



# Queenstown Lakes District Demand Projections

May 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 May 2025. They are an update from the previous growth projections developed in March 2022. This report supersedes a March-2025 version as the latest SNZ figures have been incorporated.

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               |                           |

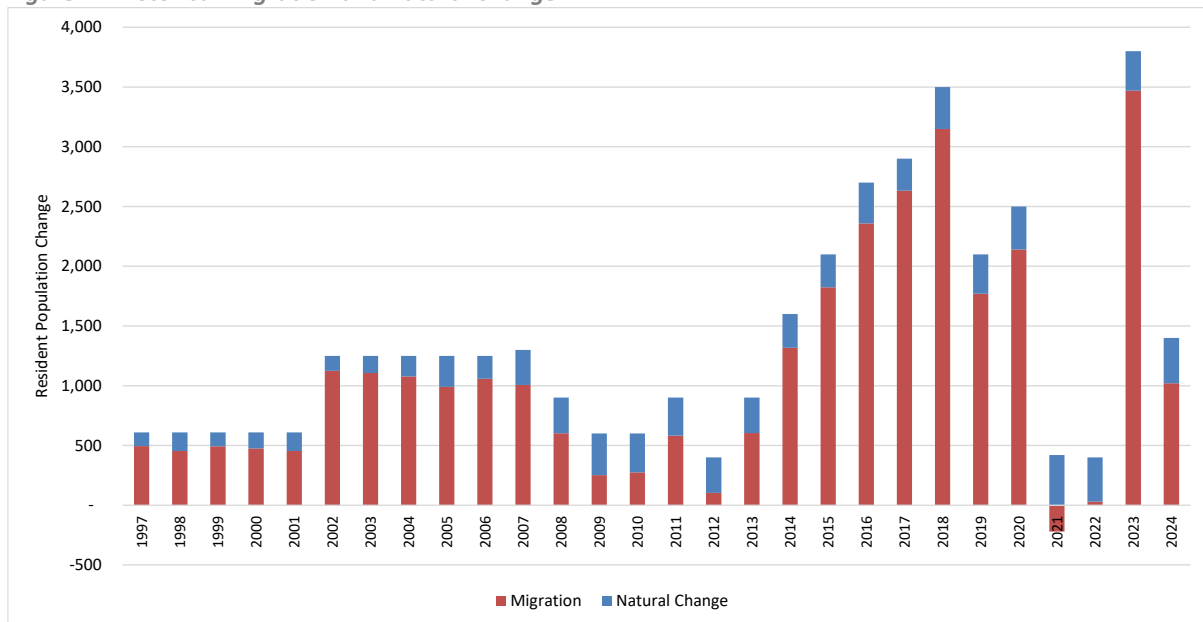
These projections forecast the anticipated level of demand QLDC plans to have the resources to manage and accommodate over a 30-year period. While the demand projections are indicative of what QLDC’s strategic decision making is based on, it is understood the projected change may take shorter or longer 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 3,450 people in 2023 is very high, but a four-year average over 2021 to 2024 is around 1,075 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.<br>2025 = 2.50<br>2035= 2.45<br>2045= 2.40<br>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<sup>1</sup>.
- 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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<sup>1</sup> As reflected in the 2020 – 2023 QLDC Quarterly Monitoring Reports – National Policy Statement Urban Development  
Version : May 2025

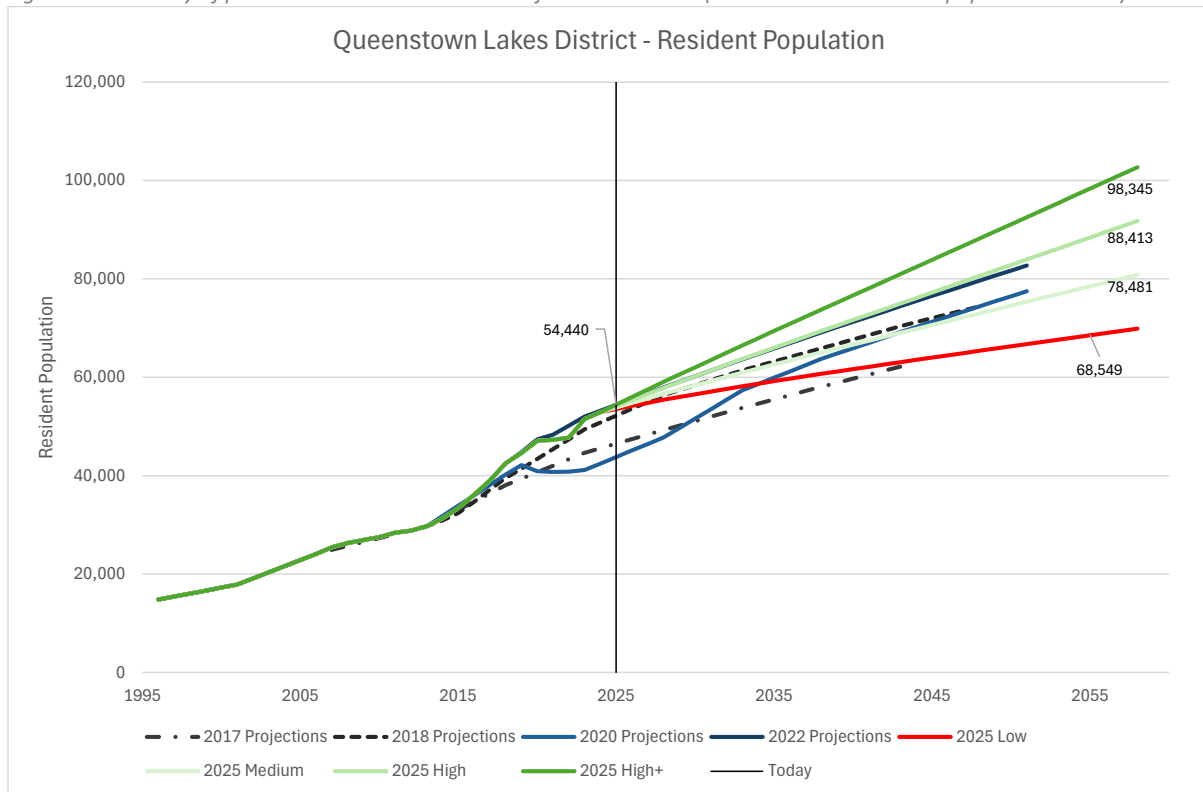
### 3.3 Scenarios

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 over 54,000 people. While this equates to an annual growth rate of around 4.6% (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 98,300 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 23,500 houses is higher than the previous projections.
- The increase in visitor numbers takes the average day total population to nearly 148,000 people. On the peak day the population is nearly 223,00 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<sup>2</sup> and 165m<sup>2</sup> 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                      | 54,440  | 69,405  | 83,857  | 98,345  | 14,965       | 1,497         | 2.5%     | 43,905       | 1,464         | 2.0%     |
| Total Population (Average Day) | 81,660  | 104,108 | 125,786 | 147,518 | 22,448       | 2,245         | 2.5%     | 65,858       | 2,195         | 2.0%     |
| Total Houses                   | 26,194  | 33,889  | 41,647  | 49,690  | 7,695        | 770           | 2.6%     | 23,496       | 783           | 2.2%     |
| Residents Houses               | 21,577  | 28,082  | 34,650  | 41,503  | 6,505        | 650           | 2.7%     | 19,926       | 664           | 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)   | 27,220  | 34,703  | 41,929  | 49,173  | 7,483        | 748           | 2.5%     | 21,953       | 732           | 2.0%     |
| Total Visitors (Peak Day)      | 68,050  | 86,756  | 104,821 | 122,931 | 18,706       | 1,871         | 2.5%     | 54,881       | 1,829         | 2.0%     |
| Total Population (Peak Day)    | 122,490 | 156,161 | 188,678 | 221,276 | 33,671       | 3,367         | 2.5%     | 98,786       | 3,293         | 2.0%     |
| Total Rating Units             | 31,939  | 40,941  | 49,985  | 59,324  | 9,002        | 900           | 2.5%     | 27,385       | 913           | 2.1%     |
| Visitor Stay Units             | 11,168  | 14,169  | 17,119  | 20,077  | 3,001        | 300           | 2.4%     | 8,909        | 297           | 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   | 10,784        | 20%         | 17,683        | 18%         |
| 20-39 years  | 20,791        | 38%         | 28,581        | 29%         |
| 40-59 years  | 13,739        | 26%         | 22,831        | 24%         |
| 60+ years    | 9,126         | 17%         | 29,251        | 30%         |
| <b>Total</b> | <b>54,440</b> | <b>100%</b> | <b>98,345</b> | <b>100%</b> |

