



Queenstown Lakes District Demand Projections 2027 to 2057

May 2026

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Executive Summary

This report summarises the latest demand projections for Queenstown Lakes District Council. These were prepared in early-2026 and finalised in May 2026. They are an update from the previous growth projections developed in May 2025.

They include forecasts at the district, ward, and intra-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.

The projections cover the period between 2027 and 2057, a 30 year window. There were four population projections scenarios considered, all provided by Statistics New Zealand (SNZ). The recommended scenario is the SNZ Custom series provided by SNZ in conjunction with QLDC officers and their economic/demographic advisors.

This recommended scenario is around 15% higher than previous projections. Under this recommended scenario all growth variables are projected to roughly double in the 30-year window. The split of the growth is around 60% in Whakatipu Ward and 40% in Wānaka ward. This is consistent with recent trends.

The allocation of the growth to the town(ship)s, and within the town(ship)s are based on QLDC’s latest capacity assumptions, informed by a number of internal work streams. Under the recommend scenario, the demand for new houses consumed around 60% of the residual weighted dwelling capacity up to 2057. Under this scenario around 25,000 lots of infill, redevelopment and greenfield capacity remains.

The projections for the key growth variables are summarised in the following table.

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Residents	58,700	78,848	97,327	114,261	20,148	2,015	3.0%	55,561	1,852	2.2%
Total Population (Average Day)	88,050	118,272	145,991	171,392	30,222	3,022	3.0%	83,342	2,778	2.2%
Total Houses	28,793	39,148	49,309	59,192	10,355	1,036	3.1%	30,399	1,013	2.4%
Total Visitors (Average Day)	29,350	39,424	48,664	57,131	10,074	1,007	3.0%	27,781	926	2.2%
Total Visitors (Peak Day)	73,375	98,560	121,659	142,826	25,185	2,519	3.0%	69,451	2,315	2.2%
Total Rating Units	34,794	46,918	58,715	70,105	12,124	1,212	3.0%	35,312	1,177	2.4%

The projected age profile of the district is also included in the detailed results. Due to strong population growth the number of residents in each age bracket is 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.

1 Introduction

This report summarises the latest demand projections for Queenstown Lakes District Council. These were prepared in early-2026 and finalised in May 2026. They are an update from the previous growth projections developed in May 2025.

They include forecasts at the district, ward, and intra-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 wards can be found in the appendix. This update incorporates the new geographical groupings used by Stats NZ 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	

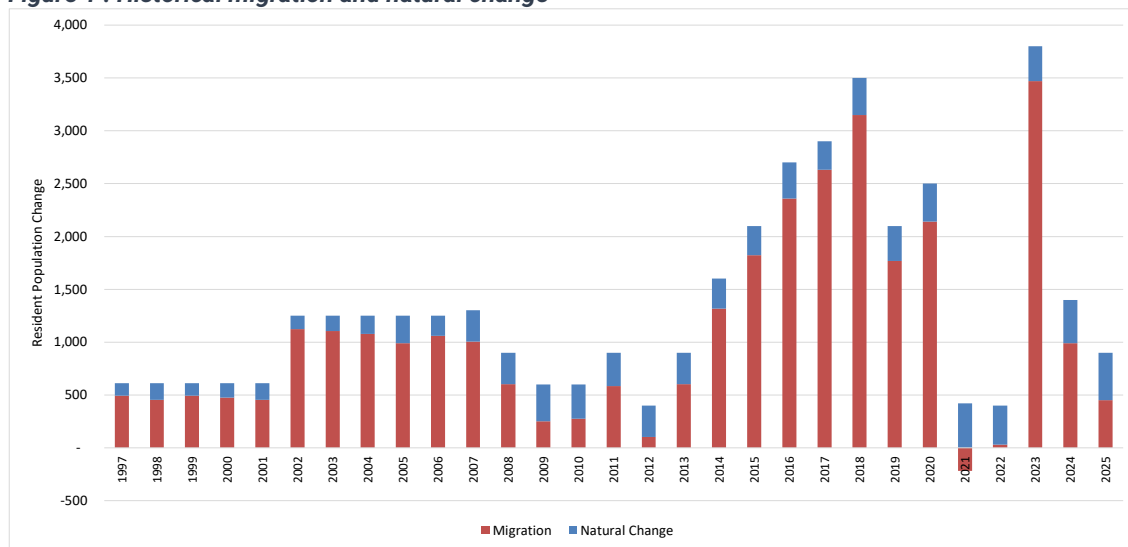
These projections forecast the anticipated level of demand QLDC plans to have the resources to manage and accommodate over a 30-year period. While the demand projections are indicative of what QLDC’s strategic decision making is based on, it is understood the projected change may take shorter or longer 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 residents who leave the district. The resident population also grows through natural change (births less deaths), however natural change has historically had a smaller impact compared to 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 when viewed in isolation, but a five-year average over 2021 to 2025 is less than 950 people per year. These historical annual average rates for migration are:

- 1,160 residents per year over the last 25 years
- 1,220 residents per year over the last 20 years
- 1,410 residents per year over the last 15 years
- 1,680 residents per year over the last 10 years
- 950 residents per year over the last 5 years

While the migration has significant variation over time, the natural change is a lot more consistent. The natural change equates to around 20% of the overall population increase.

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.
Resident 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, campground site, cabin, etc.) – excludes residential, 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 customised projection series provided by SNZ.
- 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 2027 to 2057. The starting point of the model (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 = 2.46; 2035= 2.41; 2045= 2.36; 2055= 2.31
Holiday house	Based on historical trends of holiday houses growth 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, the 2021 Spatial Plan (SPG1) and QLDC’s Growth Model. 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 (year 11+) 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. These 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 reflect 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.

3.3 Scenarios

The four scenarios for future growth are based off the corresponding Stats NZ population projections series. This latest work includes a new customised series provided by SNZ. Each series appropriateness is briefly covered below:

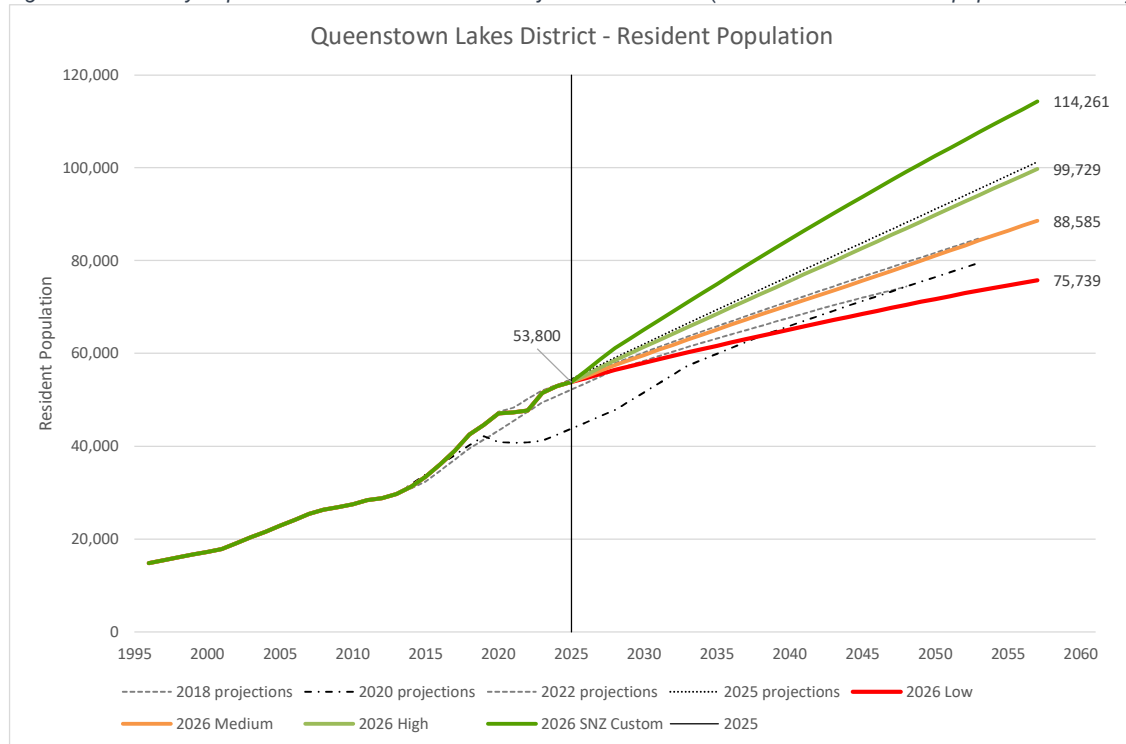
1. SNZ Low; historically it has been too conservative, significantly under-projecting growth in the district. It reflects more of a doom’s day scenario, even with the population still being projected to increase.

