

DEMOGRAPHIC SNAPSHOT 2016/17

The Demographic Snapshot 2016/17 (DS)¹ provides an overview of various data outputs for the Taupō district. It is a collection of data from both internal and external sources, presented in graphical form. It is intended that the DS will inform a variety of council documents such as Taupō District 2050, asset management plans, infrastructure strategies and the Long-term Plan. It will provide one single source of information. Over time, it is expected that the DS will illustrate past trends and may assist in identifying possible future trends. While there may be short-term peaks and troughs, the DS will reflect much longer-term patterns.

In the previous Taupō District Growth Model, the data was sourced from the National Institute of Demographic and Economic Analysis (NIDEA). However, a decision was made to source the population and household projection data for the DS from Statistics New Zealand. This decision was made due to some uncertainties with the NIDEA modelling, notably at a census area unit (CAU) level. The latest Statistics New Zealand data for the district also incorporates the most recent immigration levels more accurately than the NIDEA projections. The data included is based on the medium projections from Statistics New Zealand.

The data sourced from Statistics New Zealand is based on CAUs whereas the data sourced internally from council's record is based on rating rolls. These areas do not align precisely but the maps contained appendix one show these areas. We have tried to align council rating database data with census area unit data to ensure some consistency. The localities in the DS are based on the best matching of these areas. In some localities, multiple rating rolls and census area units have been combined to ensure more consistent data is presented. For household projections in those various localities, we have taken the projected population and divided that by the average household projection.

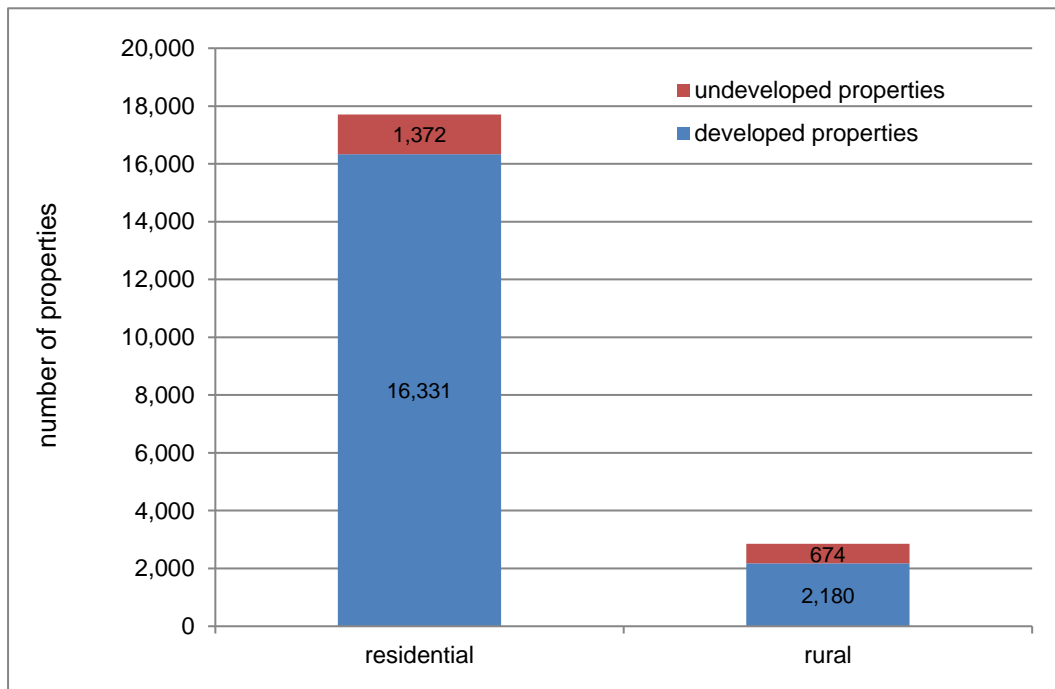
It is anticipated that the DS will remain a high-level document containing core data that can be filtered down for purposes that are more specific by various users. The DS does not make any assumptions or develop any strategies. Each update will include the most recent available data and a brief commentary on what has occurred in each locality since the last DS. This inaugural document will form the basis of future DSs. One other important thing to note is that the data provided for any future projections is based on models using the best available information at the time. Hence, the numbers provided are not predictions, they are simply projections.

¹ Formerly known as the Taupō District Growth Model

TAUPŌ DISTRICT

- As shown in Figure 2, the population for the district has seen steady growth in recent times but projected growth into the future remains modest before peaking in late 2030s. It is anticipated that beyond that time a decline in population could be expected.
- Households, shown in Figure 3, face growth at a rate slightly faster than the population. This is indicative of an ageing population and a lowering in the number of people per household. However, this also peaks in the late 2030s as well.
- The resident vs non-resident (Figure 7) property owner ratio in the district has remained relatively stable in recent times.
- Likewise, the proportion of occupied vs non-occupied dwellings has also remained stable over the last three census periods indicating a stable holiday house market.

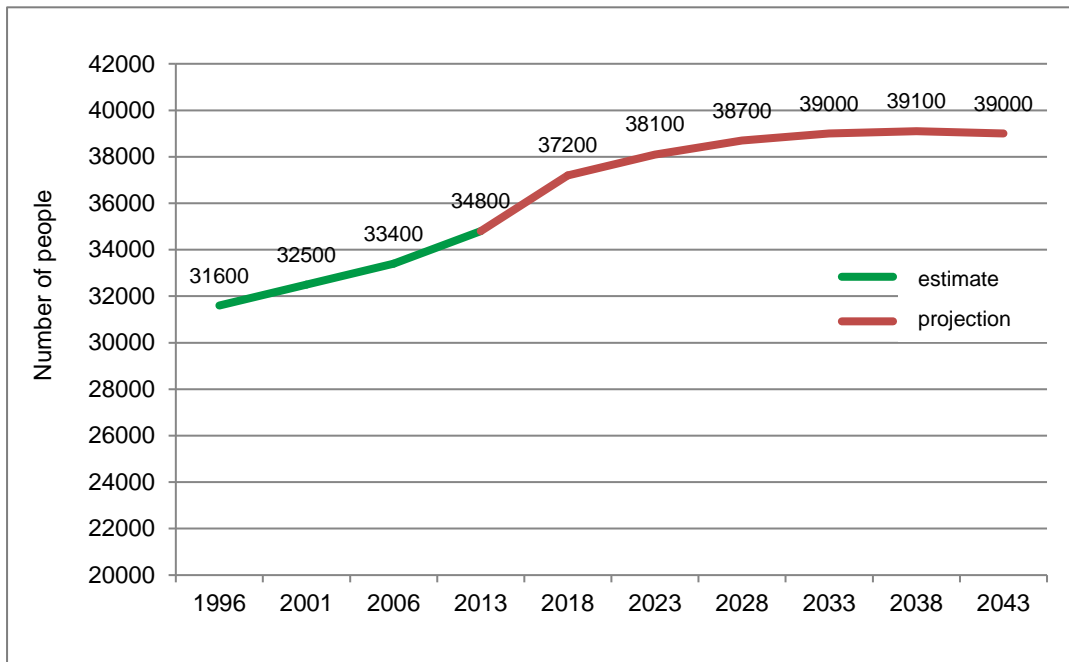
Figure 1 Number of developed properties versus undeveloped properties



Source: Taupō District Council Rating Database – extracted 26 October 2016²

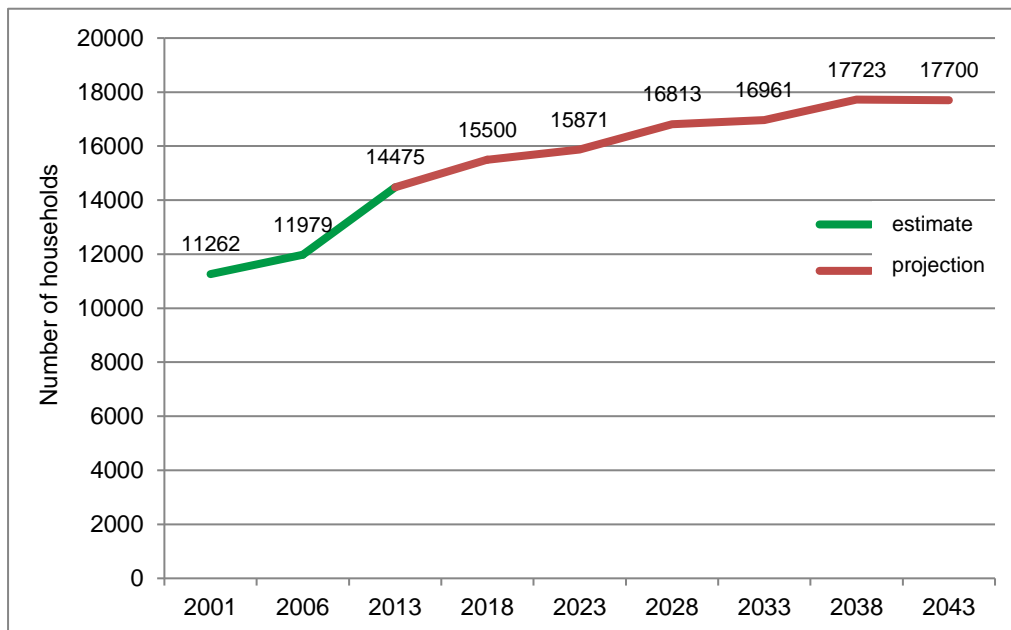
² The residential or rural identification for a property is differential rating category which is based on the property use.

Figure 2 Estimated and projected resident population



Source: Statistics New Zealand – extracted May 2017

Figure 3 Household estimates and projections



Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

Figure 4 Average household size projection

Medium projection Year as at 30 June	Average household size
2013	2.4
2018	2.4
2023	2.4
2028	2.3
2033	2.3
2038	2.2

Source: Statistics New Zealand – extracted May 2017

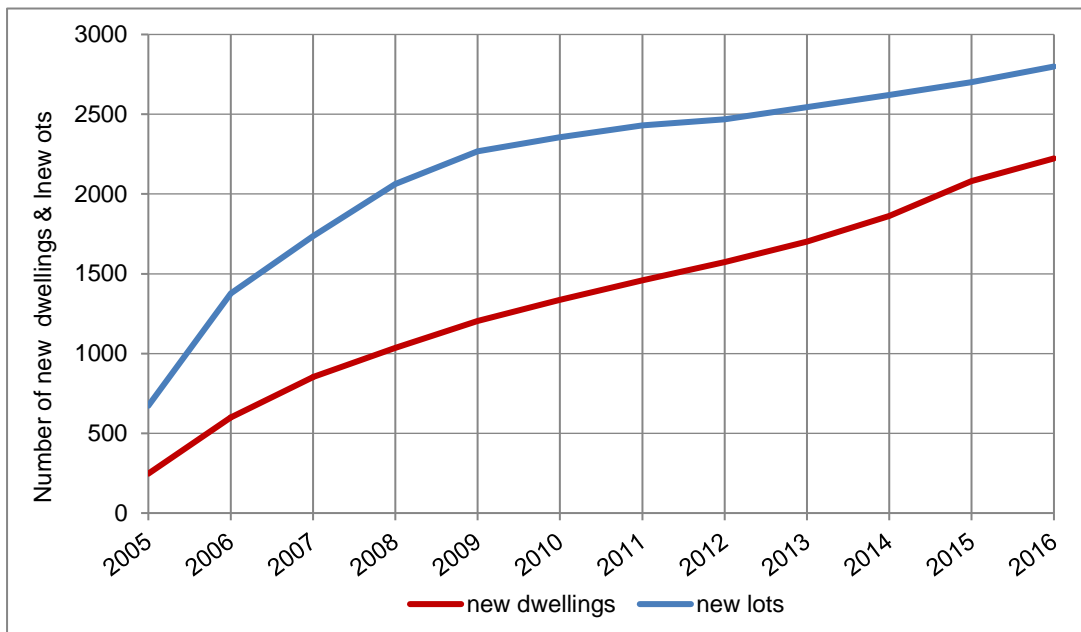
Figure 5 Taupō Population Projections by age

Dataset: Area unit population projections, by age and sex, 2013(base)-2043 update

Projection: Medium						
Total people, sex						
0-14 years						
2013	2018	2023	2028	2033	2038	2043
7500	7800	7700	7400	7200	6800	6600
15-39 years						
2013	2018	2023	2028	2033	2038	2043
9800	10800	10700	10600	10100	9900	9900
40-64 years						
2013	2018	2023	2028	2033	2038	2043
11600	11900	11900	11600	11800	11500	11400
65 years and over						
2013	2018	2023	2028	2033	2038	2043
5800	6700	7800	9000	9900	10800	11100
						Year at 30 June
						Area
						Taupō district

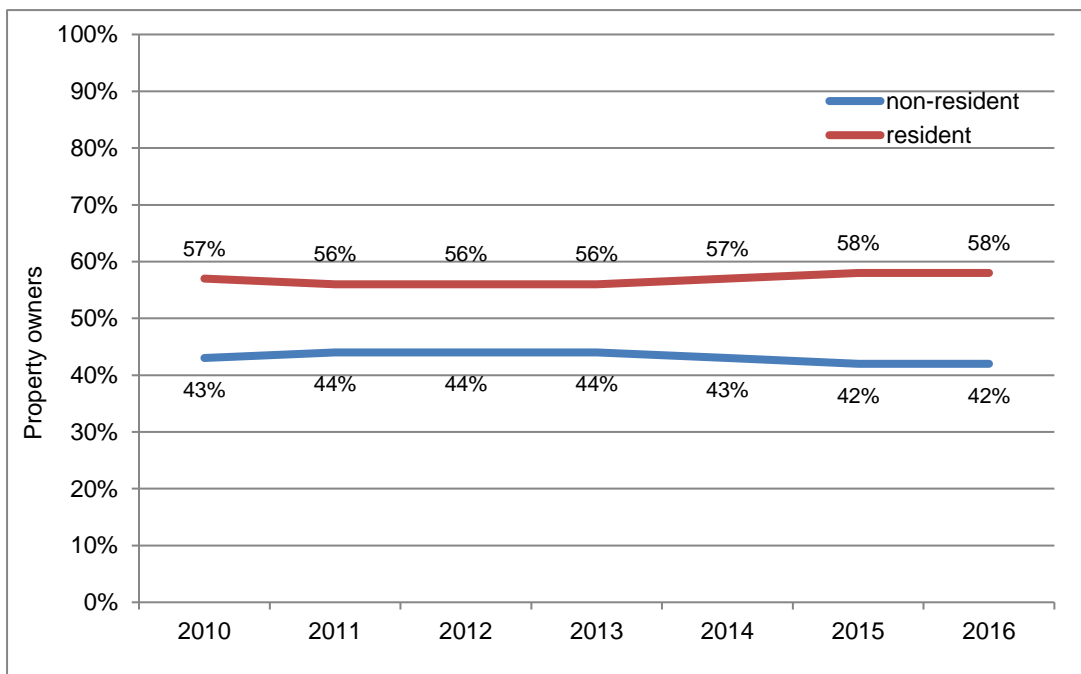
data extracted on 19 Nov 2017 22:15 UTC (GMT) from NZ.Stat

