



macro perspective



micro analysis

Matamata-Piako District Detailed Population and Dwelling Projections to 2045

February 2015

Report prepared by:



for:



Quality Assurance Statement

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Executive Summary

Rationale Limited has developed growth projections for the district (*Matamata-Piako District Projections for Resident Population, Dwellings and Rating Units to 2045, December 2014*). This report forecast growth in each of the districts three ward areas and thirteen settlements.

This addendum report surmises an additional piece of work that provides more detailed population and dwelling projections for residential or rural residential areas surrounding the three main towns and for seven smaller towns. The remainder of the district is summarised into rural areas.

This work will inform district plan changes for the three main towns of the district and also provide more targeted growth information for the small towns. All figures in this report are based on the high to medium high scenario recommended in the growth projections report and adopted by Council.

Key Results – Population and Dwelling Projections

Growth area	Population			Dwellings		
	2013	2045	Change (2013 - 2045)	2013	2045	Change (2013 - 2045)
Matamata	7,657	9,662	2,005	3,263	4,398	1,135
Morrinsville	7,354	8,802	1,448	2,969	3,765	795
Te Aroha	4,064	4,755	691	1,827	2,368	541
Main towns	19,075	23,220	4,145	8,059	10,530	2,471
Hinuera	109	121	11	47	60	13
Tahuna	176	189	13	72	83	11
Te Poi	209	224	15	92	109	17
Waharoa	499	529	29	156	177	21
Waihou	289	320	31	136	153	16
Waitoa	320	369	49	126	174	48
Walton	129	128	0	45	48	2
Small towns	1,732	1,879	147	674	804	129
Hinuera Other	841	805	-35	329	375	47
Okauia Other	1,754	1,914	160	692	829	138
Springdale Other	2,462	2,221	-241	954	968	14
Tahuroa Other	2,644	2,897	253	968	1,110	141
Te Poi Other	631	611	-20	223	247	24
Waihou-Walton Other	3,773	3,701	-72	1,410	1,459	49
Rural areas	12,103	12,149	45	4,576	4,989	412
District	32,910	37,248	4,338	13,310	16,323	3,013

The key findings of this additional study are that over 95% of the population growth is forecast to occur in the main towns. The population in the small towns is projected to increase at a slower rate, with the exception of Walton where the population is projected to remain relatively stable. The population in most of the rural areas is projected to decline, with the exception of Okauia and Tahuroa.

The dwelling growth projects a similar trend. Over 80% of the dwelling growth is in the main towns. Dwelling growth is however projected in all small towns and rural areas. Most of this dwelling growth is due to the decreasing household size which results in more dwellings being required to house a stable or declining population.

Of the main towns, Matamata is projected to have the highest increase in population and dwellings, followed by Morrinsville and then Te Aroha.

1 Introduction

The key objective of this work was to allocate the projected population and dwelling growth in certain settlements into more growth areas. This work will inform district plan changes for the three towns of the district and also provide more targeted growth information for the small towns.

All figures in this report are based on the high to medium high scenario recommended in the growth projections report and adopted by Council. This addendum should be read in conjunction with the growth projections report (*Matamata-Piako District Projections for Resident Population, Dwellings and Rating Units to 2045, December 2014*).

The outputs of this study are population and dwelling projections for the following areas:

Table 1 : Growth areas

Main Towns	Small towns	Rural Areas
Matamata	Hinuera	Hinuera other
Morrinsville	Tahuna	Okauia other
Te Aroha	Te Poi	Springdale other
	Waharoa	Tahuroa other
	Waihou	Te Poi other
	Waitoa	Waihou-Walton other
	Walton	

The splitting of the settlements into the growth areas are summarised in the following table. This was based on the maps and information provided by council officers. Appendix A and B show the maps of settlements, the main towns and small towns.

Table 2 : Mapping of settlements to areas

Settlement	Main town(s)	Small town(s)	Rural area(s)
Okauia	Matamata	Waharoa	Okauia other
Hinuera		Hinuera	Hinuera other
Springdale	Te Aroha	Tahuna	Springdale other
Tahuroa	Morrinsville	Tahuna	Tahuroa other
Te Aroha	Te Aroha		Springdale other
Te Poi		Te Poi	Te Poi other
Waihou-Walton		Waihou town, Walton town	Waihou-Walton other
Waitoa		Waitoa	
Waharoa		Waharoa	
Matamata North	Matamata		
Matamata South	Matamata		
Morrinsville East	Morrinsville		
Morrinsville West	Morrinsville		

The Waitoa and Waharoa settlements do not need to be split out as both settlements are within the town boundaries. Similarly the Matamata North, Matamata South, Morrinsville East and Morrinsville West are 100% within the respective towns and do not need to be broken down further.