¹ As reflected in the 2020 – 2023 QLDC Quarterly Monitoring Reports – National Policy Statement Urban Development
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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 Custom; this has been designed to replace the subjective High+ series used in previous version of this report. This SNZ Custom series was provided by SNZ with input from QLDC and their economic/demographic advisors.

The resident population growth for each scenario, and previous demand projections are summarised in the below chart. The 30 June 2025 usually resident population estimate provided by SNZ is used as the starting point for the resident population growth.

Figure 2 : Summary of previous and latest Demand Projection scenarios (2025 and 2057 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 and after the COVID-19 pandemic. The chart also shows that the demand projections continue to be increased, with each iteration. QLDC's previous 2025 projections are now relatively close to the latest 2026 SNZ High series.

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

The SNZ Customised scenario is recommended. It is considered the most appropriate for long-term planning and the required robustness of a 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 (SNZ Custom) 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 around 54,000 people. This equates to an annual growth rate of around 4.6% (compounding), however it is from a much lower starting population compared to the population of today. As places grow larger, it is uncommon for them to maintain very high percentage growth rates indefinitely. If a population does continue growing at the same percentage rate each year, the result is exponential growth.

The key changes from the previous projections are:

- Strong resident population growth, increasing to over 114,260 people by 2057. This is a 95% increase on the estimated 2027 resident population, or almost double the number of residents.
- Continued growth in the number of houses, increasing to over 59,000 houses by 2057. The overall increase of nearly 30,400 houses is higher than the previous projections. The demand for new houses consumed around 60% of the residual weighted dwelling capacity up to 2057. Under this scenario around 25,000 lots of infill, redevelopment and greenfield capacity remains.
- The increase in visitor numbers takes the average day total population to over 171,000 people. On the peak day the population is nearly 261,00 people in 2057.
- 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. The additional gross floor area requirements for these two key rating unit categories equates to:
 - around 1,000,000m² of Commercial gross floor area,
 - Over 550,000m² of Visitor Accommodation gross floor area, or another 11,300 stay units.

To put this in perspective, the Queenstown-Lakes district average day population (residents + visitors) grows from a city slightly bigger than Palmerston North City (~80,000 residents), to a city larger than Tauranga City (~160,000 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, and the total population fluctuates a lot more over the seasons of the year.

Table 3 : Queenstown Lakes District – summary of demand projections (SNZ Custom)

Variable					2027 to 2037			2027 to 2057		
	2027	2037	2047	2057	Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Residents	58,700	78,848	97,327	114,261	20,148	2,015	3.0%	55,561	1,852	2.2%
Total Population (Average Day)	88,050	118,272	145,991	171,392	30,222	3,022	3.0%	83,342	2,778	2.2%
Total Houses	28,793	39,148	49,309	59,192	10,355	1,036	3.1%	30,399	1,013	2.4%
Residents Houses	23,892	32,765	41,304	49,525	8,873	887	3.2%	25,633	854	2.5%
Holiday Houses	4,901	6,383	8,005	9,667	1,482	148	2.7%	4,766	159	2.3%
Total Visitors (Average Day)	29,350	39,424	48,664	57,131	10,074	1,007	3.0%	27,781	926	2.2%
Total Visitors (Peak Day)	73,375	98,560	121,659	142,826	25,185	2,519	3.0%	69,451	2,315	2.2%
Total Population (Peak Day)	132,075	177,408	218,986	257,087	45,333	4,533	3.0%	125,012	4,167	2.2%
Total Rating Units	34,794	46,918	58,715	70,105	12,124	1,212	3.0%	35,312	1,177	2.4%
Visitor Stay Units	11,952	16,054	19,816	23,264	4,102	410	3.0%	11,313	377	2.2%

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 number of residents in each age bracket.

Figure 3 : District age pyramid – % of residents

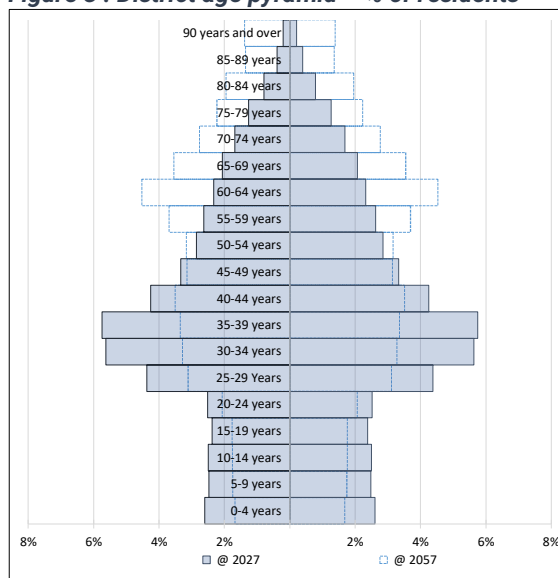
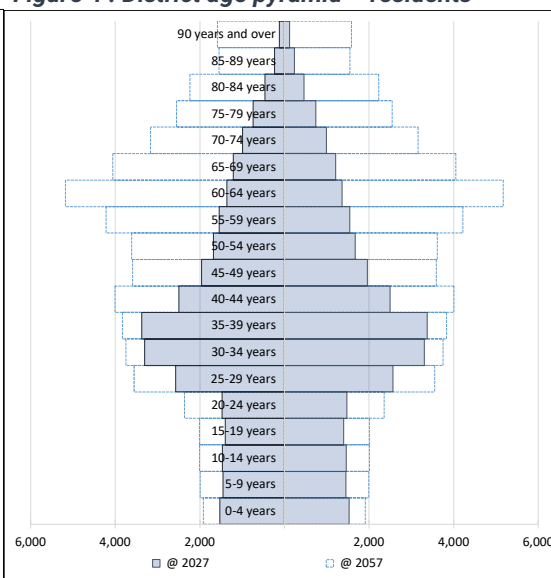


Figure 4 : District age pyramid – residents



The number of residents in each age bracket is 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	2027	2027%	2057	2057%
0-19 years	8,888	15.1%	11,826	10.3%
20-39 years	24,235	41.3%	30,999	27.1%
40-59 years	18,066	30.8%	41,195	36.1%
60+ years	7,511	12.8%	30,241	26.5%
Total	58,700	100.0%	114,261	100.0%

A full table of the projections at the district, ward and intra-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.

All results should be considered within the underlying caveat that long-term projections are inherently uncertain and should be interpreted as planning scenarios rather than predictions.

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 cellphone 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