Figure 6 Number of dwellings and new lots (cumulative)



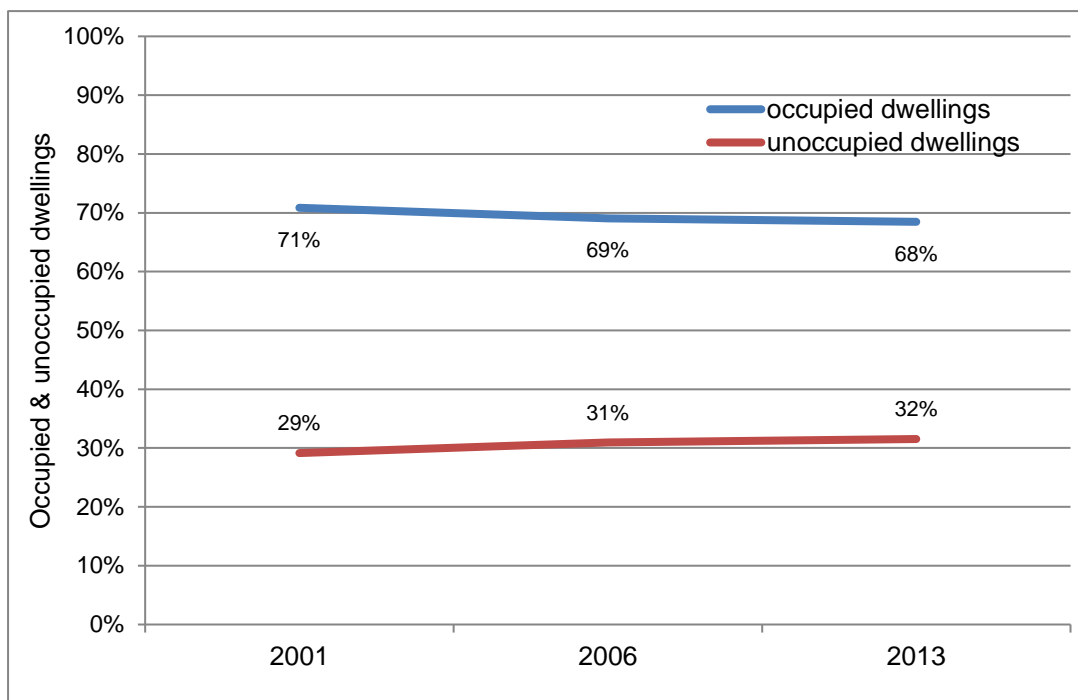
Source: Taupō District Council – Roger Stokes, Development Engineer

Figure 7 Property Owners



Source: Taupō District Council Rating Database – June 2016

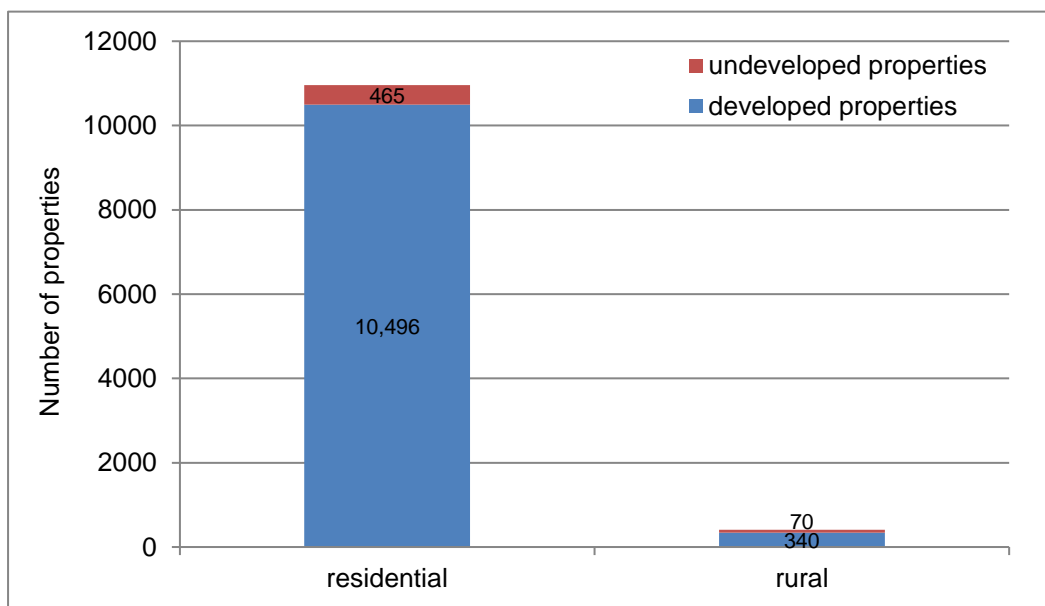
Figure 8 Occupied and unoccupied dwellings



TAUPŌ TOWN AND SURROUNDS

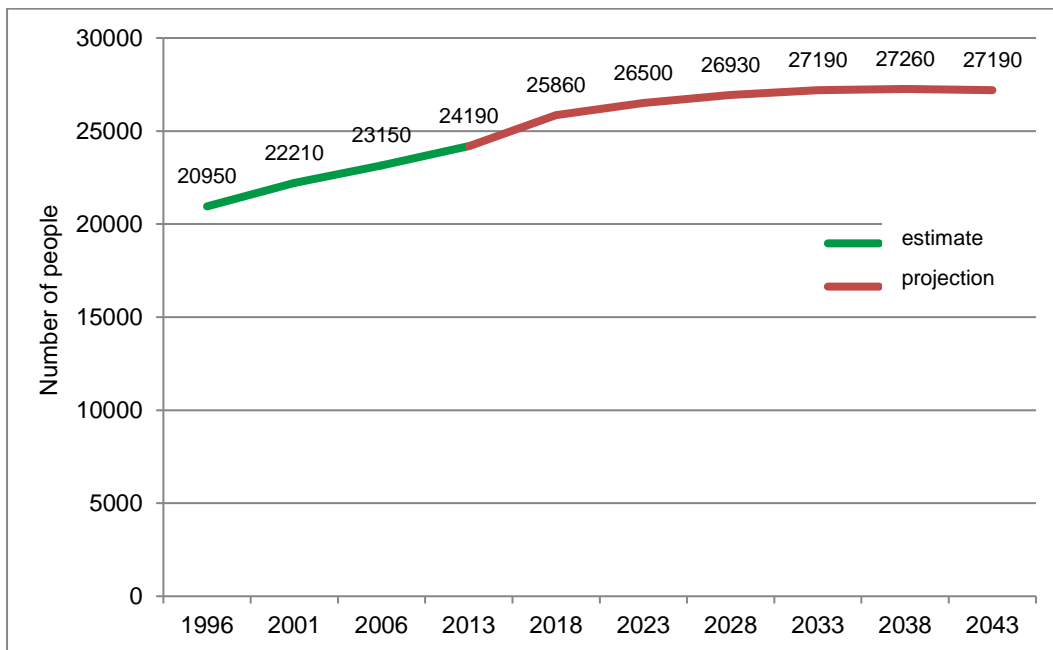
- This snapshot area encompasses the northern areas of the lake around the Taupō town area. It consists of the census area units of: Broadlands, Hilltop, Lakewood, Maunganamu, Nukuhau, Rangatira, Rangatira Park, Richmond Heights, Tauhara, Taupō Central, Taupō East, Waipahihi, Wairakei-Aratiatia, Wharewaka, Acacia Bay and Waitahanui/Five Mile Bay.
- Figure 12 shows the trend of a reducing number of lot creation vs dwelling construction.
- Activity in Taupō has picked up in recent times, with reduced vacancy rates, a solid sales market and a limited number of sections currently available for immediate building. There are extensive areas zoned for residential development, with the potential for upwards of 3000 new lots.
- Within the Acacia Bay area there has been steady but modest growth over the last decade in the form of new dwellings. It would appear there are still a number of vacant sites where service availability rating charges apply suggesting some capacity for new dwellings exists in the area. The Parawera subdivision still has a majority of vacant lots, but the leasehold titles have limited popularity.
- The Mapara low-density residential area continues to undergo a steady development of around 15 dwellings per year.

Figure 9 Number of developed properties versus undeveloped properties



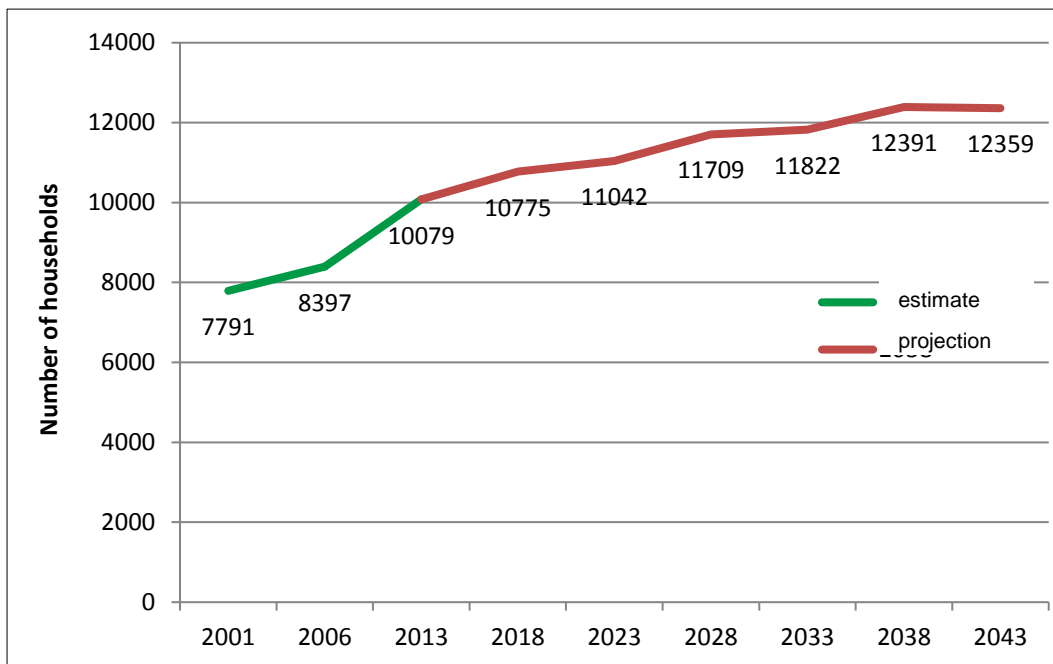
Source: Taupō District Council Rating Database – extracted 26 October 2016

Figure 10 Estimated and projected resident population



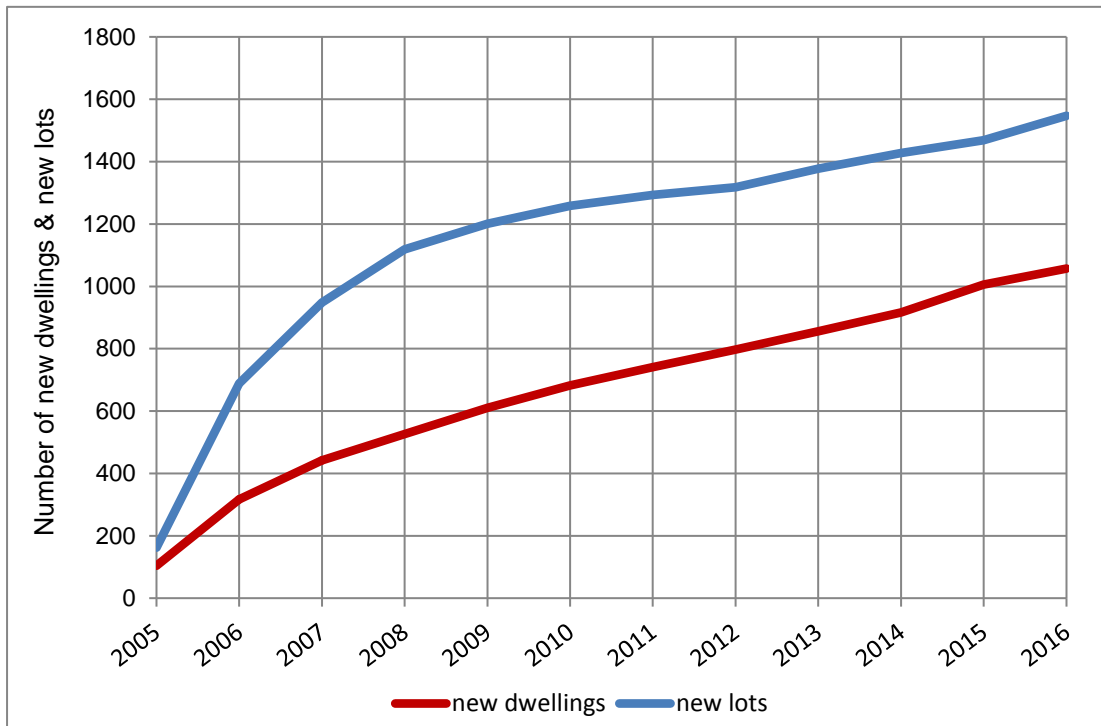
Source: Statistics New Zealand – extracted May 2017