2 Methodology

The Statistics New Zealand (SNZ) census area units (CAU) that define the thirteen settlements (see map in Appendix A) in the district are made up of multiple meshblocks. Meshblocks are the lowest level of detail that SNZ provide population and dwelling census data at. The meshblock data from the five previous censuses was used to understand where the growth in each area has occurred, and forecast the future growth in each area.

The meshblocks that are in the growth areas were grouped together based on district plan maps of the main towns and small towns. These maps can be found in Appendix B (maps). The meshblock groupings can be found in Appendix C.

The method to provide population and dwelling projections for the growth areas are detailed in the following sections. The method focuses solely on allocating the projected demand. Any supply constraints in any areas have not been considered. Based on a high level analysis most areas appear to have surplus capacity.

2.1 Population

The following steps were followed to allocate the population change in each settlement to the distinct areas:

1. Sub-total the census resident population of each meshblock into grouped areas (Appendix C) for the 1991, 1996, 2001, 2006 and 2013 census population.
2. Forecast the future population out to 2045 for each area using a least-squares regression projection (line of best fit). Other trending and forecasting methods were considered however the least squares method was found to be the most reliable and consistent.
3. Convert the population in each area into a proportion of the total settlement. The population figures provided by SNZ at the meshblock level are the census resident population. This differs from the 30 June population estimates that are forecast in the growth projections report.
4. Combine the forecast proportion of each area with the total settlement population. This ensures that the total population for the settlement aligns with the projections in the main growth study.

2.2 Dwellings

A similar approach was used to convert the forecast population in each growth area into the number of dwellings.

1. Sub-total the private occupied dwellings of each meshblock into grouped areas (Appendix C) for the 1991, 1996, 2001, 2006 and 2013.
2. Forecast the future number of dwellings out to 2045 based on the population of each area and the average household size of the settlement. In all settlements the household size is forecast to decrease so areas where the population remains stable, or declines may still have some dwelling growth.

3. Convert the private occupied dwellings in each area into a proportion of the total settlement. The dwelling figures provided by SNZ at the meshblock level are the private occupied dwellings. This differs from the total dwellings that are projected in the growth projections report. However given most of the dwellings in the district are occupied this method is considered appropriate
4. Combine the forecast proportion of each area with the total settlement dwelling growth. This ensures that the total dwellings for each settlement aligns with the projections in the underlying growth study.

3 Results

The results section focuses on the findings of this detailed analysis and does not revisit the findings of the main growth study.

3.1 Population

The population growth projections for the growth areas are summarised in the following table. The results are grouped by main towns, small towns and rural areas.

Table 3 : Detailed Population Projections

Area	Growth area	2013	2015	2025	2035	2045	Change (2013 - 2045)	Average annual change	Annual average growth rate
Main towns	Matamata	7,657	7,874	8,697	9,187	9,662	2,005	63	0.7%
	Morrinsville	7,354	7,474	7,968	8,372	8,802	1,448	45	0.6%
	Te Aroha	4,064	4,118	4,356	4,536	4,755	691	22	0.5%
Main towns		19,075	19,466	21,022	22,095	23,220	4,145	130	0.6%
Small towns	Hinuera	109	111	115	117	121	11	0.3	0.3%
	Tahuna	176	178	184	185	189	13	0.4	0.2%
	Te Poi	209	210	217	219	224	15	0.5	0.2%
	Waharoa	499	505	510	519	529	29	0.9	0.2%
	Waihou	289	291	301	309	320	31	1.0	0.3%
	Waitoa	320	325	343	353	369	49	1.5	0.4%
	Walton	129	129	129	128	128	0	0.0	0.0%
Small towns		1,732	1,747	1,798	1,830	1,879	147	4.6	0.3%
Rural areas	Hinuera Other	841	842	840	815	805	-35	-1.1	-0.1%
	Okauia Other	1,754	1,767	1,822	1,863	1,914	160	5.0	0.3%
	Springdale Other	2,462	2,454	2,401	2,295	2,221	-241	-7.5	-0.3%
	Tahuroa Other	2,644	2,674	2,782	2,830	2,897	253	7.9	0.3%
	Te Poi Other	631	629	632	618	611	-20	-0.6	-0.1%
	Waihou-Walton Other	3,773	3,772	3,766	3,724	3,701	-72	-2.2	-0.1%
Rural areas		12,103	12,138	12,243	12,145	12,149	45	1.4	0.0%
District		32,910	33,351	35,063	36,070	37,248	4,338	136	0.4%

