Queenstown Lakes District Demand Projections

March 2025

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1   Introduction

This report summarises the latest demand projections for Queenstown Lakes District Council. These were prepared in late-2024 and finalised in March 2025. They are an update from the previous growth projections developed in March 2022.

They include forecasts at the district, ward, and town/township level for the following variables:

- Resident population.
- Visitors on both the average day and the peak day.
- House types – residents and holiday houses.
- QLDC's nine rating unit categories, and visitor stay units.

Maps of the Whakatipu and Wānaka ward can be found in the appendix. This update incorporates the new geographical groupings used by Stats NZ (SNZ) in the 2023 census data. The ward figures are derived from sub-totalling all areas within each ward. The area maps are shown in the appendix.

For the purpose of this work, the Queenstown-Whakatipu Ward and the Arrowtown-Kawarau Ward are grouped together as the Whakatipu Ward, and the Wānaka-Upper Clutha Ward is referred to as the Wānaka Ward. This enables comparisons with previous projections that used the same Ward groupings. The geographical areas for each ward are as follows:

| Queenstown Lakes District	
Whakatipu Ward	**Wānaka Ward**
Arrowtown	Albert Town
Arthurs Point	Cardrona Other
Frankton	Cardrona Valley
Frankton Arm	Hawea Flat
Gibbston Valley	Lake Hawea
Glenorchy Other	Luggate
Glenorchy Township	Northlake
Jacks Point	Outer Wānaka
Kelvin Heights	Upper Clutha Valley Other
Kingston	Wānaka Central
Ladies Mile	Wānaka North
Lake Hayes	Wānaka Waterfront
Lake Hayes Estate	Wānaka West
Millbrook	
Outer Whakatipu Other	
Quail Rise	
Queenstown Central	
Queenstown East	
Queenstown Hill	
Shotover Country	
Sunshine Bay-Fernhill	
Whakatipu Basin Other	
Warren Park	

These projections forecast the anticipated level of demand QLDC plans to have the resources to manage and accommodate over a 30-year period. While the demand projections are indicative of what QLDC's strategic decision making is based on, it is understood the projected change may take shorter or longer than 30 years. The projections are reviewed regularly and adjusted as required.

2 Background

2.1 Historical context

The key driver for the district's on-going growth is the migration of residents and increase in visitor numbers. Migration is simply the net change from people moving to the district to live offset by those leaving. The resident population also grows through natural change (births less deaths), however it has historically had a smaller impact than net migration. The relative impact of these population growth drivers is shown below, with net migration in red and natural change in blue.

Figure 1 : Historical migration and natural change
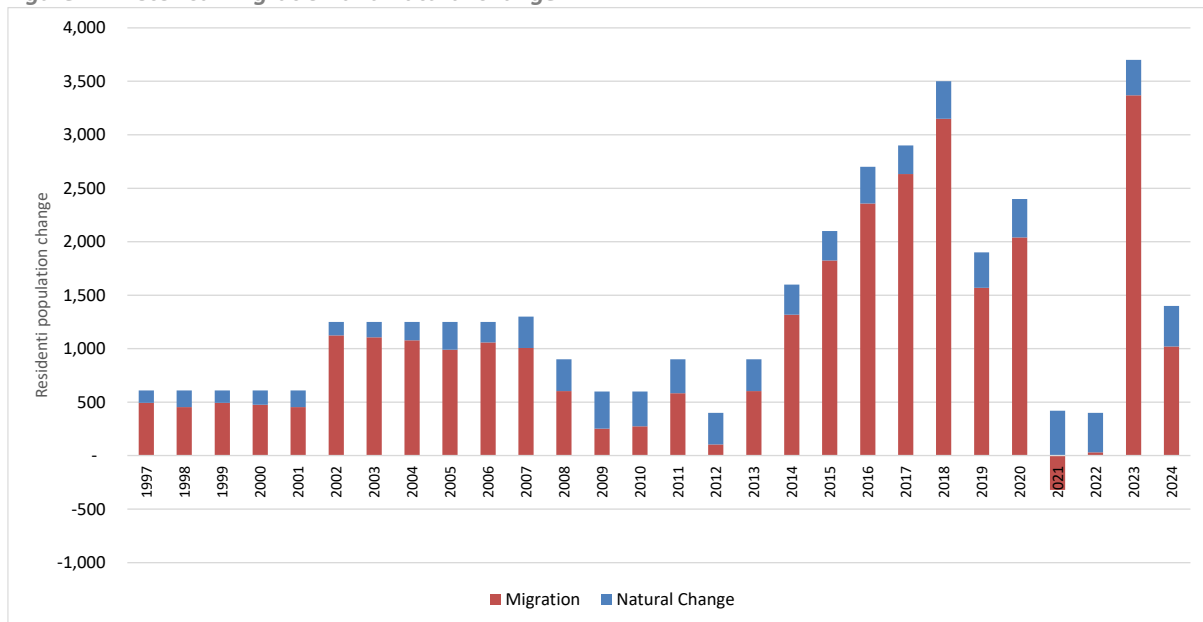
This graph also highlights the boom/bust nature of the district with lower growth following the Global Financial Crisis and the inflow and outflow of people around the COVID-19 pandemic. It emphasises the need for a long-term view, as short-term trends may be distorted if they only include peaks or troughs. For example, the net migration of nearly 3,400 people in 2023 is very high, but a three-year average over 2021 to 2023 is around 1,000 people per year – similar to the long-term average.

3 Method

3.1 Terminology

Simplified terminology has been retained from previous projections and is shown below.

Table 1 : Definitions

Definitions	What it means
Residents	People who live in the district.
Total Houses	All residential units - houses, apartments, units, duplex. Anything people can live/stay in. This excludes commercial hotels, motels, and backpackers used exclusively for visitors.
Residents houses	Houses occupied/used by residents – at times these may also have visitors, out of town friends, and/or Airbnb guests staying in addition to residents.
Holiday houses	Houses used by short-term visitors to the district – Airbnb, holiday homes, national/international owners visiting on holiday.
Visitors	Visitors who spend a night in the district, staying in commercial or private/residential accommodation.
Visitor stay units	A commercial visitor accommodation stay unit (hotel/motel room, cabin, etc.) – excludes Airbnb or holiday home.

3.2 Underlying method

3.2.1 Demand

The underlying method is very similar to the previous Utility 2017 Limited projections. This is summarised below:

- Predict the future resident population – this is made up of assumptions on natural change and net migration. The ongoing trend of people wanting to come and live in the Queenstown Lakes district is expected to continue. The marked increase in migration from elsewhere in New Zealand and the world was modelled using a combination of SNZ data and a SNZ high plus series of population projections.
- Calculate the number of houses required to house the future population, including an allowance for a trend towards smaller households; aging population, reduction in birth rates.
- Add the growth in holiday houses used to accommodate visitors.
- Visitor numbers based on a long-term extrapolation of historical growth and 5-year international visitor projections from MBIE. These have been validated with alternative data sources including legacy DataVentures cell phone data and other similar studies of the district's tourism market. The ratio of visitors to residents and peak day to average day visitors are based on this historical data.
- Project the number of rating units based on the rate of growth in the applicable growth variable above.

The output from the above method is the population, house, visitor, rating unit, and visitor stay unit growth at the district level with a timeframe of 2025 to 2055. The starting point (30 June 2025) is based on the 2023 census and estimated growth since then.

There were some minor changes to how the ratios and extrapolation of trends work in the model. These are outlined in the following table.

Table 2 : Demand model summary

Variable	Assumptions
Resident population	Based on SNZ migration and natural change assumptions
Resident houses	Change in population and SNZ household size projections. 2025 = 2.50 2035= 2.45 2045= 2.40 2055= 2.35
Holiday house	Based on historical trends of 120 new holiday houses per year.
Average day visitors	0.5 visitor for every resident – based on historical trends.
Peak day visitors	2.5 x peaking factor; Peak Day = 2.5 x average day visitors based on historical trends.
Total population	Residents + visitors.
Rating units	Increases linked to the applicable variable above.

3.2.2 Capacity/supply

The allocation of growth to the sub-district levels has again been based on capacity data from parallel work streams including: the Housing and Business Capacity Assessment and Quarterly Monitoring Reports, the Urban Intensification Variation work, and the 2021 Spatial Plan (SPG1). These are summarised in the appendices and should be considered for long-term infrastructure and spatial planning, e.g. Southern Corridor.

The capacity allocation includes:

- The split between residential and non-residential capacity. This includes groupings by urban intensification (redevelopment and infill) and Greenfields development areas. Weightings are applied to each area and each grouping based on the likelihood and ease of development, e.g. large-scale development of greenfield areas is easier compared to infill or redevelopment of existing areas[1].
- Short (next 3 years), medium (years 4-10), and long-term (years 11-30) capacity considerations. This includes assumptions on the transition of housing typology from detached, to attached, to apartments in the capacity modelling.

The capacity assumptions are summarised in the appendix. It includes weightings to reflect the likely uptake and timing of certain areas (e.g. developer intentions). These bespoke weightings were made in conjunction with QLDC officers. The weighted capacities (short, medium, long) are useful figures to consider for the purpose of planning long term infrastructure, as they reflects the size that an area could grow to, either ahead of the demand projections or over a longer time frame than the 30 years.

The overall method of both supply and demand, and the sub-level approach is summarised in a chart in the appendix.

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[1] As reflected in the 2020 – 2023 QLDC Quarterly Monitoring Reports – National Policy Statement Urban Development

3.3   Scenarios

The four scenarios for future growth are based off the corresponding Stats NZ population projections series, with a bespoke High 'plus' series also included. Each series appropriateness is briefly covered below:

1. SNZ Low; historically it has been too conservative, significantly under-projecting growth in the district. It reflects more of a doom's day scenario, even with the population being projected to increase.
2. SNZ Medium; this series has also been too conservative historically, despite being SNZ's 'recommended' scenario.
3. SNZ High; this has been used in the past due to its likelihood and robustness. It is simple to justify given the district's unique high growth history.
4. SNZ High+; still linked to a SNZ series – but it does have a subjective element to it.