Figure 11 Household estimates and projections



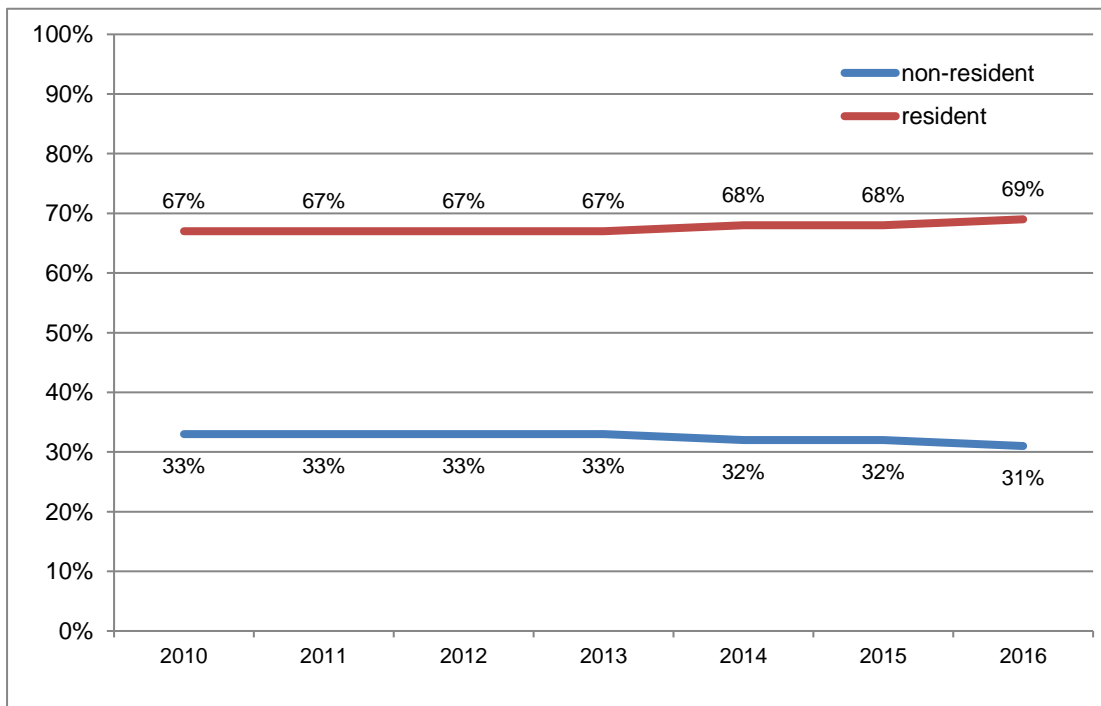
Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

Figure 12 Number of dwellings and new lots (cumulative)



Source: Taupō District Council – Roger Stokes, Development Engineer

Figure 13 Property Owners

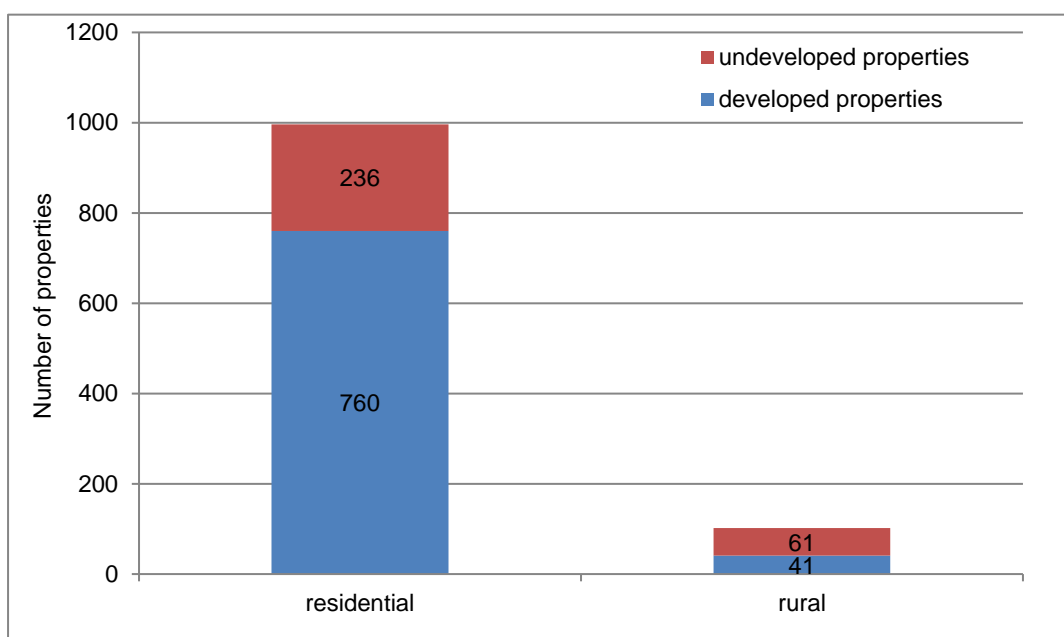


Source: Taupō District Council Rating Database – June 2016

KINLOCH

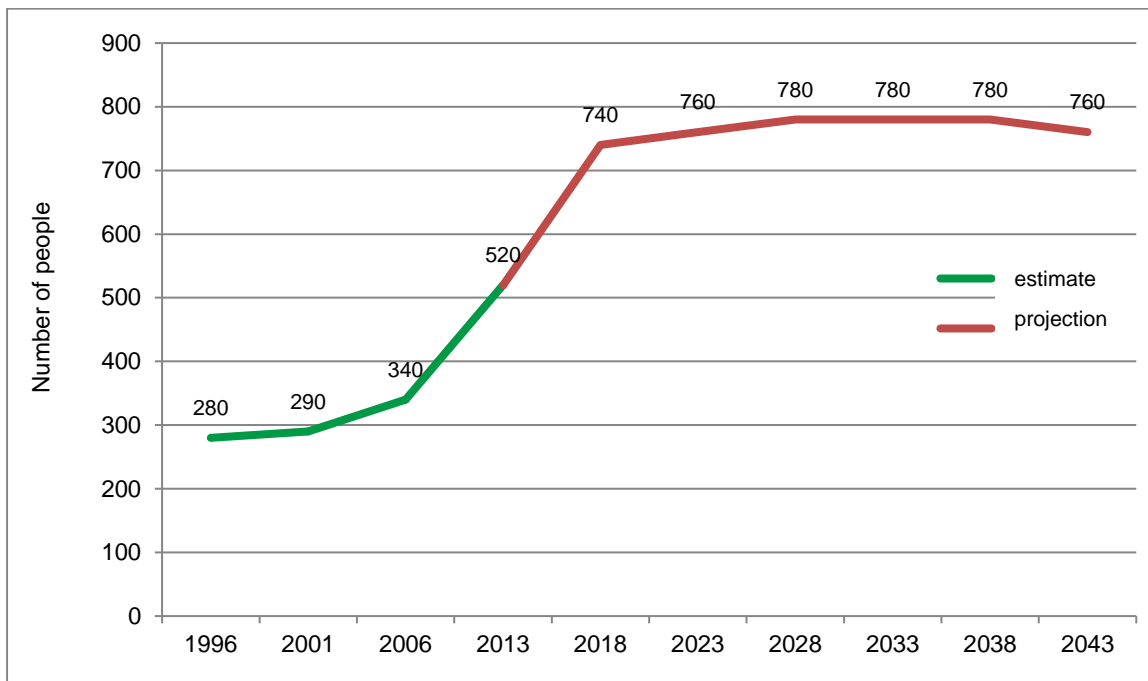
- Kinloch has experienced an increase in development in recent times. Figure 15 shows that the population is likely to continue rising over the next 25 years. A reflection of the growth can be observed in Figure 17, where a significant number of new lots were created during the period of 2005-2007. Many of these new lots sat empty for a period of time. However, in the last couple of years in particular this capacity has been gradually taken up.
- There has been an increase in the resident population. In 2010, roughly one in four property owners was a resident. By 2016, this had increased to approximately one in three property owners being resident. This reflects a number of new residents moving permanently to the area.
- There is still a substantial area of residential-zoned land available for development.

Figure 14 Number of developed properties versus undeveloped properties



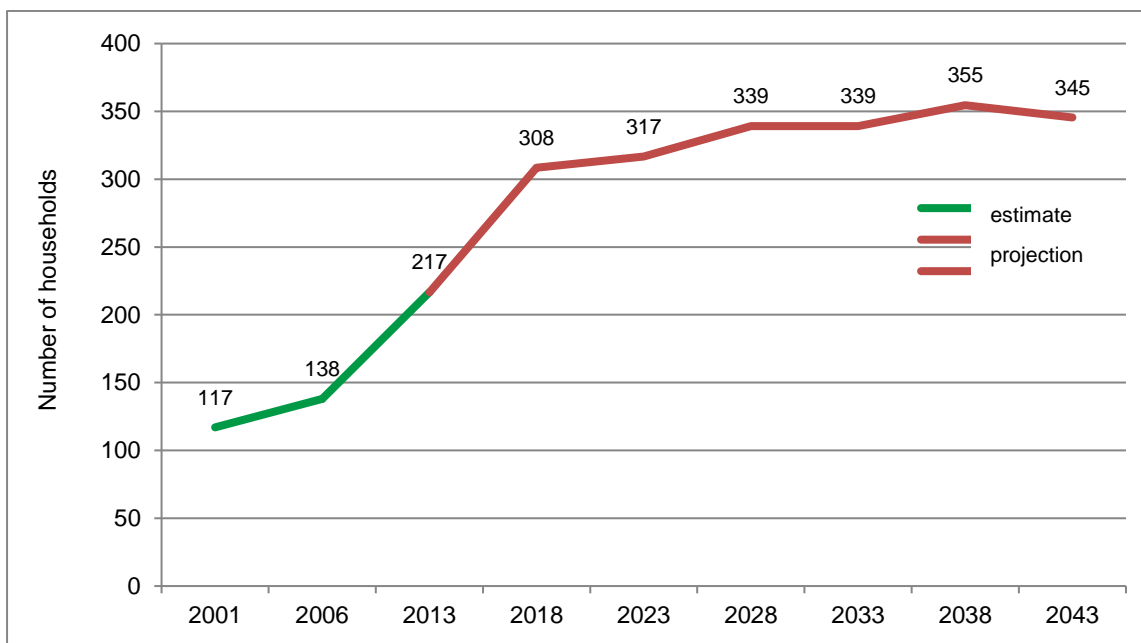
Source: Taupō District Council Rating Database – extracted 26 October 2016

Figure 15 Estimated and projected resident population



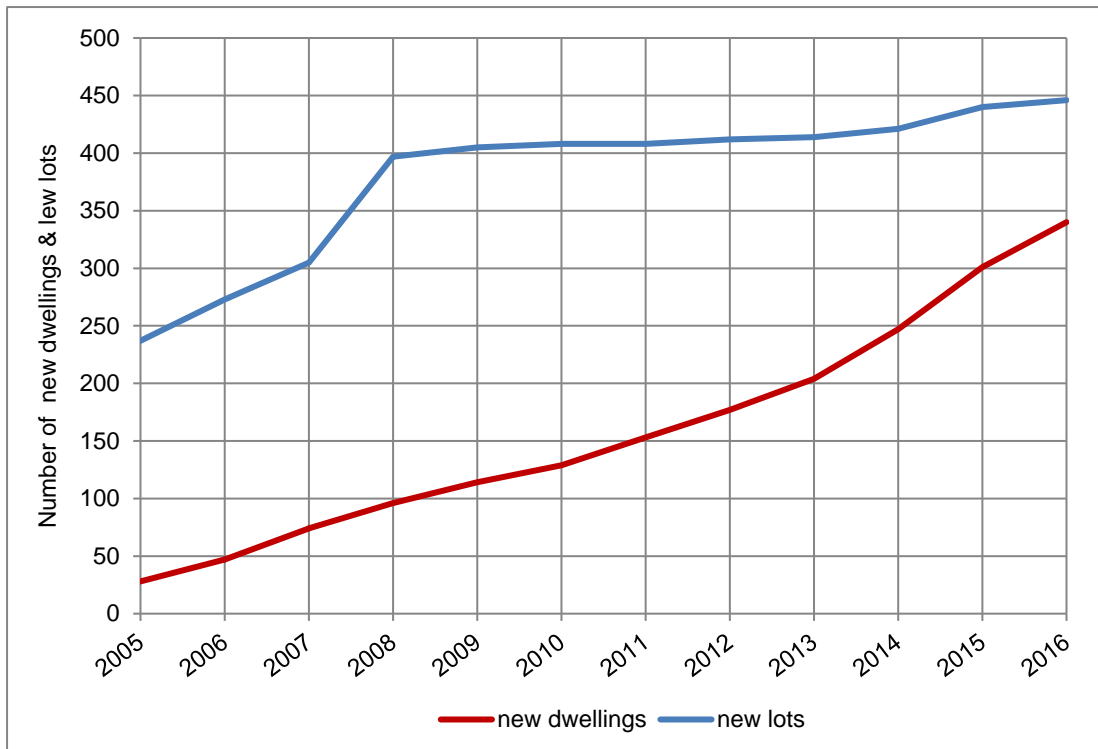
Source: Statistics New Zealand – extracted May 2017

