,116	1,239	1,342	1,342	1,342	1,342
Unoccupied Residential Dwellings	360	388	408	396	383	376	138	153	166	166	166	166
Residential Dwellings Total	**1,254**	**1,392**	**1,508**	**1,508**	**1,508**	**1,508**	**1,254**	**1,392**	**1,508**	**1,508**	**1,508**	**1,508**
Visitor Units Total	**270**	**310**	**355**	**410**	**477**	**525**	**270**	**310**	**355**	**410**	**477**	**525**
Population												
Usually Resident Population	2,148	2,421	2,663	2,704	2,744	2,768	2,148	2,421	2,663	2,704	2,744	2,768
Visitors in Private Residence	324	377	434	500	576	627	2,294	2,531	2,729	2,718	2,708	2,701
Visitors in Commercial Accommodation	132	154	177	204	235	256	540	620	710	819	955	1,050
Day Visitors	65	75	86	100	115	125	401	446	487	501	518	531
Population Total	**2,669**	**3,027**	**3,360**	**3,508**	**3,670**	**3,776**	**5,383**	**6,018**	**6,589**	**6,742**	**6,925**	**7,050**
Frankton			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	717	782	887	924	922	921	780	852	968	1,012	1,012	1,012
Unoccupied Residential Dwellings	159	175	201	212	214	215	96	105	120	125	125	125
Residential Dwellings Total	**876**	**957**	**1,088**	**1,136**	**1,136**	**1,136**	**876**	**957**	**1,088**	**1,137**	**1,137**	**1,137**
Visitor Units Total	**104**	**133**	**167**	**209**	**261**	**299**	**104**	**133**	**167**	**209**	**261**	**299**
Population												
Usually Resident Population	1,785	1,947	2,209	2,304	2,300	2,298	1,785	1,947	2,209	2,304	2,300	2,298
Visitors in Private Residence	233	256	293	310	314	320	1,603	1,741	1,969	2,048	2,041	2,036
Visitors in Commercial Accommodation	98	131	171	219	279	321	208	266	334	418	523	597
Day Visitors	88	97	111	118	119	121	170	188	216	231	239	245
Population Total	**2,204**	**2,431**	**2,784**	**2,951**	**3,012**	**3,060**	**3,766**	**4,142**	**4,728**	**5,001**	**5,103**	**5,176**
Glenorchy			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	234	258	307	392	527	609	355	379	437	539	703	798
Unoccupied Residential Dwellings	165	167	183	214	263	288	44	47	54	67	87	99
Residential Dwellings Total	**399**	**425**	**490**	**606**	**790**	**897**	**399**	**426**	**491**	**606**	**790**	**897**
Visitor Units Total	**261**	**315**	**376**	**452**	**546**	**613**	**261**	**315**	**376**	**452**	**546**	**613**
Population												
Usually Resident Population	468	529	644	840	1,154	1,349	468	529	644	840	1,154	1,349
Visitors in Private Residence	106	114	132	165	218	252	730	774	888	1,092	1,418	1,605
Visitors in Commercial Accommodation	246	310	384	475	584	659	523	630	753	905	1,092	1,225
Day Visitors	40	43	50	63	83	96	114	128	149	182	229	258
Population Total	**860**	**996**	**1,210**	**1,543**	**2,039**	**2,356**	**1,835**	**2,061**	**2,434**	**3,019**	**3,893**	**4,437**