The key findings are summarised below:

- Most of the population growth is projected to occur in the main towns, with Matamata projected to have the highest population increase, followed by Morrinsville and then Te Aroha.
- The population and population growth in the three main towns is slightly higher than in the main growth report due to the inclusion of the population in the surrounding areas. The most significant increase is in Matamata where the population in the Okauia settlement is projected to increase from around 300 people to over 450 people over the next 32 years. However the overall trends in the three main towns are similar.
- The population in most of the small towns are projected to increase, albeit by a small amount, between 10 and 50 people over the 32 years. The exception is Walton where the population is projected to remain relatively stable.
- The population in most of the rural areas is projected to decline at a rate of around 0.1% to 0.3% per year. The exceptions are Okauia other and Tahuroa other where the population is projected to increase by around five and eight people per year respectively.

The population and dwelling growth in each growth area, split by settlement (CAU) can be found in Appendix D.

3.2 Dwellings

The dwelling growth in each of the growth areas is summarised in the following table.

Table 4 : Detailed Population Projections

Area	Growth area	2013	2015	2025	2035	2045	Change (2013 - 2045)	Average annual change	Annual average growth rate
Main towns	Matamata	3,263	3,369	3,796	4,093	4,398	1,135	35	0.9%
	Morrinsville	2,969	3,028	3,284	3,515	3,765	795	25	0.7%
	Te Aroha	1,827	1,864	2,039	2,186	2,368	541	17	0.8%
Main towns		8,059	8,261	9,118	9,793	10,530	2,471	77	0.8%
Small towns	Hinuera	47	48	52	56	60	13	0.4	0.8%
	Tahuna	72	73	78	79	83	11	0.3	0.4%
	Te Poi	92	93	99	103	109	17	0.5	0.5%
	Waharoa	156	158	163	170	177	21	0.7	0.4%
	Waihou	136	138	143	146	153	16	0.5	0.3%
	Waitoa	126	129	144	157	174	48	1.5	1.0%
	Walton	45	46	47	47	48	2	0.1	0.2%
Small towns		674	684	725	757	804	129	4.0	0.5%
Rural areas	Hinuera Other	329	333	350	359	375	47	1.5	0.4%
	Okauia Other	692	701	744	783	829	138	4.3	0.6%
	Springdale Other	954	957	962	964	968	14	0.4	0.0%
	Tahuroa Other	968	983	1,037	1,069	1,110	141	4.4	0.4%
	Te Poi Other	223	224	235	240	247	24	0.8	0.3%
	Waihou-Walton Other	1,410	1,415	1,435	1,444	1,459	49	1.5	0.1%
Rural areas		4,576	4,612	4,762	4,858	4,989	412	12.9	0.3%
District		13,310	13,557	14,606	15,409	16,323	3,013	94	0.6%

The key findings are summarised below:

- Over three-quarters of the districts dwelling growth is projected to occur in the three main towns.
- There is positive dwelling growth forecast in both the small towns and in the rural areas. For most areas the rate of growth is slower than the main towns, ranging from 0.1% to 1.0%.