Figure 16 Household estimates and projections



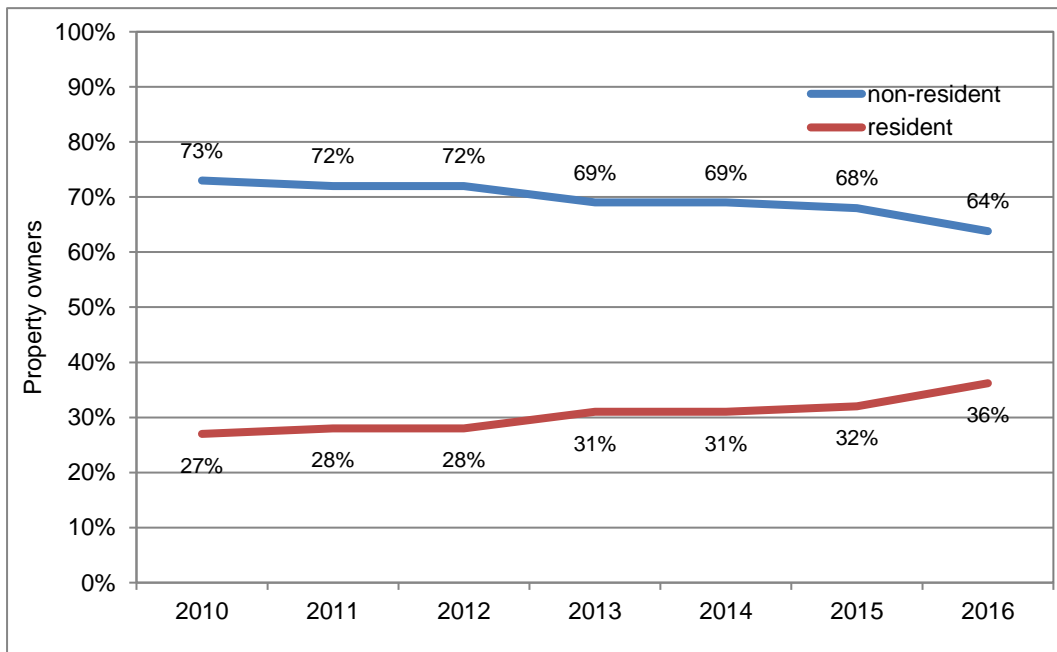
Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

Figure 17 Number of new dwellings and new lots (cumulative)



Source: Taupō District Council – Roger Stokes, Development Engineer

Figure 18 Property Owners

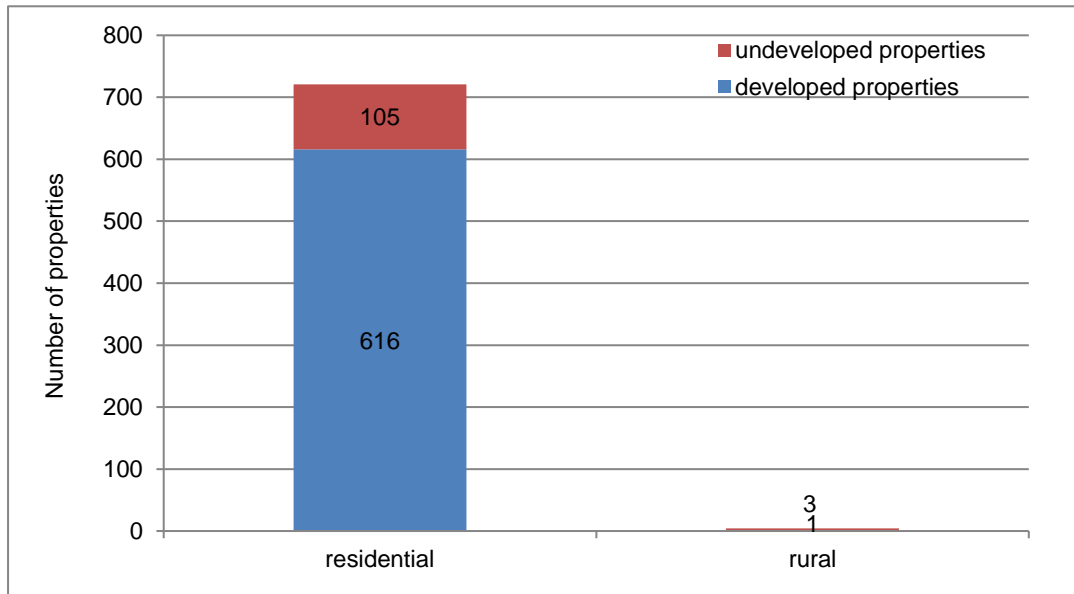


Source: Taupō District Council Rating Database – June 2016

MANGAKINO

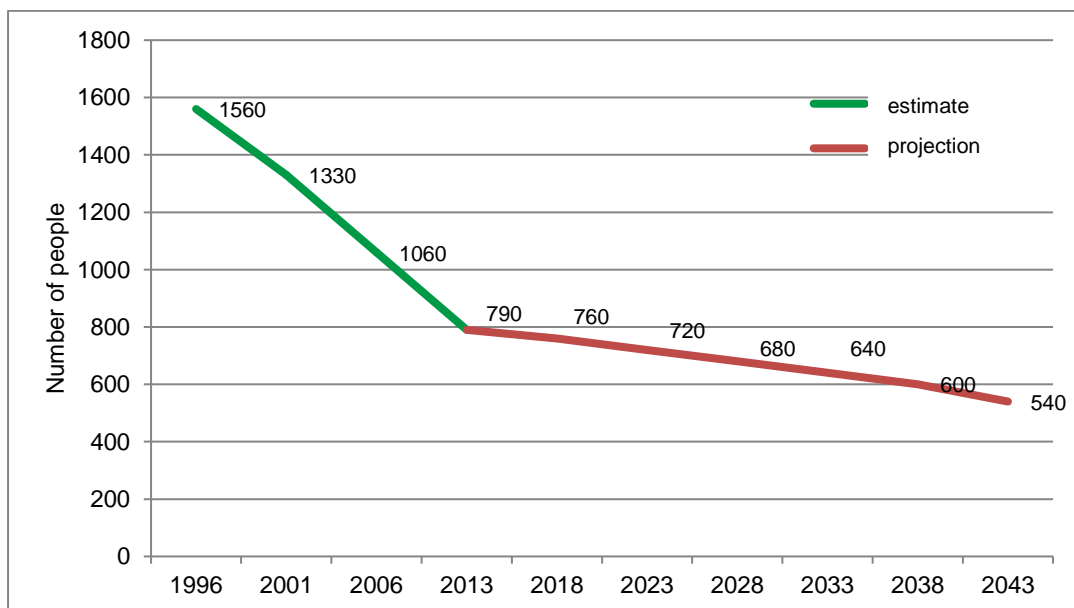
- Mangakino’s population has been in steady decline, with the population nearly halving since the 1996 census (see Figure 20). It is expected to continue declining.
- The resident vs non-resident property owners’ ratio has stayed relatively constant over the last six years, with the non-resident property owners owning approximately two thirds of the property.
- Recent years have seen a steady number of building consents issued for renovations and boat storage sheds.

Figure 19 Number of developed properties versus undeveloped properties



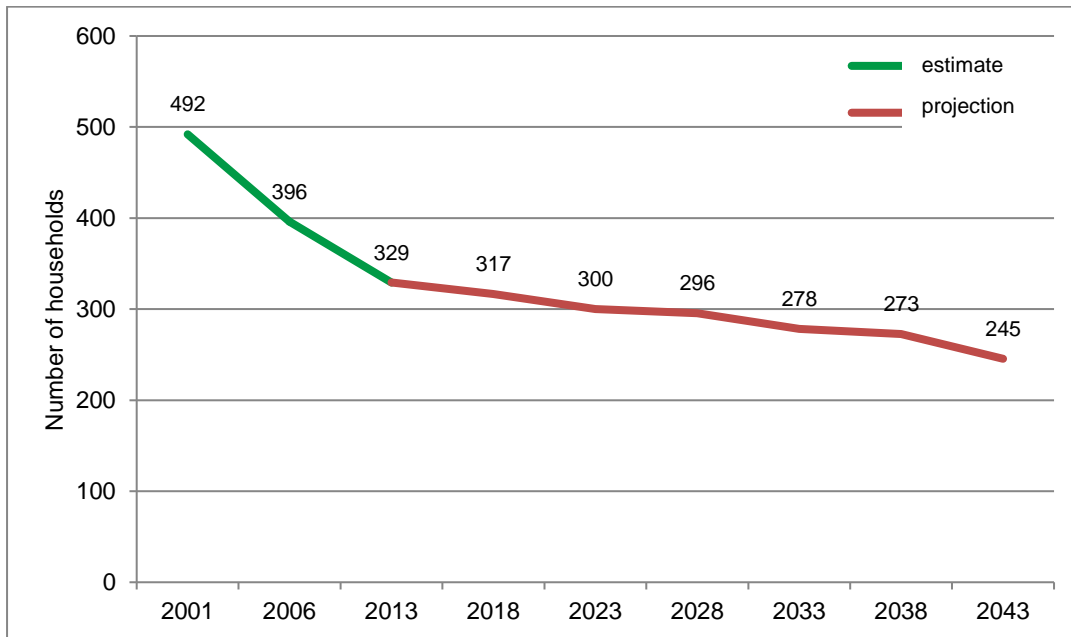
Source: Taupō District Council Rating Database – extracted 26 October 2016

Figure 20 Population estimates and projections



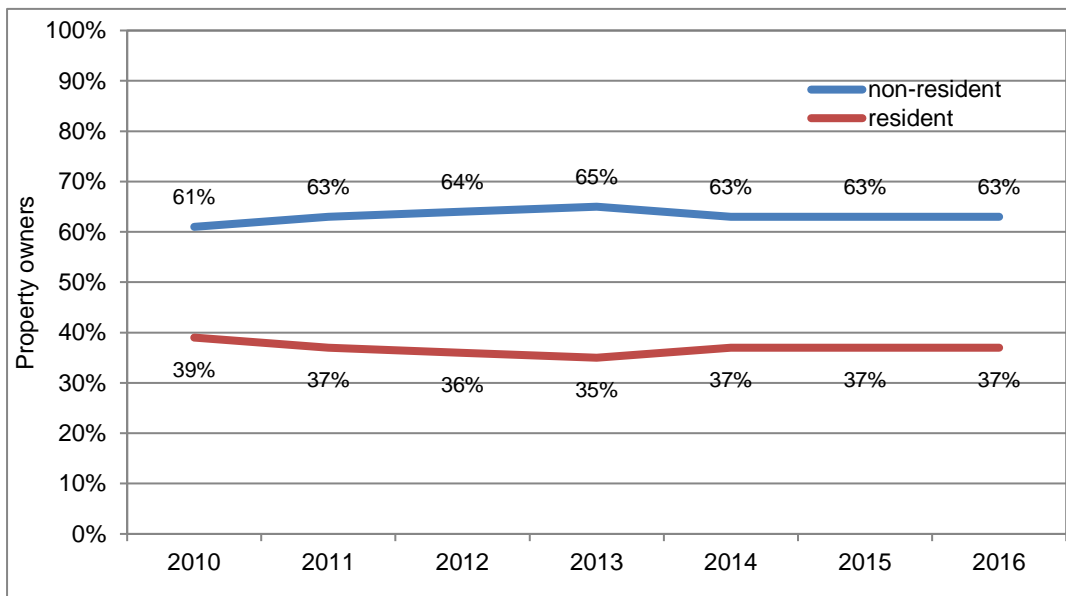
Source: Statistics New Zealand – extracted May 2017

Figure 21 Household estimates and projections



Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

Figure 22 Property Owners

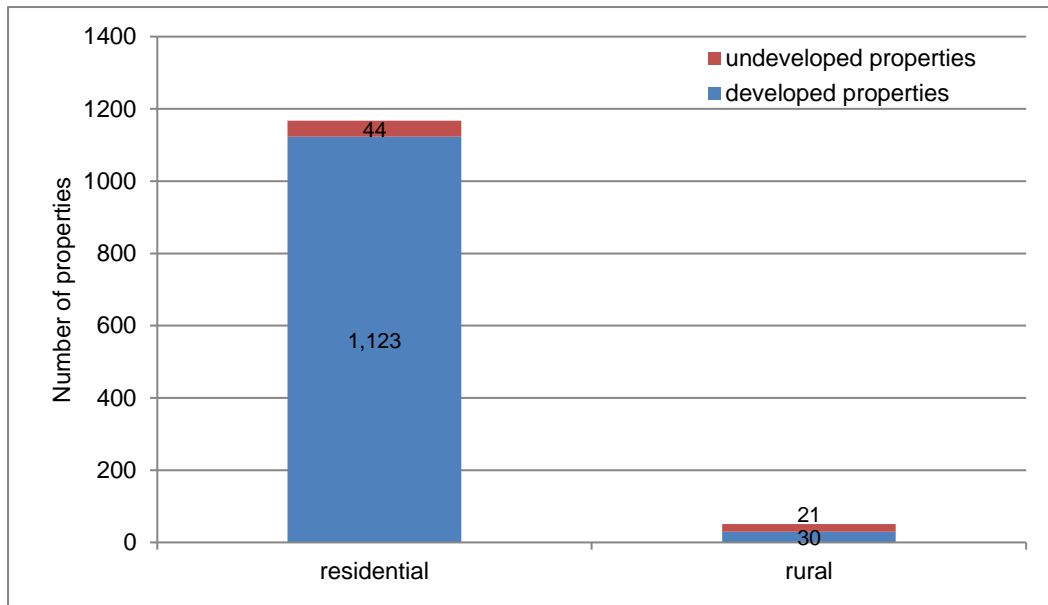


Source: Taupō District Council Rating Database – June 2016

KURATAU, OMORI, WHAREROA

- The area has several adjacent areas of freehold land around Omori and Kuratau that are zoned for residential development.
- Figure 23 does not include the developed versus undeveloped properties for Whareroa. As at 26 October 2016, there were 203 developed properties and 54 undeveloped properties in Whareroa.