Wakatipu – Census area unit growth projections continued

	2006	2011	2016	2021	2026	2029	2006	2011	2016	2021	2026	2029
Kelvin Heights			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	417	461	534	628	755	829	542	590	673	780	923	1,004
Unoccupied Residential Dwellings	192	202	222	248	282	299	67	73	83	96	114	124
Residential Dwellings Total	**609**	**663**	**756**	**876**	**1,037**	**1,128**	**609**	**663**	**756**	**876**	**1,037**	**1,128**
Visitor Units Total	**49**	**90**	**139**	**201**	**278**	**333**	**49**	**90**	**139**	**201**	**278**	**333**
Population												
Usually Resident Population	960	1,071	1,250	1,482	1,795	1,980	960	1,071	1,250	1,482	1,795	1,980
Visitors in Private Residence	162	178	204	239	287	318	1,114	1,206	1,369	1,579	1,862	2,021
Visitors in Commercial Accommodation	46	89	142	211	297	358	98	180	279	402	555	665
Day Visitors	61	67	77	91	109	120	114	130	154	185	225	250
Population Total	**1,229**	**1,405**	**1,673**	**2,023**	**2,488**	**2,776**	**2,286**	**2,587**	**3,052**	**3,648**	**4,437**	**4,916**
Lake Hayes			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	99	124	142	161	184	197	120	149	169	190	216	231
Unoccupied Residential Dwellings	36	44	48	53	59	62	15	18	21	24	27	28
Residential Dwellings Total	**135**	**168**	**190**	**214**	**243**	**259**	**135**	**167**	**190**	**214**	**243**	**259**
Visitor Units Total	**31**	**39**	**48**	**60**	**75**	**85**	**31**	**39**	**48**	**60**	**75**	**85**
Population												
Usually Resident Population	252	316	359	407	466	499	252	316	359	407	466	499
Visitors in Private Residence	36	45	51	58	67	73	247	305	343	385	436	464
Visitors in Commercial Accommodation	29	38	49	63	80	92	62	78	97	120	150	170
Day Visitors	14	17	19	22	25	28	29	36	41	47	54	59
Population Total	**331**	**416**	**478**	**550**	**638**	**692**	**590**	**735**	**840**	**959**	**1,106**	**1,192**
Queenstown Bay			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	918	1,042	1,173	1,321	1,506	1,612	1,023	1,161	1,306	1,471	1,677	1,794
Unoccupied Residential Dwellings	231	262	295	332	378	404	126	144	161	182	207	222
Residential Dwellings Total	**1,149**	**1,304**	**1,468**	**1,653**	**1,884**	**2,016**	**1,149**	**1,305**	**1,467**	**1,653**	**1,884**	**2,016**
Visitor Units Total	**3,432**	**3,680**	**3,938**	**4,246**	**4,614**	**4,864**	**3,432**	**3,680**	**3,938**	**4,246**	**4,614**	**4,864**
Population												
Usually Resident Population	2,271	2,581	2,906	3,279	3,740	4,005	2,271	2,581	2,906	3,279	3,740	4,005
Visitors in Private Residence	306	349	396	451	520	568	2,102	2,372	2,655	2,979	3,382	3,610
Visitors in Commercial Accommodation	3,230	3,619	4,018	4,455	4,930	5,235	6,865	7,360	7,875	8,492	9,229	9,727
Day Visitors	116	132	150	171	197	215	794	860	930	1,012	1,112	1,177
Population Total	**5,923**	**6,681**	**7,470**	**8,356**	**9,387**	**10,023**	**12,032**	**13,173**	**14,366**	**15,762**	**17,463**	**18,519**