**Figure 3 : Queenstown Lakes age pyramid – portion of residents**

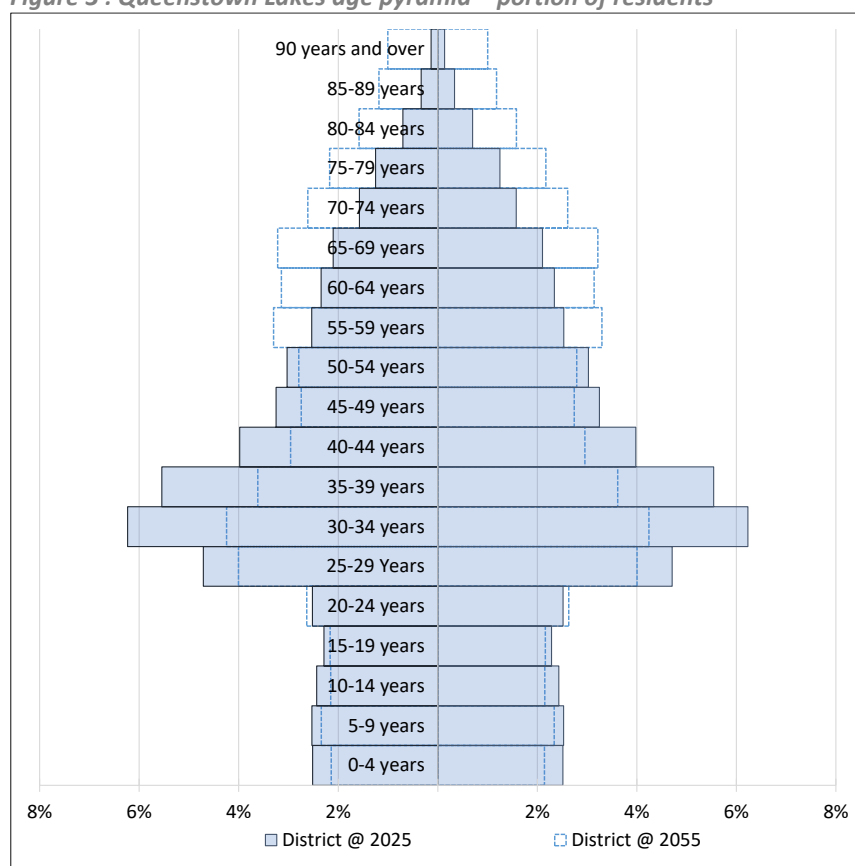
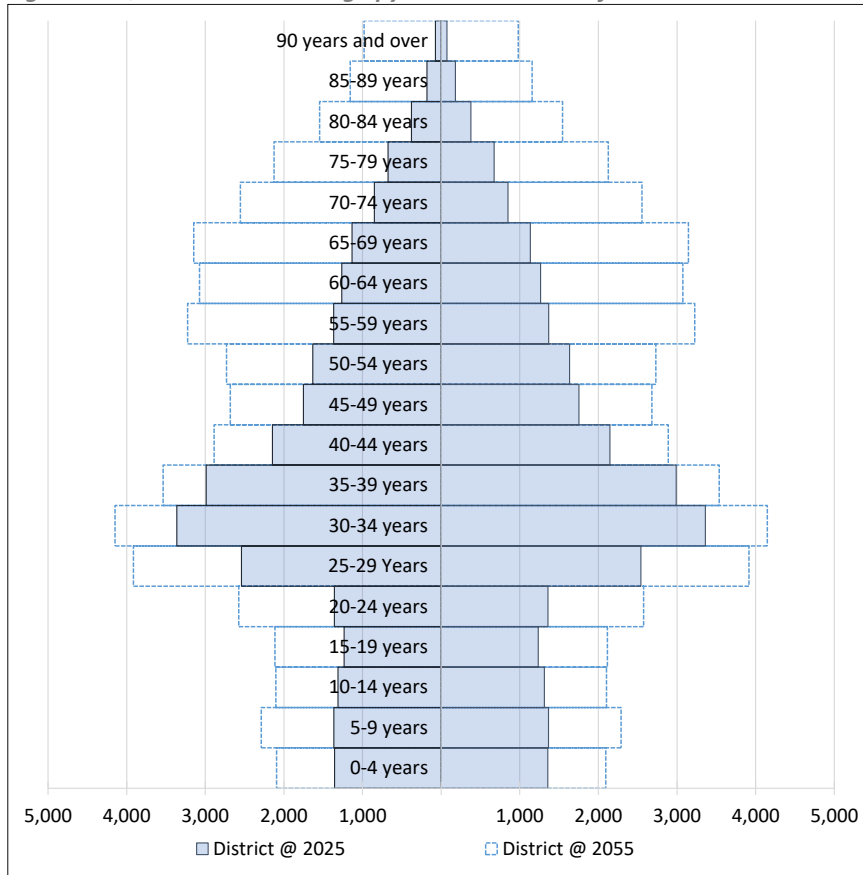


Figure 4 : Queenstown Lakes age pyramid – number of residents



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 Wanaka 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