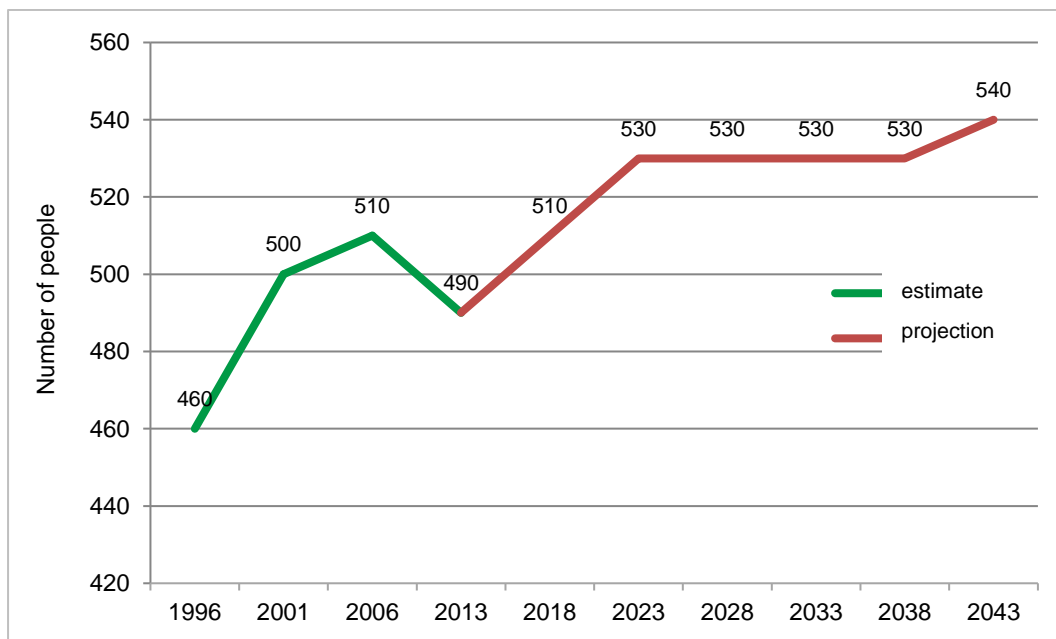
Figure 23 Number of developed properties versus undeveloped properties



Source: Taupō District Council Rating Database – extracted 26 October 2016

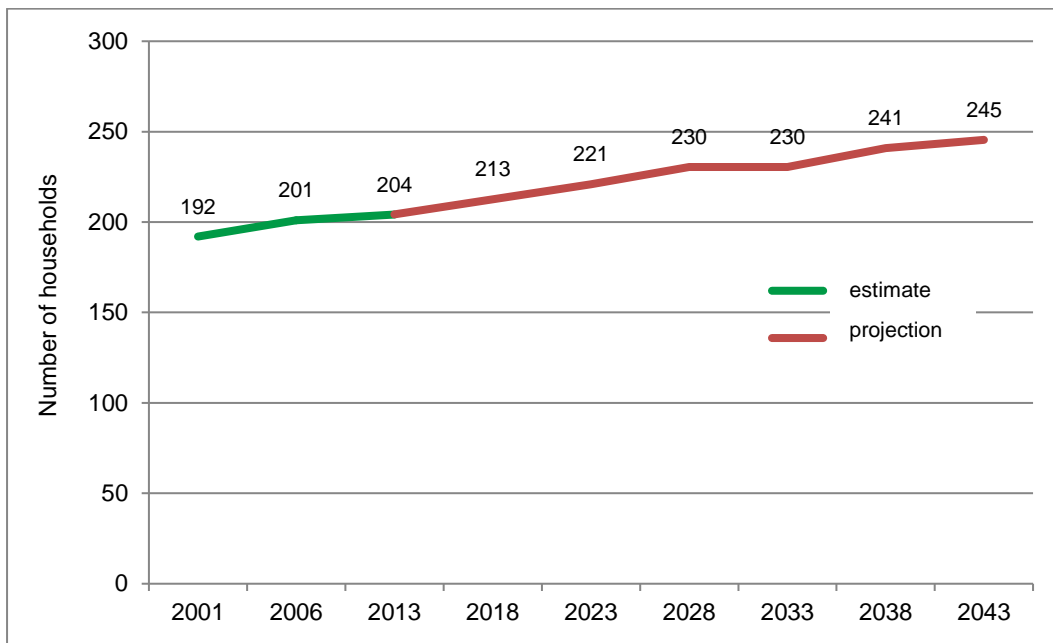
Note: Data includes number of rateable/occupied and vacant sites for Pukawa, Omori and Kuratau

Figure 24 Population estimates and projections



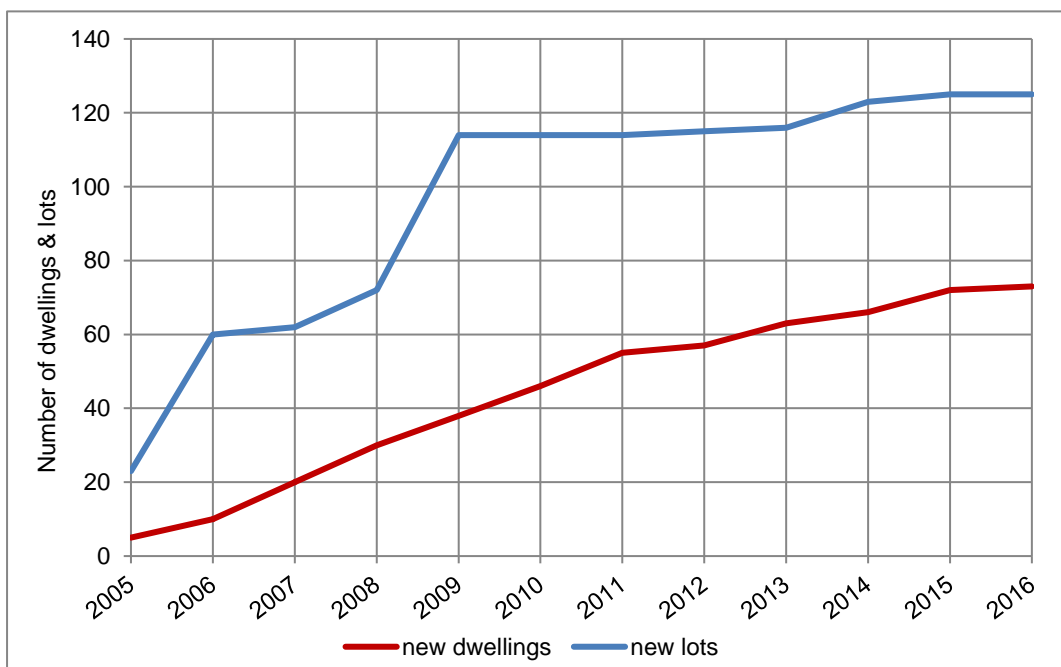
Source: Statistics New Zealand – extracted May 2017

Figure 25 Household estimates and projections



Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

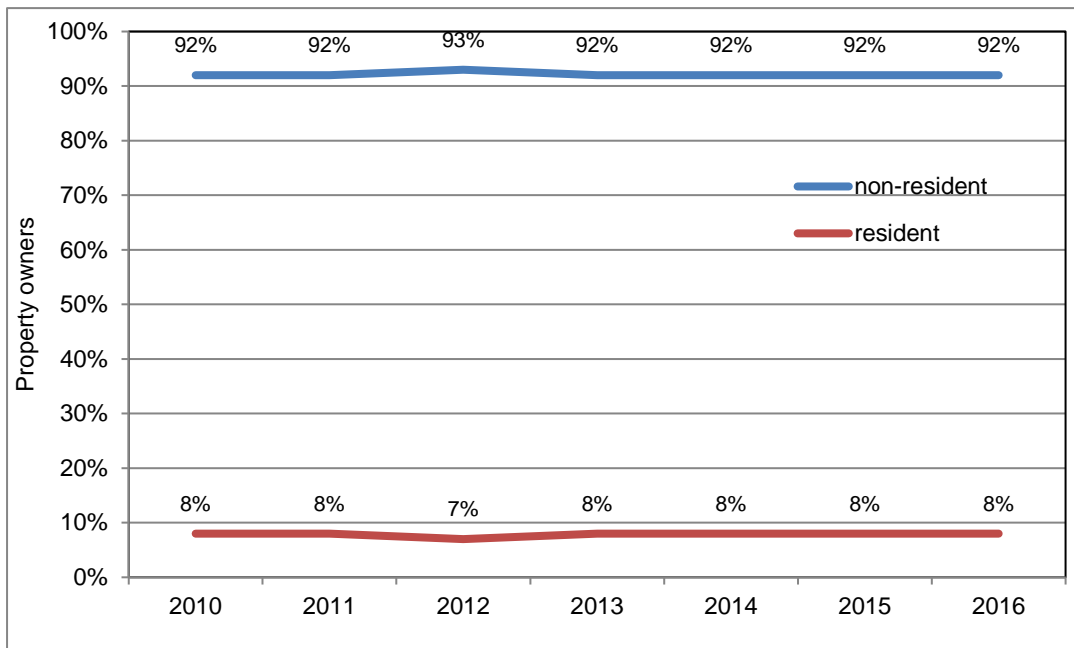
Figure 26 Number of new dwellings and new lots (cumulative)



Source: Taupō District Council – Roger Stokes, Development Engineer

Note: Data includes number of new dwellings and new lots for Omori, Kuratau and Whareroa

Figure 27 Property Owners



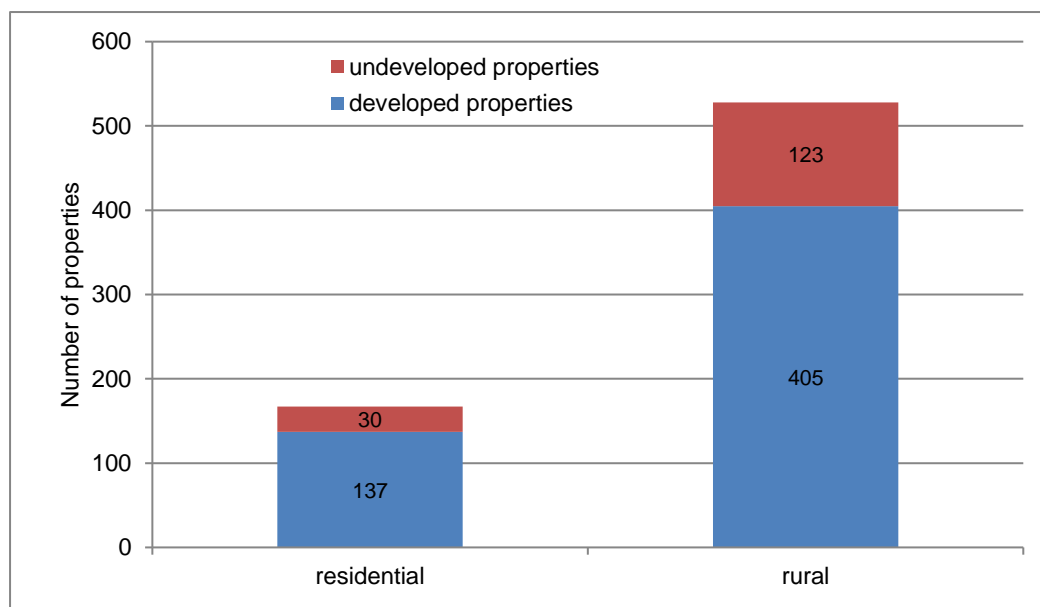
Source: Taupō District Council Rating Database – June 2016

Note: Data includes property owners for Pukawa, Omori and Kuratau

MAROTIRI, TATUA

- This area is a productive dairy and dry stock farming area and may be linked to economic cycles in this sector and Regional Council land use constraints more than other areas
- The significant growth projections in population and households may be driven by previous farming developments in the area. This is will require closer analysis.

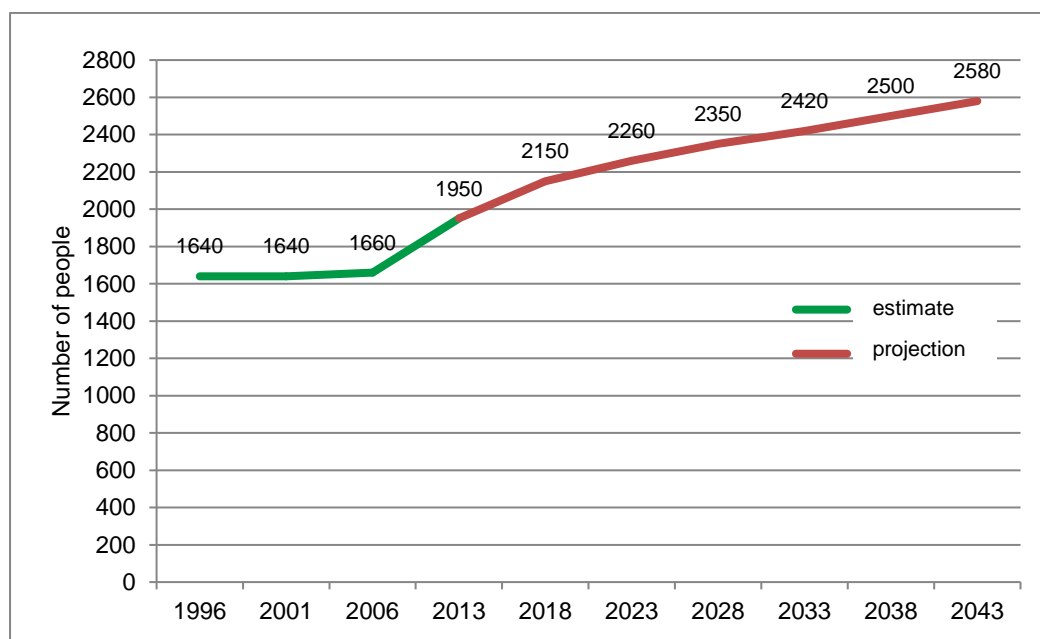
Figure 28 Number of developed properties versus undeveloped properties



