



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Queenstown Lakes District Demand Projections

May 2025

Table of Contents

Table of Contents.....	2
1 Introduction	3
2 Background	4
2.1 Historical context.....	4
3 Method	5
3.1 Terminology.....	5
3.2 Underlying method.....	5
3.2.1 Demand.....	5
3.2.2 Capacity/supply.....	6
3.3 Scenarios.....	7
4 Results.....	8
5 Future improvements	11
6 Appendices.....	12
6.1 Town(ship)/settlement maps	13
6.2 Capacity assumptions	18
6.3 Methodology	22
6.4 Detailed growth projections – District, ward and town(ship)/settlement level	24

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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	

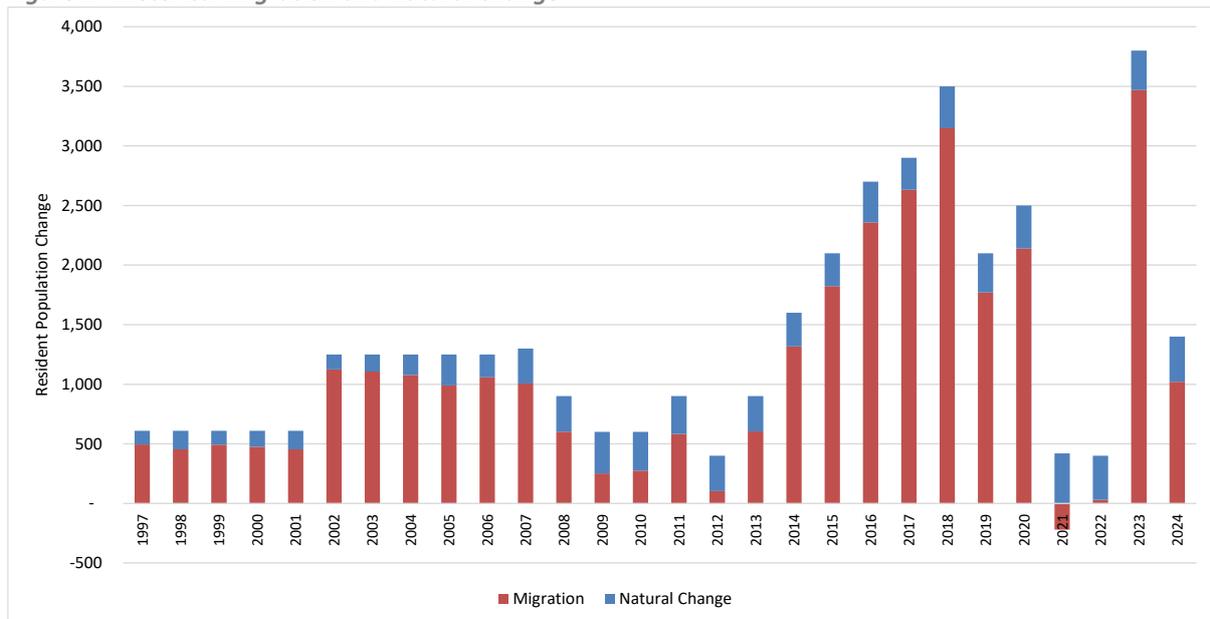
These projections forecast the anticipated level of demand QLDC plans to have the resources to manage and accommodate over a 30-year period. While the demand projections are indicative of what QLDC’s strategic decision making is based on, it is understood the projected change may take shorter or longer 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. 2025 = 2.50 2035= 2.45 2045= 2.40 2055= 2.35
Holiday house	Based on historical trends of 120 new holiday houses per year.
Average day visitors	0.5 visitor for every resident – based on historical trends.
Peak day visitors	2.5 x peaking factor; Peak Day = 2.5 x average day visitors based on historical trends.
Total population	Residents + visitors.
Rating units	Increases linked to the applicable variable above.

3.2.2 Capacity/supply

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

The capacity allocation includes:

- The split between residential and non-residential capacity. This includes groupings by urban intensification (redevelopment and infill) and Greenfields development areas. Weightings are applied to each area and each grouping based on the likelihood and ease of development, e.g. large-scale development of greenfield areas is easier compared to infill or redevelopment of existing areas¹.
- 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.