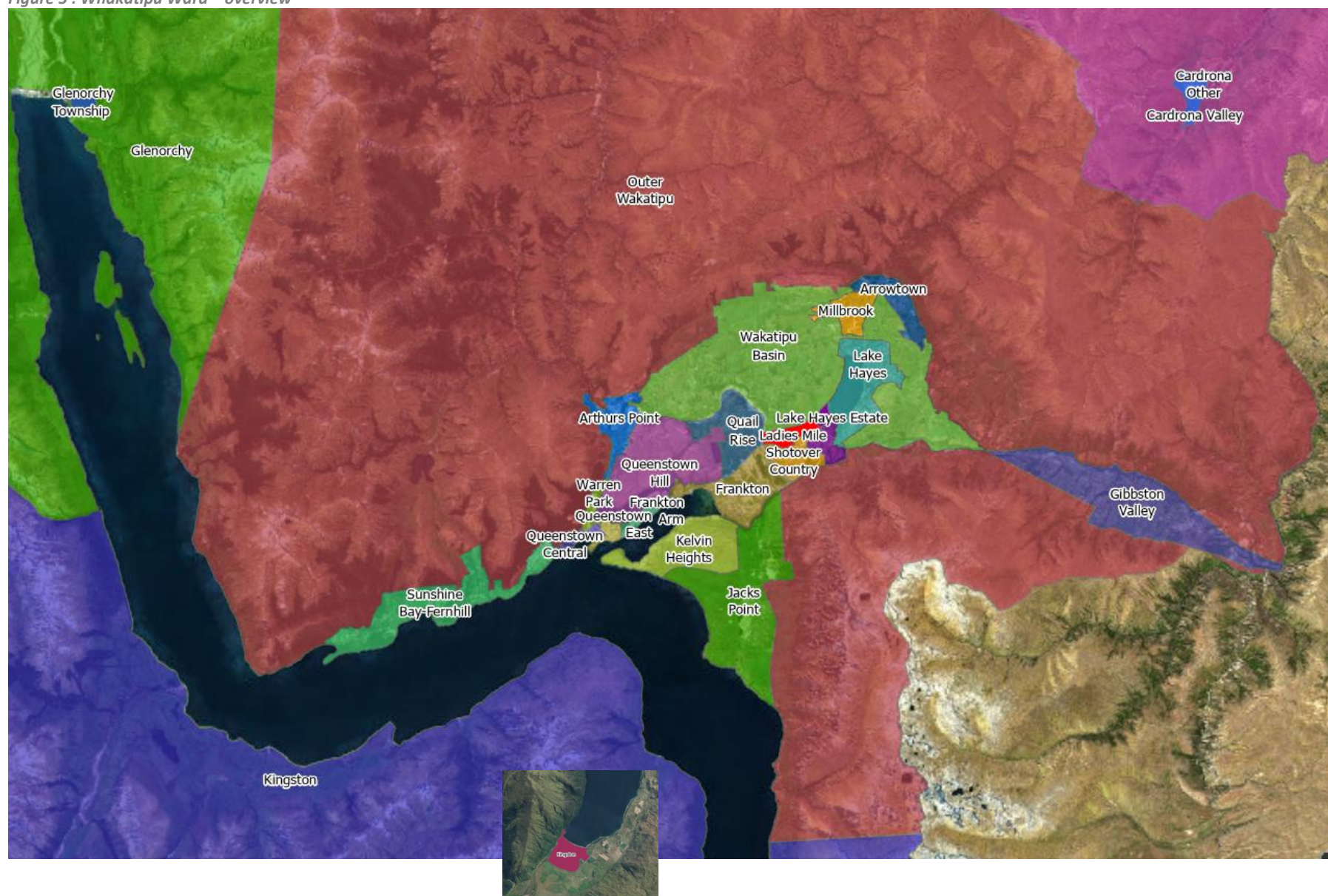




Figure 6 : Whakatipu Ward around Queenstown Town Centre



Figure 7 : Whakatipu Ward – the basin

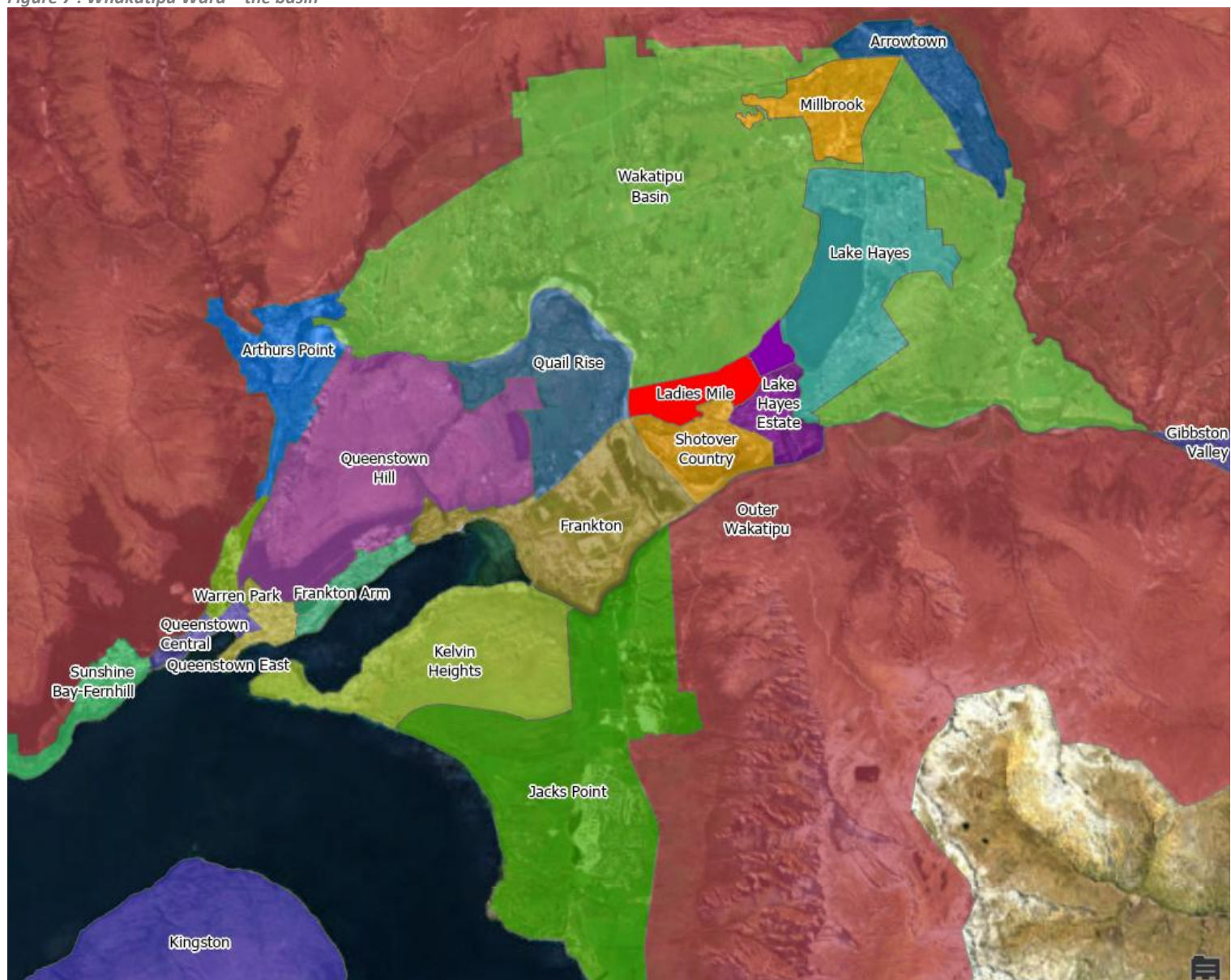




Figure 8 : Wānaka Ward - overview

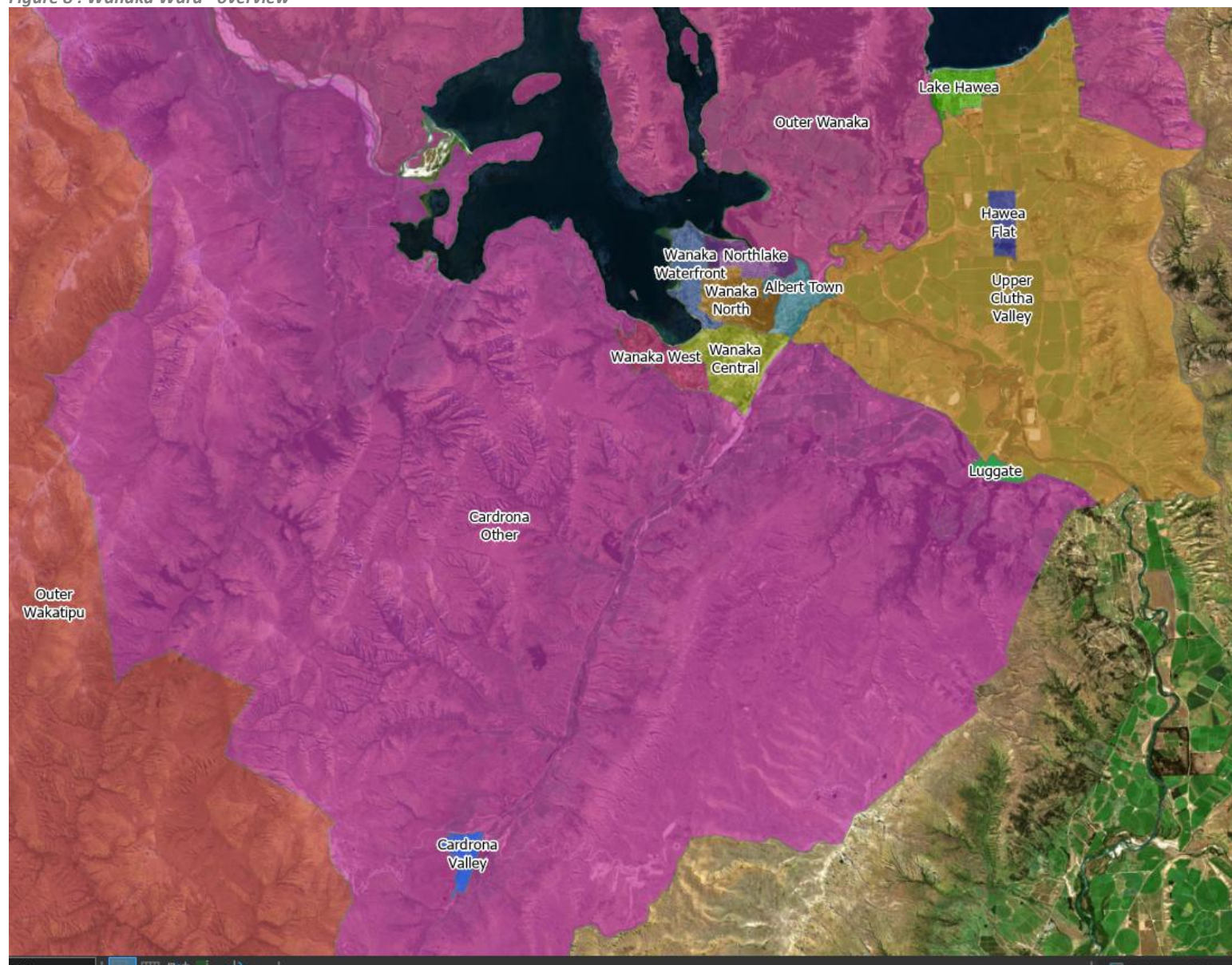
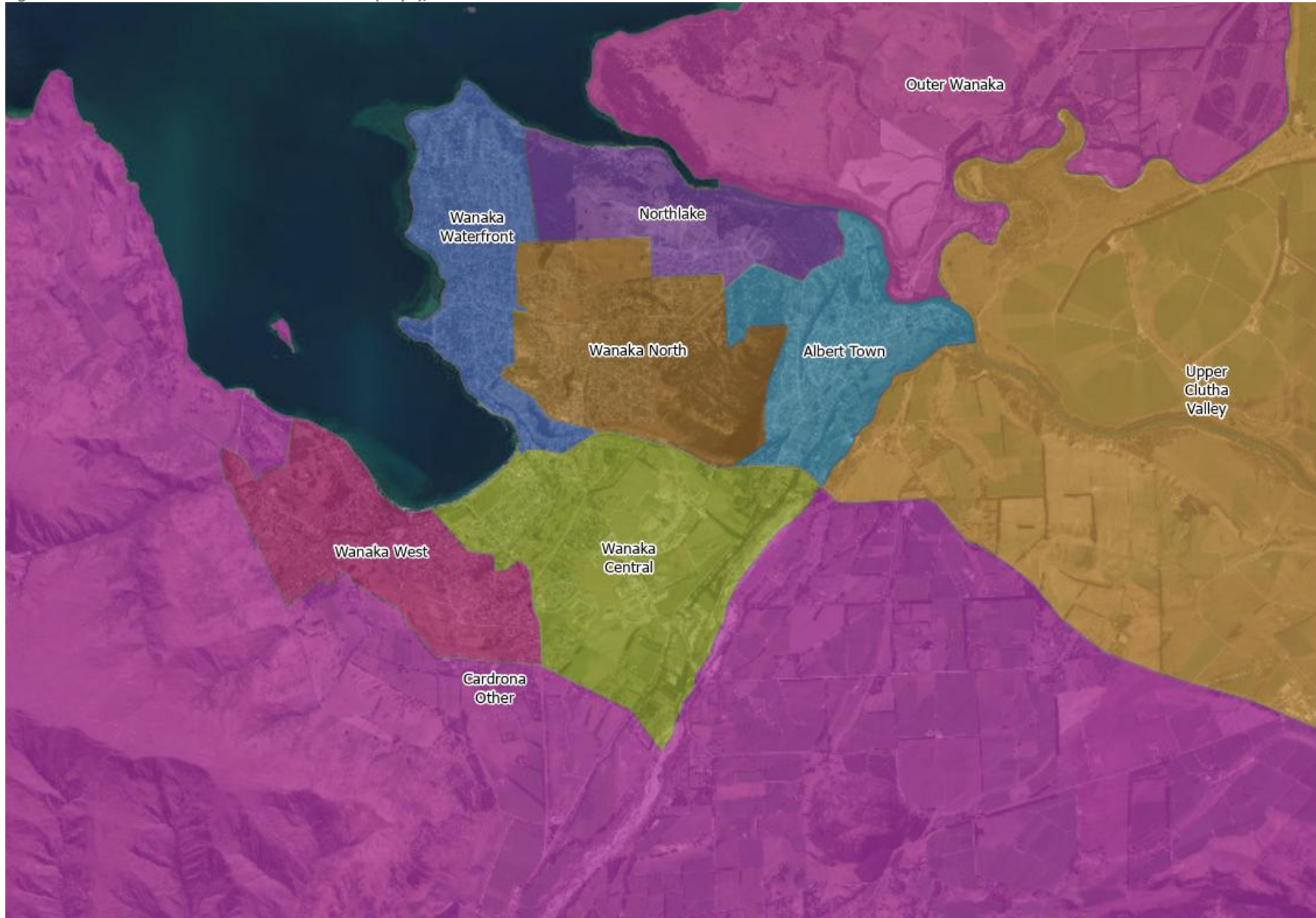