Source: Taupō District Council Rating Database – extracted 26 October 2016

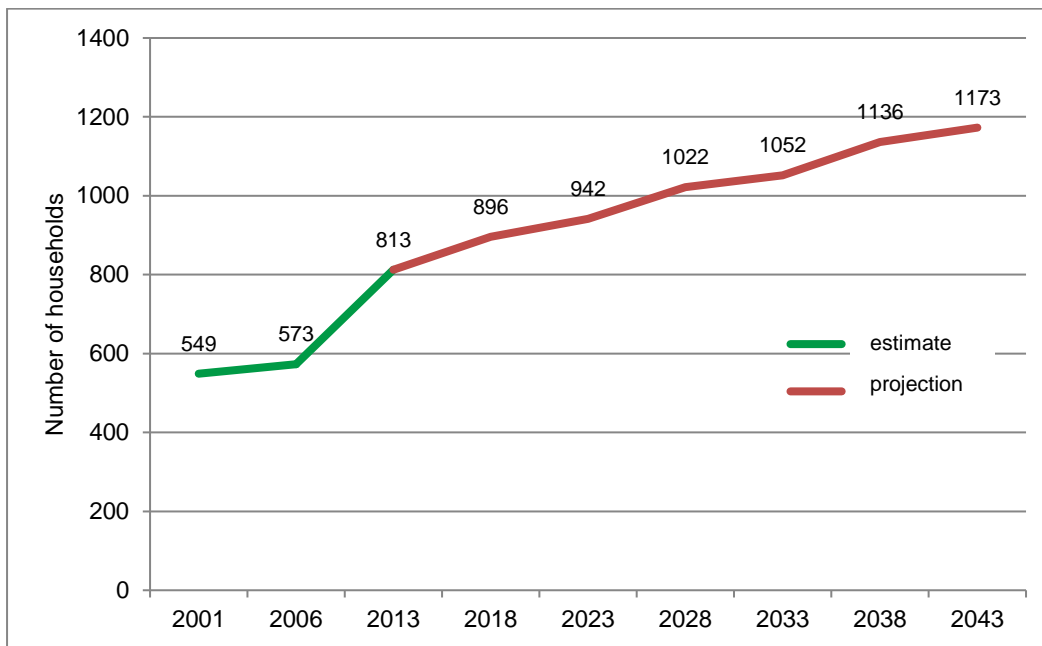
Note: Data includes the number of rateable/occupied and vacant sites for the Pouakani, Mangakino, Tirohanaga, and Atiamuri

Figure 29 Population estimates and projections



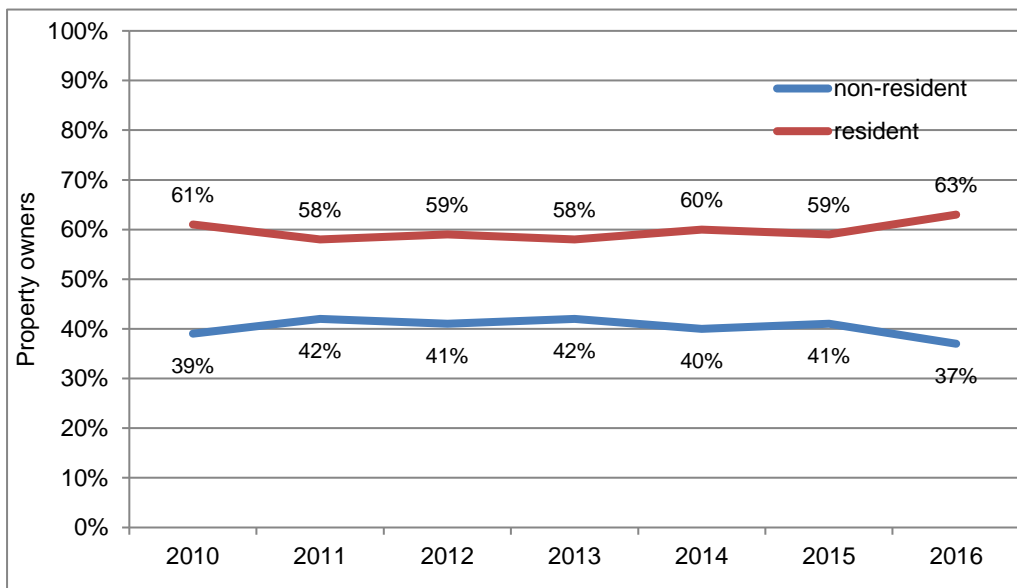
Source: Statistics New Zealand – extracted May 2017

Figure 30 Household estimates and projections



Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

Figure 31 Property Owners

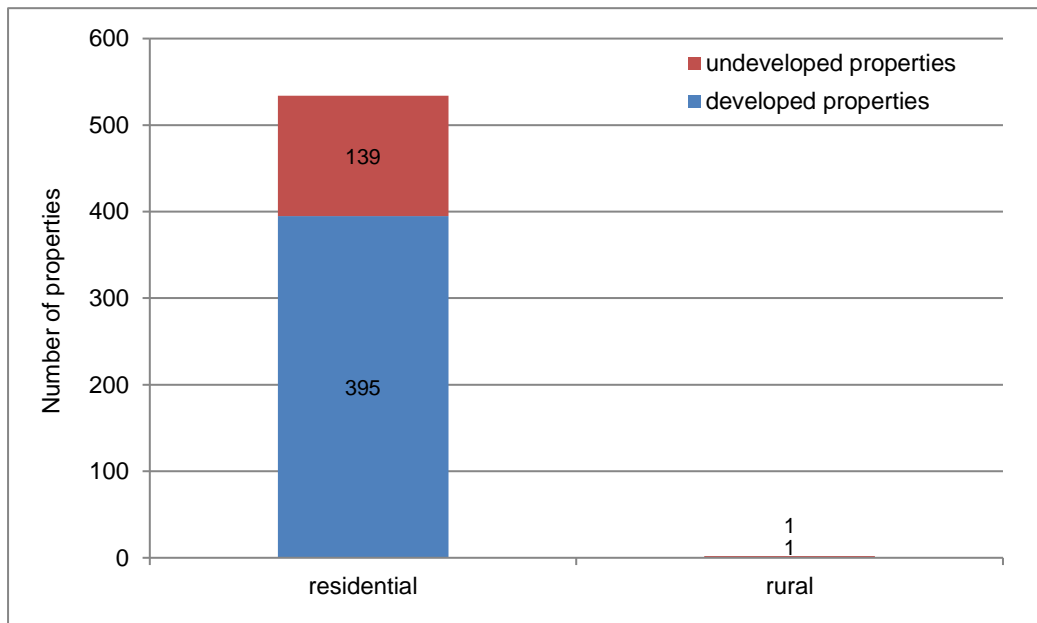


Source: Taupō District Council Rating Database – June 2016
 Data includes property owners for the rural areas of Pouakani/Mangakino and Pouakani/Atiamuri

MOTUOAPA

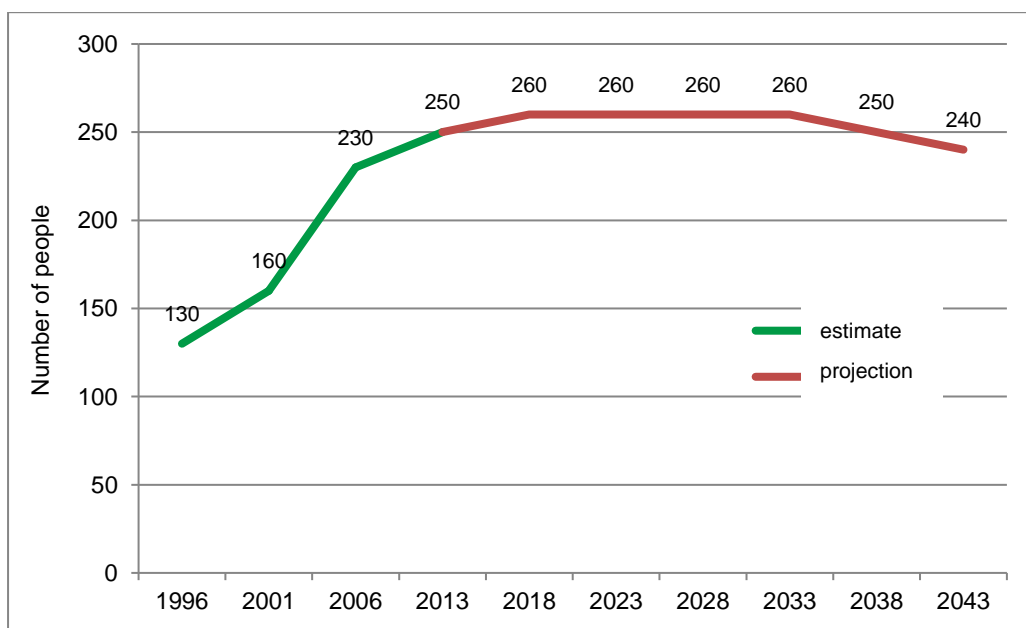
- Motuoapa has seen steady growth in recent times as shown in Figure 33. The projections also show that the population is expected to rise modestly before levelling off.
- An interesting statistic to keep an eye on over coming years is whether the increase of the resident property owners over the last three years from 22% to 28% continues.
- There remain a number of vacant sections, with consent issued to subdivide a further 26 lots. Once these lots are developed, there is no more currently developable land available due to land tenure.

Figure 32 Number of developed properties versus undeveloped properties



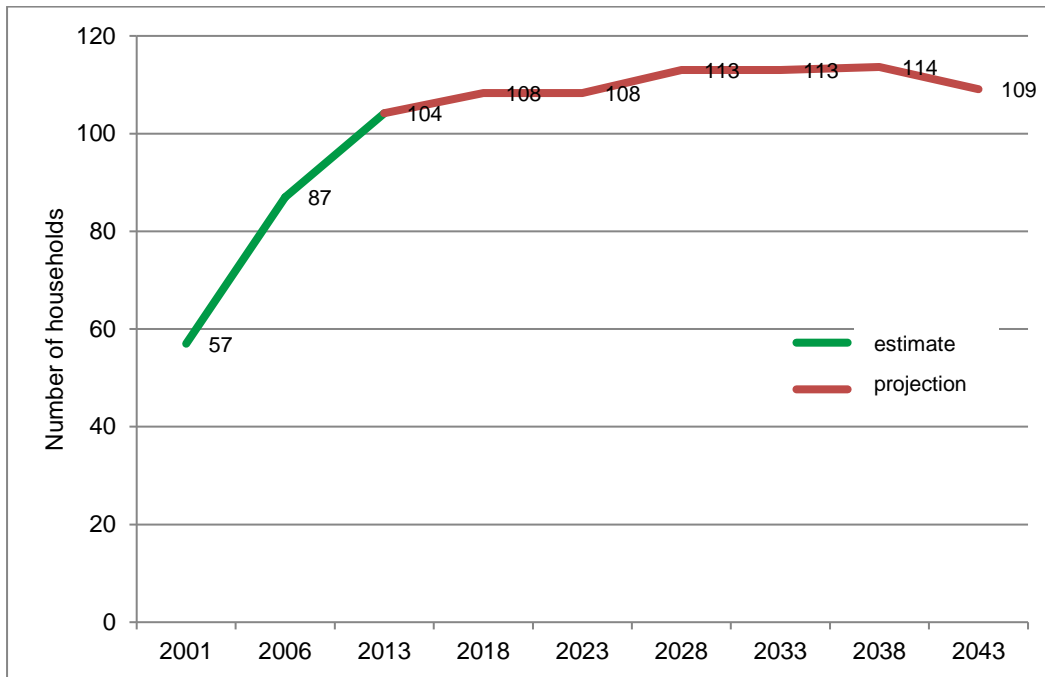
Source: Taupō District Council Rating Database – extracted 26 October 2016

Figure 33 Population estimates and projections



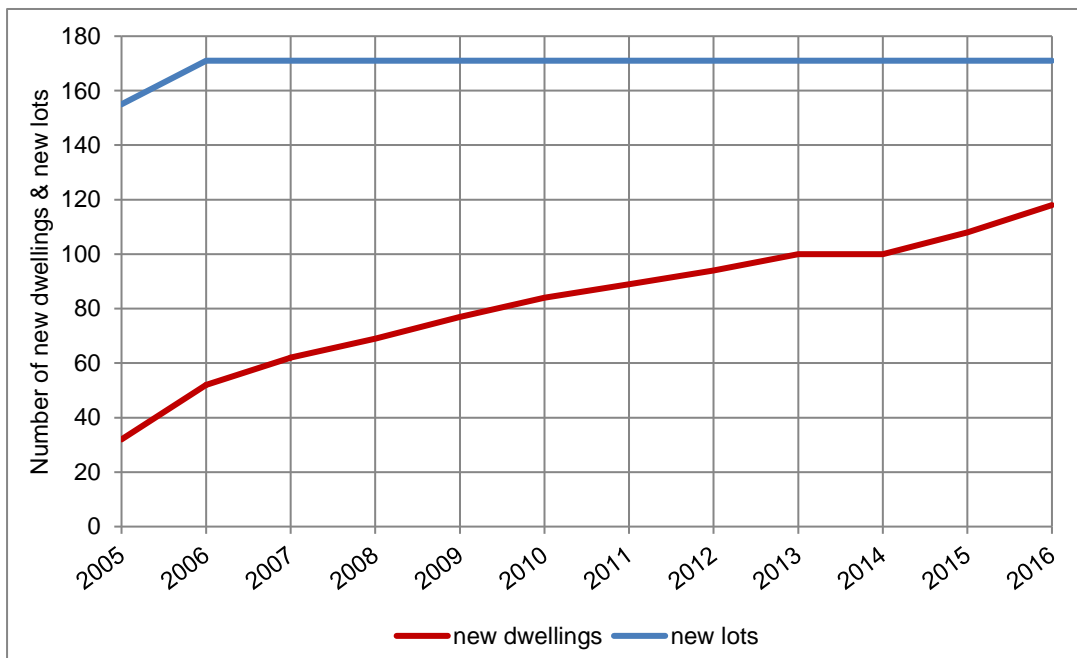
Source: Statistics New Zealand – extracted May 2017