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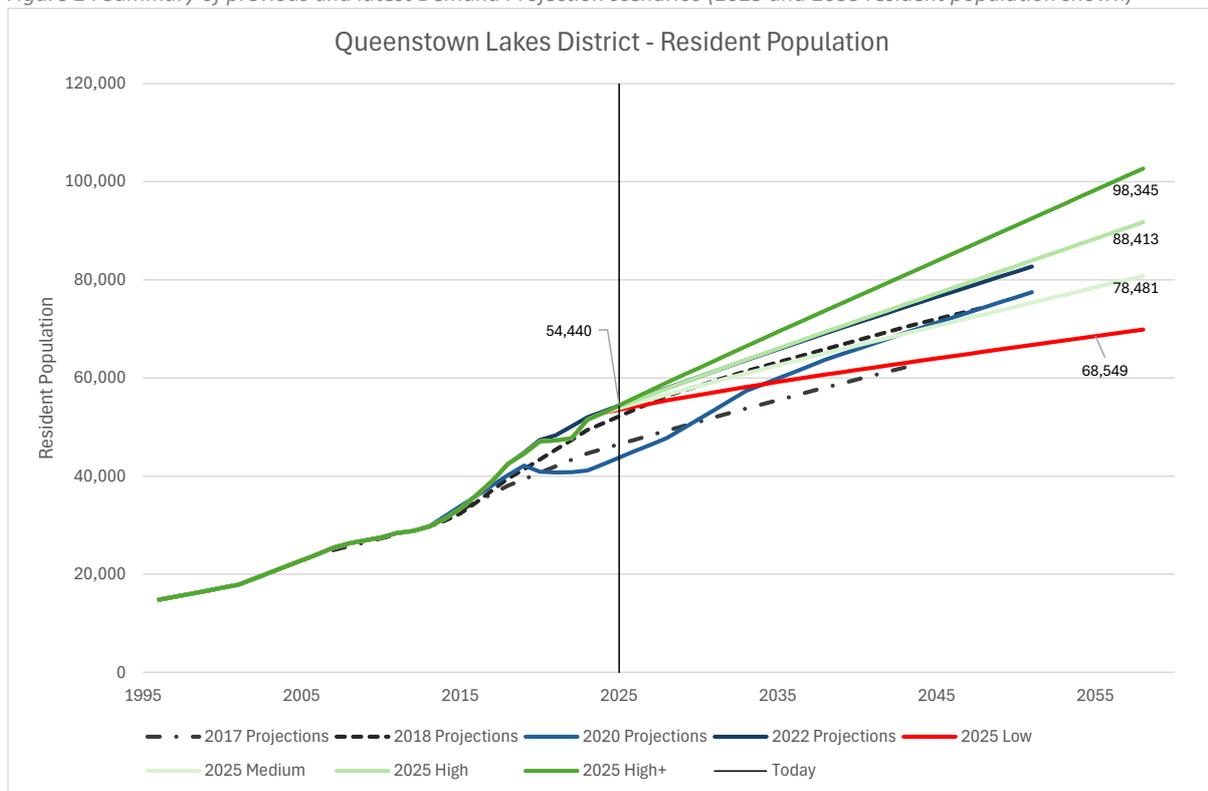
3.3 Scenarios

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 650m² and 165m² 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%
Total	54,440	100%	98,345	100%