Figure 9 : Wānaka Ward around Wānaka – town(ships)/settlements



## 6.2 Capacity assumptions

Table 5 : Residential capacity assumptions

| Area, Ward, District  | Short DETACHED = 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%                  |
| <b>Whakatipu Ward</b> | <b>7,595</b>                         | <b>7,329</b>        |                          |                      | <b>6,004</b>      |                     | <b>19,777</b>                      | <b>12,430</b>       |                          |                      | <b>15,255</b>     |                     | <b>38,295</b>                          | <b>29,952</b>       |                          |                      | <b>31,667</b>     |                     |

| Area, Ward, District      | Short DETACHED = 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%         |
| <b>Whakatipu Ward</b>         | <b>83.2%</b> | <b>82.5%</b> | <b>79.0%</b> |

| 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%        |
| <b>Whakatipu Ward</b> | <b>82.2%</b> | <b>80.7%</b> | <b>73.8%</b> |

| 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%          |
| <b>Wānaka Ward</b>            | <b>16.8%</b>  | <b>17.5%</b>  | <b>21.0%</b>  |
| <b>District</b>               | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> |

| 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%          |
| <b>Wānaka Ward</b>        | <b>17.8%</b>  | <b>19.3%</b>  | <b>26.2%</b>  |
| <b>District</b>           | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> |

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

## 6.3 Methodology

|                           | DISTRICT                                                                                  |                                                                                             | SUB-DISTRICT ALLOCATION                                                                                                                                                                          |                                                                                                                                                                                            | LEGEND<br>UD = user defined input(s)                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RESIDENT POPULATION       | <b>RESIDENTS</b><br>Existing<br>+<br>Migration (SNZ + UD)<br>+<br>Natural change (SNZ)    |                                                                                             | <b>RESIDENTS</b><br>District <b>RESIDENTS</b> growth<br>x<br>Residents & houses allocation %<br>(capacity - S, M, L)                                                                             |                                                                                                                                                                                            | Migration = time dependent input profile                                                                                                                                                                                                                                                                                                                                             |
| HOUSES                    | <b>RESIDENTS HOUSES</b><br><b>RESIDENTS</b><br>x<br>Household size (SNZ)                  | <b>HOLIDAY HOUSES</b><br>Existing<br>+<br>Historical average holiday house growth (UD)      | <b>RESIDENT HOUSES</b><br>Existing<br>+<br><b>RESIDENTS</b> growth + household size                                                                                                              | <b>HOLIDAY HOUSES</b><br><b>TOTAL HOUSES</b><br><b>RESIDENTS HOUSES</b>                                                                                                                    | Historical average holiday house growth = 119 p.a.                                                                                                                                                                                                                                                                                                                                   |
|                           | <b>TOTAL HOUSES</b><br><b>RESIDENTS HOUSES</b><br>+<br><b>HOLIDAY HOUSES</b>              |                                                                                             | <b>TOTAL HOUSES</b><br>District <b>TOTAL HOUSES</b> growth<br>x<br>Residents & houses allocation %<br>(capacity - S, M, L)                                                                       |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                      |
|                           |                                                                                           |                                                                                             |                                                                                                                                                                                                  |                                                                                                                                                                                            | ADV : population ratio = average day visitors per resident = 0.50<br>PDV : ADV ratio = peak day visitors per average day visitor = 2.50                                                                                                                                                                                                                                              |
| VISITORS                  | <b>AVERAGE DAY VISITORS</b><br><b>RESIDENTS</b><br>x<br>PDV : ADV ratio (UD)              | <b>PEAK DAY VISITORS</b><br><b>AVERAGE DAY VISITORS</b><br>x<br>ADV : population ratio (UD) | <b>AVERAGE DAY VISITORS</b><br>District <b>AVERAGE DAY VISITORS</b><br>x<br>[ AD TH weight (UD) x share of <b>TOTAL HOUSES</b><br>+<br>AD VSU weight (UD) x share of <b>VISITOR STAY UNITS</b> ] | <b>PEAK DAY VISITORS</b><br>District <b>PEAK DAY VISITORS</b><br>x<br>[ PD TH weight (UD) x share of <b>TOTAL HOUSES</b><br>+<br>PD VSU weight (UD) x share of <b>VISITOR STAY UNITS</b> ] | AD TH weight = share of district total houses weighting (for average day visitors) = 33%<br>AD VSU weight = share of district visitor stay units weighting (for average day visitors) = 67%<br>PD TH weight = share of district total houses weighting (for peak day visitors) = 60%<br>PD VSU weight = share of district visitor stay units weighting (for peak day visitors) = 40% |
| RATING UNITS & STAY UNITS | <b>RESIDENTIAL RUs</b><br>Sum of locations                                                | <b>COUNTRY DWELLING RUs</b><br>Sum of locations                                             | <b>RESIDENTIAL RUs</b><br><b>TOTAL HOUSES</b> growth<br>x<br>Res. RU share of house growth (UD - existing split)                                                                                 | <b>COUNTRY DWELLING RUs</b><br><b>TOTAL HOUSES</b> growth<br>x<br>CD RU share of house growth (UD - existing split)                                                                        | Res. RU share of house growth = share of house growth allocated to residential RUs<br>CD RU share of house growth = share of house growth allocated to country dwelling RUs                                                                                                                                                                                                          |
|                           | <b>MU - ACCOMMODATION RUs</b><br>Sum of locations                                         | <b>MU - COMMERCIAL RUs</b><br>Sum of locations                                              | <b>MU - ACCOMMODATION RUs</b><br><b>TOTAL HOUSES</b> growth<br>x<br>MU-A RU share of house growth (UD - existing split)                                                                          | <b>MU - COMMERCIAL RUs</b><br><b>TOTAL HOUSES</b> growth<br>x<br>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<br>MU-C RU share of house growth = share of house growth allocated to MU-C RUs                                                                                                                                                                                                                          |
|                           | <b>ACCOMMODATION RUs</b><br>Existing<br>x<br>[ 1 + <b>AVERAGE DAY VISITORS</b> growth % ] | <b>VISITOR STAY UNITS</b><br>Existing<br>x<br>[ 1 + <b>AVERAGE DAY VISITORS</b> growth % ]  | <b>ACCOMMODATION RUs</b><br>Existing<br>+<br>[ District <b>Accommodation RUs</b> growth<br>x<br>VA allocation % (UD - capacity S,M,L) ]                                                          | <b>VISITOR STAY UNITS</b><br>Existing<br>+<br>[ District <b>Accommodation RUs</b> growth<br>x<br>VA allocation % (UD - capacity S,M,L) ]                                                   |                                                                                                                                                                                                                                                                                                                                                                                      |
|                           | <b>COMMERCIAL RUs</b><br>Existing<br>x<br>[ 1 + <b>RESIDENTS</b> growth % ]               | <b>HYDRO/OTHER RUs</b><br>No change                                                         | <b>COMMERCIAL RUs</b><br>Existing<br>+<br>[ District <b>Commercial</b> RUs growth<br>x<br>Com. allocation % (UD - capacity S,M,L) ]                                                              | <b>HYDRO/OTHER RUs</b><br>No change                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                      |
|                           | <b>VACANT RUs</b><br>No change                                                            | <b>PRIMARY INDUSTRY RUs</b><br>No change                                                    | <b>VACANT RUs</b><br>No change                                                                                                                                                                   | <b>PRIMARY INDUSTRY RUs</b><br>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    | 2025 to 2035 |               |          | 2025 to 2055 |               |          |
|------------------------|--------|---------|---------|---------|--------------|---------------|----------|--------------|---------------|----------|
|                        |        |         |         |         | Change       | Annual change | % Change | Change       | Annual change | % Change |
| <b>District</b>        |        |         |         |         |              |               |          |              |               |          |
| Residents              | 54,440 | 69,405  | 83,857  | 98,345  | 14,965       | 1,497         | 2.5%     | 43,905       | 1,464         | 2.0%     |
| Total Houses           | 26,194 | 33,889  | 41,647  | 49,690  | 7,695        | 770           | 2.6%     | 23,496       | 783           | 2.2%     |
| Average Day Visitors   | 27,220 | 34,703  | 41,929  | 49,173  | 7,483        | 748           | 2.5%     | 21,953       | 732           | 2.0%     |
| Peak Day Visitors      | 68,050 | 86,756  | 104,821 | 122,931 | 18,706       | 1,871         | 2.5%     | 54,881       | 1,829         | 2.0%     |
| Average Day Population | 81,660 | 104,108 | 125,786 | 147,518 | 22,448       | 2,245         | 2.5%     | 65,858       | 2,195         | 2.0%     |
| Total Rating Units     | 31,939 | 40,941  | 49,985  | 59,324  | 9,002        | 900           | 2.5%     | 27,385       | 913           | 2.1%     |
| <b>Wakatipu Ward</b>   |        |         |         |         |              |               |          |              |               |          |
| Residents              | 35,381 | 43,618  | 51,550  | 59,502  | 8,236        | 824           | 2.1%     | 24,120       | 804           | 1.7%     |
| Total Houses           | 16,026 | 20,264  | 24,522  | 28,936  | 4,238        | 424           | 2.4%     | 12,910       | 430           | 2.0%     |
| Average Day Visitors   | 20,848 | 26,342  | 31,461  | 36,593  | 5,493        | 549           | 2.4%     | 15,745       | 525           | 1.9%     |
| Peak Day Visitors      | 47,926 | 60,263  | 71,879  | 83,525  | 12,336       | 1,234         | 2.3%     | 35,598       | 1,187         | 1.9%     |
| Average Day Population | 56,230 | 69,959  | 83,011  | 96,095  | 13,729       | 1,373         | 2.2%     | 39,865       | 1,329         | 1.8%     |
| Total Rating Units     | 19,759 | 25,064  | 30,318  | 35,735  | 5,305        | 531           | 2.4%     | 15,976       | 533           | 2.0%     |
| <b>Arrowtown</b>       |        |         |         |         |              |               |          |              |               |          |
| Residents              | 2,816  | 2,958   | 3,028   | 3,098   | 142          | 14            | 0.5%     | 281          | 9             | 0.3%     |
| Total Houses           | 1,642  | 1,714   | 1,752   | 1,791   | 73           | 7             | 0.4%     | 149          | 5             | 0.3%     |
| Average Day Visitors   | 834    | 887     | 938     | 988     | 54           | 5             | 0.6%     | 154          | 5             | 0.6%     |
| Peak Day Visitors      | 2,956  | 3,087   | 3,170   | 3,254   | 130          | 13            | 0.4%     | 297          | 10            | 0.3%     |
| Average Day Population | 3,650  | 3,846   | 3,965   | 4,086   | 195          | 20            | 0.5%     | 436          | 15            | 0.4%     |
| Total Rating Units     | 1,577  | 1,656   | 1,705   | 1,754   | 80           | 8             | 0.5%     | 178          | 6             | 0.4%     |
| <b>Arthurs Point</b>   |        |         |         |         |              |               |          |              |               |          |
| Residents              | 1,510  | 1,992   | 2,212   | 2,431   | 482          | 48            | 2.8%     | 921          | 31            | 1.6%     |
| Total Houses           | 635    | 882     | 1,000   | 1,122   | 247          | 25            | 3.3%     | 487          | 16            | 1.9%     |
| Average Day Visitors   | 655    | 807     | 910     | 1,012   | 152          | 15            | 2.1%     | 357          | 12            | 1.5%     |
| Peak Day Visitors      | 1,643  | 2,114   | 2,371   | 2,629   | 471          | 47            | 2.6%     | 986          | 33            | 1.6%     |
| Average Day Population | 2,165  | 2,800   | 3,121   | 3,444   | 634          | 63            | 2.6%     | 1,278        | 43            | 1.6%     |
| Total Rating Units     | 580    | 841     | 973     | 1,109   | 261          | 26            | 3.8%     | 530          | 18            | 2.2%     |