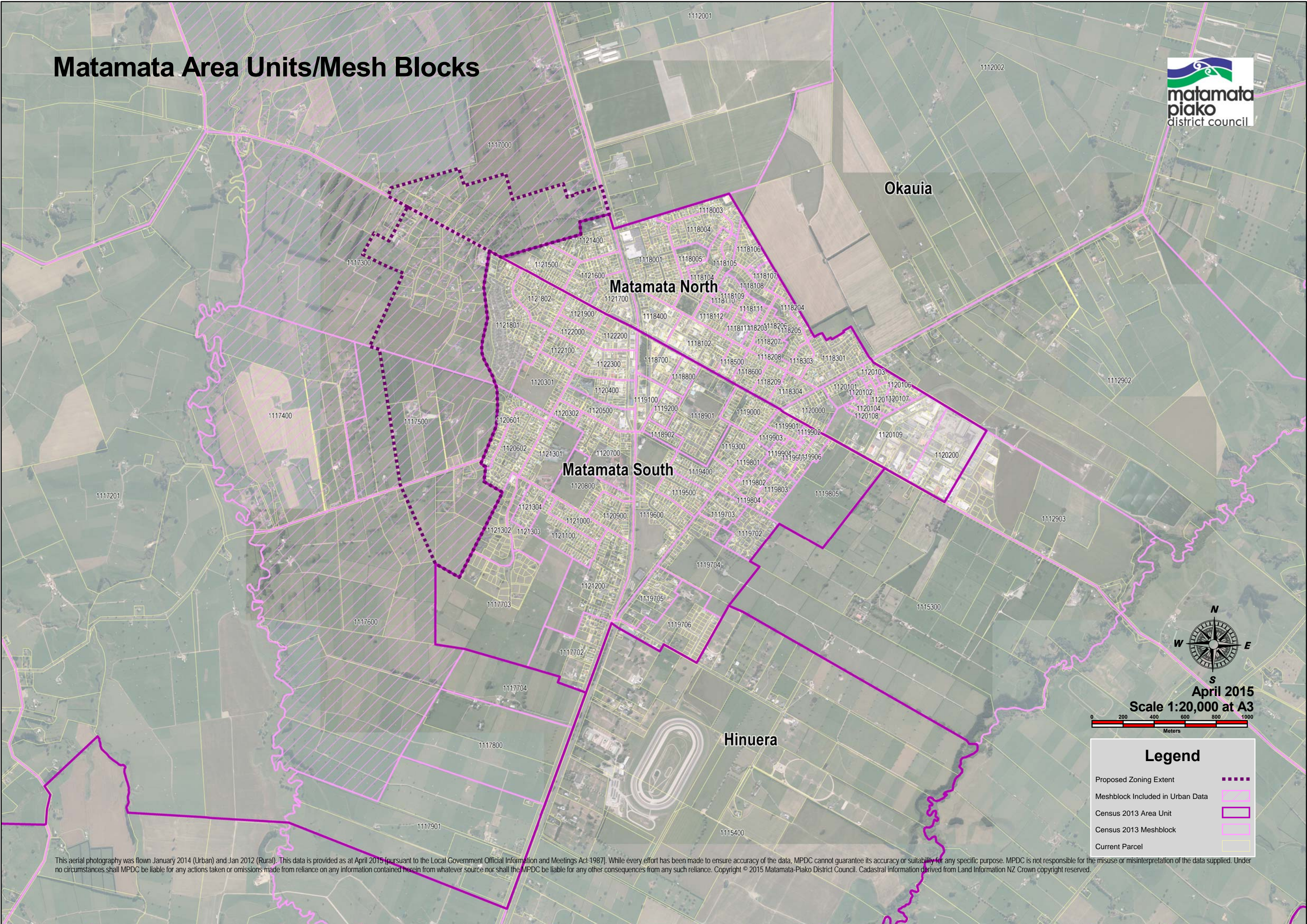
Appendix A – Settlement Maps



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Appendix B – Maps - Main towns and small towns

Matamata Area Units/Mesh Blocks



Okauia

Matamata North

Matamata South

Hinuera



April 2015
Scale 1:20,000 at A3

Legend	
Proposed Zoning Extent	-----
Meshblock Included in Urban Data	-----
Census 2013 Area Unit	-----
Census 2013 Meshblock	-----
Current Parcel	-----

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Morrinsville Area Units/Mesh Blocks