Figure 3 : Queenstown Lakes age pyramid – portion of residents

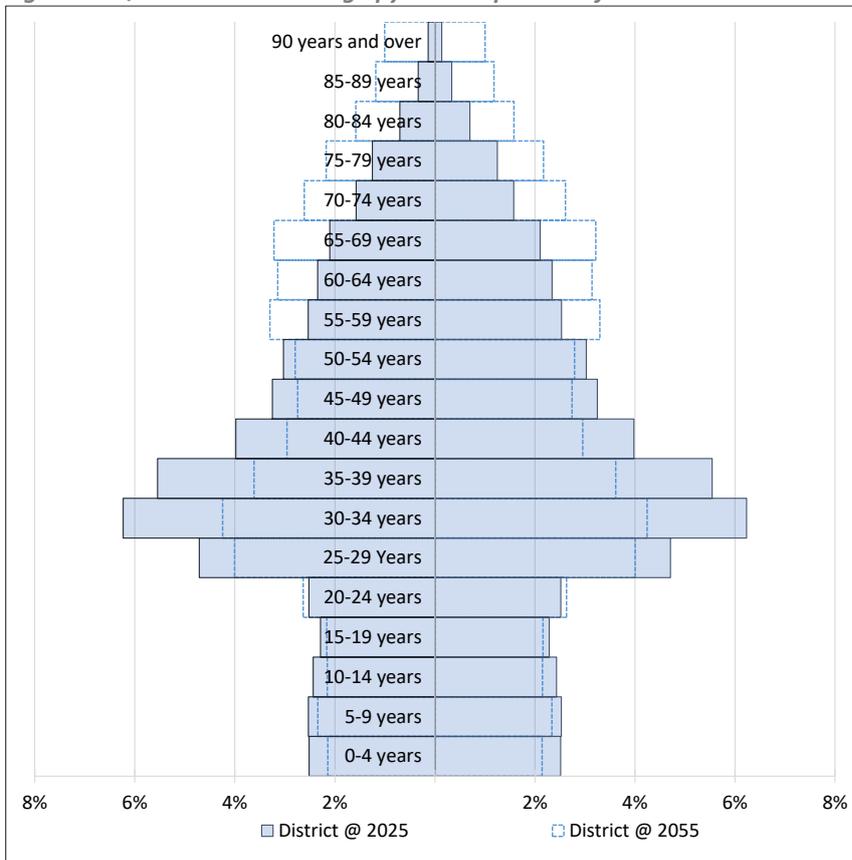
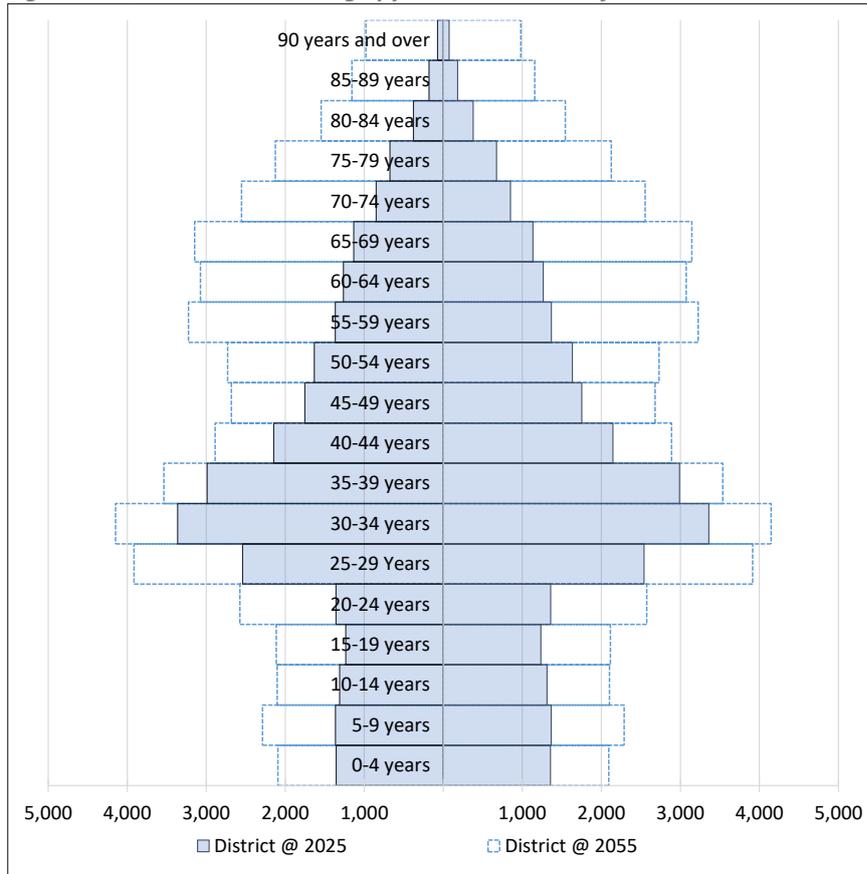


Figure 4 : Queenstown Lakes age pyramid – number of residents



A full table of the projections at the district, ward and town(ship)/settlement level can be found in the appendices. A dynamic reporting spreadsheet is provided for council officers and stakeholders to allow users to adjust the outputs to suit their needs. This includes grouping the areas in the results to suit user needs, e.g. Eastern or Southern Corridor, Queenstown or 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