| Variable               | 2025  | 2035  | 2045   | 2055   | 2025 to 2035 |               |          | 2025 to 2055 |               |          |
|------------------------|-------|-------|--------|--------|--------------|---------------|----------|--------------|---------------|----------|
|                        |       |       |        |        | Change       | Annual change | % Change | Change       | Annual change | % Change |
| <b>Frankton</b>        |       |       |        |        |              |               |          |              |               |          |
| Residents              | 4,131 | 5,256 | 6,554  | 7,855  | 1,125        | 113           | 2.4%     | 3,724        | 124           | 2.2%     |
| Total Houses           | 1,884 | 2,463 | 3,160  | 3,883  | 579          | 58            | 2.7%     | 1,998        | 67            | 2.4%     |
| Average Day Visitors   | 2,057 | 3,736 | 5,029  | 6,325  | 1,680        | 168           | 6.2%     | 4,268        | 142           | 3.8%     |
| Peak Day Visitors      | 5,043 | 8,127 | 10,725 | 13,329 | 3,084        | 308           | 4.9%     | 8,286        | 276           | 3.3%     |
| Average Day Population | 6,187 | 8,993 | 11,583 | 14,180 | 2,805        | 281           | 3.8%     | 7,992        | 266           | 2.8%     |
| Total Rating Units     | 2,292 | 3,343 | 4,384  | 5,453  | 1,051        | 105           | 3.8%     | 3,161        | 105           | 2.9%     |
| <b>Frankton Arm</b>    |       |       |        |        |              |               |          |              |               |          |
| Residents              | 2,037 | 2,480 | 2,760  | 3,041  | 443          | 44            | 2.0%     | 1,004        | 33            | 1.3%     |
| Total Houses           | 1,170 | 1,397 | 1,548  | 1,704  | 227          | 23            | 1.8%     | 534          | 18            | 1.3%     |
| Average Day Visitors   | 2,423 | 2,786 | 3,106  | 3,427  | 362          | 36            | 1.4%     | 1,004        | 33            | 1.2%     |
| Peak Day Visitors      | 4,851 | 5,609 | 6,217  | 6,827  | 759          | 76            | 1.5%     | 1,976        | 66            | 1.1%     |
| Average Day Population | 4,461 | 5,265 | 5,866  | 6,468  | 805          | 80            | 1.7%     | 2,008        | 67            | 1.2%     |
| Total Rating Units     | 1,658 | 1,939 | 2,142  | 2,352  | 281          | 28            | 1.6%     | 694          | 23            | 1.2%     |
| <b>Gibbston Valley</b> |       |       |        |        |              |               |          |              |               |          |
| Residents              | 268   | 367   | 405    | 442    | 99           | 10            | 3.2%     | 174          | 6             | 1.7%     |
| Total Houses           | 155   | 205   | 225    | 246    | 51           | 5             | 2.9%     | 92           | 3             | 1.6%     |
| Average Day Visitors   | 168   | 200   | 221    | 242    | 33           | 3             | 1.8%     | 74           | 2             | 1.2%     |
| Peak Day Visitors      | 412   | 511   | 558    | 607    | 98           | 10            | 2.2%     | 194          | 6             | 1.3%     |
| Average Day Population | 436   | 567   | 626    | 684    | 131          | 13            | 2.7%     | 248          | 8             | 1.5%     |
| Total Rating Units     | 235   | 289   | 312    | 335    | 54           | 5             | 2.1%     | 100          | 3             | 1.2%     |
| <b>Glenorchy Other</b> |       |       |        |        |              |               |          |              |               |          |
| Residents              | 160   | 160   | 160    | 160    | 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   | 132   | 144   | 155    | 167    | 12           | 1             | 0.9%     | 35           | 1             | 0.8%     |
| Peak Day Visitors      | 323   | 340   | 355    | 370    | 16           | 2             | 0.5%     | 47           | 2             | 0.5%     |
| Average Day Population | 292   | 304   | 315    | 327    | 12           | 1             | 0.4%     | 35           | 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 |
| <b>Glenorchy Township</b> |       |       |        |        |              |               |          |              |               |          |
| Residents                 | 384   | 516   | 567    | 619    | 132          | 13            | 3.0%     | 235          | 8             | 1.6%     |
| Total Houses              | 235   | 303   | 330    | 359    | 68           | 7             | 2.6%     | 124          | 4             | 1.4%     |
| Average Day Visitors      | 378   | 449   | 512    | 576    | 71           | 7             | 1.7%     | 198          | 7             | 1.4%     |
| Peak Day Visitors         | 811   | 983   | 1,101  | 1,219  | 172          | 17            | 1.9%     | 408          | 14            | 1.4%     |
| Average Day Population    | 762   | 965   | 1,080  | 1,195  | 203          | 20            | 2.4%     | 433          | 14            | 1.5%     |
| Total Rating Units        | 375   | 453   | 494    | 536    | 78           | 8             | 1.9%     | 160          | 5             | 1.2%     |
| <b>Jacks Point</b>        |       |       |        |        |              |               |          |              |               |          |
| Residents                 | 5,367 | 6,896 | 8,969  | 11,047 | 1,529        | 153           | 2.5%     | 5,680        | 189           | 2.4%     |
| Total Houses              | 1,803 | 2,592 | 3,705  | 4,859  | 789          | 79            | 3.7%     | 3,055        | 102           | 3.4%     |
| Average Day Visitors      | 628   | 1,059 | 1,465  | 1,872  | 431          | 43            | 5.4%     | 1,244        | 41            | 3.7%     |
| Peak Day Visitors         | 2,816 | 4,244 | 5,928  | 7,617  | 1,428        | 143           | 4.2%     | 4,801        | 160           | 3.4%     |
| Average Day Population    | 5,995 | 7,955 | 10,434 | 12,919 | 1,960        | 196           | 2.9%     | 6,924        | 231           | 2.6%     |
| Total Rating Units        | 2,452 | 3,296 | 4,425  | 5,596  | 844          | 84            | 3.0%     | 3,144        | 105           | 2.8%     |
| <b>Kelvin Heights</b>     |       |       |        |        |              |               |          |              |               |          |
| Residents                 | 1,296 | 1,880 | 2,137  | 2,395  | 585          | 58            | 3.8%     | 1,099        | 37            | 2.1%     |
| Total Houses              | 724   | 1,023 | 1,161  | 1,304  | 299          | 30            | 3.5%     | 580          | 19            | 2.0%     |
| Average Day Visitors      | 1,039 | 1,259 | 1,418  | 1,578  | 220          | 22            | 1.9%     | 539          | 18            | 1.4%     |
| Peak Day Visitors         | 2,310 | 2,936 | 3,296  | 3,657  | 626          | 63            | 2.4%     | 1,347        | 45            | 1.5%     |
| Average Day Population    | 2,335 | 3,140 | 3,556  | 3,973  | 805          | 80            | 3.0%     | 1,638        | 55            | 1.8%     |
| Total Rating Units        | 1,341 | 1,664 | 1,826  | 1,994  | 323          | 32            | 2.2%     | 653          | 22            | 1.3%     |
| <b>Kingston</b>           |       |       |        |        |              |               |          |              |               |          |
| Residents                 | 474   | 940   | 1,191  | 1,443  | 466          | 47            | 7.1%     | 969          | 32            | 3.8%     |
| Total Houses              | 304   | 544   | 679    | 819    | 240          | 24            | 6.0%     | 515          | 17            | 3.4%     |
| Average Day Visitors      | 127   | 214   | 264    | 313    | 87           | 9             | 5.4%     | 186          | 6             | 3.1%     |
| Peak Day Visitors         | 506   | 878   | 1,079  | 1,280  | 372          | 37            | 5.7%     | 773          | 26            | 3.1%     |
| Average Day Population    | 601   | 1,154 | 1,455  | 1,756  | 553          | 55            | 6.7%     | 1,155        | 39            | 3.6%     |
| Total Rating Units        | 367   | 609   | 746    | 888    | 242          | 24            | 5.2%     | 521          | 17            | 3.0%     |