The resident population growth for each scenario, and previous demand projections are summarised in the below chart.

Figure 2 : Summary of previous and latest Demand Projection scenarios (2025 and 2055 resident population shown)
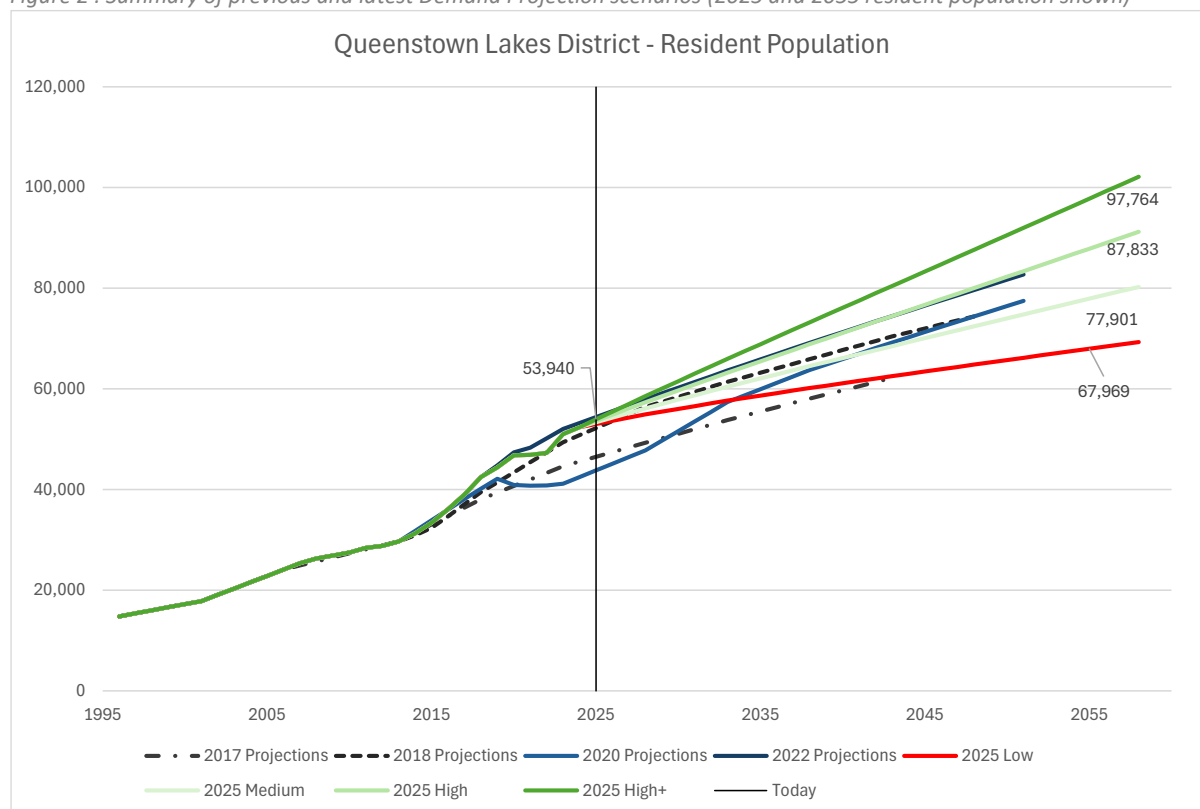
The chart shows the historical growth from the mid 90's, the GFC slow down and recovery, and again the fluctuating growth during the COVID-19 pandemic. The chart also shows that the demand projections continue to be increased, with each iteration.

The same relative growth rates are evident for the other growth variables, as these are predominantly linked to the resident population.

The High+ scenario is recommended. It is considered the most appropriate for long-term planning and has a solid link to the robustness of the SNZ population projections series. It is the scenario that best balances the funding risk of over-projecting with the planning and infrastructure risks of under-projecting.

4 Results

The results for the recommended scenario (High+) are summarised in the table below at the district level. It shows both the annual growth as a percentage and an absolute amount. Considering both is important for a fast-growing district like Queenstown Lakes. The district has nearly quadrupled in resident population since the mid-90s, from 14,500 to nearly 54,000 people. While this equates to an annual growth rate of around 4.5% (compounding), it is from a much lower starting population compared to the population of today. It is rare for an area to maintain high population growth rates (in % terms) as it increases in size over time.

The key changes from the previous projections are:

- Strong resident population growth, increasing to over 97,700 people by 2055. This is an 80% increase on the 2025 starting point.
- Continued growth in the number of houses, increasing to nearly 50,000 houses by 2055. The overall increase of nearly 23,600 houses is higher than the previous projections.
- The increase in visitor numbers takes the average day total population to nearly 150,000 people. On the peak day the population is over 220,00 people in 2055.
- The rating unit and visitor stay units are projected to grow at a similar rate. The average (mean) rating unit size (gross floor area) for Commercial and Visitor Accommodation rating units are 650m^2 and 165m^2 respectively.

To put this in perspective, the Queenstown-Lakes district average day population (residents + visitors) grows from a city the size of Napier or Rotorua (~75,000 residents), to a city the size of Tauranga or Dunedin (~145,000 residents) on the average day, or Wellington City on the peak day (220,000 residents). However, the total population of the Queenstown Lakes district is spread over a much wider geographical area.

Table 3 : Queenstown Lakes District – summary of demand projections (High+)

Variable	2025	2035	2045	2055	2025 to 2035			2025 to 2055		
					Change	Annual change	% Change	Change	Annual change	% Change
Residents	53,940	68,872	83,298	97,764	14,932	1,493	2.5%	43,824	1,461	2.0%
Total Population (Average Day)	80,910	103,308	124,947	146,646	22,398	2,240	2.5%	65,736	2,191	2.0%
Total Houses	26,200	33,939	41,745	49,839	7,739	774	2.6%	23,639	788	2.2%
Residents Houses	21,583	28,132	34,748	41,652	6,549	655	2.7%	20,069	669	2.2%
Holiday Houses	4,617	5,807	6,997	8,187	1,190	119	2.3%	3,570	119	1.9%
Total Visitors (Average Day)	26,970	34,436	41,649	48,882	7,466	747	2.5%	21,912	730	2.0%
Total Visitors (Peak Day)	67,425	86,090	104,123	122,205	18,665	1,867	2.5%	54,780	1,826	2.0%
Total Population (Peak Day)	121,365	154,962	187,421	219,969	33,597	3,360	2.5%	98,604	3,287	2.0%
Total Rating Units	31,946	40,961	50,055	59,447	9,016	902	2.5%	27,501	917	2.1%
Visitor Stay Units	11,168	14,060	17,005	19,958	2,892	289	2.3%	8,790	293	2.0%

The projected age profile of the district is also included in the detailed results. This can be summarised in the age pyramids below, which represent both the portion of the population, and the absolute numbers. All age groups are projected to increase in absolute numbers, however due to an ageing population, the portion of residents aged over 60 years is projected to increase. The portion of residents under 19 years old and residents aged between 20 and 39 years are projected to decrease.

This is summarised in the table below.

Table 4 : Queenstown Lakes District – age demographics

Age bracket	2025	2025%	2055	2055%
0-19 years	10,534	20%	17,200	18%
20-39 years	20,501	38%	28,348	29%
40-59 years	13,795	26%	23,055	24%
60+ years	9,110	17%	29,160	30%
Total	53,940	100%	97,764	100%

Figure 3 : Queenstown Lakes age pyramid – portion of residents
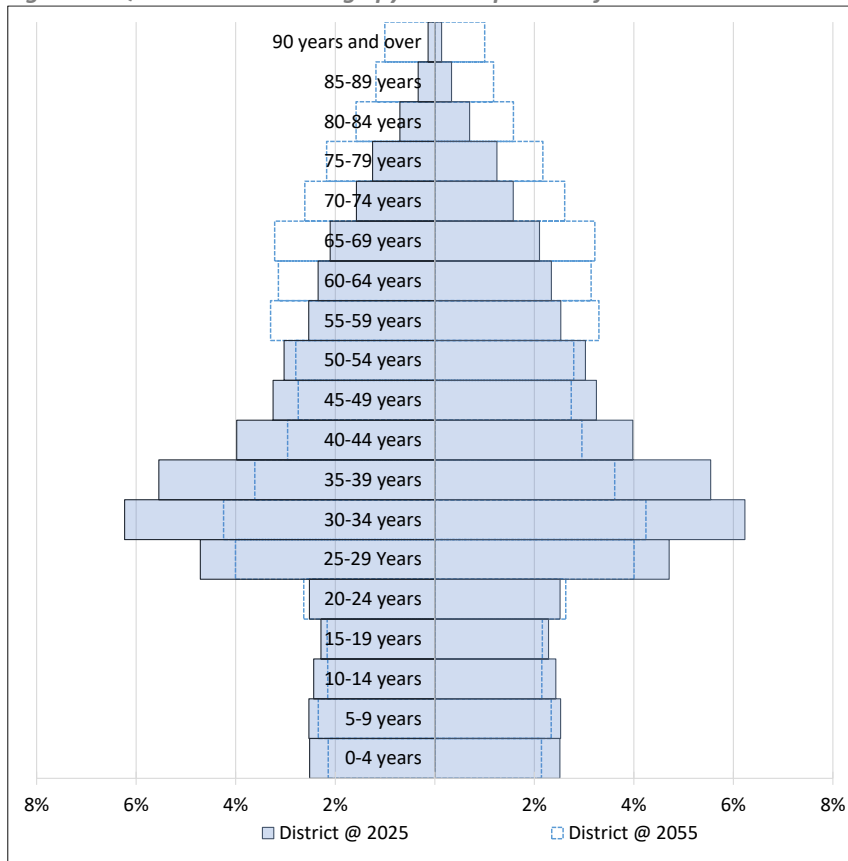
Figure 4 : Queenstown Lakes age pyramid – number of residents
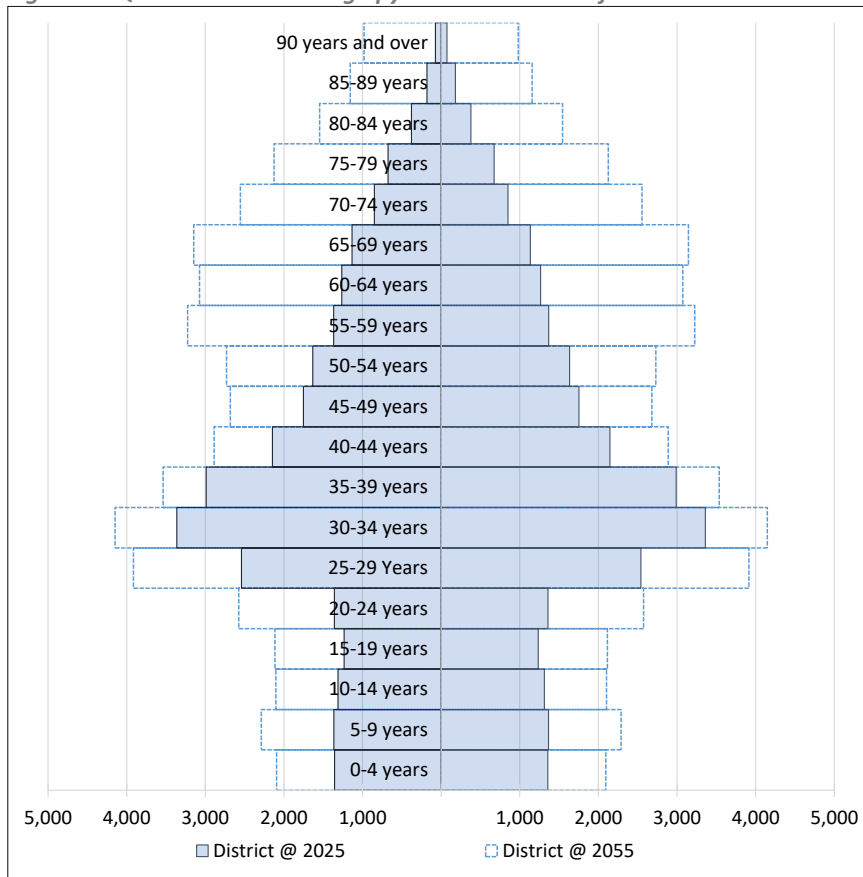
A full table of the projections at the district, ward and town(ship)/settlement level can be found in the appendices. A dynamic reporting spreadsheet is provided for council officers and stakeholders to allow users to adjust the outputs to suit their needs. This includes grouping the areas in the results to suit user needs, e.g. Eastern or Southern Corridor, Queenstown or Wanak town centre etc.