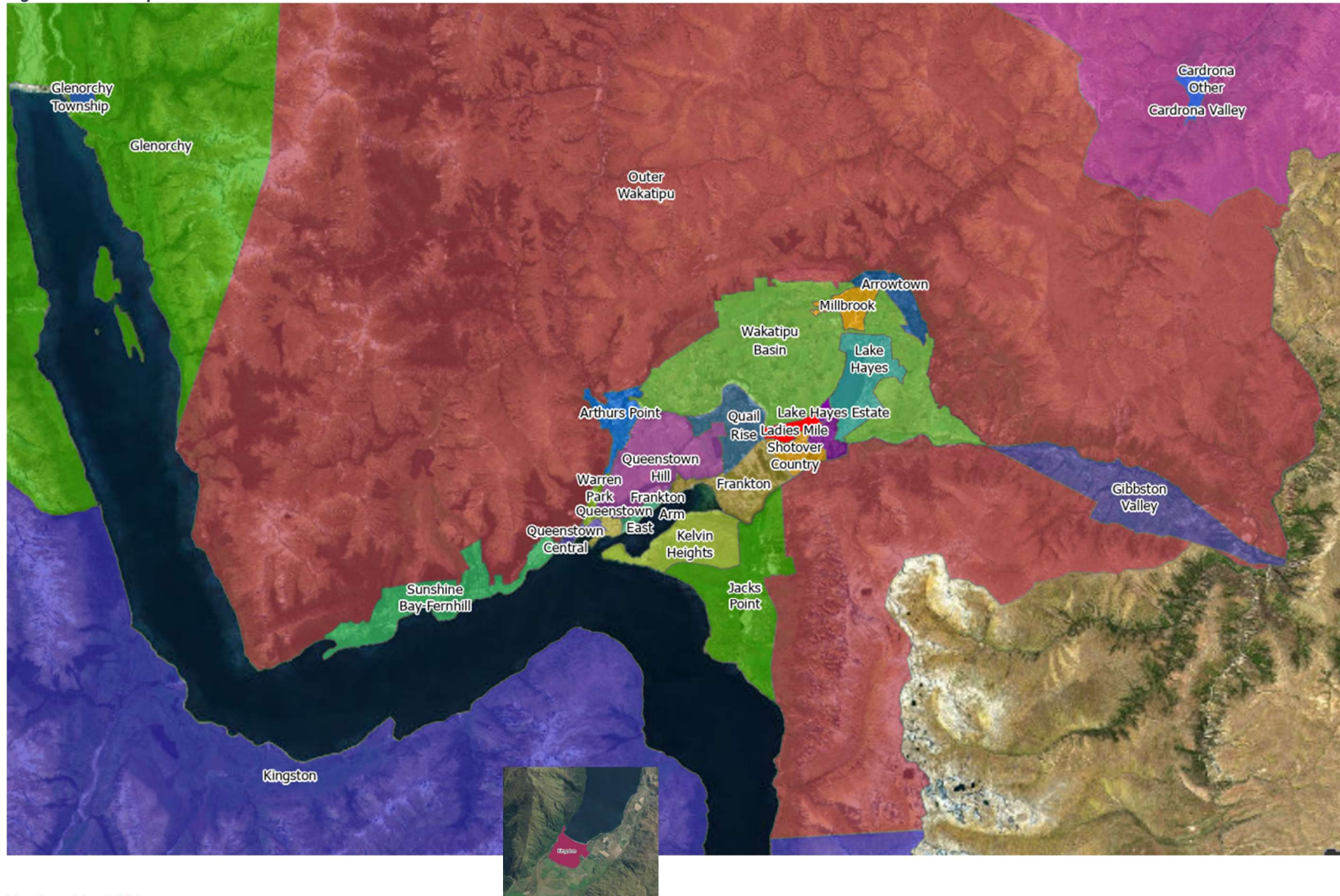


Figure 6 : Whakatipu Ward around Queenstown Town Centre

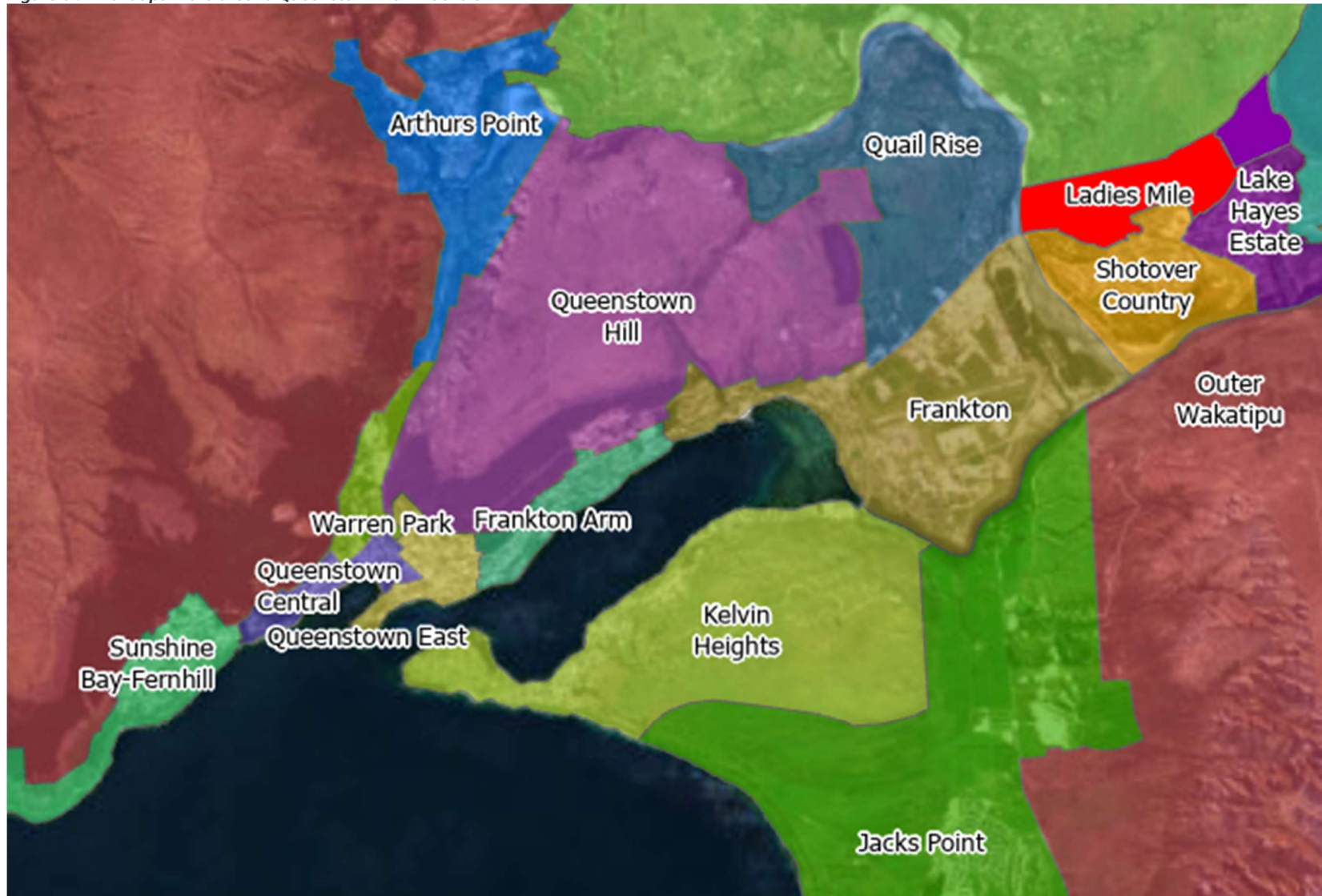


Figure 7 : Whakatipu Ward – the basin