| Variable                 | 2025  | 2035  | 2045  | 2055  | 2025 to 2035 |               |          | 2025 to 2055 |               |          |
|--------------------------|-------|-------|-------|-------|--------------|---------------|----------|--------------|---------------|----------|
|                          |       |       |       |       | Change       | Annual change | % Change | Change       | Annual change | % Change |
| <b>Ladies Mile</b>       |       |       |       |       |              |               |          |              |               |          |
| Residents                | 54    | 669   | 1,494 | 2,321 | 615          | 62            | 28.7%    | 2,268        | 76            | 13.4%    |
| Total Houses             | 22    | 340   | 783   | 1,242 | 318          | 32            | 31.6%    | 1,220        | 41            | 14.4%    |
| Average Day Visitors     | 9     | 195   | 457   | 720   | 186          | 19            | 36.0%    | 711          | 24            | 15.7%    |
| Peak Day Visitors        | 36    | 640   | 1,473 | 2,309 | 604          | 60            | 33.3%    | 2,272        | 76            | 14.8%    |
| Average Day Population   | 63    | 864   | 1,951 | 3,041 | 801          | 80            | 30.0%    | 2,978        | 99            | 13.8%    |
| Total Rating Units       | 36    | 382   | 866   | 1,366 | 346          | 35            | 26.5%    | 1,329        | 44            | 12.9%    |
| <b>Lake Hayes</b>        |       |       |       |       |              |               |          |              |               |          |
| Residents                | 351   | 361   | 366   | 371   | 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     | 169   | 180   | 190   | 201   | 12           | 1             | 0.7%     | 32           | 1             | 0.6%     |
| Peak Day Visitors        | 520   | 539   | 553   | 566   | 19           | 2             | 0.4%     | 45           | 2             | 0.3%     |
| Average Day Population   | 520   | 542   | 557   | 572   | 22           | 2             | 0.4%     | 52           | 2             | 0.3%     |
| Total Rating Units       | 327   | 334   | 338   | 343   | 7            | 1             | 0.2%     | 17           | 1             | 0.2%     |
| <b>Lake Hayes Estate</b> |       |       |       |       |              |               |          |              |               |          |
| Residents                | 2,767 | 2,847 | 2,987 | 3,128 | 80           | 8             | 0.3%     | 361          | 12            | 0.4%     |
| Total Houses             | 813   | 854   | 929   | 1,007 | 41           | 4             | 0.5%     | 194          | 6             | 0.7%     |
| Average Day Visitors     | 293   | 305   | 327   | 349   | 12           | 1             | 0.4%     | 55           | 2             | 0.6%     |
| Peak Day Visitors        | 1,285 | 1,332 | 1,426 | 1,520 | 47           | 5             | 0.4%     | 235          | 8             | 0.6%     |
| Average Day Population   | 3,061 | 3,153 | 3,314 | 3,477 | 92           | 9             | 0.3%     | 416          | 14            | 0.4%     |
| Total Rating Units       | 793   | 835   | 910   | 988   | 42           | 4             | 0.5%     | 195          | 7             | 0.7%     |
| <b>Millbrook</b>         |       |       |       |       |              |               |          |              |               |          |
| Residents                | 188   | 287   | 325   | 362   | 99           | 10            | 4.3%     | 174          | 6             | 2.2%     |
| Total Houses             | 261   | 312   | 332   | 353   | 51           | 5             | 1.8%     | 92           | 3             | 1.0%     |
| Average Day Visitors     | 426   | 488   | 538   | 588   | 63           | 6             | 1.4%     | 162          | 5             | 1.1%     |
| Peak Day Visitors        | 910   | 1,052 | 1,141 | 1,231 | 142          | 14            | 1.5%     | 321          | 11            | 1.0%     |
| Average Day Population   | 614   | 776   | 863   | 950   | 162          | 16            | 2.4%     | 336          | 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 |
| <b>Outer Wakatipu Other</b> |       |        |        |        |              |               |          |              |               |          |
| Residents                   | 244   | 376    | 426    | 476    | 132          | 13            | 4.4%     | 232          | 8             | 2.3%     |
| Total Houses                | 169   | 236    | 263    | 291    | 68           | 7             | 3.4%     | 122          | 4             | 1.8%     |
| Average Day Visitors        | 160   | 197    | 218    | 239    | 36           | 4             | 2.1%     | 79           | 3             | 1.3%     |
| Peak Day Visitors           | 416   | 537    | 592    | 647    | 121          | 12            | 2.6%     | 231          | 8             | 1.5%     |
| Average Day Population      | 405   | 573    | 644    | 716    | 168          | 17            | 3.5%     | 311          | 10            | 1.9%     |
| Total Rating Units          | 335   | 405    | 435    | 465    | 70           | 7             | 1.9%     | 130          | 4             | 1.1%     |
| <b>Quail Rise</b>           |       |        |        |        |              |               |          |              |               |          |
| Residents                   | 769   | 1,337  | 2,320  | 3,305  | 569          | 57            | 5.7%     | 2,537        | 85            | 5.0%     |
| Total Houses                | 333   | 627    | 1,154  | 1,701  | 294          | 29            | 6.5%     | 1,369        | 46            | 5.6%     |
| Average Day Visitors        | 133   | 331    | 562    | 794    | 197          | 20            | 9.5%     | 661          | 22            | 6.1%     |
| Peak Day Visitors           | 546   | 1,138  | 2,005  | 2,875  | 592          | 59            | 7.6%     | 2,329        | 78            | 5.7%     |
| Average Day Population      | 902   | 1,668  | 2,882  | 4,099  | 766          | 77            | 6.3%     | 3,198        | 107           | 5.2%     |
| Total Rating Units          | 350   | 677    | 1,224  | 1,791  | 327          | 33            | 6.8%     | 1,441        | 48            | 5.6%     |
| <b>Queenstown Central</b>   |       |        |        |        |              |               |          |              |               |          |
| Residents                   | 904   | 1,273  | 1,833  | 2,394  | 369          | 37            | 3.5%     | 1,490        | 50            | 3.3%     |
| Total Houses                | 398   | 588    | 889    | 1,201  | 191          | 19            | 4.0%     | 803          | 27            | 3.8%     |
| Average Day Visitors        | 5,394 | 6,394  | 7,426  | 8,460  | 1,000        | 100           | 1.7%     | 3,065        | 102           | 1.5%     |
| Peak Day Visitors           | 8,505 | 10,194 | 12,033 | 13,878 | 1,689        | 169           | 1.8%     | 5,373        | 179           | 1.6%     |
| Average Day Population      | 6,298 | 7,667  | 9,259  | 10,854 | 1,369        | 137           | 2.0%     | 4,556        | 152           | 1.8%     |
| Total Rating Units          | 1,209 | 1,602  | 2,114  | 2,638  | 393          | 39            | 2.9%     | 1,430        | 48            | 2.6%     |
| <b>Queenstown East</b>      |       |        |        |        |              |               |          |              |               |          |
| Residents                   | 1,227 | 1,392  | 1,588  | 1,784  | 165          | 17            | 1.3%     | 557          | 19            | 1.3%     |
| Total Houses                | 898   | 983    | 1,088  | 1,197  | 85           | 9             | 0.9%     | 299          | 10            | 1.0%     |
| Average Day Visitors        | 2,444 | 2,770  | 3,087  | 3,406  | 326          | 33            | 1.3%     | 962          | 32            | 1.1%     |
| Peak Day Visitors           | 4,598 | 5,161  | 5,726  | 6,293  | 563          | 56            | 1.2%     | 1,695        | 56            | 1.1%     |
| Average Day Population      | 3,671 | 4,162  | 4,675  | 5,190  | 491          | 49            | 1.3%     | 1,519        | 51            | 1.2%     |
| Total Rating Units          | 1,159 | 1,298  | 1,458  | 1,621  | 140          | 14            | 1.1%     | 462          | 15            | 1.1%     |