5   Future improvements

The demand projections are an iterative process that should constantly evolve and improve. The future improvements to be considered for the next update include:

- More robust and well understood capacity information so both the demand and capacity can be considered for long-term strategic planning.

- Continue to look for alternative data sources to understand trends and means of measuring key variables, e.g. Dataventures or a similar data provider. This would help validate key ratios and allow more optioneering of the underlying assumptions.

- Consider a faster supply driven growth scenario – e.g. doubling in 20 years.

- Include more capacity related scenarios for growth allocation; aligning with the spatial planning and parallel capacity work streams.

6   Appendices

SA2, settlement/town(ship) maps

Capacity assumptions

Methodology flowchart

Detailed growth projections – District, Ward and sub-ward level for main outputs

6.1 Town(ship)/settlement maps

Figure 5 : Whakatipu Ward – overview
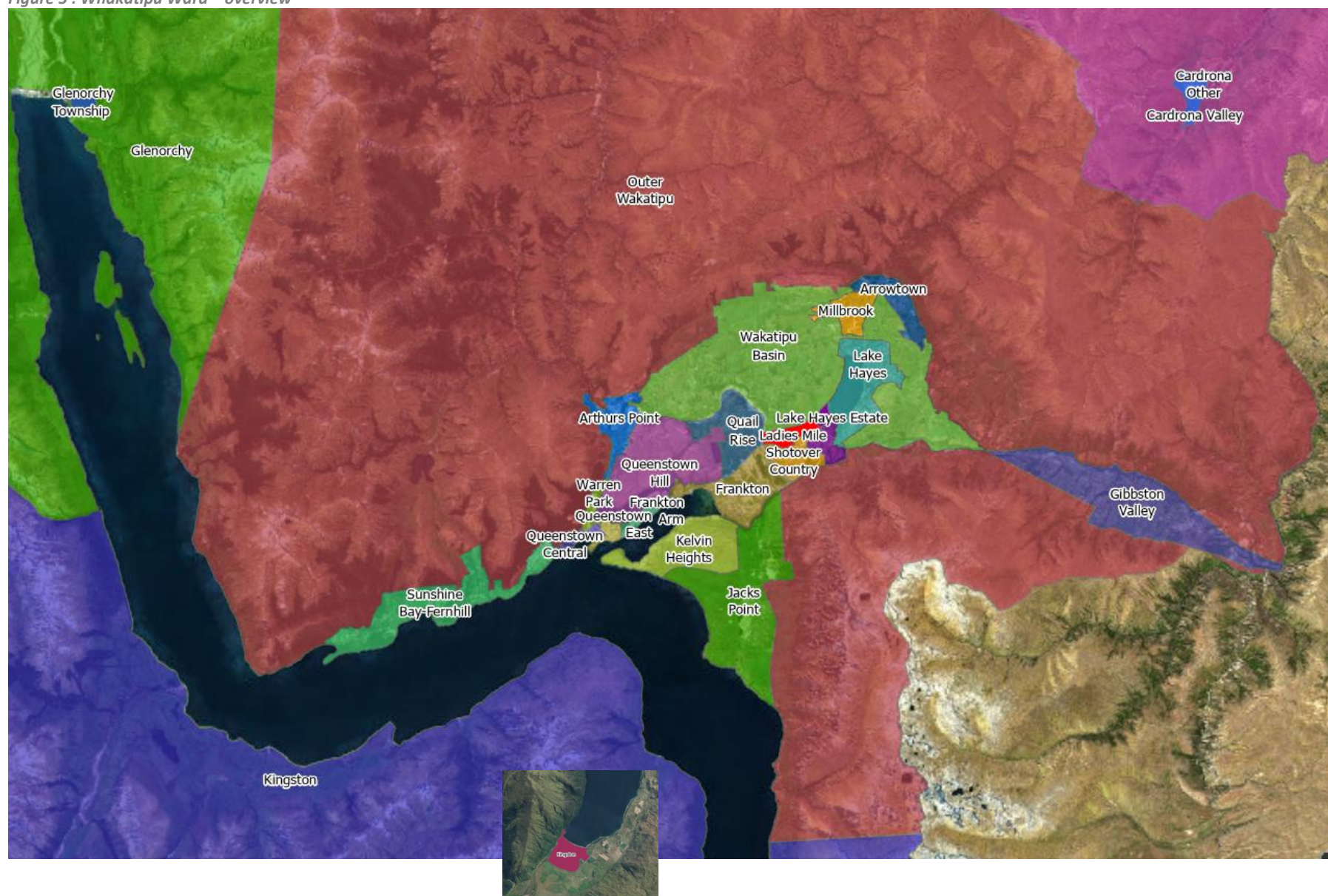
Figure 6 : Whakatipu Ward around Queenstown Town Centre