Springdale

Morrinsville East

Morrinsville West

Tahuroa

Waihou-Walton



April 2015

Scale 1:20,000 at A3



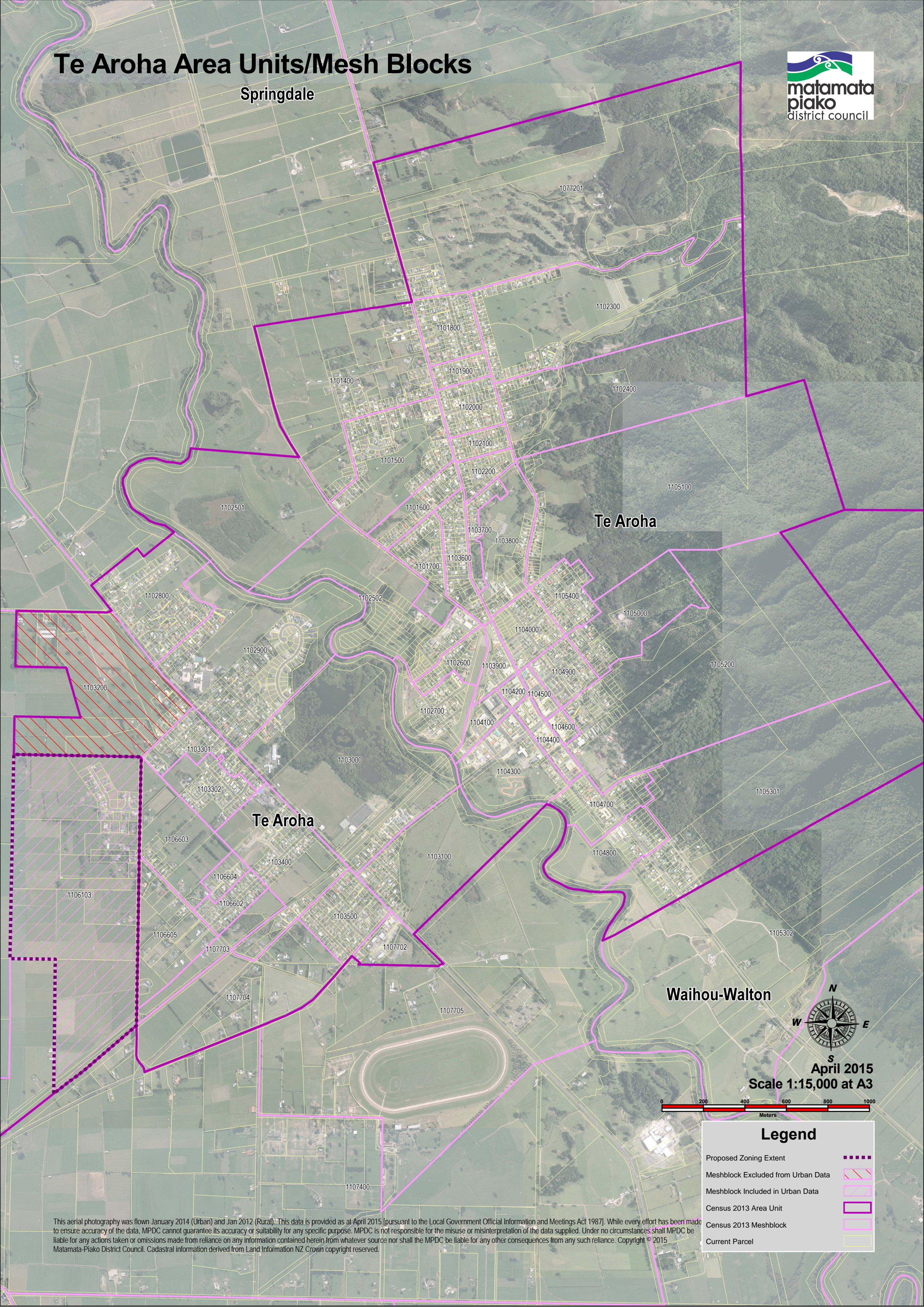
Legend

- Proposed Zoning Extent ■■■■■
- Meshblock Included in Urban Data □
- Census 2013 Area Unit □
- Census 2013 Meshblock □
- Current Parcel □

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Te Aroha Area Units/Mesh Blocks

Springdale



Te Aroha

Te Aroha

Waihou-Walton



April 2015
Scale 1:15,000 at A3



Legend

- Proposed Zoning Extent ■■■■■
- Meshblock Excluded from Urban Data ▨▨▨▨
- Meshblock Included in Urban Data ▨▨▨▨
- Census 2013 Area Unit □
- Census 2013 Meshblock □
- Current Parcel □

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WAIHOU 2013 Area Units/Mesh Blocks



Springdale







Te Aroha

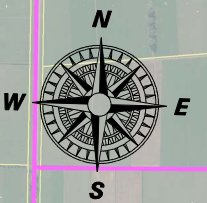
Waihou

Waihou

Waihou-Walton

Legend

-  Proposed Zoning Extent
-  Settlement Area
-  Census 2013 Area Unit
-  Census 2013 Meshblock
-  Current Parcel
-  Meshblock Included in Urban Data