Wakatipu – Census area unit growth projections continued

	2006	2011	2016	2021	2026	2029	2006	2011	2016	2021	2026	2029
Queenstown Hill			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	1,215	1,403	1,623	1,856	2,123	2,275	1,602	1,818	2,067	2,325	2,616	2,777
Unoccupied Residential Dwellings	585	640	700	757	817	845	198	225	256	287	323	343
Residential Dwellings Total	**1,800**	**2,043**	**2,323**	**2,613**	**2,940**	**3,120**	**1,800**	**2,043**	**2,323**	**2,612**	**2,939**	**3,120**
Visitor Units Total	**2,131**	**2,372**	**2,638**	**2,962**	**3,358**	**3,632**	**2,131**	**2,372**	**2,638**	**2,962**	**3,358**	**3,632**
Population												
Usually Resident Population	3,153	3,629	4,182	4,765	5,433	5,811	3,153	3,629	4,182	4,765	5,433	5,811
Visitors in Private Residence	479	547	626	713	812	879	3,293	3,715	4,203	4,707	5,277	5,588
Visitors in Commercial Accommodation	2,005	2,332	2,692	3,108	3,587	3,910	4,262	4,744	5,277	5,925	6,715	7,265
Day Visitors	182	207	237	270	308	333	681	762	853	956	1,078	1,155
Population Total	**5,819**	**6,715**	**7,737**	**8,856**	**10,140**	**10,933**	**11,389**	**12,850**	**14,515**	**16,353**	**18,503**	**19,819**
Sunshine Bay			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	843	964	1,098	1,210	1,207	1,205	910	1,044	1,192	1,318	1,318	1,318
Unoccupied Residential Dwellings	180	209	242	271	274	276	113	129	147	163	163	163
Residential Dwellings Total	**1,023**	**1,173**	**1,340**	**1,481**	**1,481**	**1,481**	**1,023**	**1,173**	**1,339**	**1,481**	**1,481**	**1,481**
Visitor Units Total	**257**	**296**	**339**	**392**	**457**	**502**	**257**	**296**	**339**	**392**	**457**	**502**
Population												
Usually Resident Population	2,253	2,562	2,898	3,175	3,146	3,129	2,253	2,562	2,898	3,175	3,146	3,129
Visitors in Private Residence	272	314	361	404	409	417	1,872	2,134	2,424	2,668	2,658	2,652
Visitors in Commercial Accommodation	242	291	346	411	488	541	515	591	678	783	913	1,005
Day Visitors	103	119	137	153	155	158	222	253	289	321	332	339
Population Total	**2,870**	**3,286**	**3,742**	**4,143**	**4,198**	**4,245**	**4,862**	**5,540**	**6,289**	**6,947**	**7,049**	**7,125**
Wakatipu			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	951	1,244	1,463	1,772	2,216	2,461	1,041	1,364	1,606	1,949	2,441	2,714
Unoccupied Residential Dwellings	219	289	342	418	527	588	129	169	199	241	302	335
Residential Dwellings Total	**1,170**	**1,533**	**1,805**	**2,190**	**2,743**	**3,049**	**1,170**	**1,533**	**1,805**	**2,190**	**2,743**	**3,049**
Visitor Units Total	**171**	**227**	**295**	**378**	**481**	**555**	**171**	**227**	**295**	**378**	**481**	**555**
Population												
Usually Resident Population	2,646	3,428	3,992	4,789	5,930	6,547	2,646	3,428	3,992	4,789	5,930	6,547
Visitors in Private Residence	311	410	487	598	758	859	2,141	2,787	3,266	3,947	4,924	5,460
Visitors in Commercial Accommodation	160	224	301	396	514	597	341	455	589	755	962	1,109
Day Visitors	118	155	184	226	287	325	232	304	361	440	552	616
Population Total	**3,235**	**4,217**	**4,964**	**6,009**	**7,489**	**8,328**	**5,360**	**6,974**	**8,208**	**9,931**	**12,368**	**13,732**
Wakatipu Ward Total			**Average Day**						**Peak Day**			
Residential Dwellings Total	**8,415**	**9,658**	**10,968**	**12,277**	**13,762**	**14,594**	**8,415**	**9,659**	**10,967**	**12,277**	**13,762**	**14,595**
Visitor Units Total	**6,706**	**7,462**	**8,295**	**9,310**	**10,547**	**11,408**	**6,706**	**7,462**	**8,295**	**9,310**	**10,547**	**11,408**
Population Total	**25,140**	**29,174**	**33,418**	**37,939**	**43,061**	**46,189**	**47,503**	**54,080**	**61,021**	**68,362**	**76,847**	**81,966**