Figure 7 : Whakatipu Ward – the basin
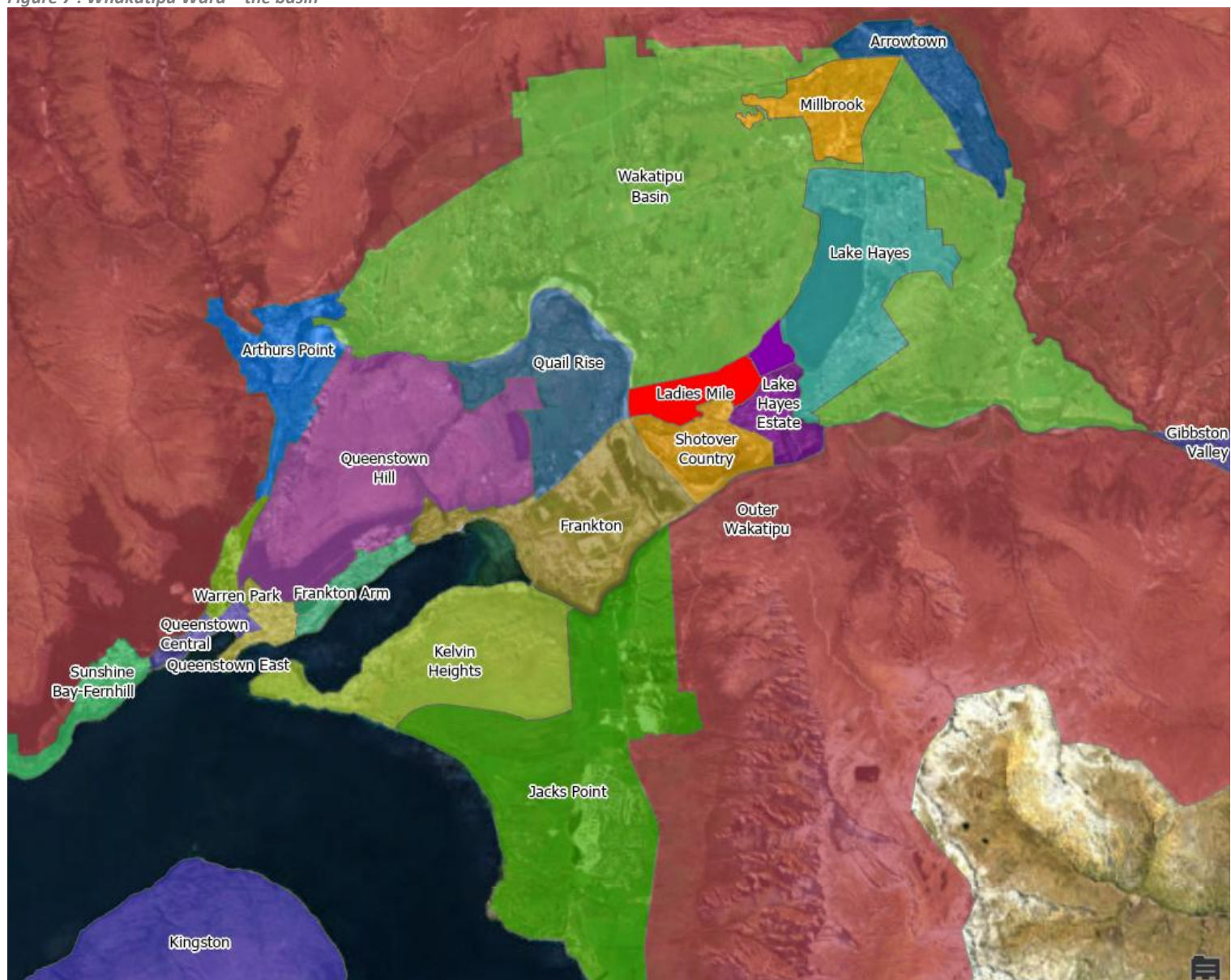
Figure 8 : Wānaka Ward - overview
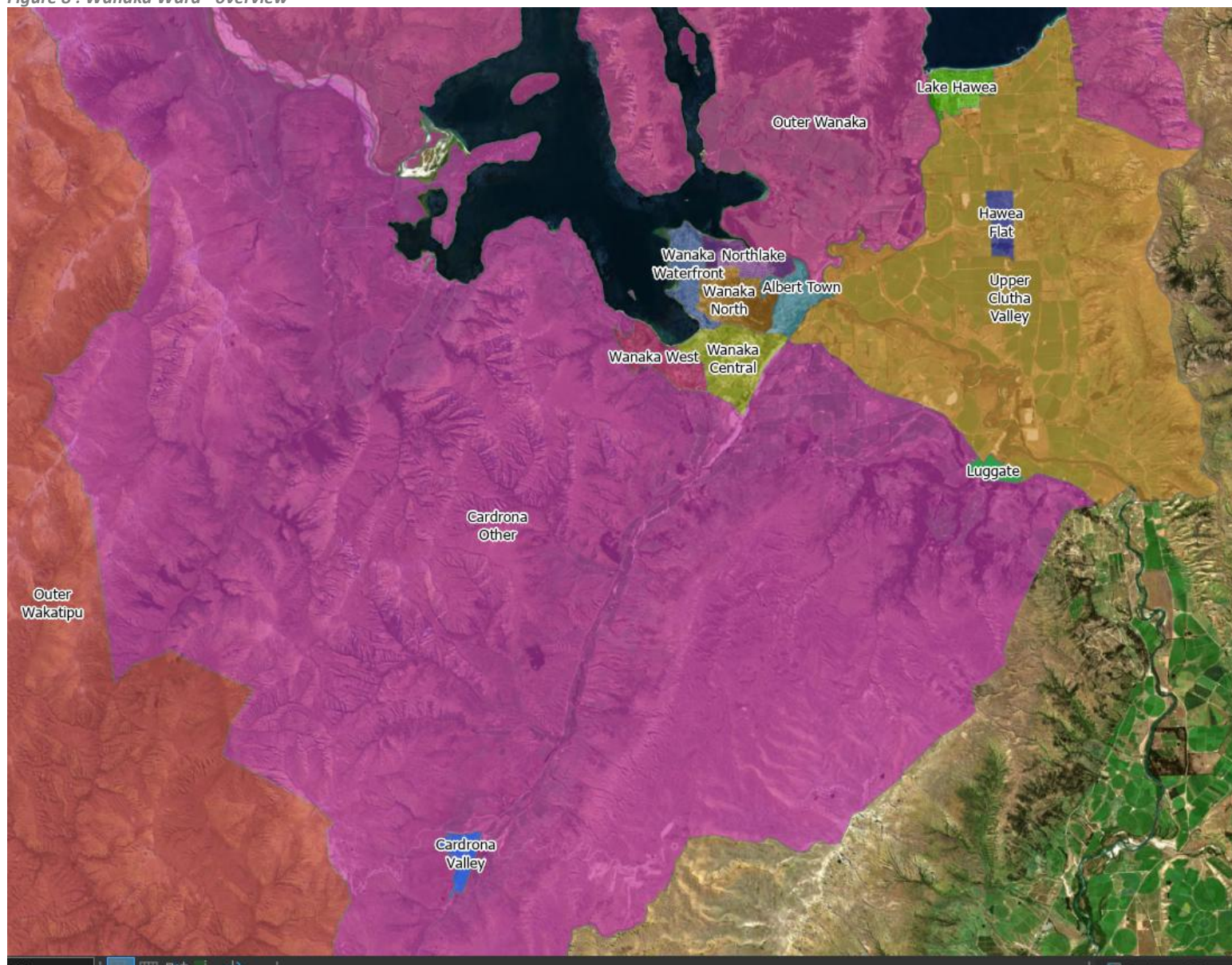
Figure 9 : Wānaka Ward around Wānaka – town(ships)/settlements
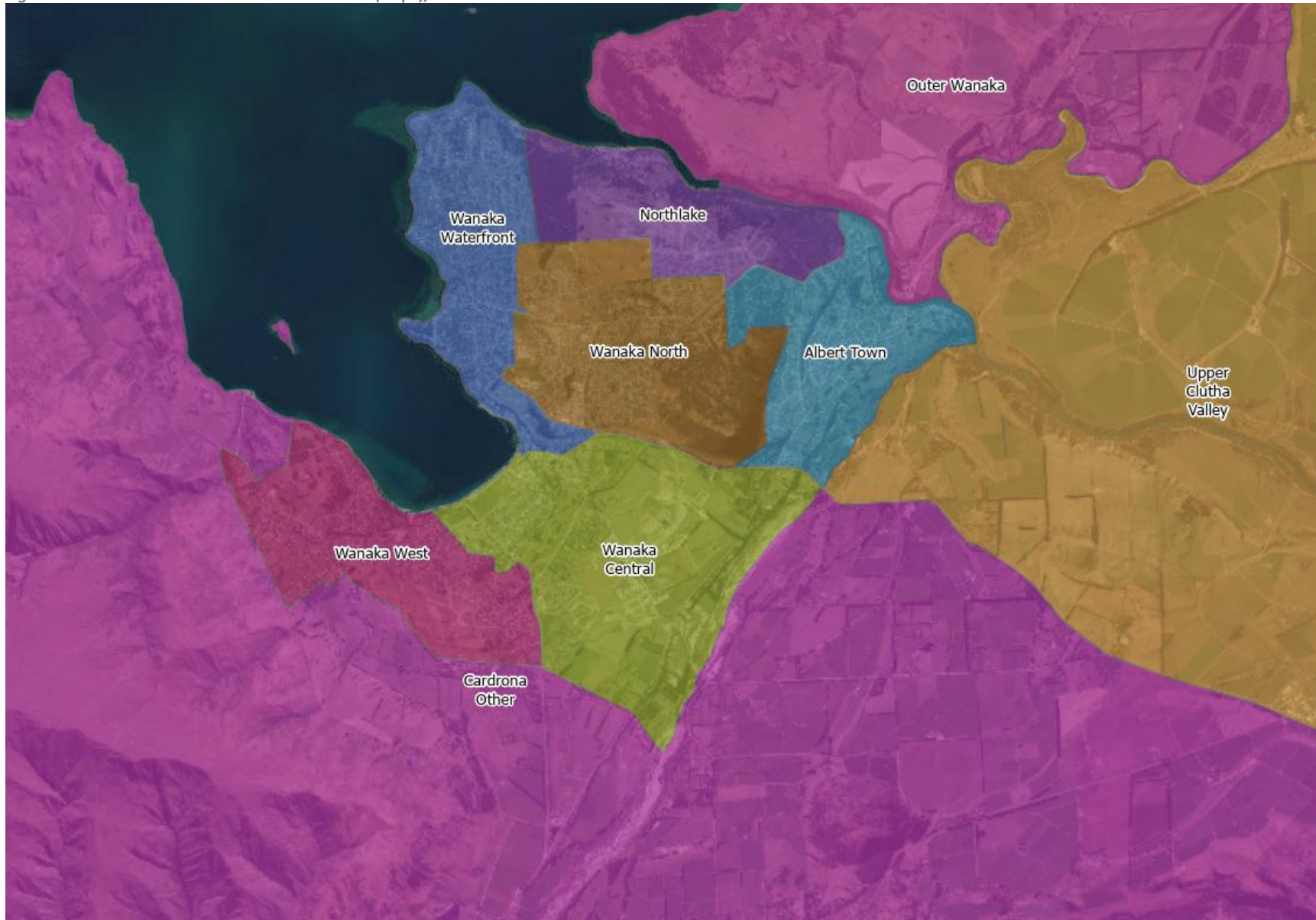
6.2 Capacity assumptions