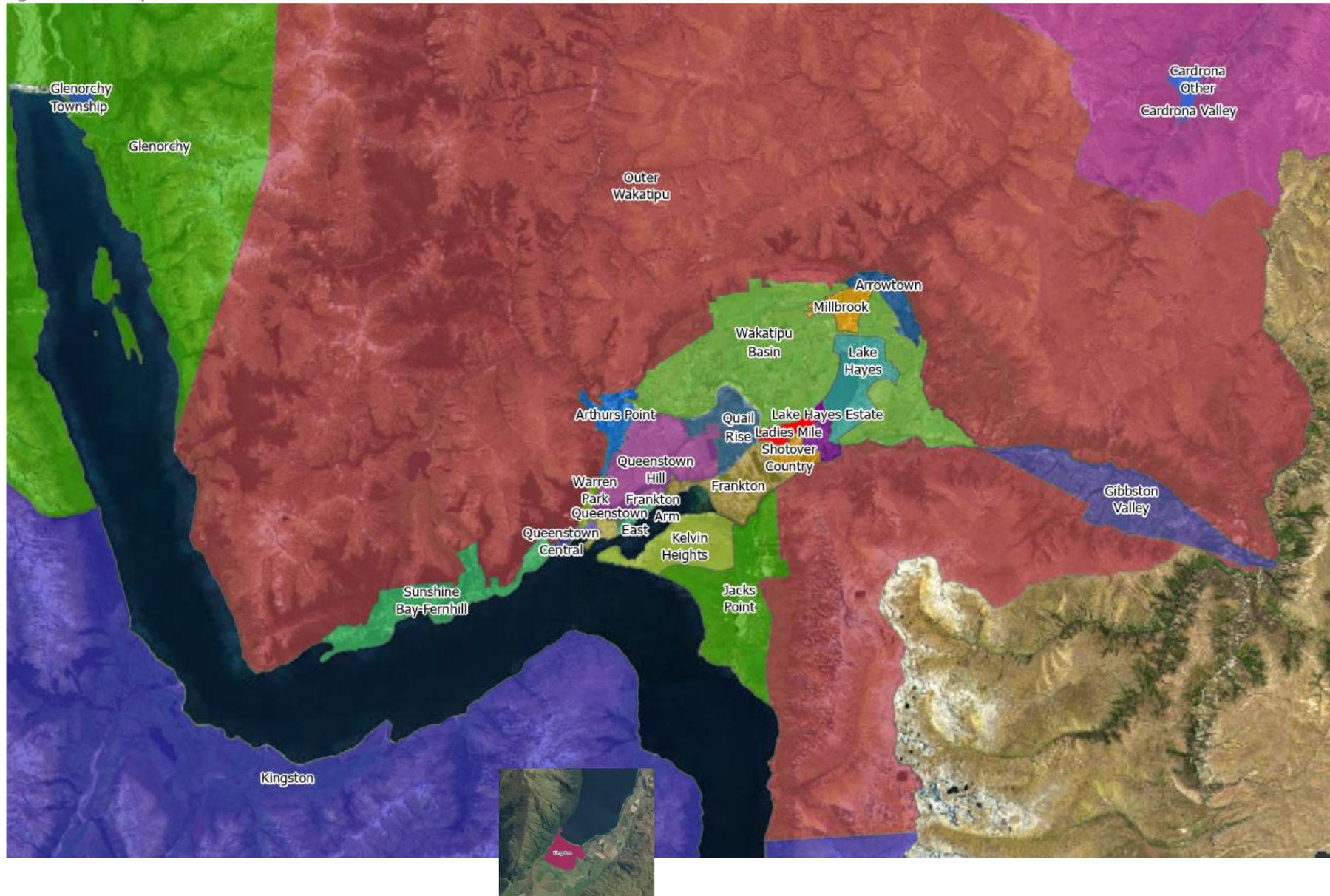


Figure 6 : Whakatipu Ward around