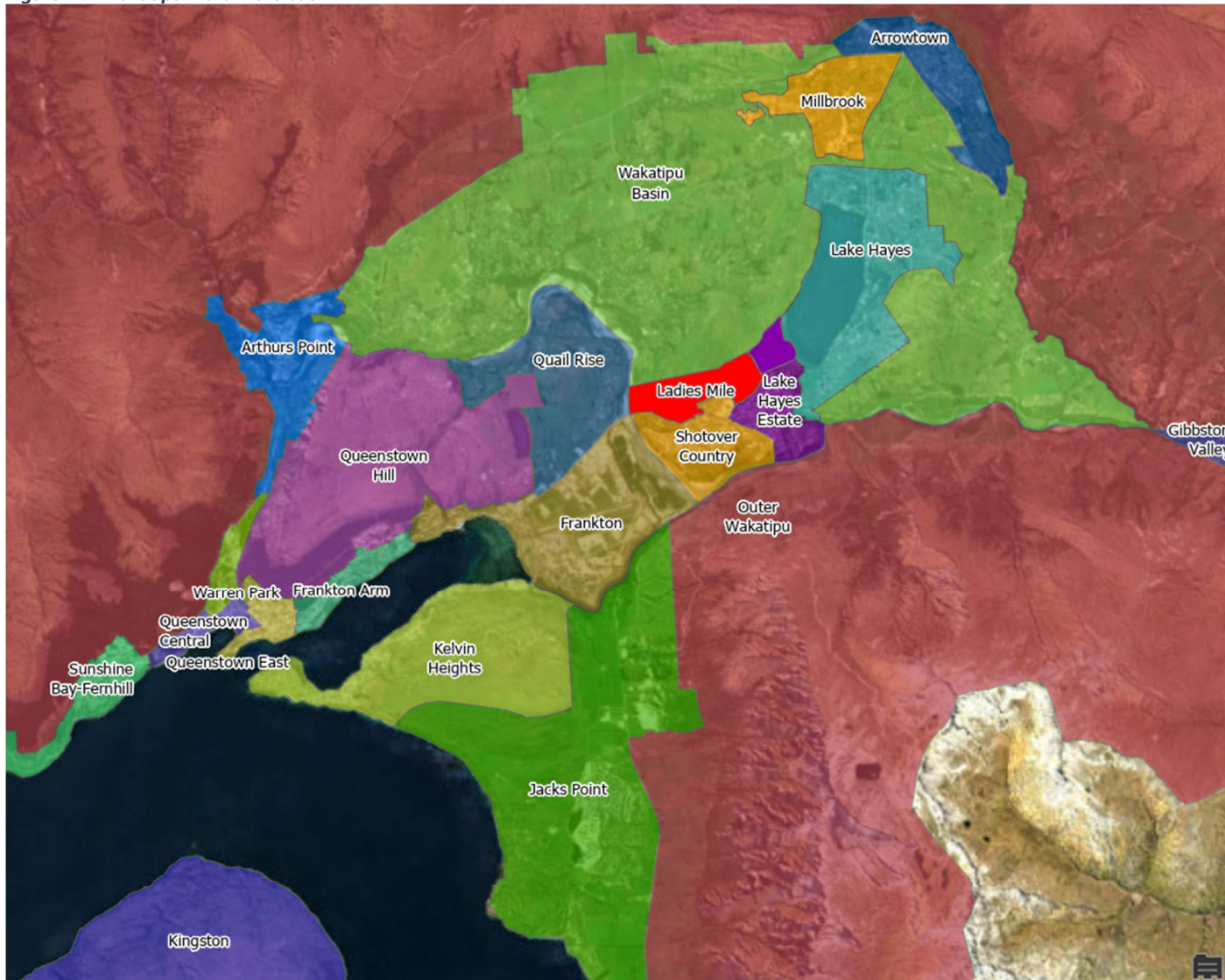


Figure 8 : Wānaka Ward - overview

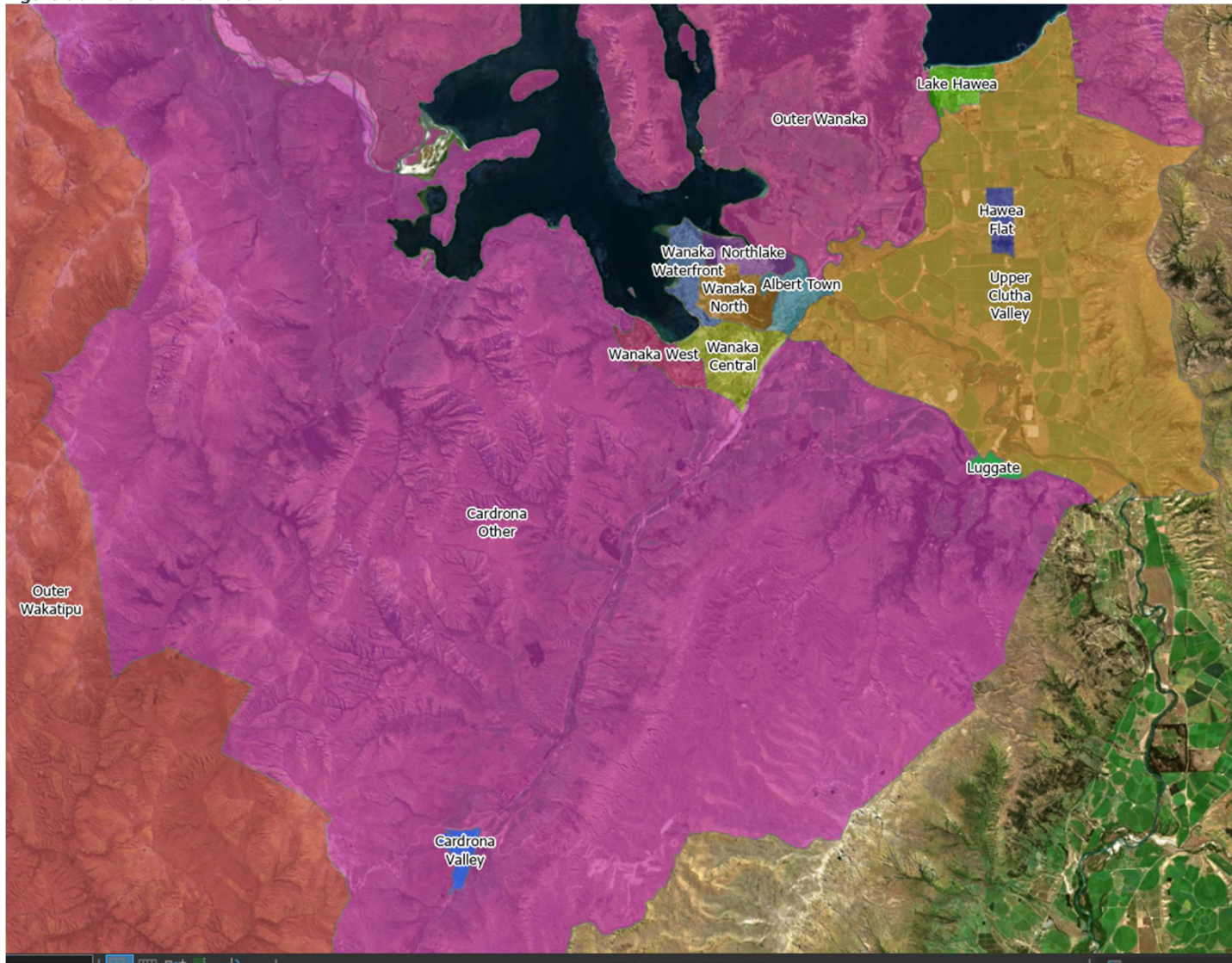
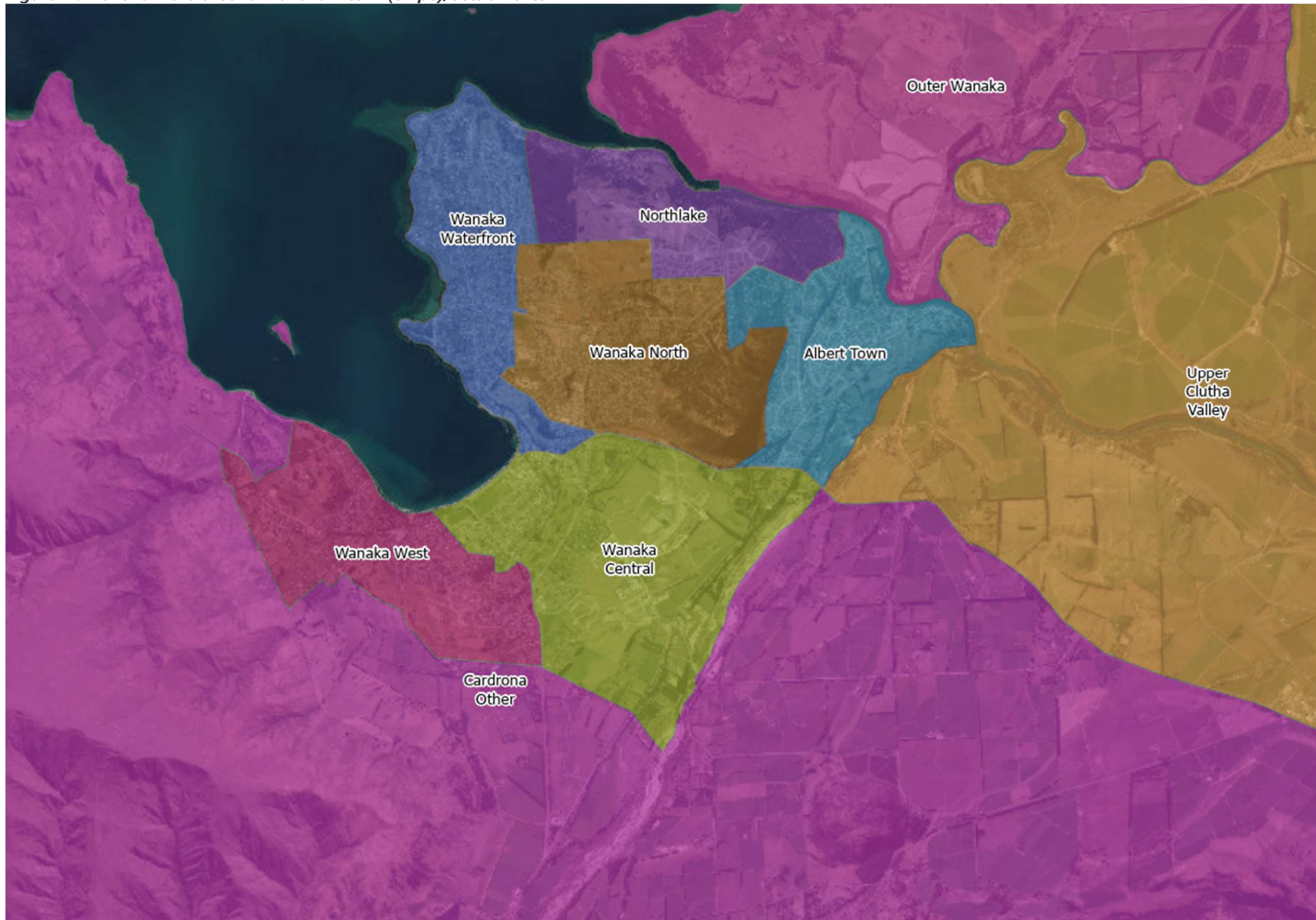