Table 5 : Residential capacity assumptions

Area, Ward, District	Short — DETATCHED = STANDALONE — Year 1-3						Medium — ATTACHED = DUPLEX — Year 4-10						Long — MAX (inc Apartments) — Year 11 - 30					
	Existing Urban Capacity	Greenfield Capacity	Existing Urban Weighting	Greenfield weighting	Weighted Capacity	% weighted capacity	Existing Urban Capacity	Greenfield Capacity	Existing Urban Weighting	Greenfield weighting	Weighted Capacity	% weighted capacity	Existing Urban Capacity	Greenfield Capacity	Existing Urban Weighting	Greenfield weighting	Weighted Capacity	% weighted capacity
Arrowtown	564	112	5%	100%	140	1%	1,602	96	10%	100%	256	1%	1,666	112	10%	100%	279	0%
Arthurs Point	776	623	5%	100%	662	5%	1,419	623	10%	100%	765	3%	2,520	623	10%	100%	875	2%
Ladies Mile	0	113	5%	100%	113	1%	0	1,288	10%	100%	1,288	5%	0	3,294	10%	100%	3,294	6%
Lake Hayes	192	0	5%	100%	10	0%	186	0	10%	100%	19	0%	199	0	10%	100%	20	0%
Lake Hayes Estate	590	33	5%	100%	63	0%	572	73	10%	100%	130	0%	796	958	10%	50%	559	1%
Shotover Country	0	243	5%	100%	243	2%	161	40	10%	100%	56	0%	0	575	10%	50%	288	0%
Frankton	921	146	75%	100%	837	7%	2,326	275	75%	100%	2,020	8%	2,423	3,970	50%	100%	5,182	9%
Kelvin Heights	662	2,534	5%	30%	793	6%	1,425	2,639	10%	30%	934	4%	2,020	2,746	10%	30%	1,026	2%
Outer Whakatipu Other	0	200	5%	100%	200	2%	0	200	10%	100%	200	1%	0	200	10%	100%	200	0%
Whakatipu Basin Other	32	0	5%	100%	2	0%	64	0	10%	100%	6	0%	236	0	10%	100%	24	0%
Quail Rise	29	70	5%	100%	71	1%	883	1,066	10%	100%	1,154	4%	29	3,921	10%	100%	3,924	7%
Frankton Arm	1,309	328	5%	100%	393	3%	3,563	457	10%	100%	813	3%	6,620	457	10%	100%	1,119	2%
Queenstown Central	291	101	5%	100%	116	1%	1,118	167	50%	100%	726	3%	4,218	1,814	10%	100%	2,236	4%
Queenstown East	898	15	5%	100%	60	0%	3,036	30	10%	100%	334	1%	7,520	30	10%	100%	782	1%
Queenstown Hill	10	758	5%	100%	759	6%	411	758	10%	100%	799	3%	14	758	10%	100%	759	1%
Sunshine Bay-Fernhill	913	0	5%	100%	46	0%	1,541	0	10%	100%	154	1%	2,046	0	10%	100%	205	0%
Warren Park	408	74	60%	100%	319	3%	1,470	148	60%	100%	1,030	4%	7,918	719	5%	100%	1,115	2%
Glenorchy Township	0	200	5%	100%	200	2%	0	200	10%	100%	200	1%	44	200	10%	100%	204	0%
Kingston	0	1,000	5%	20%	200	2%	0	1,000	10%	100%	1,000	4%	26	1,000	10%	100%	1,003	2%
Jacks Point	0	479	5%	100%	479	4%	0	3,070	10%	100%	3,070	12%	0	8,275	10%	100%	8,275	14%
Glenorchy Other				100%					0%	100%	0				0%	100%	0	
Gibbston Valley		150		100%	150	1%		150	0%	100%	150	1%		150	0%	100%	150	0%
Millbrook		150		100%	150	1%		150	0%	100%	150	1%		150	0%	100%	150	0%
Whakatipu Ward	**7,595**	**7,329**			**6,004**		**19,777**	**12,430**			**15,255**		**38,295**	**29,952**			**31,667**	

Area, Ward, District	Short	DETATCHED = STANDALONE			Year 1-3		Medium	ATTACHED = DUPLEX			Year 4-10		Long	MAX (inc Apartments)			Year 11 - 30	
	Existing Urban Capacity	Greenfield Capacity	Existing Urban Weighting	Greenfield weighting	Weighted Capacity	% weighted capacity	Existing Urban Capacity	Greenfield Capacity	Existing Urban Weighting	Greenfield weighting	Weighted Capacity	% weighted capacity	Existing Urban Capacity	Greenfield Capacity	Existing Urban Weighting	Greenfield weighting	Weighted Capacity	% weighted capacity
Cardrona Valley	0	1,000	5%	20%	200	2%	0	1,000	10%	100%	1,000	4%	10	1,000	10%	100%	1,001	2%
Lake Hawea	1,661	3,394	5%	20%	762	6%	2,431	3,920	10%	60%	2,595	10%	1,834	3,981	40%	100%	4,715	8%
Luggate	96	403	5%	100%	408	3%	365	400	10%	100%	437	2%	126	403	10%	100%	416	1%
Albert Town	695	216	5%	100%	251	2%	548	96	10%	100%	151	1%	1,127	256	10%	100%	369	1%
Wānaka Central	2,453	2,419	5%	100%	2,541	20%	5,438	3,613	10%	100%	4,157	16%	5,300	8,661	10%	100%	9,191	16%
Wānaka North	1,711	419	5%	100%	505	4%	2,178	539	10%	100%	757	3%	3,730	379	10%	100%	752	1%
Wānaka Waterfront	2,599	43	5%	100%	173	1%	3,113	0	10%	100%	311	1%	3,898	43	10%	100%	433	1%
Wānaka West	1,598	907	5%	100%	987	8%	1,978	865	10%	100%	1,063	4%	1,902	8,086	10%	100%	8,276	14%
Outer Wānaka		100		100%	100	1%		100	0%	100%	100	0%		100	0%	100%	100	0%
Upper Clutha Valley Other		100		100%	100	1%		100	0%	100%	100	0%		100	0%	100%	100	0%
Hawea Flat		100		100%	100	1%		100	0%	100%	100	0%		100	0%	100%	100	0%
Northlake		572		100%	572	5%		575	0%	100%	575	2%		577	0%	100%	577	1%
Cardrona Other									0%	0%					0%	0%		
Wānaka Ward	10,813	9,672			6,698		16,051	11,308			11,346		17,927	23,686			26,029	
DISTRICT	18,408	17,001			12,702	100%	35,828	23,739			26,600	100%	56,222	53,639			57,696	100%

Notes – the cells highlighted green are where bespoke assumptions were made regarding capacity and the weighting.

The % weighted capacity are used to allocate growth to the sub-district level in the short, medium, and long term.

Table 6 : Non-Residential capacity assumptions

Visitor stay units allocation	Short	Medium	Long
Arrowtown	0.7%	0.7%	1.0%
Arthurs Point	1.4%	1.4%	1.4%
Frankton	30.8%	30.1%	22.3%
Frankton Arm	5.7%	5.8%	5.8%
Gibbston Valley	0.3%	0.3%	0.3%
Glenorchy Other	0.2%	0.2%	0.3%
Glenorchy Township	1.0%	1.0%	1.2%
Jacks Point	3.6%	3.5%	1.0%
Kelvin Heights	2.3%	2.4%	2.5%
Kingston	0.1%	0.1%	0.2%
Ladies Mile	1.6%	1.6%	2.4%
Lake Hayes	0.2%	0.2%	0.2%
Lake Hayes Estate	0.0%	0.0%	0.0%
Millbrook	0.9%	0.9%	0.9%
Outer Whakatipu Other	0.3%	0.3%	0.3%
Quail Rise	2.0%	2.0%	1.2%
Queenstown Central	18.7%	18.6%	19.4%
Queenstown East	5.9%	6.0%	6.0%
Queenstown Hill	-	-	0.0%
Shotover Country	0.0%	0.0%	0.0%
Sunshine Bay-Fernhill	2.6%	2.7%	2.7%
Whakatipu Basin Other	0.6%	0.6%	0.6%
Warren Park	4.1%	4.1%	9.5%
Whakatipu Ward	**83.2%**	**82.5%**	**79.0%**

Commercial allocation	Short	Medium	Long
Arrowtown	0.0%	0.0%	0.5%
Arthurs Point	0.4%	0.4%	0.4%
Frankton	53.9%	52.6%	36.9%
Frankton Arm	0.2%	0.4%	0.4%
Gibbston Valley	-	-	-
Glenorchy Other	0.0%	0.0%	0.0%
Glenorchy Township	0.3%	0.3%	0.7%
Jacks Point	7.1%	6.9%	2.0%
Kelvin Heights	0.3%	0.5%	0.6%
Kingston	0.2%	0.1%	0.2%
Ladies Mile	3.2%	3.1%	4.8%
Lake Hayes	-	-	-
Lake Hayes Estate	-	-	-
Millbrook	-	-	-
Outer Whakatipu Other	-	-	-
Quail Rise	4.0%	3.9%	2.3%
Queenstown Central	8.3%	8.1%	9.8%
Queenstown East	0.0%	0.2%	0.2%
Queenstown Hill	-	-	0.0%
Shotover Country	-	-	-
Sunshine Bay-Fernhill	0.5%	0.5%	0.6%
Whakatipu Basin Other	-	-	-
Warren Park	3.7%	3.6%	14.4%
Whakatipu Ward	**82.2%**	**80.7%**	**73.8%**

Visitor stay units allocation	Short	Medium	Long
Albert Town	0.4%	0.4%	0.5%
Cardrona Other	0.3%	0.3%	0.3%
Cardrona Valley	1.6%	1.6%	1.3%
Hawea Flat	-	-	-
Lake Hawea	0.3%	0.3%	0.3%
Luggate	0.0%	0.0%	0.4%
Northlake	0.2%	0.2%	0.3%
Outer Wānaka	0.4%	0.4%	0.5%
Upper Clutha Valley Other	-	-	-
Wānaka Central	9.2%	9.8%	10.0%
Wānaka North	0.7%	0.7%	3.0%
Wānaka Waterfront	1.0%	1.2%	1.8%
Wānaka West	2.5%	2.5%	2.5%
Wānaka Ward	**16.8%**	**17.5%**	**21.0%**
District	**100.0%**	**100.0%**	**100.0%**

Commercial allocation	Short	Medium	Long
Albert Town	-	-	0.2%
Cardrona Other	-	-	-
Cardrona Valley	2.6%	2.5%	1.9%
Hawea Flat	-	-	-
Lake Hawea	0.2%	0.2%	0.3%
Luggate	0.1%	0.1%	0.7%
Northlake	-	-	0.2%
Outer Wānaka	-	-	0.0%
Upper Clutha Valley Other	-	-	-
Wānaka Central	14.2%	15.3%	15.9%
Wānaka North	0.4%	0.5%	5.1%
Wānaka Waterfront	0.2%	0.5%	1.7%
Wānaka West	0.2%	0.2%	0.2%
Wānaka Ward	**17.8%**	**19.3%**	**26.2%**
District	**100.0%**	**100.0%**	**100.0%**

Note - percentages are based on the estimated gross floor area.