Wakatipu – Growth forecasts for small communities

	2006	2011	2016	2021	2026	2029	2006	2011	2016	2021	2026	2029
Gibbston			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	36	49	59	72	91	102	46	62	74	91	116	129
Unoccupied Residential Dwellings	16	21	24	30	39	43	6	8	9	11	14	16
Residential Dwellings Total	**52**	**70**	**83**	**102**	**130**	**145**	**52**	**70**	**83**	**102**	**130**	**145**
Visitor Units Total	**0**	**7**	**16**	**27**	**41**	**50**	**0**	**7**	**16**	**27**	**41**	**50**
Population												
Usually Resident Population	96	130	153	186	234	259	96	130	153	186	234	259
Visitors in Private Residence	14	19	22	28	36	41	94	127	151	184	233	260
Visitors in Commercial Accommodation	0	7	16	28	42	52	0	15	33	54	81	100
Day Visitors	5	7	9	11	14	16	10	14	17	21	26	29
Population Total	**115**	**163**	**200**	**253**	**326**	**368**	**200**	**286**	**354**	**445**	**574**	**648**
Glenorchy			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	91	97	103	111	120	126	119	122	125	130	139	145
Unoccupied Residential Dwellings	43	41	39	38	39	40	15	16	17	18	20	22
Residential Dwellings Total	**134**	**138**	**142**	**149**	**159**	**166**	**134**	**138**	**142**	**148**	**159**	**167**
Visitor Units Total	**121**	**142**	**168**	**202**	**244**	**275**	**121**	**142**	**168**	**202**	**244**	**275**
Population												
Usually Resident Population	180	198	219	249	278	297	180	198	219	249	278	297
Visitors in Private Residence	35	35	36	37	40	42	246	246	247	251	263	272
Visitors in Commercial Accommodation	112	136	168	207	254	288	243	284	337	404	488	549
Day Visitors	17	18	22	29	40	47	47	54	66	84	111	128
Population Total	**344**	**387**	**445**	**522**	**612**	**674**	**716**	**782**	**869**	**988**	**1,140**	**1,246**
Kingston			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	78	93	122	173	251	302	159	169	194	238	310	351
Unoccupied Residential Dwellings	101	97	96	94	97	92	20	21	24	29	38	43
Residential Dwellings Total	**179**	**190**	**218**	**267**	**348**	**394**	**179**	**190**	**218**	**267**	**348**	**394**
Visitor Units Total	**13**	**16**	**18**	**22**	**26**	**30**	**13**	**16**	**18**	**22**	**26**	**30**
Population												
Usually Resident Population	140	178	248	376	575	709	140	178	248	376	575	709
Visitors in Private Residence	47	50	57	72	95	109	327	344	393	482	625	705
Visitors in Commercial Accommodation	12	15	18	22	28	31	27	31	37	44	53	59
Day Visitors	18	19	19	20	21	21	53	55	57	57	57	57
Population Total	**217**	**262**	**342**	**490**	**719**	**870**	**547**	**608**	**735**	**959**	**1,310**	**1,530**
Wakatipu Small Communities Total			**Average Day**						**Peak Day**			
Residential Dwellings Total	**365**	**398**	**443**	**518**	**637**	**705**	**365**	**398**	**443**	**517**	**637**	**706**
Visitor Units Total	**134**	**165**	**202**	**251**	**311**	**355**	**134**	**165**	**202**	**251**	**311**	**355**
Population Total	**676**	**812**	**987**	**1,265**	**1,657**	**1,910**	**1,463**	**1,676**	**1,958**	**2,392**	**3,024**	**3,424**