Queenstown Town Centre



Figure 7 : Whakatipu Ward – the basin

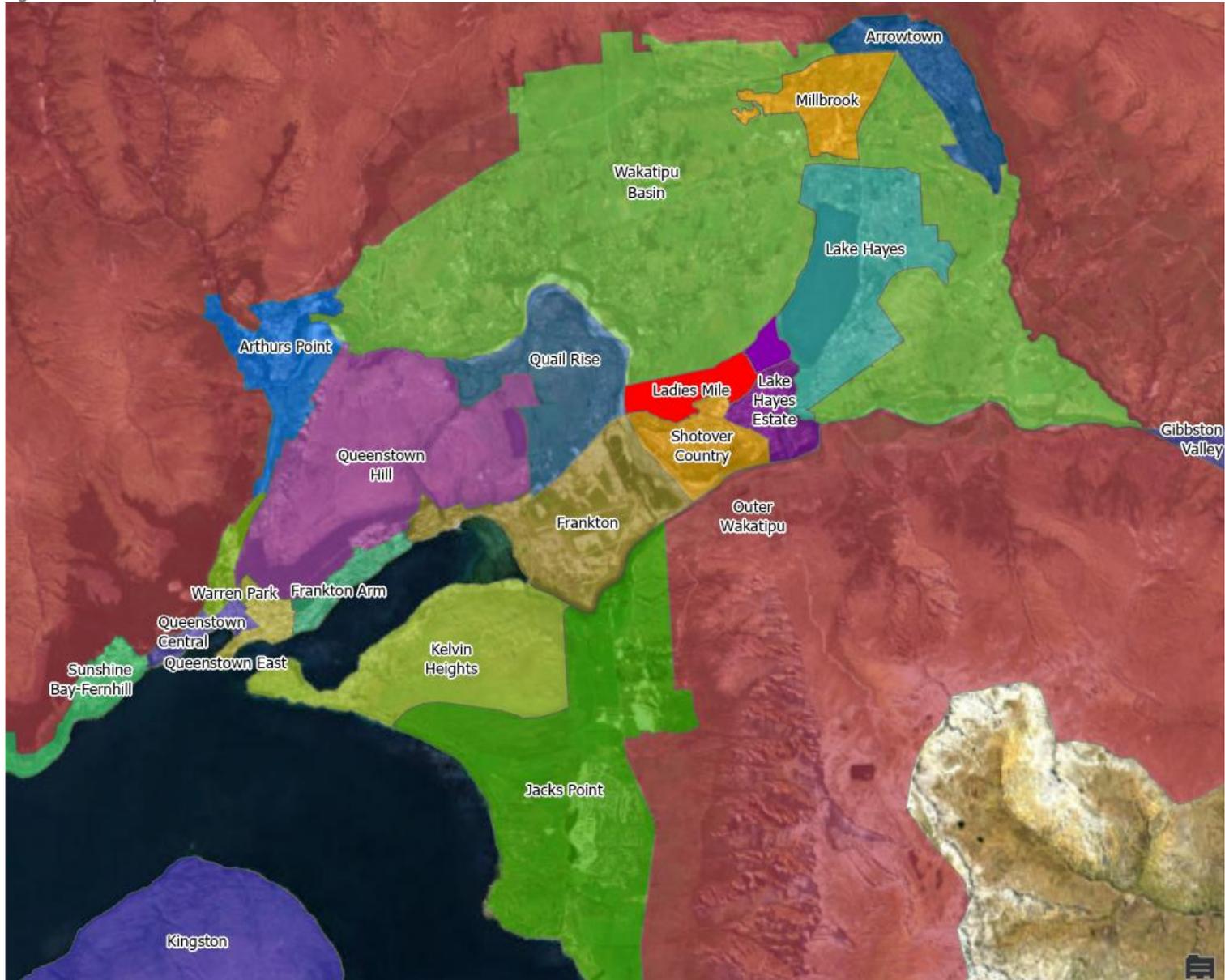


Figure 8 : Wānaka Ward - overview