6.3   Methodology

QUEENSTOWN LAKES DISTRICT COUNCIL

	DISTRICT	SUB-DISTRICT ALLOCATION	LEGEND

LEGEND
UD = user defined input(s)

RESIDENT POPULATION

RESIDENTS (DISTRICT)
Existing
+
Migration (SNZ + UD)
+
Natural change (SNZ)

RESIDENTS (SUB-DISTRICT ALLOCATION)
District **RESIDENTS** growth
x
Residents & houses allocation %
(capacity - S, M, L)

Migration = time dependent input profile

HOUSES

RESIDENTS HOUSES (DISTRICT)
RESIDENTS
x
Household size (SNZ)

HOLIDAY HOUSES (DISTRICT)
Existing
+
Historical average holiday house growth
(UD)

RESIDENT HOUSES (SUB-DISTRICT)
Existing
+
RESIDENTS growth ÷ household size

HOLIDAY HOUSES (SUB-DISTRICT)
TOTAL HOUSES
-
RESIDENTS HOUSES

Historical average holiday house growth = 119 p.a.

TOTAL HOUSES (DISTRICT)
RESIDENTS HOUSES
+
HOLIDAY HOUSES

TOTAL HOUSES (SUB-DISTRICT)
District **TOTAL HOUSES** growth
x
Residents & houses allocation %
(capacity - S, M, L)

VISITORS

ADV : population ratio = average day visitors per resident = 0.50

PDV : ADV ratio = peak day visitors per average day vistor = 2.50

AVERAGE DAY VISITORS (DISTRICT)
RESIDENTS
x
PDV : ADV ratio (UD)

PEAK DAY VISITORS (DISTRICT)
AVERAGE DAY VISITORS
x
ADV : population ratio (UD)

AVERAGE DAY VISITORS (SUB-DISTRICT)
District **AVERAGE DAY VISITORS**
x
[AD TH weight (UD) x share of **TOTAL HOUSES**
+
AD VSU weight (UD) x share of **VISITOR STAY UNITS**]

PEAK DAY VISITORS (SUB-DISTRICT)
District **PEAK DAY VISITORS**
x
[PD TH weight (UD) x share of **TOTAL HOUSES**
+
PD VSU weight (UD) x share of **VISITOR STAY UNITS**]

AD TH weight = share of district total houses weighting (for average day visitors) = 33%
AD VSU weight = share of district visitor stay units weighting (for average day visitors) = 67%
PD TH weight = share of district total houses weighting (for peak day visitors) = 60%
PD VSU weight = share of district visitor stay units weighting (for peak day visitors) = 40%

RATING UNITS & STAY UNITS

RESIDENTIAL RUs (DISTRICT)
Sum of locations

COUNTRY DWELLING RUs (DISTRICT)
Sum of locations

RESIDENTIAL RUs (SUB-DISTRICT)
TOTAL HOUSES growth
x
Res. RU share of house growth (UD - existing split)

COUNTRY DWELLING RUs (SUB-DISTRICT)
TOTAL HOUSES growth
x
CD RU share of house growth (UD - existing split)

Res. RU share of house growth = share of house growth allocated to residential RUs

CD RU share of house growth = share of house growth allocated to country dwelling RUs

MU - ACCOMMODATION RUs (DISTRICT)
Sum of locations

MU - COMMERCIAL RUs (DISTRICT)
Sum of locations

MU - ACCOMMODATION RUs (SUB-DISTRICT)
TOTAL HOUSES growth
x
MU-A RU share of house growth
(UD - existing split)

MU - COMMERCIAL RUs (SUB-DISTRICT)
TOTAL HOUSES growth
x
MU-C RU share of house growth
(UD - existing split)

MU-A. RU share of house growth = share of house growth allocated to MU-A RUs
MU-C RU share of house growth = share of house growth allocated to MU-C RUs

ACCOMMODATION RUs (DISTRICT)
Existing
x
[1 + **AVERAGE DAY VISITORS** growth %]

VISITOR STAY UNITS (DISTRICT)
Existing
x
[1 + **AVERAGE DAY VISITORS** growth %]

ACCOMMODATION RUs (SUB-DISTRICT)
Existing
+
[District **Accommodation RUs** growth
x
VA allocation % (UD - capacity S,M,L)]

VISITOR STAY UNITS (SUB-DISTRICT)
Existing
+
[District **Accommodation RUs** growth
x
VA allocation % (UD - capacity S,M,L)]

COMMERCIAL RUs (DISTRICT)
Existing
x
[1 + **RESIDENTS** growth %]

HYDRO/OTHER RUs (DISTRICT)
No change

COMMERCIAL RUs (SUB-DISTRICT)
Existing
+
[District **Commercial** RUs growth
x
Com. allocation % (UD - capacity S,M,L)]

HYDRO/OTHER RUs (SUB-DISTRICT)
No change

VACANT RUs (DISTRICT)
No change

PRIMARY INDUSTRY RUs (DISTRICT)
No change

VACANT RUs (SUB-DISTRICT)
No change

PRIMARY INDUSTRY RUs (SUB-DISTRICT)
No change

6.4 Detailed growth projections – District, ward and town(ship)/settlement level

Table 7 : Detailed results – District, ward, town(ship) or settlement

Variable	2025	2035	2045	2055	Change	2025 to 2035 Annual change	% Change	Change	2025 to 2055 Annual change	% Change
District										
Residents	53,940	68,872	83,298	97,764	14,932	1,493	2.5%	43,824	1,461	2.0%
Total Houses	26,200	33,939	41,745	49,839	7,739	774	2.6%	23,639	788	2.2%
Average Day Visitors	26,970	34,436	41,649	48,882	7,466	747	2.5%	21,912	730	2.0%
Peak Day Visitors	67,425	86,090	104,123	122,205	18,665	1,867	2.5%	54,780	1,826	2.0%
Average Day Population	80,910	103,308	124,947	146,646	22,398	2,240	2.5%	65,736	2,191	2.0%
Total Rating Units	31,946	40,961	50,055	59,447	9,016	902	2.5%	27,501	917	2.1%
Whakatipu Ward										
Residents	34,529	42,747	50,665	58,605	8,219	822	2.2%	24,077	803	1.8%
Total Houses	16,029	20,291	24,575	29,017	4,262	426	2.4%	12,989	433	2.0%
Average Day Visitors	20,657	26,140	31,250	36,375	5,483	548	2.4%	15,718	524	1.9%
Peak Day Visitors	47,485	59,798	71,394	83,023	12,313	1,231	2.3%	35,538	1,185	1.9%
Average Day Population	55,185	68,887	81,916	94,980	13,702	1,370	2.2%	39,795	1,326	1.8%
Total Rating Units	19,762	25,067	30,348	35,794	5,304	530	2.4%	16,032	534	2.0%
Arrowtown										
Residents	2,945	3,087	3,157	3,227	141	14	0.5%	281	9	0.3%
Total Houses	1,642	1,715	1,752	1,791	73	7	0.4%	150	5	0.3%
Average Day Visitors	826	881	931	982	55	6	0.6%	156	5	0.6%
Peak Day Visitors	2,929	3,061	3,145	3,229	133	13	0.4%	301	10	0.3%
Average Day Population	3,771	3,968	4,088	4,208	197	20	0.5%	437	15	0.4%
Total Rating Units	1,577	1,657	1,705	1,755	80	8	0.5%	178	6	0.4%
Arthurs Point										
Residents	1,359	1,841	2,060	2,279	481	48	3.1%	920	31	1.7%
Total Houses	635	884	1,002	1,125	249	25	3.4%	490	16	1.9%
Average Day Visitors	649	803	905	1,007	153	15	2.1%	358	12	1.5%
Peak Day Visitors	1,628	2,101	2,357	2,614	473	47	2.6%	986	33	1.6%
Average Day Population	2,009	2,643	2,964	3,286	635	63	2.8%	1,278	43	1.7%
Total Rating Units	580	842	975	1,112	262	26	3.8%	532	18	2.2%

Variable	2025	2035	2045	2055	2025 to 2035			2025 to 2055		
					Change	Annual change	% Change	Change	Annual change	% Change
Frankton										
Residents	3,989	5,112	6,408	7,707	1,123	112	2.5%	3,718	124	2.2%
Total Houses	1,885	2,467	3,168	3,895	583	58	2.7%	2,011	67	2.4%
Average Day Visitors	2,038	3,675	4,966	6,259	1,638	164	6.1%	4,222	141	3.8%
Peak Day Visitors	4,996	8,016	10,609	13,209	3,020	302	4.8%	8,213	274	3.3%
Average Day Population	6,027	8,788	11,373	13,966	2,761	276	3.8%	7,939	265	2.8%
Total Rating Units	2,292	3,338	4,384	5,459	1,046	105	3.8%	3,167	106	2.9%
Frankton Arm										
Residents	2,246	2,688	2,968	3,249	442	44	1.8%	1,002	33	1.2%
Total Houses	1,170	1,399	1,550	1,707	229	23	1.8%	537	18	1.3%
Average Day Visitors	2,401	2,772	3,091	3,412	371	37	1.4%	1,011	34	1.2%
Peak Day Visitors	4,806	5,577	6,184	6,793	771	77	1.5%	1,987	66	1.2%
Average Day Population	4,647	5,460	6,059	6,661	812	81	1.6%	2,013	67	1.2%
Total Rating Units	1,658	1,938	2,143	2,353	280	28	1.6%	695	23	1.2%
Gibbston Valley										
Residents	268	367	404	442	99	10	3.2%	174	6	1.7%
Total Houses	155	206	226	247	51	5	2.9%	92	3	1.6%
Average Day Visitors	166	199	220	241	33	3	1.8%	75	2	1.2%
Peak Day Visitors	408	507	555	603	99	10	2.2%	195	6	1.3%
Average Day Population	434	566	624	683	132	13	2.7%	248	8	1.5%
Total Rating Units	235	289	312	336	54	5	2.1%	101	3	1.2%
Glenorchy Other										
Residents	150	150	150	150	0	0	0.0%	0	0	0.0%
Total Houses	121	121	121	121	0	0	0.0%	0	0	0.0%
Average Day Visitors	131	143	155	166	12	1	0.9%	36	1	0.8%
Peak Day Visitors	320	337	352	368	17	2	0.5%	48	2	0.5%
Average Day Population	280	293	304	316	12	1	0.4%	36	1	0.4%
Total Rating Units	180	182	185	187	2	0	0.1%	7	0	0.1%