Figure 9 : Wānaka Ward around Wānaka – town(ship)s/settlements



6.2 Capacity assumptions

Table 5 : Residential capacity assumptions

Area, Ward, District	Short Term; 2026-2028		Medium Term; 2029-2037		Long Term; 2037+	
	Weighted Capacity	% weighted capacity	Weighted Capacity	% weighted capacity	Weighted Capacity	% weighted capacity
Arrowtown	43	0.2%	119	0.3%	269	0.5%
Arthurs Point	669	3.4%	785	1.8%	885	1.5%
Ladies Mile	218	1.1%	4,118	9.5%	4,118	7.1%
Lake Hayes	7	0.0%	15	0.0%	15	0.0%
Lake Hayes Estate	47	0.2%	99	0.2%	585	1.0%
Shotover Country	21	0.1%	42	0.1%	542	0.9%
Frankton	2,229	11.3%	2,575	6.0%	5,021	8.6%
Kelvin Heights	722	3.7%	904	2.1%	1,054	1.8%
Outer Wakatipu Other	200	1.0%	200	0.5%	200	0.3%
Wakatipu Basin Other	0	0.0%	0	0.0%	0	0.0%
Quail Rise	1,562	7.9%	4,324	10.0%	4,324	7.4%
Frankton Arm	81	0.4%	619	1.4%	1,219	2.1%
Queenstown Central	145	0.7%	3,129	7.2%	3,126	5.4%
Queenstown East	66	0.3%	680	1.6%	680	1.2%
Queenstown Hill	1,070	5.4%	1,137	2.6%	1,137	2.0%
Sunshine Bay-Fernhill	52	0.3%	143	0.3%	143	0.2%
Warren Park	344	1.7%	1,094	2.5%	1,094	1.9%
Glenorchy Township	201	1.0%	211	0.5%	211	0.4%
Kingston	103	0.5%	854	2.0%	954	1.6%
Jacks Point	4,590	23.3%	7,440	17.2%	7,440	12.8%
Glenorchy Other	0	0.0%	0	0.0%	0	0.0%
Gibbston Valley	150	0.8%	150	0.3%	150	0.3%
Millbrook	75	0.4%	75	0.2%	75	0.1%
Wakatipu Ward	12,594	64%	28,713	67%	33,241	57%
Cardrona Valley	375	1.9%	1,268	2.9%	1,268	2.2%
Lake Hawea	1,057	5.4%	2,627	6.1%	4,945	8.5%
Luggate	408	2.1%	476	1.1%	476	0.8%
Albert Town	59	0.3%	119	0.3%	119	0.2%
Wanaka Central	2,007	10.2%	6,383	14.8%	6,883	11.9%
Wanaka North	1,275	6.5%	1,383	3.2%	1,383	2.4%
Wanaka Waterfront	158	0.8%	308	0.7%	308	0.5%
Wanaka West	897	4.6%	1,044	2.4%	8,600	14.8%
Outer Wanaka	100	0.5%	100	0.2%	100	0.2%
Upper Clutha Valley Other	100	0.5%	100	0.2%	100	0.2%
Hawea Flat	100	0.5%	100	0.2%	100	0.2%
Northlake	543	2.8%	543	1.3%	543	0.9%
Wanaka Ward	7,080	36%	14,450	33%	24,824	42%
District	19,674	100%	43,163	100%	58,065	100%

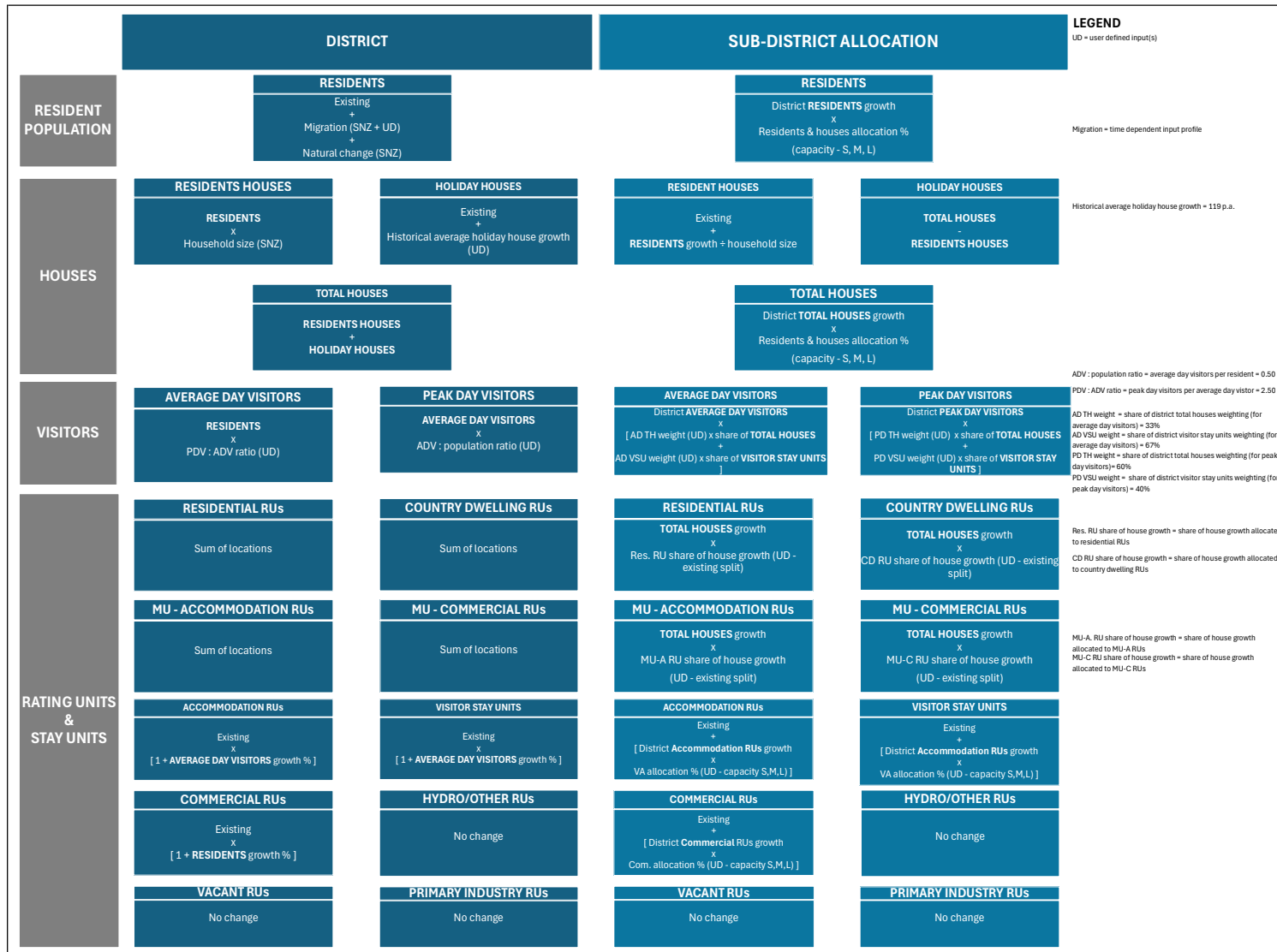
Table 6 : Non-Residential capacity assumptions