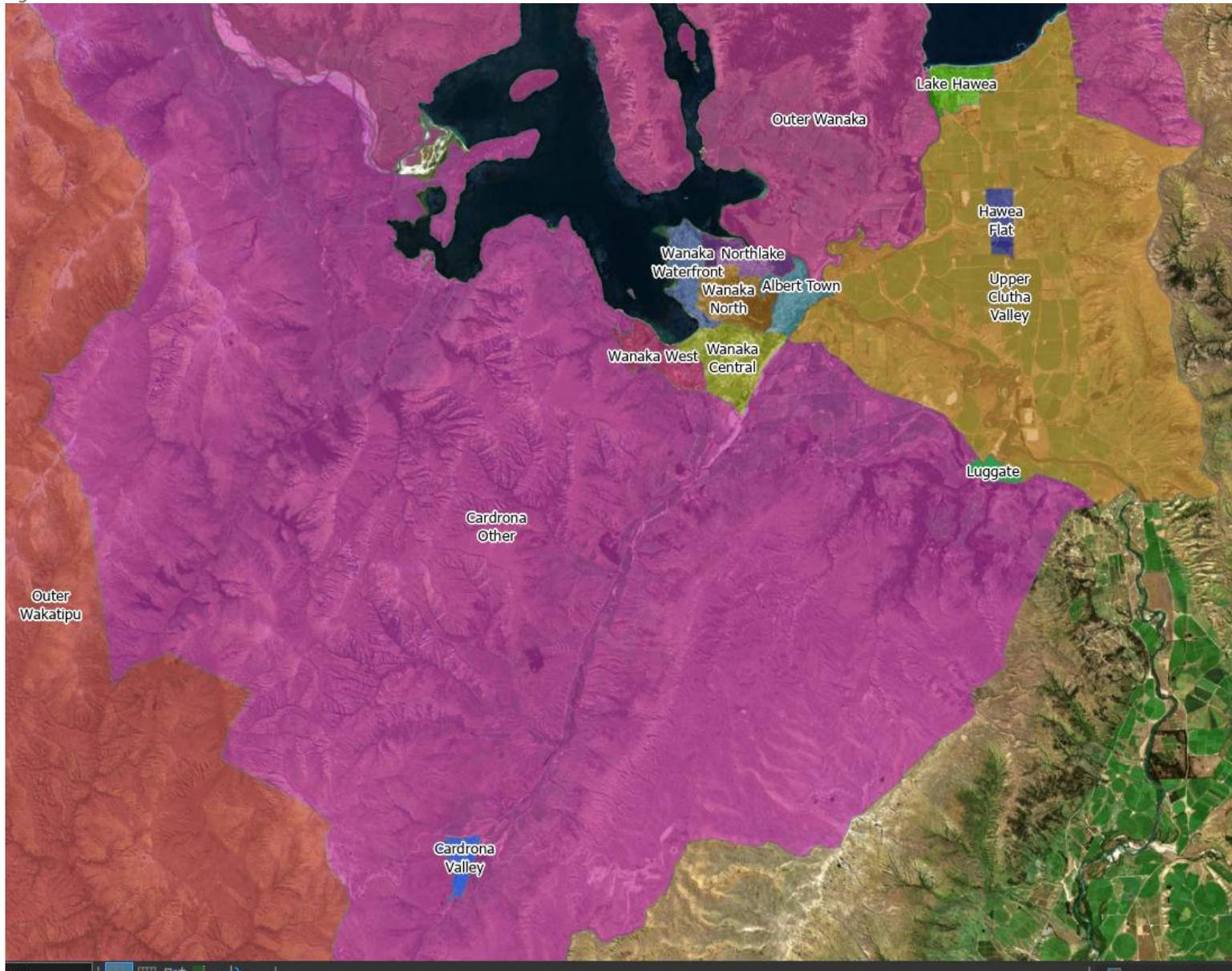
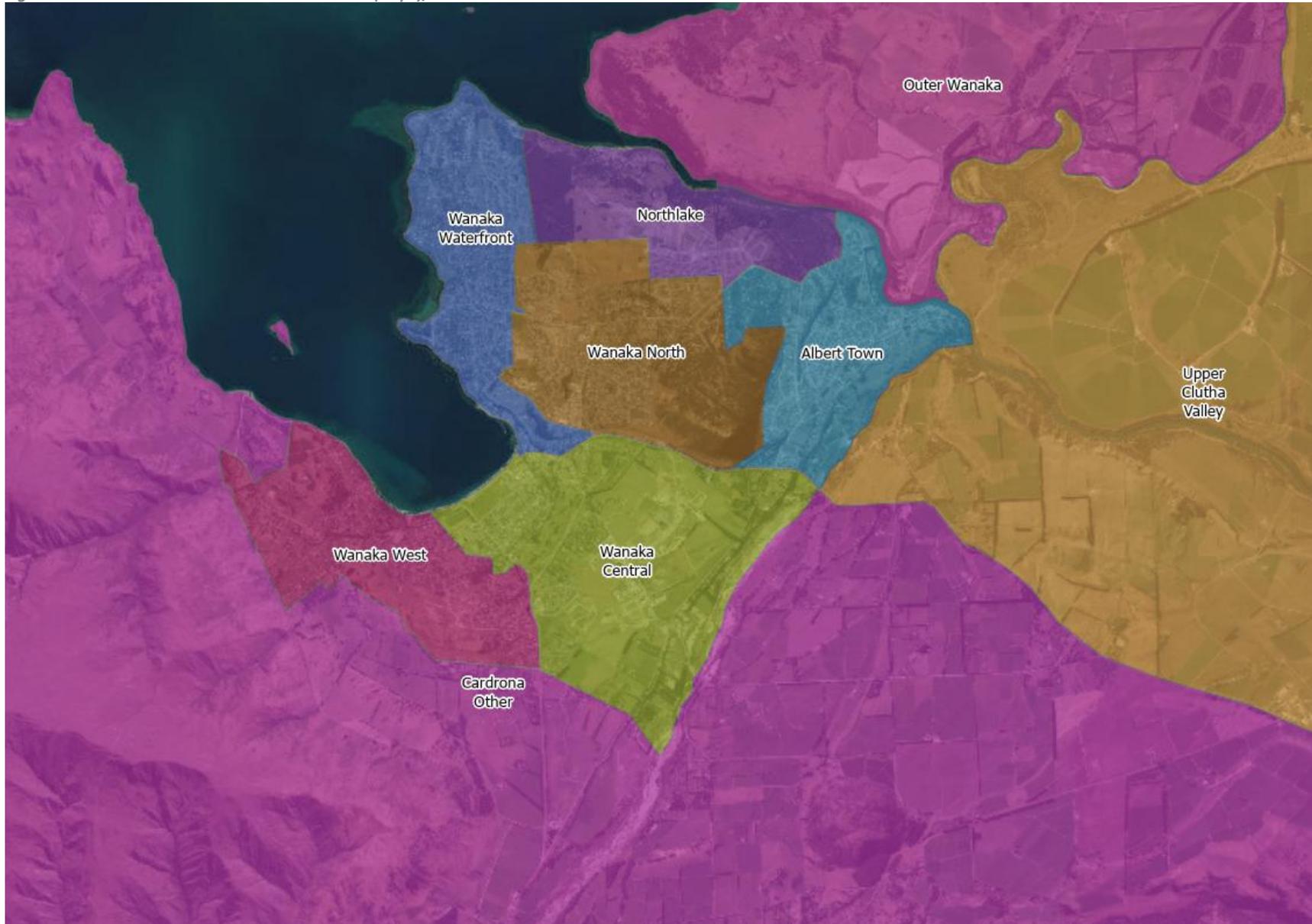