Figure 34 Household estimates and projections



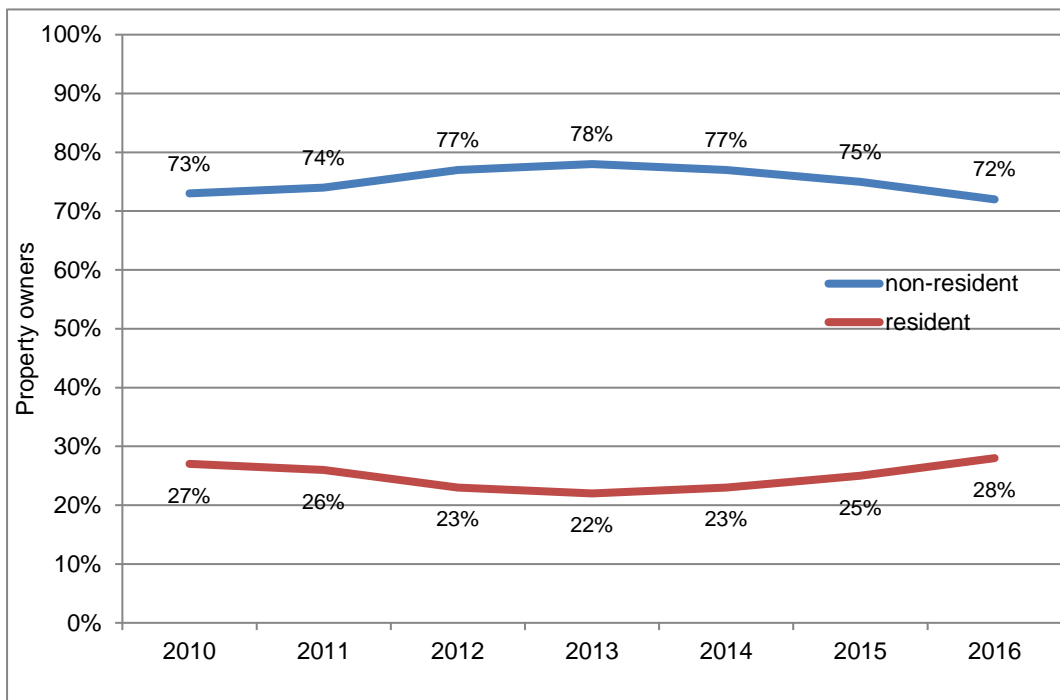
Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

Figure 35 Number of new dwellings and new lots (cumulative)



Source: Taupō District Council – Roger Stokes, Development Engineer

Figure 36 Property Owners

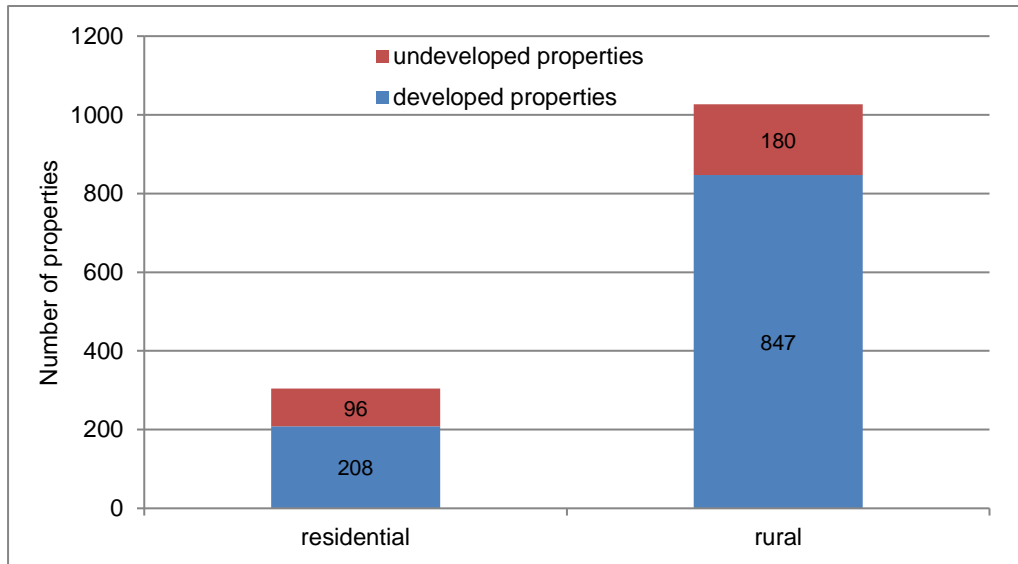


Source: Taupō District Council Rating Database – June 2016

ORUANUI

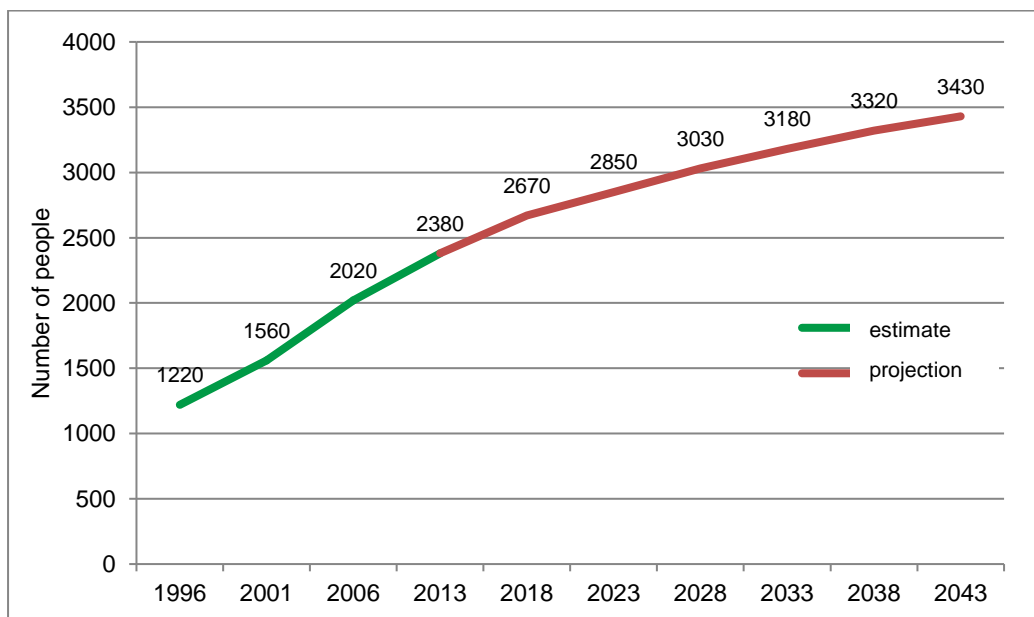
- Similar to the Marotiri and Tatua CAUs, this area is projection to significant growth in population and households. Again, this may be driven by previous farming developments in the area. This is will require closer analysis.

Figure 37 Number of developed properties versus undeveloped properties



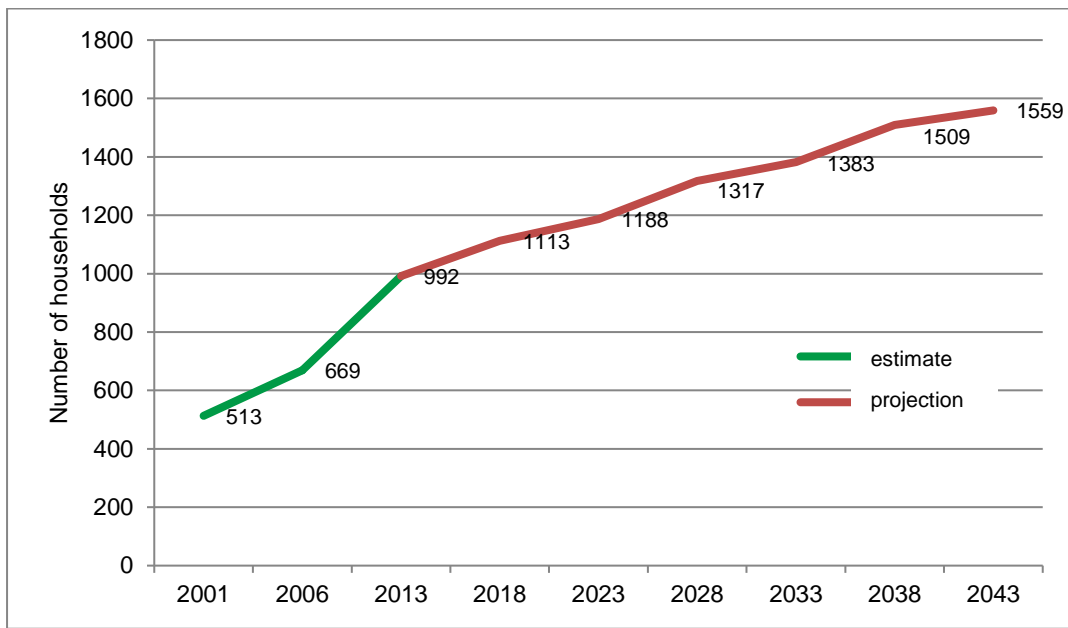
Source: Taupō District Council Rating Database – extracted 26 October 2016 Note: Data includes the number of rateable/occupied and vacant sites for Mapara, Oruanui, Wairakei, Aratiatia Rd, Parawera Drive & Whakamoenga Pt

Figure 38 Population estimates and projections



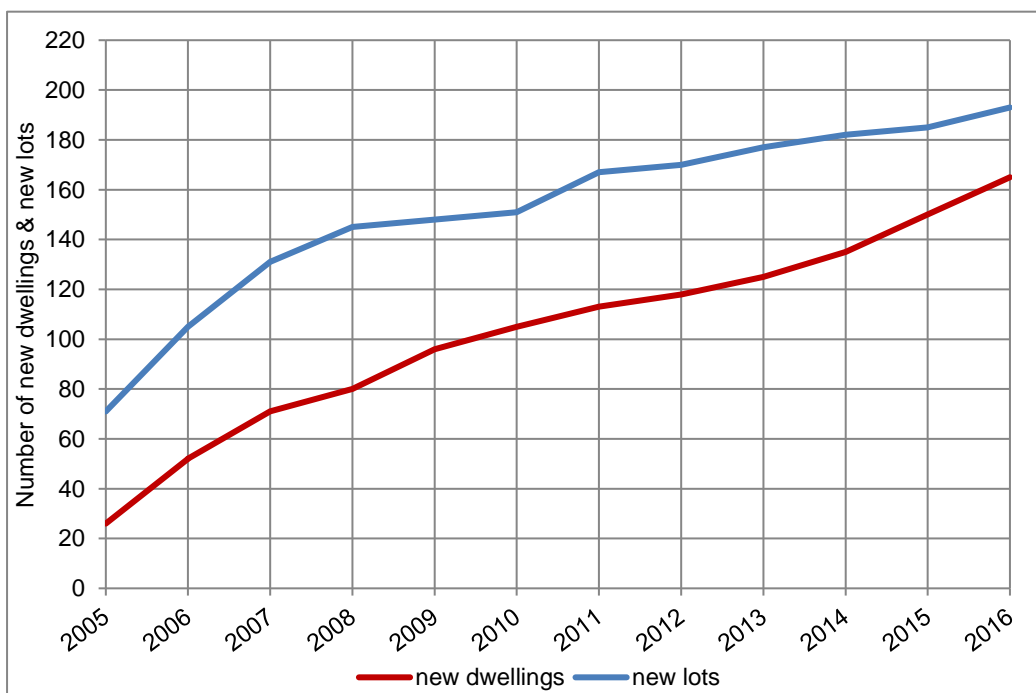
Source: Statistics New Zealand – extracted May 2017

Figure 39 Household estimates and projections



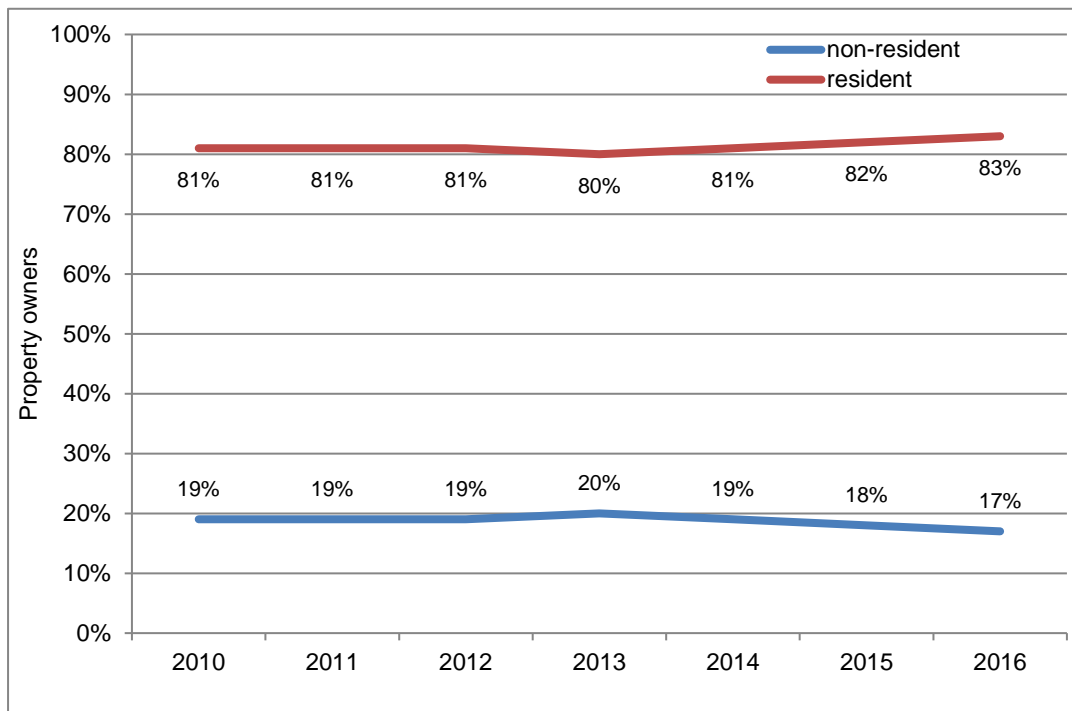
Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