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%
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%

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

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%
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%

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	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
District										
Residents	58,700	78,848	97,327	114,261	20,148	2,015	3.0%	55,561	1,852	2.2%
Total Houses	28,793	39,148	49,309	59,192	10,355	1,036	3.1%	30,399	1,013	2.4%
Average Day Visitors	29,350	39,424	48,664	57,131	10,074	1,007	3.0%	27,781	926	2.2%
Peak Day Visitors	73,375	98,560	121,659	142,826	25,185	2,519	3.0%	69,451	2,315	2.2%
Average Day Population	88,050	118,272	145,991	171,392	30,222	3,022	3.0%	83,342	2,778	2.2%
Total Rating Units	34,794	46,918	58,715	70,105	12,124	1,212	3.0%	35,312	1,177	2.4%
Wakatipu Ward										
Residents	38,301	51,179	61,814	71,559	12,879	1,288	2.9%	33,258	1,109	2.1%
Total Houses	17,790	24,402	30,249	35,937	6,612	661	3.2%	18,146	605	2.4%
Average Day Visitors	22,512	30,158	36,784	42,853	7,646	765	3.0%	20,341	678	2.2%
Peak Day Visitors	51,903	69,812	85,029	98,965	17,909	1,791	3.0%	47,062	1,569	2.2%
Average Day Population	60,813	81,338	98,597	114,412	20,525	2,052	3.0%	53,599	1,787	2.1%
Total Rating Units	21,471	29,509	36,621	43,474	8,038	804	3.2%	22,003	733	2.4%
Arrowtown										
Residents	2,869	2,936	3,022	3,101	67	7	0.2%	232	8	0.3%
Total Houses	1,671	1,706	1,753	1,799	34	3	0.2%	127	4	0.2%
Average Day Visitors	839	895	959	1,016	56	6	0.7%	177	6	0.6%
Peak Day Visitors	2,962	3,061	3,169	3,260	98	10	0.3%	298	10	0.3%
Average Day Population	3,708	3,831	3,981	4,117	123	12	0.3%	409	14	0.3%
Total Rating Units	1,573	1,618	1,678	1,737	45	4	0.3%	164	5	0.3%
Arthurs Point										
Residents	1,636	1,986	2,269	2,528	350	35	2.0%	893	30	1.5%
Total Houses	698	878	1,034	1,185	180	18	2.3%	487	16	1.8%
Average Day Visitors	857	1,038	1,196	1,342	180	18	1.9%	484	16	1.5%
Peak Day Visitors	1,998	2,441	2,815	3,156	443	44	2.0%	1,159	39	1.5%
Average Day Population	2,493	3,023	3,465	3,870	530	53	1.9%	1,377	46	1.5%
Total Rating Units	681	885	1,064	1,236	204	20	2.7%	555	19	2.0%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Frankton										
Residents	4,542	5,903	7,509	8,981	1,361	136	2.7%	4,439	148	2.3%
Total Houses	2,125	2,827	3,710	4,569	702	70	2.9%	2,444	81	2.6%
Average Day Visitors	2,607	4,774	6,432	7,951	2,168	217	6.2%	5,344	178	3.8%
Peak Day Visitors	6,076	10,008	13,309	16,336	3,932	393	5.1%	10,260	342	3.4%
Average Day Population	7,148	10,678	13,941	16,932	3,529	353	4.1%	9,784	326	2.9%
Total Rating Units	2,699	4,007	5,332	6,599	1,307	131	4.0%	3,900	130	3.0%
Frankton Arm										
Residents	1,949	2,277	2,667	3,024	328	33	1.6%	1,075	36	1.5%
Total Houses	1,167	1,336	1,550	1,759	169	17	1.4%	592	20	1.4%
Average Day Visitors	2,504	2,942	3,359	3,740	438	44	1.6%	1,236	41	1.3%
Peak Day Visitors	4,946	5,758	6,568	7,308	813	81	1.5%	2,362	79	1.3%
Average Day Population	4,453	5,219	6,026	6,764	766	77	1.6%	2,311	77	1.4%
Total Rating Units	1,587	1,828	2,109	2,379	242	24	1.4%	792	26	1.4%
Gibbston Valley										
Residents	287	352	400	444	65	6	2.1%	157	5	1.5%
Total Houses	169	202	229	254	33	3	1.8%	85	3	1.4%
Average Day Visitors	195	230	260	287	35	3	1.7%	92	3	1.3%
Peak Day Visitors	465	549	615	676	84	8	1.7%	211	7	1.3%
Average Day Population	482	582	660	731	100	10	1.9%	249	8	1.4%
Total Rating Units	268	306	336	365	38	4	1.3%	98	3	1.0%
Glenorchy Other										
Residents	160	160	160	160	0	0	0.0%	0	0	0.0%
Total Houses	124	124	124	124	0	0	0.0%	0	0	0.0%
Average Day Visitors	139	155	171	185	17	2	1.1%	46	2	1.0%
Peak Day Visitors	335	359	379	397	24	2	0.7%	62	2	0.6%
Average Day Population	299	315	331	345	17	2	0.5%	46	2	0.5%
Total Rating Units	183	186	189	192	3	0	0.2%	9	0	0.2%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Glenorchy Township										
Residents	410	501	569	631	91	9	2.0%	221	7	1.4%
Total Houses	257	303	341	377	47	5	1.7%	120	4	1.3%
Average Day Visitors	421	507	593	671	86	9	1.9%	250	8	1.6%
Peak Day Visitors	893	1,066	1,225	1,370	173	17	1.8%	477	16	1.4%
Average Day Population	831	1,008	1,162	1,302	178	18	2.0%	471	16	1.5%
Total Rating Units	387	449	504	556	62	6	1.5%	169	6	1.2%
Jacks Point										
Residents	6,639	9,857	12,237	14,418	3,218	322	4.0%	7,779	259	2.6%
Total Houses	2,692	4,342	5,651	6,924	1,651	165	4.9%	4,232	141	3.2%
Average Day Visitors	962	1,706	2,168	2,593	745	74	5.9%	1,631	54	3.4%
Peak Day Visitors	4,186	6,933	8,830	10,572	2,746	275	5.2%	6,385	213	3.1%
Average Day Population	7,600	11,563	14,405	17,010	3,962	396	4.3%	9,410	314	2.7%
Total Rating Units	3,184	4,898	6,228	7,521	1,714	171	4.4%	4,337	145	2.9%
Kelvin Heights										
Residents	1,399	1,805	2,143	2,452	406	41	2.6%	1,053	35	1.9%
Total Houses	771	979	1,165	1,345	209	21	2.4%	574	19	1.9%
Average Day Visitors	1,117	1,352	1,563	1,757	235	24	1.9%	640	21	1.5%
Peak Day Visitors	2,460	3,014	3,494	3,933	554	55	2.1%	1,473	49	1.6%
Average Day Population	2,516	3,157	3,706	4,208	642	64	2.3%	1,693	56	1.7%
Total Rating Units	1,395	1,637	1,854	2,064	242	24	1.6%	669	22	1.3%
Kingston										
Residents	475	855	1,160	1,440	380	38	6.0%	964	32	3.8%
Total Houses	314	509	676	840	195	19	4.9%	526	18	3.3%
Average Day Visitors	132	205	267	323	74	7	4.5%	192	6	3.0%
Peak Day Visitors	517	820	1,068	1,295	303	30	4.7%	778	26	3.1%
Average Day Population	607	1,060	1,427	1,763	453	45	5.7%	1,156	39	3.6%
Total Rating Units	369	566	737	903	197	20	4.4%	534	18	3.0%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Ladies Mile										
Residents	94	1,875	3,192	4,399	1,780	178	34.9%	4,304	143	13.7%
Total Houses	41	955	1,679	2,384	914	91	37.0%	2,343	78	14.5%
Average Day Visitors	35	458	838	1,188	423	42	29.2%	1,152	38	12.4%
Peak Day Visitors	95	1,649	2,914	4,082	1,554	155	33.0%	3,987	133	13.4%
Average Day Population	130	2,333	4,030	5,586	2,203	220	33.5%	5,457	182	13.4%
Total Rating Units	64	1,020	1,796	2,548	956	96	31.9%	2,484	83	13.1%
Lake Hayes										
Residents	382	388	393	397	7	1	0.2%	16	1	0.1%
Total Houses	265	268	271	273	3	0	0.1%	8	0	0.1%
Average Day Visitors	172	187	199	210	15	1	0.8%	38	1	0.7%
Peak Day Visitors	528	550	566	579	22	2	0.4%	51	2	0.3%
Average Day Population	554	575	592	607	21	2	0.4%	54	2	0.3%
Total Rating Units	328	334	339	344	6	1	0.2%	16	1	0.2%
Lake Hayes Estate										
Residents	2,850	2,942	3,130	3,301	93	9	0.3%	451	15	0.5%
Total Houses	821	869	972	1,072	48	5	0.6%	251	8	0.9%
Average Day Visitors	292	307	337	364	15	2	0.5%	72	2	0.7%
Peak Day Visitors	1,275	1,336	1,465	1,582	61	6	0.5%	306	10	0.7%
Average Day Population	3,142	3,250	3,467	3,666	108	11	0.3%	524	17	0.5%
Total Rating Units	801	849	952	1,053	48	5	0.6%	252	8	0.9%
Millbrook										
Residents	189	221	245	267	32	3	1.6%	78	3	1.2%
Total Houses	274	290	303	316	17	2	0.6%	43	1	0.5%
Average Day Visitors	486	561	627	688	74	7	1.4%	202	7	1.2%
Peak Day Visitors	1,008	1,133	1,240	1,337	125	12	1.2%	329	11	0.9%
Average Day Population	675	782	872	955	107	11	1.5%	280	9	1.2%
Total Rating Units	351	380	405	428	29	3	0.8%	78	3	0.7%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Outer Wakatipu Other										
Residents	330	416	480	539	87	9	2.4%	209	7	1.7%
Total Houses	183	228	263	297	44	4	2.2%	114	4	1.6%
Average Day Visitors	91	110	125	138	19	2	1.9%	47	2	1.4%
Peak Day Visitors	323	394	446	494	71	7	2.0%	171	6	1.4%
Average Day Population	420	526	605	677	106	11	2.3%	256	9	1.6%
Total Rating Units	330	375	411	446	45	5	1.3%	116	4	1.0%
Quail Rise										
Residents	1,158	3,028	4,411	5,678	1,870	187	10.1%	4,520	151	5.4%
Total Houses	519	1,478	2,239	2,979	959	96	11.0%	2,460	82	6.0%