| Variable                     | 2025  | 2035  | 2045  | 2055  | 2025 to 2035 |               |          | 2025 to 2055 |               |          |
|------------------------------|-------|-------|-------|-------|--------------|---------------|----------|--------------|---------------|----------|
|                              |       |       |       |       | Change       | Annual change | % Change | Change       | Annual change | % Change |
| <b>Queenstown Hill</b>       |       |       |       |       |              |               |          |              |               |          |
| Residents                    | 102   | 618   | 808   | 999   | 516          | 52            | 19.8%    | 897          | 30            | 7.9%     |
| Total Houses                 | 46    | 310   | 413   | 518   | 264          | 26            | 21.0%    | 472          | 16            | 8.4%     |
| Average Day Visitors         | 16    | 106   | 139   | 172   | 90           | 9             | 20.8%    | 156          | 5             | 8.2%     |
| Peak Day Visitors            | 72    | 477   | 624   | 771   | 405          | 41            | 20.8%    | 699          | 23            | 8.2%     |
| Average Day Population       | 118   | 724   | 947   | 1,171 | 606          | 61            | 19.9%    | 1,053        | 35            | 8.0%     |
| Total Rating Units           | 46    | 310   | 413   | 519   | 264          | 26            | 21.0%    | 473          | 16            | 8.4%     |
| <b>Shotover Country</b>      |       |       |       |       |              |               |          |              |               |          |
| Residents                    | 4,109 | 4,197 | 4,269 | 4,341 | 88           | 9             | 0.2%     | 233          | 8             | 0.2%     |
| Total Houses                 | 1,439 | 1,484 | 1,523 | 1,563 | 45           | 4             | 0.3%     | 123          | 4             | 0.3%     |
| Average Day Visitors         | 502   | 511   | 515   | 520   | 9            | 1             | 0.2%     | 18           | 1             | 0.1%     |
| Peak Day Visitors            | 2,249 | 2,285 | 2,306 | 2,327 | 37           | 4             | 0.2%     | 78           | 3             | 0.1%     |
| Average Day Population       | 4,611 | 4,708 | 4,785 | 4,862 | 97           | 10            | 0.2%     | 251          | 8             | 0.2%     |
| Total Rating Units           | 1,032 | 1,077 | 1,116 | 1,156 | 45           | 4             | 0.4%     | 124          | 4             | 0.4%     |
| <b>Sunshine Bay-Fernhill</b> |       |       |       |       |              |               |          |              |               |          |
| Residents                    | 3,415 | 3,492 | 3,543 | 3,594 | 77           | 8             | 0.2%     | 180          | 6             | 0.2%     |
| Total Houses                 | 1,486 | 1,525 | 1,553 | 1,581 | 39           | 4             | 0.3%     | 95           | 3             | 0.2%     |
| Average Day Visitors         | 1,384 | 1,524 | 1,655 | 1,787 | 140          | 14            | 1.0%     | 404          | 13            | 0.9%     |
| Peak Day Visitors            | 3,620 | 3,848 | 4,046 | 4,246 | 228          | 23            | 0.6%     | 626          | 21            | 0.5%     |
| Average Day Population       | 4,799 | 5,016 | 5,198 | 5,382 | 217          | 22            | 0.4%     | 583          | 19            | 0.4%     |
| Total Rating Units           | 1,481 | 1,547 | 1,601 | 1,657 | 66           | 7             | 0.4%     | 176          | 6             | 0.4%     |
| <b>Wakatipu Basin Other</b>  |       |       |       |       |              |               |          |              |               |          |
| Residents                    | 1,250 | 1,254 | 1,259 | 1,265 | 4            | 0             | 0.0%     | 15           | 1             | 0.0%     |
| Total Houses                 | 630   | 632   | 635   | 638   | 2            | 0             | 0.0%     | 8            | 0             | 0.0%     |
| Average Day Visitors         | 438   | 466   | 493   | 520   | 28           | 3             | 0.6%     | 82           | 3             | 0.6%     |
| Peak Day Visitors            | 1,312 | 1,346 | 1,379 | 1,411 | 35           | 3             | 0.3%     | 99           | 3             | 0.2%     |
| Average Day Population       | 1,688 | 1,720 | 1,752 | 1,785 | 32           | 3             | 0.2%     | 97           | 3             | 0.2%     |
| Total Rating Units           | 822   | 829   | 838   | 847   | 7            | 1             | 0.1%     | 25           | 1             | 0.1%     |

| Variable                      | 2025          | 2035          | 2045          | 2055          | 2025 to 2035 |               |             | 2025 to 2055  |               |             |
|-------------------------------|---------------|---------------|---------------|---------------|--------------|---------------|-------------|---------------|---------------|-------------|
|                               |               |               |               |               | Change       | Annual change | % Change    | Change        | Annual change | % Change    |
| <b>Warren Park</b>            |               |               |               |               |              |               |             |               |               |             |
| Residents                     | 1,558         | 2,068         | 2,347         | 2,627         | 509          | 51            | 2.9%        | 1,069         | 36            | 1.8%        |
| Total Houses                  | 602           | 864           | 1,014         | 1,169         | 262          | 26            | 3.7%        | 567           | 19            | 2.2%        |
| Average Day Visitors          | 1,041         | 1,333         | 1,835         | 2,339         | 292          | 29            | 2.5%        | 1,298         | 43            | 2.7%        |
| Peak Day Visitors             | 2,187         | 2,884         | 3,774         | 4,665         | 697          | 70            | 2.8%        | 2,479         | 83            | 2.6%        |
| Average Day Population        | 2,599         | 3,401         | 4,182         | 4,966         | 801          | 80            | 2.7%        | 2,367         | 79            | 2.2%        |
| Total Rating Units            | 768           | 1,090         | 1,382         | 1,680         | 323          | 32            | 3.6%        | 912           | 30            | 2.6%        |
| <b>Wanaka Ward</b>            |               |               |               |               |              |               |             |               |               |             |
| <b>Residents</b>              | <b>19,059</b> | <b>25,787</b> | <b>32,307</b> | <b>38,843</b> | <b>6,729</b> | <b>673</b>    | <b>3.1%</b> | <b>19,785</b> | <b>659</b>    | <b>2.4%</b> |
| <b>Total Houses</b>           | <b>10,168</b> | <b>13,625</b> | <b>17,125</b> | <b>20,754</b> | <b>3,457</b> | <b>346</b>    | <b>3.0%</b> | <b>10,586</b> | <b>353</b>    | <b>2.4%</b> |
| <b>Average Day Visitors</b>   | <b>6,372</b>  | <b>8,361</b>  | <b>10,467</b> | <b>12,579</b> | <b>1,989</b> | <b>199</b>    | <b>2.8%</b> | <b>6,207</b>  | <b>207</b>    | <b>2.3%</b> |
| <b>Peak Day Visitors</b>      | <b>20,124</b> | <b>26,494</b> | <b>32,942</b> | <b>39,406</b> | <b>6,370</b> | <b>637</b>    | <b>2.8%</b> | <b>19,283</b> | <b>643</b>    | <b>2.3%</b> |
| <b>Average Day Population</b> | <b>25,430</b> | <b>34,148</b> | <b>42,775</b> | <b>51,422</b> | <b>8,718</b> | <b>872</b>    | <b>3.0%</b> | <b>25,992</b> | <b>866</b>    | <b>2.4%</b> |
| <b>Total Rating Units</b>     | <b>12,180</b> | <b>15,877</b> | <b>19,667</b> | <b>23,589</b> | <b>3,697</b> | <b>370</b>    | <b>2.7%</b> | <b>11,408</b> | <b>380</b>    | <b>2.2%</b> |
| <b>Albert Town</b>            |               |               |               |               |              |               |             |               |               |             |
| Residents                     | 2,320         | 2,449         | 2,542         | 2,634         | 129          | 13            | 0.5%        | 314           | 10            | 0.4%        |
| Total Houses                  | 1,026         | 1,092         | 1,141         | 1,193         | 66           | 7             | 0.6%        | 167           | 6             | 0.5%        |
| Average Day Visitors          | 508           | 546           | 582           | 617           | 39           | 4             | 0.7%        | 110           | 4             | 0.7%        |
| Peak Day Visitors             | 1,828         | 1,938         | 2,022         | 2,106         | 110          | 11            | 0.6%        | 279           | 9             | 0.5%        |
| Average Day Population        | 2,828         | 2,996         | 3,123         | 3,251         | 168          | 17            | 0.6%        | 424           | 14            | 0.5%        |
| Total Rating Units            | 1,080         | 1,150         | 1,205         | 1,262         | 70           | 7             | 0.6%        | 182           | 6             | 0.5%        |
| <b>Cardrona Other</b>         |               |               |               |               |              |               |             |               |               |             |
| Residents                     | 630           | 630           | 630           | 630           | 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          | 226           | 241           | 255           | 269           | 15           | 1             | 0.6%        | 43            | 1             | 0.6%        |
| Peak Day Visitors             | 664           | 682           | 697           | 713           | 18           | 2             | 0.3%        | 49            | 2             | 0.2%        |
| Average Day Population        | 856           | 871           | 885           | 899           | 15           | 2             | 0.2%        | 43            | 1             | 0.2%        |
| Total Rating Units            | 357           | 360           | 363           | 366           | 3            | 0             | 0.1%        | 9             | 0             | 0.1%        |

| Variable               | 2025  | 2035  | 2045  | 2055  | 2025 to 2035 |               |          | 2025 to 2055 |               |          |
|------------------------|-------|-------|-------|-------|--------------|---------------|----------|--------------|---------------|----------|
|                        |       |       |       |       | Change       | Annual change | % Change | Change       | Annual change | % Change |
| <b>Cardrona Valley</b> |       |       |       |       |              |               |          |              |               |          |
| Residents              | 204   | 670   | 921   | 1,172 | 466          | 47            | 12.6%    | 968          | 32            | 6.0%     |
| Total Houses           | 145   | 385   | 519   | 659   | 240          | 24            | 10.3%    | 514          | 17            | 5.2%     |
| Average Day Visitors   | 177   | 338   | 443   | 548   | 162          | 16            | 6.7%     | 371          | 12            | 3.8%     |
| Peak Day Visitors      | 415   | 901   | 1,187 | 1,474 | 486          | 49            | 8.1%     | 1,059        | 35            | 4.3%     |
| Average Day Population | 381   | 1,008 | 1,364 | 1,720 | 627          | 63            | 10.2%    | 1,339        | 45            | 5.2%     |
| Total Rating Units     | 308   | 573   | 726   | 885   | 264          | 26            | 6.4%     | 576          | 19            | 3.6%     |
| <b>Hawea Flat</b>      |       |       |       |       |              |               |          |              |               |          |
| Residents              | 592   | 658   | 683   | 708   | 66           | 7             | 1.1%     | 116          | 4             | 0.6%     |
| Total Houses           | 238   | 272   | 285   | 299   | 34           | 3             | 1.3%     | 61           | 2             | 0.8%     |
| Average Day Visitors   | 82    | 93    | 96    | 99    | 10           | 1             | 1.2%     | 16           | 1             | 0.6%     |
| Peak Day Visitors      | 371   | 417   | 430   | 444   | 46           | 5             | 1.2%     | 73           | 2             | 0.6%     |
| Average Day Population | 674   | 751   | 779   | 807   | 76           | 8             | 1.1%     | 132          | 4             | 0.6%     |
| Total Rating Units     | 243   | 277   | 290   | 304   | 34           | 3             | 1.3%     | 61           | 2             | 0.8%     |
| <b>Lake Hawea</b>      |       |       |       |       |              |               |          |              |               |          |
| Residents              | 2,432 | 3,753 | 4,934 | 6,118 | 1,321        | 132           | 4.4%     | 3,686        | 123           | 3.1%     |
| Total Houses           | 1,128 | 1,808 | 2,442 | 3,100 | 680          | 68            | 4.8%     | 1,972        | 66            | 3.4%     |
| Average Day Visitors   | 460   | 701   | 919   | 1,137 | 241          | 24            | 4.3%     | 678          | 23            | 3.1%     |
| Peak Day Visitors      | 1,862 | 2,903 | 3,837 | 4,773 | 1,041        | 104           | 4.5%     | 2,911        | 97            | 3.2%     |
| Average Day Population | 2,892 | 4,454 | 5,853 | 7,255 | 1,562        | 156           | 4.4%     | 4,363        | 145           | 3.1%     |
| Total Rating Units     | 1,506 | 2,190 | 2,828 | 3,489 | 684          | 68            | 3.8%     | 1,983        | 66            | 2.8%     |
| <b>Luggate</b>         |       |       |       |       |              |               |          |              |               |          |
| Residents              | 699   | 980   | 1,084 | 1,188 | 281          | 28            | 3.4%     | 489          | 16            | 1.8%     |
| Total Houses           | 296   | 439   | 495   | 553   | 144          | 14            | 4.0%     | 257          | 9             | 2.1%     |
| Average Day Visitors   | 102   | 152   | 185   | 219   | 49           | 5             | 4.0%     | 116          | 4             | 2.6%     |
| Peak Day Visitors      | 461   | 677   | 776   | 875   | 216          | 22            | 3.9%     | 415          | 14            | 2.2%     |
| Average Day Population | 802   | 1,131 | 1,269 | 1,407 | 330          | 33            | 3.5%     | 605          | 20            | 1.9%     |
| Total Rating Units     | 301   | 446   | 507   | 571   | 145          | 14            | 4.0%     | 271          | 9             | 2.2%     |