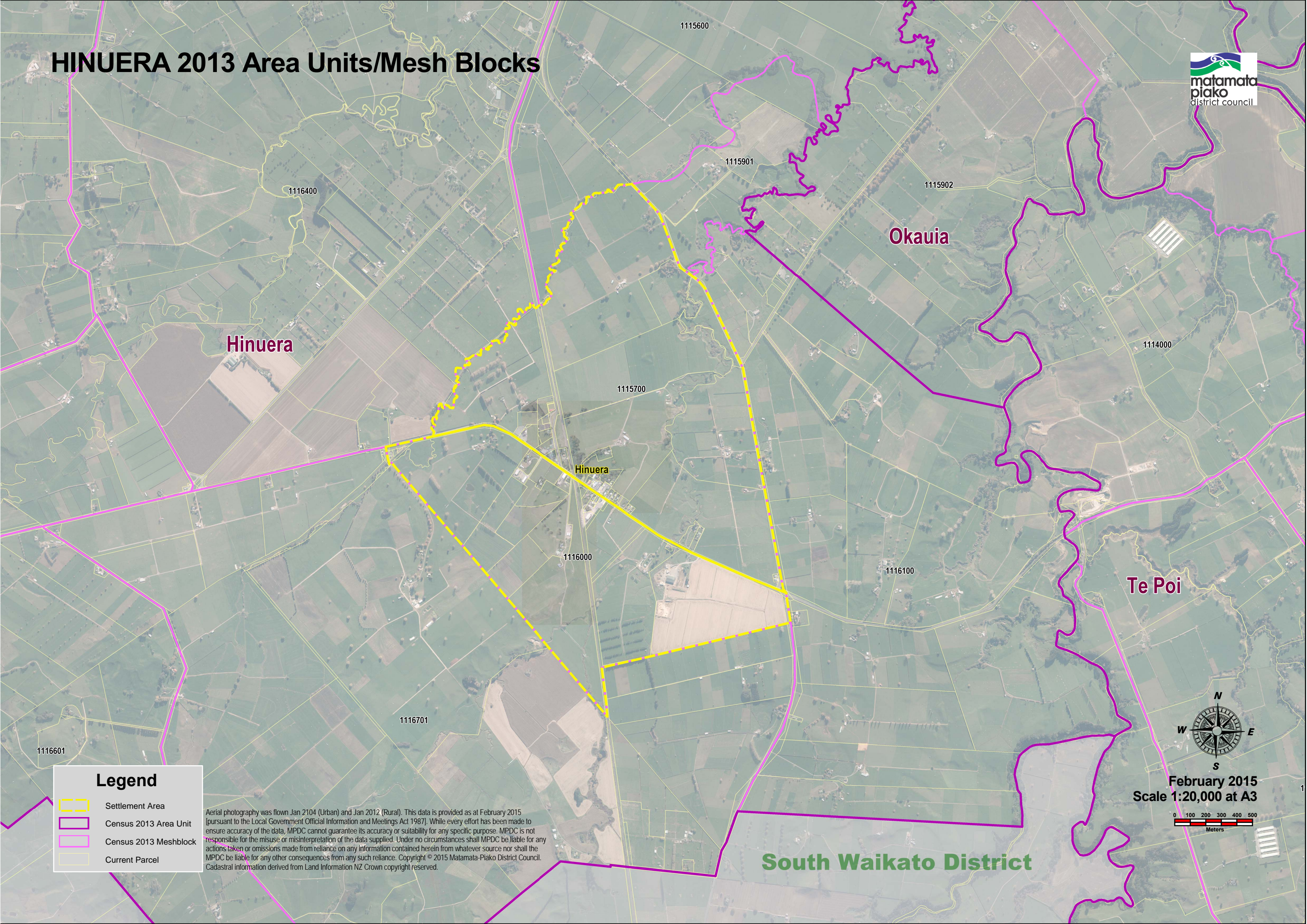


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HINUERA 2013 Area Units/Mesh Blocks



Hinuera

Okauia

Te Poi

South Waikato District

Hinuera

Legend

- Settlement Area
- Census 2013 Area Unit
- Census 2013 Meshblock
- Current Parcel