Average Day Visitors	221	665	980	1,270	444	44	11.7%	1,049	35	6.0%
Peak Day Visitors	861	2,487	3,680	4,780	1,626	163	11.2%	3,919	131	5.9%
Average Day Population	1,379	3,693	5,391	6,948	2,314	231	10.4%	5,569	186	5.5%
Total Rating Units	542	1,542	2,328	3,091	1,000	100	11.0%	2,549	85	6.0%
Queenstown Central										
Residents	895	2,248	3,248	4,164	1,353	135	9.6%	3,268	109	5.3%
Total Houses	409	1,103	1,653	2,188	694	69	10.4%	1,779	59	5.7%
Average Day Visitors	5,819	7,333	8,724	9,999	1,514	151	2.3%	4,180	139	1.8%
Peak Day Visitors	9,145	12,111	14,717	17,110	2,965	297	2.8%	7,965	265	2.1%
Average Day Population	6,714	9,581	11,971	14,163	2,867	287	3.6%	7,448	248	2.5%
Total Rating Units	1,257	2,233	3,054	3,839	975	98	5.9%	2,582	86	3.8%
Queenstown East										
Residents	1,206	1,500	1,718	1,917	294	29	2.2%	711	24	1.6%
Total Houses	909	1,060	1,179	1,296	151	15	1.5%	387	13	1.2%
Average Day Visitors	2,292	2,696	3,057	3,387	404	40	1.6%	1,095	36	1.3%
Peak Day Visitors	4,365	5,112	5,749	6,331	747	75	1.6%	1,966	66	1.2%
Average Day Population	3,498	4,196	4,775	5,304	698	70	1.8%	1,806	60	1.4%
Total Rating Units	1,184	1,401	1,581	1,753	217	22	1.7%	569	19	1.3%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Queenstown Hill										
Residents	276	768	1,132	1,465	492	49	10.8%	1,189	40	5.7%
Total Houses	128	380	581	775	252	25	11.5%	647	22	6.2%
Average Day Visitors	44	128	191	250	84	8	11.4%	207	7	6.0%
Peak Day Visitors	196	575	860	1,123	379	38	11.4%	927	31	6.0%
Average Day Population	320	896	1,323	1,715	576	58	10.8%	1,395	47	5.8%
Total Rating Units	128	381	581	775	252	25	11.5%	647	22	6.2%
Shotover Country										
Residents	4,272	4,342	4,515	4,674	69	7	0.2%	402	13	0.3%
Total Houses	1,474	1,510	1,605	1,698	36	4	0.2%	224	7	0.5%
Average Day Visitors	505	511	533	552	7	1	0.1%	47	2	0.3%
Peak Day Visitors	2,259	2,287	2,384	2,467	28	3	0.1%	207	7	0.3%
Average Day Population	4,777	4,853	5,048	5,226	76	8	0.2%	449	15	0.3%
Total Rating Units	1,034	1,070	1,165	1,258	36	4	0.3%	224	7	0.7%
Sunshine Bay-Fernhill										
Residents	3,450	3,513	3,559	3,601	62	6	0.2%	150	5	0.1%
Total Houses	1,511	1,542	1,567	1,592	32	3	0.2%	81	3	0.2%
Average Day Visitors	1,336	1,504	1,656	1,793	168	17	1.2%	457	15	1.0%
Peak Day Visitors	3,544	3,810	4,030	4,226	265	27	0.7%	681	23	0.6%
Average Day Population	4,787	5,017	5,214	5,393	230	23	0.5%	607	20	0.4%
Total Rating Units	1,503	1,567	1,623	1,677	65	6	0.4%	174	6	0.4%
Wakatipu Basin Other										
Residents	1,269	1,269	1,269	1,270	0	0	0.0%	0	0	0.0%
Total Houses	640	640	640	640	0	0	0.0%	0	0	0.0%
Average Day Visitors	290	300	307	314	10	1	0.3%	24	1	0.3%
Peak Day Visitors	1,087	1,095	1,093	1,088	7	1	0.1%	1	0	0.0%
Average Day Population	1,559	1,569	1,577	1,583	10	1	0.1%	24	1	0.1%
Total Rating Units	823	825	827	829	2	0	0.0%	6	0	0.0%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Warren Park										
Residents	1,565	2,038	2,388	2,709	473	47	2.7%	1,144	38	1.8%
Total Houses	628	871	1,063	1,251	243	24	3.3%	622	21	2.3%
Average Day Visitors	1,158	1,592	2,242	2,838	434	43	3.2%	1,680	56	3.0%
Peak Day Visitors	2,377	3,265	4,413	5,464	888	89	3.2%	3,087	103	2.8%
Average Day Population	2,722	3,630	4,630	5,547	907	91	2.9%	2,824	94	2.4%
Total Rating Units	800	1,151	1,526	1,881	351	35	3.7%	1,080	36	2.9%
Wanaka Ward										
Residents	20,399	27,669	35,513	42,702	7,269	727	3.1%	22,303	743	2.5%
Total Houses	11,003	14,746	19,060	23,255	3,743	374	3.0%	12,253	408	2.5%
Average Day Visitors	6,838	9,266	11,880	14,277	2,428	243	3.1%	7,440	248	2.5%
Peak Day Visitors	21,472	28,748	36,630	43,862	7,276	728	3.0%	22,390	746	2.4%
Average Day Population	27,237	36,934	47,393	56,980	9,697	970	3.1%	29,743	991	2.5%
Total Rating Units	13,323	17,410	22,094	26,631	4,086	409	2.7%	13,308	444	2.3%
Albert Town										
Residents	2,373	2,425	2,463	2,498	52	5	0.2%	125	4	0.2%
Total Houses	1,030	1,056	1,077	1,097	26	3	0.3%	68	2	0.2%
Average Day Visitors	519	555	588	618	36	4	0.7%	99	3	0.6%
Peak Day Visitors	1,828	1,896	1,945	1,986	68	7	0.4%	157	5	0.3%
Average Day Population	2,892	2,980	3,051	3,116	88	9	0.3%	224	7	0.2%
Total Rating Units	1,086	1,119	1,147	1,173	32	3	0.3%	87	3	0.3%
Cardrona Other										
Residents	650	650	650	650	0	0	0.0%	0	0	0.0%
Total Houses	325	325	325	325	0	0	0.0%	0	0	0.0%
Average Day Visitors	175	186	194	201	10	1	0.6%	26	1	0.5%
Peak Day Visitors	594	606	612	616	11	1	0.2%	21	1	0.1%
Average Day Population	825	835	844	851	10	1	0.1%	26	1	0.1%
Total Rating Units	466	468	470	472	2	0	0.0%	6	0	0.0%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Cardrona Valley										
Residents	283	831	1,237	1,608	548	55	11.4%	1,325	44	6.0%
Total Houses	183	464	687	904	281	28	9.8%	721	24	5.5%
Average Day Visitors	218	418	569	707	200	20	6.7%	489	16	4.0%
Peak Day Visitors	514	1,094	1,531	1,933	581	58	7.9%	1,419	47	4.5%
Average Day Population	502	1,249	1,805	2,315	748	75	9.6%	1,814	60	5.2%
Total Rating Units	334	647	895	1,134	313	31	6.8%	800	27	4.2%
Hawea Flat										
Residents	624	658	658	658	33	3	0.5%	33	1	0.2%
Total Houses	246	263	263	263	17	2	0.7%	17	1	0.2%
Average Day Visitors	84	88	86	84	5	0	0.5%	1	0	0.0%
Peak Day Visitors	376	397	389	380	21	2	0.5%	4	0	0.0%
Average Day Population	708	746	744	742	38	4	0.5%	34	1	0.2%
Total Rating Units	249	266	266	266	17	2	0.7%	17	1	0.2%
Lake Hawea										
Residents	2,761	4,132	5,713	7,163	1,370	137	4.1%	4,401	147	3.2%
Total Houses	1,319	2,025	2,895	3,741	706	71	4.4%	2,422	81	3.5%
Average Day Visitors	526	779	1,072	1,342	253	25	4.0%	816	27	3.2%
Peak Day Visitors	2,133	3,207	4,465	5,623	1,074	107	4.2%	3,491	116	3.3%
Average Day Population	3,287	4,910	6,785	8,504	1,623	162	4.1%	5,217	174	3.2%
Total Rating Units	1,804	2,515	3,390	4,241	712	71	3.4%	2,437	81	2.9%
Luggate										
Residents	781	987	1,139	1,279	206	21	2.4%	498	17	1.7%
Total Houses	324	430	513	595	106	11	2.9%	271	9	2.0%
Average Day Visitors	111	151	198	241	41	4	3.2%	130	4	2.6%
Peak Day Visitors	496	660	804	935	163	16	2.9%	439	15	2.1%
Average Day Population	892	1,138	1,337	1,519	246	25	2.5%	628	21	1.8%
Total Rating Units	329	438	529	618	109	11	2.9%	288	10	2.1%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Northlake										
Residents	1,694	1,929	2,103	2,262	235	24	1.3%	568	19	1.0%
Total Houses	764	884	980	1,073	120	12	1.5%	309	10	1.1%
Average Day Visitors	353	407	453	494	55	5	1.5%	141	5	1.1%
Peak Day Visitors	1,308	1,502	1,646	1,776	194	19	1.4%	469	16	1.0%
Average Day Population	2,047	2,336	2,556	2,756	290	29	1.3%	709	24	1.0%
Total Rating Units	970	1,094	1,194	1,291	124	12	1.2%	321	11	1.0%
Outer Wanaka										
Residents	475	508	508	508	33	3	0.7%	33	1	0.2%
Total Houses	309	326	325	325	17	2	0.5%	17	1	0.2%
Average Day Visitors	232	260	280	298	27	3	1.1%	65	2	0.8%
Peak Day Visitors	663	717	741	761	54	5	0.8%	98	3	0.5%
Average Day Population	707	767	787	806	61	6	0.8%	99	3	0.4%
Total Rating Units	312	333	337	341	21	2	0.7%	29	1	0.3%
Upper Clutha Valley Other										
Residents	395	428	428	428	33	3	0.8%	33	1	0.3%
Total Houses	225	242	242	242	17	2	0.7%	17	1	0.2%
Average Day Visitors	108	118	122	125	10	1	0.9%	17	1	0.5%
Peak Day Visitors	392	422	422	421	30	3	0.7%	29	1	0.2%
Average Day Population	503	546	550	553	44	4	0.8%	50	2	0.3%
Total Rating Units	220	238	239	240	18	2	0.8%	20	1	0.3%
Wanaka Central										
Residents	2,168	4,979	7,181	9,198	2,811	281	8.7%	7,030	234	4.9%
Total Houses	1,307	2,750	3,961	5,139	1,443	144	7.7%	3,831	128	4.7%
Average Day Visitors	1,352	2,490	3,493	4,414	1,138	114	6.3%	3,062	102	4.0%
Peak Day Visitors	3,360	6,504	9,148	11,580	3,144	314	6.8%	8,220	274	4.2%
Average Day Population	3,520	7,469	10,673	13,612	3,949	395	7.8%	10,092	336	4.6%
Total Rating Units	1,835	3,483	4,890	6,248	1,649	165	6.6%	4,413	147	4.2%