| Variable                         | 2025  | 2035  | 2045  | 2055   | 2025 to 2035 |               |          | 2025 to 2055 |               |          |
|----------------------------------|-------|-------|-------|--------|--------------|---------------|----------|--------------|---------------|----------|
|                                  |       |       |       |        | Change       | Annual change | % Change | Change       | Annual change | % Change |
| <b>Northlake</b>                 |       |       |       |        |              |               |          |              |               |          |
| Residents                        | 1,499 | 1,878 | 2,023 | 2,167  | 379          | 38            | 2.3%     | 668          | 22            | 1.2%     |
| Total Houses                     | 645   | 838   | 916   | 996    | 194          | 19            | 2.7%     | 352          | 12            | 1.5%     |
| Average Day Visitors             | 312   | 388   | 424   | 461    | 75           | 8             | 2.2%     | 149          | 5             | 1.3%     |
| Peak Day Visitors                | 1,138 | 1,440 | 1,559 | 1,678  | 302          | 30            | 2.4%     | 540          | 18            | 1.3%     |
| Average Day Population           | 1,811 | 2,266 | 2,447 | 2,629  | 454          | 45            | 2.3%     | 817          | 27            | 1.2%     |
| Total Rating Units               | 891   | 1,087 | 1,168 | 1,252  | 196          | 20            | 2.0%     | 361          | 12            | 1.1%     |
| <b>Outer Wanaka</b>              |       |       |       |        |              |               |          |              |               |          |
| Residents                        | 462   | 528   | 553   | 578    | 66           | 7             | 1.3%     | 116          | 4             | 0.8%     |
| Total Houses                     | 293   | 327   | 340   | 354    | 34           | 3             | 1.1%     | 61           | 2             | 0.6%     |
| Average Day Visitors             | 257   | 289   | 313   | 338    | 32           | 3             | 1.2%     | 81           | 3             | 0.9%     |
| Peak Day Visitors                | 690   | 768   | 813   | 857    | 78           | 8             | 1.1%     | 167          | 6             | 0.7%     |
| Average Day Population           | 719   | 817   | 866   | 916    | 98           | 10            | 1.3%     | 197          | 7             | 0.8%     |
| Total Rating Units               | 300   | 338   | 356   | 374    | 38           | 4             | 1.2%     | 74           | 2             | 0.7%     |
| <b>Upper Clutha Valley Other</b> |       |       |       |        |              |               |          |              |               |          |
| Residents                        | 332   | 398   | 423   | 448    | 66           | 7             | 1.8%     | 116          | 4             | 1.0%     |
| Total Houses                     | 214   | 248   | 261   | 275    | 34           | 3             | 1.5%     | 61           | 2             | 0.8%     |
| Average Day Visitors             | 74    | 85    | 88    | 91     | 10           | 1             | 1.3%     | 17           | 1             | 0.7%     |
| Peak Day Visitors                | 334   | 381   | 395   | 409    | 47           | 5             | 1.3%     | 75           | 2             | 0.7%     |
| Average Day Population           | 406   | 483   | 511   | 539    | 76           | 8             | 1.7%     | 133          | 4             | 0.9%     |
| Total Rating Units               | 212   | 246   | 259   | 273    | 34           | 3             | 1.5%     | 61           | 2             | 0.8%     |
| <b>Wanaka Central</b>            |       |       |       |        |              |               |          |              |               |          |
| Residents                        | 1,928 | 4,405 | 6,707 | 9,015  | 2,478        | 248           | 8.6%     | 7,088        | 236           | 5.3%     |
| Total Houses                     | 1,176 | 2,449 | 3,685 | 4,967  | 1,273        | 127           | 7.6%     | 3,790        | 126           | 4.9%     |
| Average Day Visitors             | 1,168 | 2,070 | 2,954 | 3,841  | 902          | 90            | 5.9%     | 2,674        | 89            | 4.0%     |
| Peak Day Visitors                | 2,974 | 5,613 | 8,142 | 10,677 | 2,639        | 264           | 6.6%     | 7,703        | 257           | 4.4%     |
| Average Day Population           | 3,095 | 6,475 | 9,662 | 12,856 | 3,380        | 338           | 7.7%     | 9,761        | 325           | 4.9%     |
| Total Rating Units               | 1,530 | 2,951 | 4,339 | 5,774  | 1,421        | 142           | 6.8%     | 4,245        | 141           | 4.5%     |



| Variable                 | 2025  | 2035  | 2045  | 2055  | 2025 to 2035 |               |          | 2025 to 2055 |               |          |
|--------------------------|-------|-------|-------|-------|--------------|---------------|----------|--------------|---------------|----------|
|                          |       |       |       |       | Change       | Annual change | % Change | Change       | Annual change | % Change |
| <b>Wanaka North</b>      |       |       |       |       |              |               |          |              |               |          |
| Residents                | 3,830 | 4,269 | 4,457 | 4,646 | 438          | 44            | 1.1%     | 816          | 27            | 0.6%     |
| Total Houses             | 1,601 | 1,825 | 1,926 | 2,031 | 225          | 22            | 1.3%     | 431          | 14            | 0.8%     |
| Average Day Visitors     | 726   | 829   | 999   | 1,169 | 103          | 10            | 1.3%     | 443          | 15            | 1.6%     |
| Peak Day Visitors        | 2,752 | 3,112 | 3,437 | 3,763 | 361          | 36            | 1.2%     | 1,011        | 34            | 1.0%     |
| Average Day Population   | 4,556 | 5,098 | 5,456 | 5,815 | 541          | 54            | 1.1%     | 1,258        | 42            | 0.8%     |
| Total Rating Units       | 1,872 | 2,109 | 2,257 | 2,409 | 237          | 24            | 1.2%     | 537          | 18            | 0.8%     |
| <b>Wanaka Waterfront</b> |       |       |       |       |              |               |          |              |               |          |
| Residents                | 2,031 | 2,206 | 2,314 | 2,423 | 175          | 17            | 0.8%     | 392          | 13            | 0.6%     |
| Total Houses             | 1,639 | 1,729 | 1,787 | 1,847 | 90           | 9             | 0.5%     | 208          | 7             | 0.4%     |
| Average Day Visitors     | 898   | 977   | 1,072 | 1,168 | 79           | 8             | 0.8%     | 270          | 9             | 0.9%     |
| Peak Day Visitors        | 3,051 | 3,236 | 3,408 | 3,581 | 185          | 18            | 0.6%     | 530          | 18            | 0.5%     |
| Average Day Population   | 2,929 | 3,182 | 3,386 | 3,591 | 254          | 25            | 0.8%     | 662          | 22            | 0.7%     |
| Total Rating Units       | 1,854 | 1,957 | 2,038 | 2,121 | 103          | 10            | 0.5%     | 267          | 9             | 0.4%     |
| <b>Wanaka West</b>       |       |       |       |       |              |               |          |              |               |          |
| Residents                | 2,099 | 2,964 | 5,037 | 7,115 | 864          | 86            | 3.5%     | 5,015        | 167           | 4.2%     |
| Total Houses             | 1,456 | 1,901 | 3,014 | 4,167 | 445          | 45            | 2.7%     | 2,712        | 90            | 3.6%     |
| Average Day Visitors     | 1,382 | 1,653 | 2,137 | 2,622 | 272          | 27            | 1.8%     | 1,240        | 41            | 2.2%     |
| Peak Day Visitors        | 3,585 | 4,426 | 6,240 | 8,057 | 841          | 84            | 2.1%     | 4,472        | 149           | 2.7%     |
| Average Day Population   | 3,481 | 4,617 | 7,174 | 9,737 | 1,136        | 114           | 2.9%     | 6,256        | 209           | 3.5%     |
| Total Rating Units       | 1,725 | 2,194 | 3,330 | 4,507 | 469          | 47            | 2.4%     | 2,782        | 93            | 3.3%     |