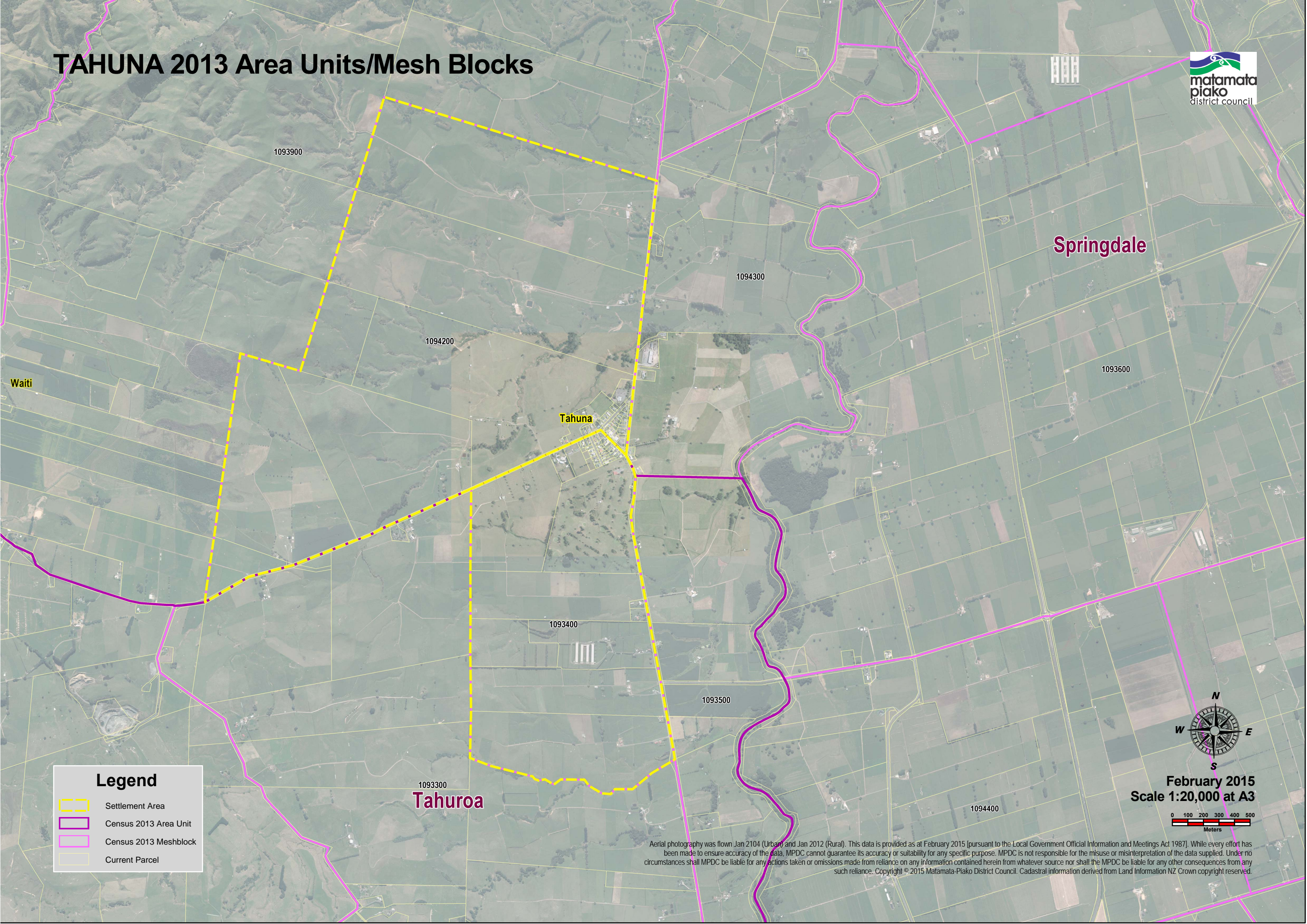
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Scale 1:20,000 at A3



TAHUNA 2013 Area Units/Mesh Blocks



Waiti

1093900

1094200

1094300

1093600

Tahuna

1093400

1093500

1093300

Tahuroa

1094400

Legend

-  Settlement Area
-  Census 2013 Area Unit
-  Census 2013 Meshblock
-  Current Parcel