Variable	2027	2037	2047	2057	2027 to 2037			2027 to 2057		
					Change	Annual change	Growth Rate p.a (%)	Change	Annual change	Growth Rate p.a (%)
Wanaka North										
Residents	3,745	4,344	4,786	5,192	599	60	1.5%	1,447	48	1.1%
Total Houses	1,781	2,087	2,331	2,567	307	31	1.6%	787	26	1.2%
Average Day Visitors	780	952	1,204	1,434	172	17	2.0%	653	22	2.0%
Peak Day Visitors	2,986	3,530	4,106	4,629	545	54	1.7%	1,643	55	1.5%
Average Day Population	4,525	5,296	5,990	6,626	770	77	1.6%	2,100	70	1.3%
Total Rating Units	2,018	2,351	2,655	2,947	333	33	1.5%	929	31	1.3%
Wanaka Waterfront										
Residents	2,218	2,351	2,450	2,540	133	13	0.6%	322	11	0.5%
Total Houses	1,657	1,726	1,780	1,832	68	7	0.4%	175	6	0.3%
Average Day Visitors	907	1,007	1,123	1,227	100	10	1.1%	320	11	1.0%
Peak Day Visitors	3,049	3,248	3,440	3,609	199	20	0.6%	560	19	0.6%
Average Day Population	3,124	3,358	3,573	3,767	234	23	0.7%	643	21	0.6%
Total Rating Units	1,865	1,954	2,037	2,116	89	9	0.5%	251	8	0.4%
Wanaka West										
Residents	2,232	3,447	6,198	8,718	1,215	122	4.4%	6,486	216	4.6%
Total Houses	1,533	2,167	3,680	5,152	635	63	3.5%	3,619	121	4.1%
Average Day Visitors	1,474	1,855	2,499	3,094	382	38	2.3%	1,620	54	2.5%
Peak Day Visitors	3,773	4,966	7,381	9,613	1,193	119	2.8%	5,839	195	3.2%
Average Day Population	3,706	5,303	8,697	11,812	1,597	160	3.6%	8,106	270	3.9%
Total Rating Units	1,836	2,503	4,046	5,546	667	67	3.1%	3,710	124	3.8%