Wanaka – Census area unit growth projections

	2006	2011	2016	2021	2026	2029	2006	2011	2016	2021	2026	2029
Hawea			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	696	802	939	1,067	1,214	1,312	923	1,047	1,205	1,347	1,508	1,615
Unoccupied Residential Dwellings	330	361	400	430	462	482	103	116	134	150	168	179
Residential Dwellings Total	**1,026**	**1,163**	**1,339**	**1,497**	**1,676**	**1,794**	**1,026**	**1,163**	**1,339**	**1,497**	**1,676**	**1,794**
Visitor Units Total	**47**	**63**	**85**	**106**	**123**	**139**	**47**	**63**	**85**	**106**	**123**	**139**
Population												
Usually Resident Population	1,596	1,855	2,189	2,510	2,878	3,126	1,596	1,855	2,189	2,510	2,878	3,126
Visitors in Private Residence	348	367	437	506	585	640	3,440	3,869	4,416	4,898	5,436	5,791
Visitors in Commercial Accommodation	31	42	59	79	97	113	94	126	170	212	247	278
Day Visitors	52	57	68	80	93	103	329	377	435	488	545	584
Population Total	**2,027**	**2,321**	**2,753**	**3,175**	**3,653**	**3,982**	**5,459**	**6,227**	**7,210**	**8,108**	**9,106**	**9,779**
Matukituki			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	162	187	218	246	277	298	186	215	249	281	316	339
Unoccupied Residential Dwellings	45	52	59	66	74	79	21	24	28	31	35	38
Residential Dwellings Total	**207**	**239**	**277**	**312**	**351**	**377**	**207**	**239**	**277**	**312**	**351**	**377**
Visitor Units Total	**113**	**131**	**156**	**175**	**194**	**209**	**113**	**131**	**156**	**175**	**194**	**209**
Population												
Usually Resident Population	369	431	505	575	655	707	369	431	505	575	655	707
Visitors in Private Residence	70	75	91	105	123	134	694	795	914	1,020	1,140	1,217
Visitors in Commercial Accommodation	76	88	109	130	153	170	227	262	311	350	389	418
Day Visitors	16	17	21	24	28	31	98	114	132	148	165	177
Population Total	**531**	**611**	**726**	**834**	**959**	**1,042**	**1,388**	**1,602**	**1,862**	**2,093**	**2,349**	**2,519**
Wanaka			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	2,145	2,699	3,202	3,687	4,245	4,618	3,132	3,833	4,426	4,964	5,571	5,971
Unoccupied Residential Dwellings	1,335	1,560	1,716	1,829	1,946	2,017	348	426	492	552	619	663
Residential Dwellings Total	**3,480**	**4,259**	**4,918**	**5,516**	**6,191**	**6,635**	**3,480**	**4,259**	**4,918**	**5,516**	**6,190**	**6,634**
Visitor Units Total	**2,348**	**2,608**	**2,982**	**3,229**	**3,525**	**3,723**	**2,348**	**2,608**	**2,982**	**3,229**	**3,525**	**3,723**
Population												
Usually Resident Population	5,040	6,380	7,614	8,819	10,214	11,153	5,040	6,380	7,614	8,819	10,214	11,153
Visitors in Private Residence	1,181	1,345	1,607	1,864	2,161	2,366	11,669	14,171	16,226	18,046	20,079	21,411
Visitors in Commercial Accommodation	1,576	1,751	2,079	2,396	2,769	3,021	4,696	5,215	5,964	6,458	7,050	7,446
Day Visitors	282	317	378	436	505	552	1,788	2,110	2,413	2,661	2,944	3,130
Population Total	**8,079**	**9,793**	**11,678**	**13,515**	**15,649**	**17,092**	**23,193**	**27,876**	**32,217**	**35,984**	**40,287**	**43,140**
Wanaka Ward Total			**Average Day**						**Peak Day**			
Residential Dwellings Total	**4,713**	**5,661**	**6,534**	**7,325**	**8,218**	**8,806**	**4,713**	**5,661**	**6,534**	**7,325**	**8,217**	**8,805**
Visitor Units Total	**2,508**	**2,802**	**3,223**	**3,510**	**3,842**	**4,071**	**2,508**	**2,802**	**3,223**	**3,510**	**3,842**	**4,071**
Population Total	**10,637**	**12,725**	**15,157**	**17,524**	**20,261**	**22,116**	**30,040**	**35,705**	**41,289**	**46,185**	**51,742**	**55,438**