Figure 9 : Wānaka Ward around Wānaka – town(ship)s/settlements



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%
Whakatipu Ward	7,595	7,329			6,004		19,777	12,430			15,255		38,295	29,952			31,667	

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%
Whakatipu Ward	83.2%	82.5%	79.0%

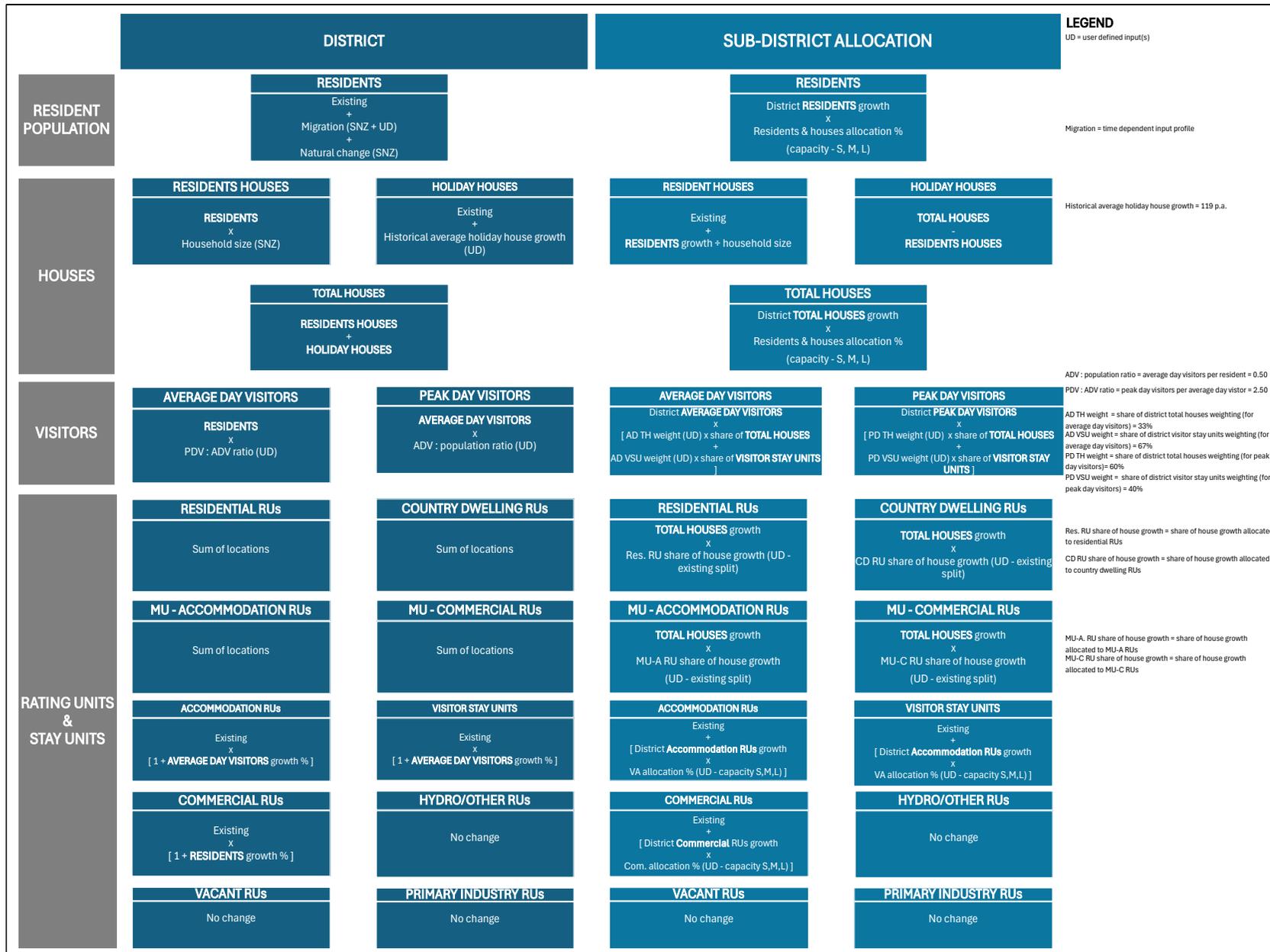
Commercial allocation	Short	Medium	Long
Arrowtown	0.0%	0.0%	0.5%
Arthurs Point	0.4%	0.4%	0.4%
Frankton	53.9%	52.6%	36.9%
Frankton Arm	0.2%	0.4%	0.4%
Gibbston Valley	-	-	-
Glenorchy Other	0.0%	0.0%	0.0%
Glenorchy Township	0.3%	0.3%	0.7%
Jacks Point	7.1%	6.9%	2.0%
Kelvin Heights	0.3%	0.5%	0.6%
Kingston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

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

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

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

6.3 Methodology



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
District										
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%
Wakatipu Ward										
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%
Arrowtown										
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%
Arthurs Point										
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
Frankton										
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%
Frankton Arm										
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%
Gibbston Valley										
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%
Glenorchy Other										
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
Glenorchy Township										
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%
Jacks Point										
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%
Kelvin Heights										
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%
Kingston										
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
Ladies Mile										
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%
Lake Hayes										
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%
Lake Hayes Estate										
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%
Millbrook										
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
Outer Wakatipu Other										
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%
Quail Rise										
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%
Queenstown Central										
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%
Queenstown East										
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
Queenstown Hill										
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%
Shotover Country										
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%
Sunshine Bay-Fernhill										
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%
Wakatipu Basin Other										
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
Warren Park										
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%
Wanaka Ward										
Residents	19,059	25,787	32,307	38,843	6,729	673	3.1%	19,785	659	2.4%
Total Houses	10,168	13,625	17,125	20,754	3,457	346	3.0%	10,586	353	2.4%
Average Day Visitors	6,372	8,361	10,467	12,579	1,989	199	2.8%	6,207	207	2.3%
Peak Day Visitors	20,124	26,494	32,942	39,406	6,370	637	2.8%	19,283	643	2.3%
Average Day Population	25,430	34,148	42,775	51,422	8,718	872	3.0%	25,992	866	2.4%
Total Rating Units	12,180	15,877	19,667	23,589	3,697	370	2.7%	11,408	380	2.2%
Albert Town										
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%
Cardrona Other										
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
Cardrona Valley										
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%
Hawea Flat										
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%
Lake Hawea										
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%
Luggate										
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
Northlake										
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%
Outer Wanaka										
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%
Upper Clutha Valley Other										
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%
Wanaka Central										
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
Wanaka North										
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%
Wanaka Waterfront										
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%
Wanaka West										
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%