Variable	2025	2035	2045	2055	2025 to 2035			2025 to 2055		
					Change	Annual change	% Change	Change	Annual change	% Change
Glenorchy Township										
Residents	414	546	597	648	132	13	2.8%	234	8	1.5%
Total Houses	235	303	331	359	68	7	2.6%	124	4	1.4%
Average Day Visitors	375	446	510	573	72	7	1.8%	199	7	1.4%
Peak Day Visitors	804	977	1,095	1,213	173	17	2.0%	409	14	1.4%
Average Day Population	789	992	1,107	1,221	203	20	2.3%	433	14	1.5%
Total Rating Units	376	453	494	536	78	8	1.9%	161	5	1.2%
Jacks Point										
Residents	4,356	5,881	7,950	10,025	1,525	153	3.0%	5,669	189	2.8%
Total Houses	1,804	2,597	3,717	4,878	794	79	3.7%	3,074	102	3.4%
Average Day Visitors	622	1,047	1,452	1,858	424	42	5.3%	1,236	41	3.7%
Peak Day Visitors	2,790	4,205	5,886	7,571	1,415	142	4.2%	4,781	159	3.4%
Average Day Population	4,978	6,928	9,401	11,882	1,950	195	3.4%	6,905	230	2.9%
Total Rating Units	2,452	3,300	4,436	5,614	848	85	3.0%	3,162	105	2.8%
Kelvin Heights										
Residents	1,325	1,909	2,165	2,422	583	58	3.7%	1,097	37	2.0%
Total Houses	724	1,025	1,164	1,308	301	30	3.5%	584	19	2.0%
Average Day Visitors	1,029	1,252	1,411	1,571	223	22	2.0%	541	18	1.4%
Peak Day Visitors	2,289	2,919	3,278	3,639	629	63	2.5%	1,350	45	1.6%
Average Day Population	2,355	3,161	3,577	3,993	806	81	3.0%	1,638	55	1.8%
Total Rating Units	1,341	1,665	1,828	1,997	324	32	2.2%	656	22	1.3%
Kingston										
Residents	444	909	1,159	1,411	465	46	7.4%	967	32	3.9%
Total Houses	304	546	681	822	241	24	6.0%	518	17	3.4%
Average Day Visitors	126	213	262	312	87	9	5.4%	186	6	3.1%
Peak Day Visitors	502	872	1,073	1,273	371	37	5.7%	772	26	3.2%
Average Day Population	570	1,121	1,421	1,722	552	55	7.0%	1,153	38	3.8%
Total Rating Units	367	610	748	891	243	24	5.2%	524	17	3.0%

Variable	2025	2035	2045	2055	2025 to 2035			2025 to 2055		
					Change	Annual change	% Change	Change	Annual change	% Change
Ladies Mile										
Residents	54	668	1,491	2,317	614	61	28.7%	2,263	75	13.4%
Total Houses	22	342	787	1,250	320	32	31.6%	1,228	41	14.4%
Average Day Visitors	9	191	453	715	183	18	35.8%	706	24	15.7%
Peak Day Visitors	36	634	1,465	2,299	598	60	33.2%	2,263	75	14.9%
Average Day Population	63	859	1,944	3,032	796	80	29.9%	2,969	99	13.8%
Total Rating Units	36	384	870	1,373	348	35	26.6%	1,337	45	12.9%
Lake Hayes										
Residents	341	351	356	361	10	1	0.3%	20	1	0.2%
Total Houses	257	262	265	268	5	1	0.2%	11	0	0.1%
Average Day Visitors	167	179	189	199	12	1	0.7%	32	1	0.6%
Peak Day Visitors	516	535	548	562	20	2	0.4%	46	2	0.3%
Average Day Population	508	530	545	560	22	2	0.4%	52	2	0.3%
Total Rating Units	327	334	338	343	7	1	0.2%	17	1	0.2%
Lake Hayes Estate										
Residents	2,616	2,697	2,836	2,977	80	8	0.3%	360	12	0.4%
Total Houses	813	855	930	1,008	42	4	0.5%	195	7	0.7%
Average Day Visitors	291	302	324	346	12	1	0.4%	56	2	0.6%
Peak Day Visitors	1,273	1,321	1,414	1,509	48	5	0.4%	236	8	0.6%
Average Day Population	2,907	2,999	3,161	3,323	92	9	0.3%	416	14	0.4%
Total Rating Units	793	835	911	989	42	4	0.5%	196	7	0.7%
Millbrook										
Residents	158	257	294	332	99	10	5.0%	174	6	2.5%
Total Houses	261	312	332	353	51	5	1.8%	92	3	1.0%
Average Day Visitors	422	486	535	585	64	6	1.4%	163	5	1.1%
Peak Day Visitors	901	1,046	1,135	1,224	144	14	1.5%	323	11	1.0%
Average Day Population	580	743	830	917	163	16	2.5%	337	11	1.5%
Total Rating Units	345	404	433	462	59	6	1.6%	117	4	1.0%

Variable	2025	2035	2045	2055	2025 to 2035			2025 to 2055		
					Change	Annual change	% Change	Change	Annual change	% Change
Outer Whakatipu Other										
Residents	314	446	496	546	132	13	3.6%	232	8	1.9%
Total Houses	169	237	264	292	68	7	3.4%	123	4	1.8%
Average Day Visitors	159	196	217	238	37	4	2.1%	79	3	1.4%
Peak Day Visitors	412	534	588	643	122	12	2.6%	231	8	1.5%
Average Day Population	473	641	713	784	168	17	3.1%	311	10	1.7%
Total Rating Units	335	406	435	466	70	7	1.9%	131	4	1.1%
Quail Rise										
Residents	788	1,356	2,337	3,320	568	57	5.6%	2,532	84	4.9%
Total Houses	333	628	1,159	1,710	296	30	6.6%	1,377	46	5.6%
Average Day Visitors	132	326	557	788	194	19	9.4%	656	22	6.1%
Peak Day Visitors	541	1,126	1,992	2,859	586	59	7.6%	2,318	77	5.7%
Average Day Population	920	1,681	2,893	4,108	761	76	6.2%	3,188	106	5.1%
Total Rating Units	350	678	1,229	1,800	328	33	6.8%	1,449	48	5.6%
Queenstown Central										
Residents	993	1,362	1,921	2,481	368	37	3.2%	1,488	50	3.1%
Total Houses	398	590	892	1,206	192	19	4.0%	808	27	3.8%
Average Day Visitors	5,345	6,360	7,389	8,421	1,015	101	1.8%	3,077	103	1.5%
Peak Day Visitors	8,427	10,137	11,974	13,815	1,711	171	1.9%	5,388	180	1.7%
Average Day Population	6,338	7,721	9,310	10,903	1,383	138	2.0%	4,564	152	1.8%
Total Rating Units	1,209	1,597	2,111	2,638	388	39	2.8%	1,429	48	2.6%
Queenstown East										
Residents	1,476	1,641	1,837	2,033	165	16	1.1%	556	19	1.1%
Total Houses	898	983	1,089	1,199	86	9	0.9%	301	10	1.0%
Average Day Visitors	2,421	2,757	3,073	3,391	336	34	1.3%	970	32	1.1%
Peak Day Visitors	4,556	5,133	5,697	6,263	577	58	1.2%	1,707	57	1.1%
Average Day Population	3,897	4,398	4,910	5,424	500	50	1.2%	1,527	51	1.1%
Total Rating Units	1,159	1,297	1,457	1,621	138	14	1.1%	462	15	1.1%

Variable	2025	2035	2045	2055	2025 to 2035 Change	Annual change	% Change	2025 to 2055 Change	Annual change	% Change
Queenstown Hill										
Residents	92	607	797	987	515	51	20.8%	895	30	8.2%
Total Houses	46	312	415	522	266	27	21.0%	475	16	8.4%
Average Day Visitors	16	106	138	171	90	9	20.8%	155	5	8.2%
Peak Day Visitors	72	475	622	768	404	40	20.8%	697	23	8.2%
Average Day Population	108	713	935	1,158	605	60	20.8%	1,050	35	8.2%
Total Rating Units	46	312	415	522	266	27	21.0%	475	16	8.4%
Shotover Country										
Residents	3,767	3,856	3,928	4,000	88	9	0.2%	233	8	0.2%
Total Houses	1,439	1,484	1,523	1,564	45	5	0.3%	124	4	0.3%
Average Day Visitors	497	506	511	516	9	1	0.2%	19	1	0.1%
Peak Day Visitors	2,228	2,265	2,286	2,308	37	4	0.2%	80	3	0.1%
Average Day Population	4,265	4,362	4,439	4,516	97	10	0.2%	252	8	0.2%
Total Rating Units	1,032	1,077	1,116	1,157	45	5	0.4%	124	4	0.4%
Sunshine Bay-Fernhill										
Residents	3,604	3,680	3,732	3,783	77	8	0.2%	180	6	0.2%
Total Houses	1,486	1,526	1,553	1,582	40	4	0.3%	96	3	0.2%
Average Day Visitors	1,371	1,514	1,646	1,778	144	14	1.0%	407	14	0.9%
Peak Day Visitors	3,586	3,820	4,019	4,218	234	23	0.6%	633	21	0.5%
Average Day Population	4,974	5,195	5,378	5,561	221	22	0.4%	587	20	0.4%
Total Rating Units	1,481	1,546	1,601	1,657	65	7	0.4%	175	6	0.4%
Whakatipu Basin Other										
Residents	1,150	1,153	1,159	1,165	4	0	0.0%	16	1	0.0%
Total Houses	630	632	635	638	2	0	0.0%	8	0	0.0%
Average Day Visitors	434	463	490	517	29	3	0.7%	83	3	0.6%
Peak Day Visitors	1,299	1,336	1,368	1,401	36	4	0.3%	102	3	0.3%
Average Day Population	1,583	1,616	1,649	1,682	33	3	0.2%	98	3	0.2%
Total Rating Units	822	829	838	846	7	1	0.1%	24	1	0.1%

