

QLDC Demand Projections



MAY 2022

1.0 Background & Context – Updated 2021 Estimates



The previous projections were prepared in a period of great uncertainty around COVID-19.

- > Stats NZ has revised its current resident population estimate for the district to 48,300, some 7,600 more than previously forecast.
- > Data from Data Ventures has indicated higher than forecast domestic visitors, offsetting the slower than anticipated international border reopening.
- > Continued population growth along with cheap debt, among other factors, has seen housing demand remain steady.

Economic forecasts used at the time of the previous projections predicted mass job losses for the district and a subsequent large-scale departure of residents. These didn't occur and the Queenstown Lakes District population has continued to grow. In addition, Stats NZ also revised its 2018 census figure for the district upwards, along with the average household size. Domestic tourism has been greater than expected, offsetting the delayed international border reopening. The result is greater than previously forecast average day visitation, with a lower peak. Housing demand has also remained steady, with updated census figures and up-to-date consents data showing current house numbers 600 above what was projected in 2020.

2.0 How are the projections produced?



The projections are based on Statistics NZ (Stats NZ) Usually Resident Population which are the official estimates of population in New Zealand.

The QLDC methodology incorporates additional information which provides for a more robust, localised and multi-dimensional model that has proven to be more accurate³. The approach considers a range of data sources including Stats NZ, census data, resource and building consents, Housing and Business Capacity Assessments, migration data, Data Ventures information⁴, Infometrics projections (including those produced by Waka Kotahi) and tourism and visitor accommodation projections.

The previous projections were produced in a period of unprecedented uncertainty as the COVID-19 situation was unfolding. The updated projections use the latest information from these sources and the observed impact of COVID-19 on migration, the economy and construction activity.

³ Demonstrated by cross-checks with Qrious mobile phone usage data for the QLD

⁴ Data Ventures create near real time electronic card spend insights to help inform resident / visitor information and is an input into the demand projections.

3.0 How are the demand projections utilised across the QLDC work programmes?



The projections are utilised across Council in all workstreams, which includes:

- > The Queenstown Lakes Spatial Plan
- > Ten Year Plan
- > 30 Year Infrastructure Strategy
- > Proposed District Plan
- > Annual Plan
- > Development Contribution Policy
- > Business Cases
- > Masterplans
- > Strategies / Policies
- > Housing and Business Capacity Assessments

4.0 What happens if we grow slower or faster than we predicted?



The projections are reviewed on a six-monthly basis with the next detailed review due to be undertaken in March 2023.

This is a critical step in the process to make sure QLDC is using the most up to date projections. It also allows for an agile response to any variance in growth rates and the utilisation of the most current data.