Wanaka – Growth forecasts for small communities

	2006	2011	2016	2021	2026	2029	2006	2011	2016	2021	2026	2029
Cardrona			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	18	38	60	81	105	120	23	49	78	105	135	155
Unoccupied Residential Dwellings	8	16	26	36	46	52	3	6	9	12	15	17
Residential Dwellings Total	**26**	**54**	**86**	**117**	**151**	**172**	**26**	**54**	**86**	**117**	**150**	**172**
Visitor Units Total	**29**	**36**	**47**	**56**	**65**	**72**	**29**	**36**	**47**	**56**	**65**	**72**
Population												
Usually Resident Population	44	91	149	203	265	305	44	91	149	203	265	305
Visitors in Private Residence	9	17	29	40	53	62	88	177	284	379	485	554
Visitors in Commercial Accommodation	19	25	33	42	51	59	59	73	95	112	131	145
Day Visitors	3	5	8	11	14	16	24	37	53	67	82	93
Population Total	**75**	**138**	**219**	**296**	**383**	**442**	**215**	**378**	**581**	**760**	**963**	**1,096**
Hawea			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	235	261	295	325	358	383	388	418	457	490	523	555
Unoccupied Residential Dwellings	195	204	212	220	224	233	42	46	50	54	59	62
Residential Dwellings Total	**430**	**465**	**507**	**545**	**582**	**616**	**430**	**464**	**507**	**544**	**582**	**617**
Visitor Units Total	**31**	**34**	**40**	**47**	**53**	**57**	**31**	**34**	**40**	**47**	**53**	**57**
Population												
Usually Resident Population	549	618	700	776	856	924	549	618	700	776	856	924
Visitors in Private Residence	149	149	165	184	204	220	1,467	1,566	1,692	1,800	1,923	2,005
Visitors in Commercial Accommodation	21	24	29	36	40	45	61	69	81	95	104	115
Day Visitors	22	24	27	31	33	36	144	152	166	181	195	201
Population Total	**741**	**815**	**921**	**1,027**	**1,133**	**1,225**	**2,221**	**2,405**	**2,639**	**2,852**	**3,078**	**3,245**
Luggate			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	102	119	141	163	187	204	109	126	148	168	190	205
Unoccupied Residential Dwellings	19	21	23	23	24	24	12	14	16	18	21	23
Residential Dwellings Total	**121**	**140**	**164**	**186**	**211**	**228**	**121**	**140**	**164**	**186**	**211**	**228**
Visitor Units Total	**0**	**4**	**10**	**16**	**20**	**23**	**0**	**4**	**10**	**16**	**20**	**23**
Population												
Usually Resident Population	232	278	335	389	451	494	232	278	335	389	451	494
Visitors in Private Residence	41	45	54	63	74	82	264	318	386	446	512	555
Visitors in Commercial Accommodation	0	3	7	11	16	19	0	9	21	30	38	46
Day Visitors	9	12	17	22	28	32	58	81	108	133	161	179
Population Total	**282**	**338**	**413**	**485**	**569**	**627**	**554**	**686**	**850**	**998**	**1,162**	**1,274**

Wanaka – Growth forecasts for small communities continued

	2006	2011	2016	2021	2026	2029	2006	2011	2016	2021	2026	2029
Makarora			**Average Day**						**Peak Day**			
Occupied Residential Dwellings	39	46	55	65	75	80	59	69	82	93	106	115
Unoccupied Residential Dwellings	26	30	35	39	44	46	6	8	9	11	12	12
Residential Dwellings Total	**65**	**76**	**90**	**104**	**119**	**126**	**65**	**77**	**91**	**104**	**118**	**127**
Visitor Units Total	**0**	**1**	**3**	**4**	**5**	**6**	**0**	**1**	**3**	**4**	**5**	**6**
Population												
Usually Resident Population	62	76	92	107	125	137	62	76	92	107	125	137
Visitors in Private Residence	22	25	30	35	41	46	219	255	299	338	383	411
Visitors in Commercial Accommodation	0	1	2	3	4	5	0	2	6	8	10	12
Day Visitors	4	5	7	9	12	14	26	36	47	58	69	77
Population Total	**88**	**107**	**131**	**154**	**182**	**202**	**307**	**369**	**444**	**511**	**587**	**637**
Wanaka Townships Total			**Average Day**						**Peak Day**			
Residential Dwellings Total	**642**	**735**	**847**	**952**	**1,063**	**1,142**	**643**	**735**	**848**	**951**	**1,061**	**1,144**
Visitor Units Total	**60**	**75**	**100**	**123**	**143**	**158**	**60**	**75**	**100**	**123**	**143**	**158**
Population Total	**1,186**	**1,398**	**1,684**	**1,962**	**2,267**	**2,496**	**3,297**	**3,838**	**4,514**	**5,122**	**5,790**	**6,253**

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

Tourism Research Council - www.trcnz.govt.nz

Peak Population Survey (2004-05) – www.qldc.govt.nz

Growth Management Strategy - www.qldc.govt.nz

Wanaka Structure Plan - www.qldc.govt.nz

Dwelling capacity study – updated 6 monthly - www.qldc.govt.nz

Commercial Land Needs Study (2006) – www.qldc.govt.nz

High Density Residential supply and Demand Report - www.qldc.govt.nz

Future Link Transportation Strategy (2005). - www.qldc.govt.nz

The Wanaka Transportation and Parking Strategy (2008) - www.qldc.govt.nz

The Wakatipu Transportation Strategy (2007) - www.qldc.govt.nz

Business and Economic Research Limited – www.berl.co.nz