Figure 40 Number of new dwellings and new lots (cumulative)



Source: Taupō District Council – Roger Stokes, Development Engineer

Figure 41 Property Owners



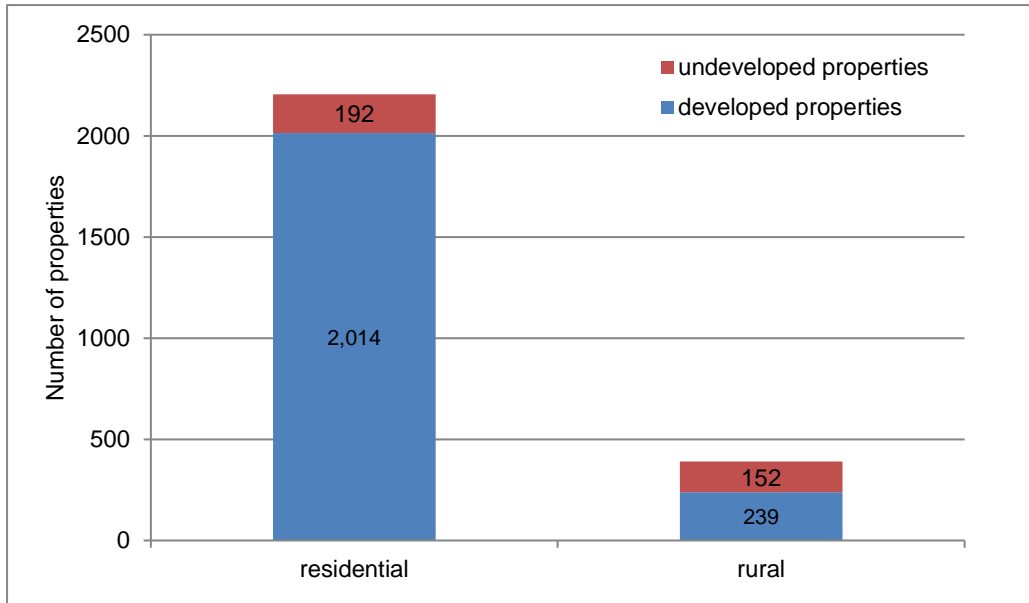
Source: Taupō District Council Rating Database – June 2016

Note: Data includes property owners for Taupō rural (Mapara, Oruanui, Wairakei & Aratiatia Rd)

TURANGI, TOKAANU

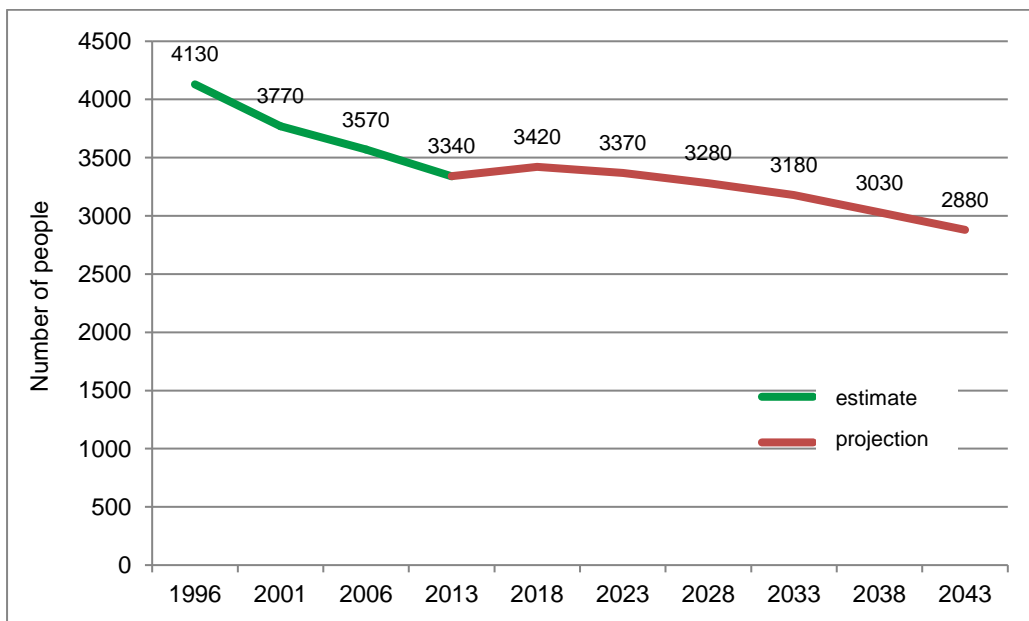
- The population estimates for this area (Figure 43) show that the area has seen a declining population for some time. Following a plateau in recent times, it is projected to continue to decline beyond that into the future.

Figure 42 Number of developed properties versus undeveloped properties



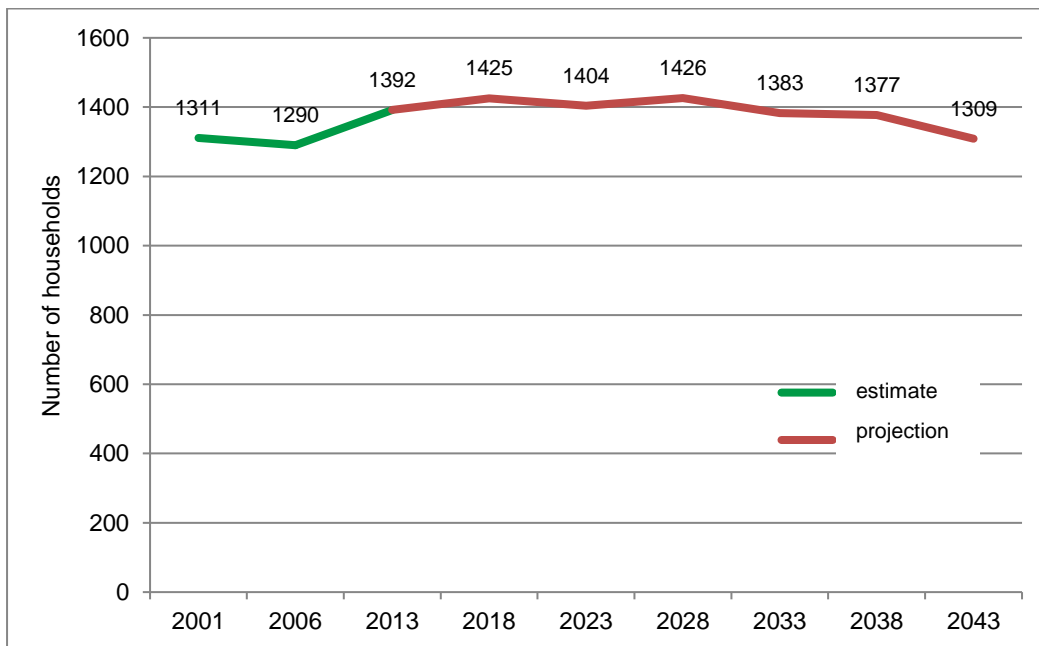
Source: Taupō District Council Rating Database – extracted 26 October 2016

Figure 43 Population estimates and projections



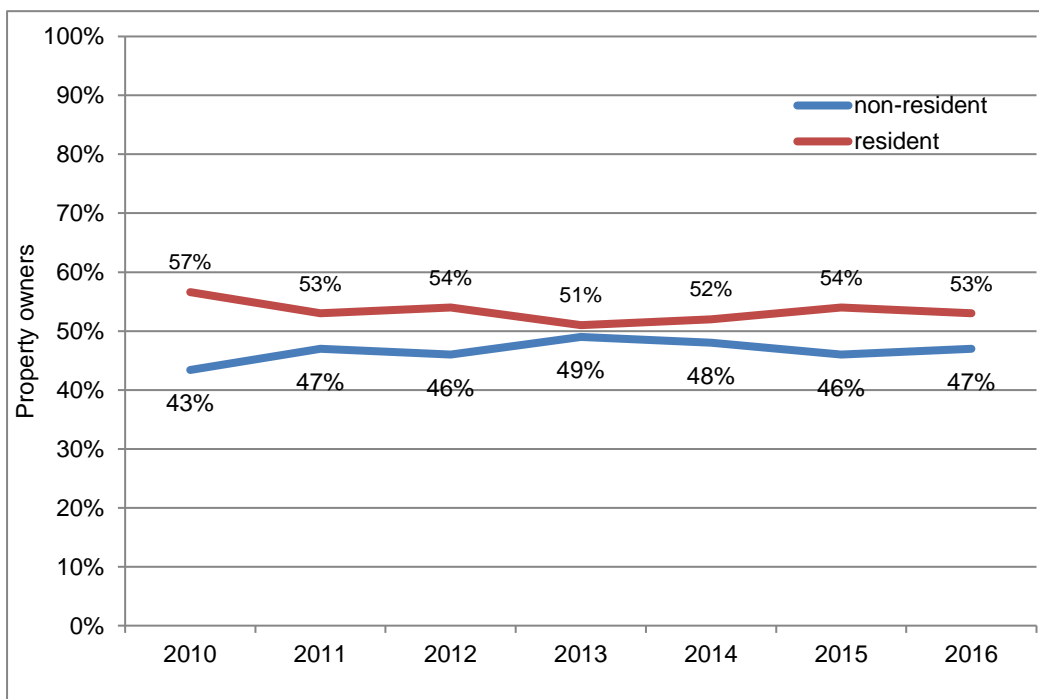
Source: Statistics New Zealand – extracted May 2017

Figure 44 Household estimates and projections



Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

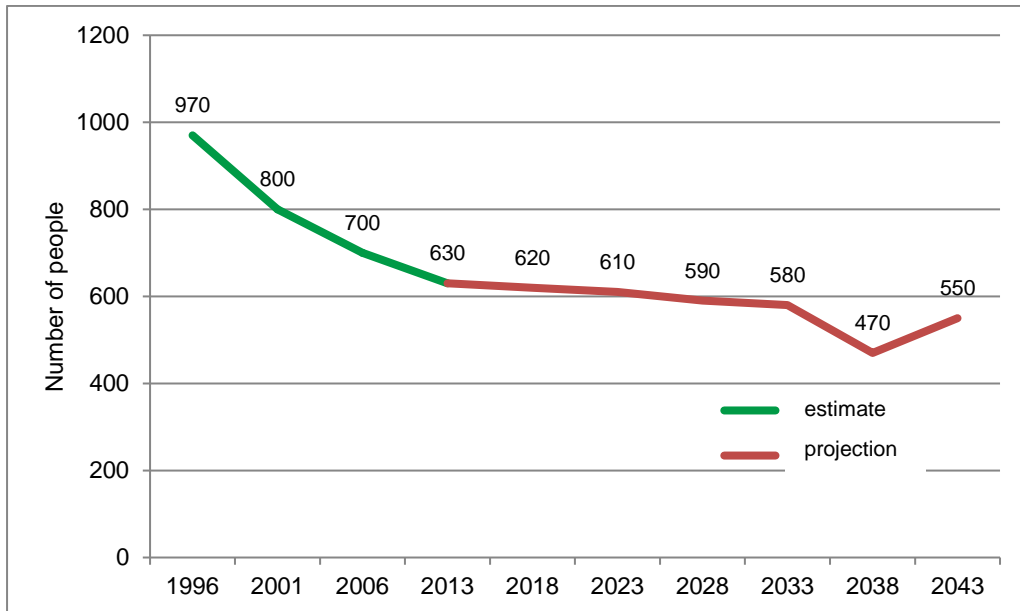
Figure 45 Property Owners



Source: Taupō District Council Rating Database – June 2016

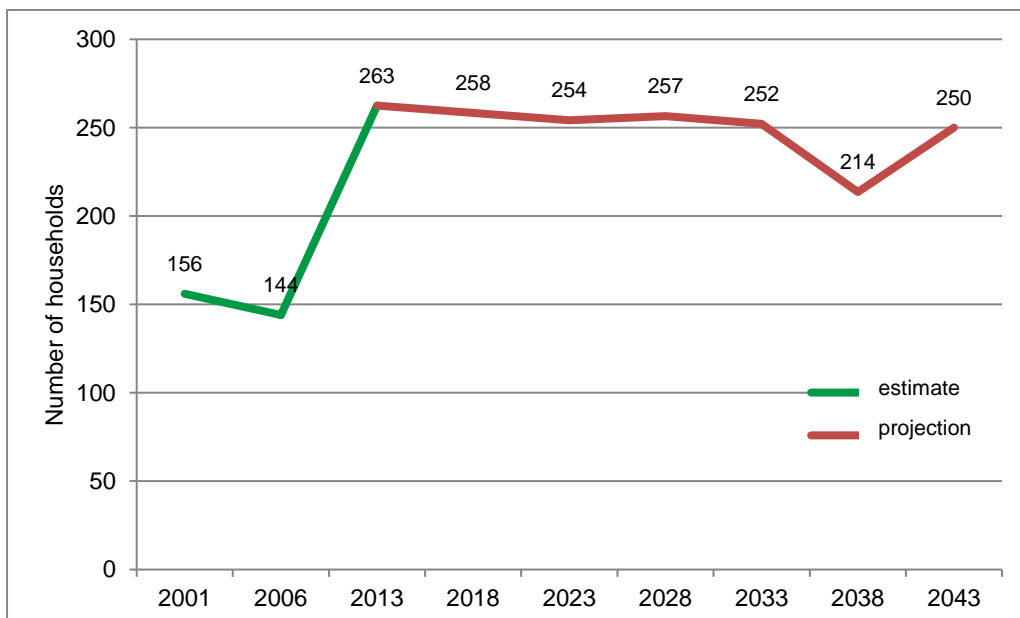
RANGIPO, TONGARIRO

Figure 46 Population estimates and projections



Source: Statistics New Zealand – extracted May 2017

Figure 47 Household estimates and projections



Source: Based on estimated and projected resident population Statistics New Zealand – extracted May 2017