Variable	2025	2035	2045	2055	2025 to 2035			2025 to 2055		
					Change	Annual change	% Change	Change	Annual change	% Change
Warren Park										
Residents	1,678	2,186	2,465	2,744	508	51	2.7%	1,067	36	1.7%
Total Houses	602	866	1,017	1,173	264	26	3.7%	571	19	2.2%
Average Day Visitors	1,031	1,323	1,825	2,328	292	29	2.5%	1,296	43	2.8%
Peak Day Visitors	2,167	2,864	3,752	4,642	697	70	2.8%	2,475	83	2.6%
Average Day Population	2,709	3,509	4,290	5,072	800	80	2.6%	2,363	79	2.1%
Total Rating Units	768	1,091	1,383	1,683	323	32	3.6%	915	30	2.6%
Wānaka Ward										
Residents	**19,411**	**26,125**	**32,633**	**39,159**	**6,713**	**671**	**3.0%**	**19,747**	**658**	**2.4%**
Total Houses	**10,171**	**13,648**	**17,170**	**20,822**	**3,477**	**348**	**3.0%**	**10,650**	**355**	**2.4%**
Average Day Visitors	**6,313**	**8,296**	**10,399**	**12,507**	**1,983**	**198**	**2.8%**	**6,194**	**206**	**2.3%**
Peak Day Visitors	**19,940**	**26,292**	**32,729**	**39,182**	**6,352**	**635**	**2.8%**	**19,242**	**641**	**2.3%**
Average Day Population	**25,725**	**34,421**	**43,031**	**51,666**	**8,696**	**870**	**3.0%**	**25,941**	**865**	**2.4%**
Total Rating Units	**12,183**	**15,895**	**19,707**	**23,652**	**3,711**	**371**	**2.7%**	**11,469**	**382**	**2.2%**
Albert Town										
Residents	2,259	2,388	2,481	2,573	129	13	0.6%	314	10	0.4%
Total Houses	1,026	1,092	1,142	1,194	66	7	0.6%	168	6	0.5%
Average Day Visitors	503	542	578	613	39	4	0.8%	110	4	0.7%
Peak Day Visitors	1,811	1,922	2,006	2,091	111	11	0.6%	280	9	0.5%
Average Day Population	2,762	2,931	3,058	3,186	169	17	0.6%	424	14	0.5%
Total Rating Units	1,080	1,151	1,206	1,263	70	7	0.6%	183	6	0.5%
Cardrona Other										
Residents	660	660	660	660	0	0	0.0%	0	0	0.0%
Total Houses	312	312	312	312	0	0	0.0%	0	0	0.0%
Average Day Visitors	224	240	254	268	16	2	0.7%	43	1	0.6%
Peak Day Visitors	658	677	692	708	19	2	0.3%	50	2	0.2%
Average Day Population	884	900	914	928	16	2	0.2%	44	1	0.2%
Total Rating Units	357	360	363	366	3	0	0.1%	9	0	0.1%

Variable	2025	2035	2045	2055	Change	2025 to 2035 Annual change	% Change	Change	2025 to 2055 Annual change	% Change
Cardrona Valley										
Residents	204	669	919	1,170	465	46	12.6%	966	32	6.0%
Total Houses	145	386	522	662	241	24	10.3%	517	17	5.2%
Average Day Visitors	175	335	439	544	160	16	6.7%	369	12	3.9%
Peak Day Visitors	412	894	1,179	1,465	482	48	8.1%	1,054	35	4.3%
Average Day Population	379	1,003	1,358	1,714	624	62	10.2%	1,335	44	5.2%
Total Rating Units	309	574	728	888	265	27	6.4%	579	19	3.6%
Hawea Flat										
Residents	632	698	723	748	66	7	1.0%	116	4	0.6%
Total Houses	238	272	285	299	34	3	1.3%	61	2	0.8%
Average Day Visitors	82	92	95	98	10	1	1.2%	16	1	0.6%
Peak Day Visitors	367	414	427	440	46	5	1.2%	73	2	0.6%
Average Day Population	713	790	818	846	76	8	1.0%	132	4	0.6%
Total Rating Units	243	277	291	305	34	3	1.3%	61	2	0.8%
Lake Hawea										
Residents	2,281	3,599	4,778	5,960	1,318	132	4.7%	3,679	123	3.3%
Total Houses	1,128	1,813	2,451	3,112	684	68	4.9%	1,984	66	3.4%
Average Day Visitors	456	696	914	1,132	241	24	4.3%	676	23	3.1%
Peak Day Visitors	1,845	2,884	3,816	4,750	1,039	104	4.6%	2,905	97	3.2%
Average Day Population	2,737	4,296	5,692	7,092	1,559	156	4.6%	4,355	145	3.2%
Total Rating Units	1,507	2,195	2,836	3,502	688	69	3.8%	1,995	66	2.9%
Luggate										
Residents	699	979	1,083	1,187	280	28	3.4%	488	16	1.8%
Total Houses	296	440	496	555	144	14	4.1%	259	9	2.1%
Average Day Visitors	102	151	184	218	49	5	4.0%	116	4	2.6%
Peak Day Visitors	457	673	771	870	216	22	3.9%	414	14	2.2%
Average Day Population	801	1,129	1,267	1,405	329	33	3.5%	604	20	1.9%
Total Rating Units	301	447	509	573	146	15	4.0%	272	9	2.2%

Variable	2025	2035	2045	2055	2025 to 2035			2025 to 2055		
					Change	Annual change	% Change	Change	Annual change	% Change
Northlake										
Residents	1,878	2,256	2,401	2,546	378	38	1.9%	667	22	1.0%
Total Houses	645	840	918	999	195	19	2.7%	354	12	1.5%
Average Day Visitors	309	385	422	459	76	8	2.2%	149	5	1.3%
Peak Day Visitors	1,128	1,430	1,548	1,668	302	30	2.4%	540	18	1.3%
Average Day Population	2,188	2,641	2,823	3,004	454	45	1.9%	817	27	1.1%
Total Rating Units	891	1,088	1,170	1,254	197	20	2.0%	363	12	1.1%
Outer Wānaka										
Residents	402	468	493	518	66	7	1.5%	116	4	0.8%
Total Houses	293	327	341	355	34	3	1.1%	61	2	0.6%
Average Day Visitors	255	287	311	336	32	3	1.2%	82	3	0.9%
Peak Day Visitors	684	763	807	852	79	8	1.1%	168	6	0.7%
Average Day Population	656	755	804	854	98	10	1.4%	197	7	0.9%
Total Rating Units	300	338	356	374	38	4	1.2%	74	2	0.7%
Upper Clutha Valley Other										
Residents	312	378	403	428	66	7	1.9%	116	4	1.1%
Total Houses	214	248	262	276	34	3	1.5%	62	2	0.8%
Average Day Visitors	73	84	87	90	10	1	1.3%	17	1	0.7%
Peak Day Visitors	331	378	392	406	47	5	1.3%	75	2	0.7%
Average Day Population	385	462	490	518	76	8	1.8%	133	4	1.0%
Total Rating Units	212	246	260	274	34	3	1.5%	62	2	0.9%
Wānaka Central										
Residents	1,807	4,279	6,576	8,880	2,471	247	9.0%	7,073	236	5.5%
Total Houses	1,178	2,458	3,701	4,991	1,280	128	7.6%	3,813	127	4.9%
Average Day Visitors	1,157	2,048	2,931	3,816	891	89	5.9%	2,659	89	4.1%
Peak Day Visitors	2,948	5,566	8,090	10,620	2,618	262	6.6%	7,672	256	4.4%
Average Day Population	2,964	6,327	9,507	12,697	3,363	336	7.9%	9,733	324	5.0%
Total Rating Units	1,531	2,957	4,353	5,797	1,426	143	6.8%	4,266	142	4.5%

Variable	2025	2035	2045	2055	2025 to 2035			2025 to 2055		
					Change	Annual change	% Change	Change	Annual change	% Change
Wānaka North										
Residents	3,919	4,356	4,545	4,733	437	44	1.1%	814	27	0.6%
Total Houses	1,601	1,827	1,928	2,034	226	23	1.3%	433	14	0.8%
Average Day Visitors	719	823	992	1,162	104	10	1.4%	443	15	1.6%
Peak Day Visitors	2,726	3,087	3,412	3,738	361	36	1.3%	1,011	34	1.1%
Average Day Population	4,638	5,179	5,537	5,895	541	54	1.1%	1,257	42	0.8%
Total Rating Units	1,872	2,110	2,259	2,412	238	24	1.2%	540	18	0.8%
Wānaka Waterfront										
Residents	2,260	2,434	2,543	2,651	175	17	0.7%	392	13	0.5%
Total Houses	1,639	1,730	1,788	1,849	90	9	0.5%	209	7	0.4%
Average Day Visitors	890	970	1,065	1,161	80	8	0.9%	271	9	0.9%
Peak Day Visitors	3,022	3,210	3,382	3,555	187	19	0.6%	533	18	0.5%
Average Day Population	3,150	3,404	3,608	3,813	255	25	0.8%	663	22	0.6%
Total Rating Units	1,854	1,957	2,038	2,122	103	10	0.5%	268	9	0.5%
Wānaka West										
Residents	2,098	2,961	5,030	7,105	863	86	3.5%	5,006	167	4.1%
Total Houses	1,456	1,904	3,023	4,184	448	45	2.7%	2,728	91	3.6%
Average Day Visitors	1,369	1,644	2,127	2,611	275	28	1.8%	1,242	41	2.2%
Peak Day Visitors	3,552	4,397	6,206	8,020	845	85	2.2%	4,468	149	2.8%
Average Day Population	3,467	4,605	7,156	9,715	1,138	114	2.9%	6,248	208	3.5%
Total Rating Units	1,726	2,196	3,339	4,524	470	47	2.4%	2,798	93	3.3%