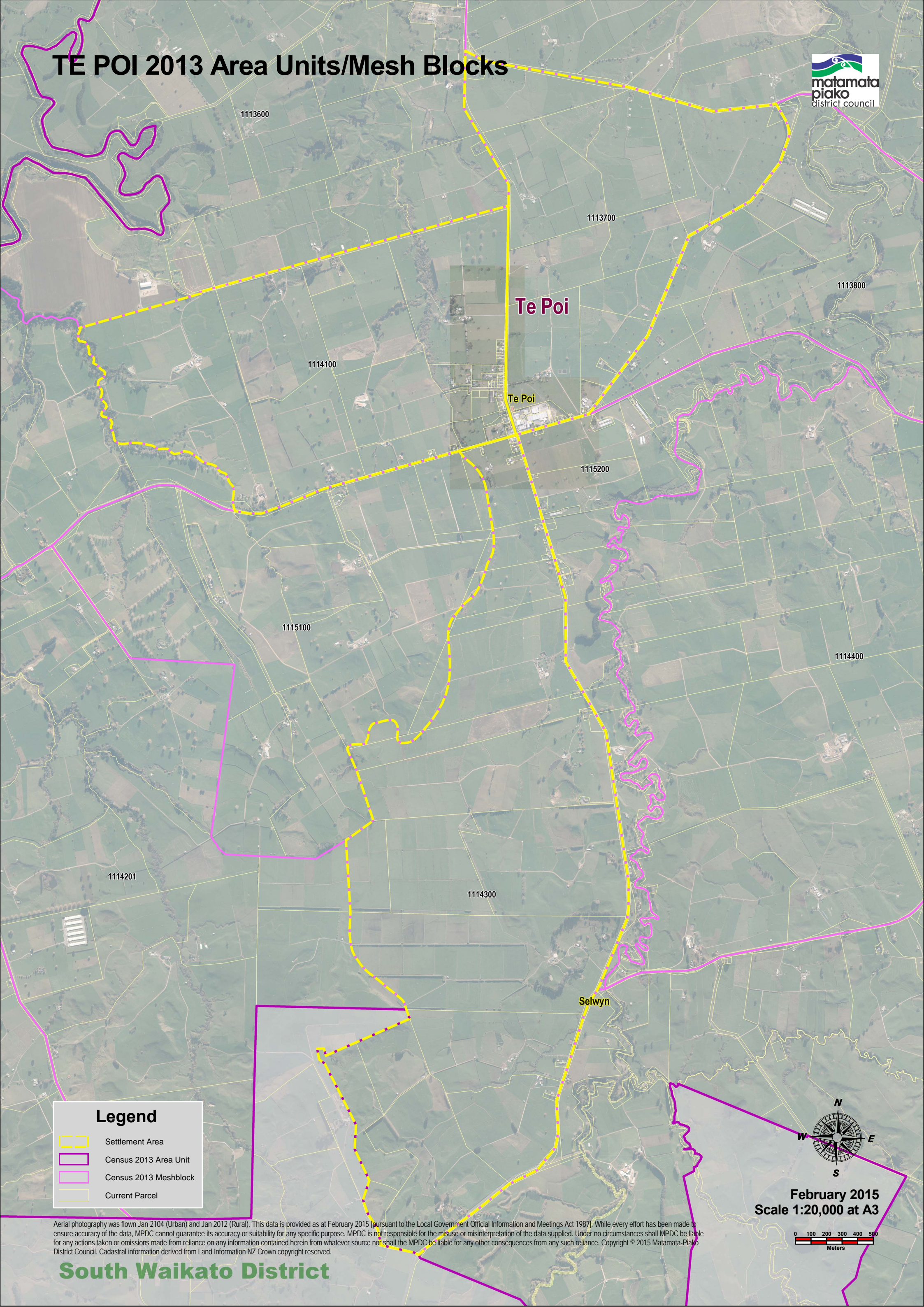


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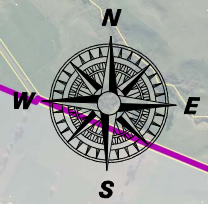
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TE POI 2013 Area Units/Mesh Blocks



Legend

- Settlement Area
- Census 2013 Area Unit
- Census 2013 Meshblock
- Current Parcel



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South Waikato District

WAHAROA 2013 Area Units/Mesh Blocks



Waihou-Walton

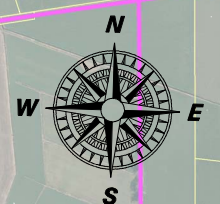
Tamihana

Waharoa

Okauia

Legend

- Settlement Area
- Census 2013 Area Unit
- Census 2013 Meshblock
- Current Parcel



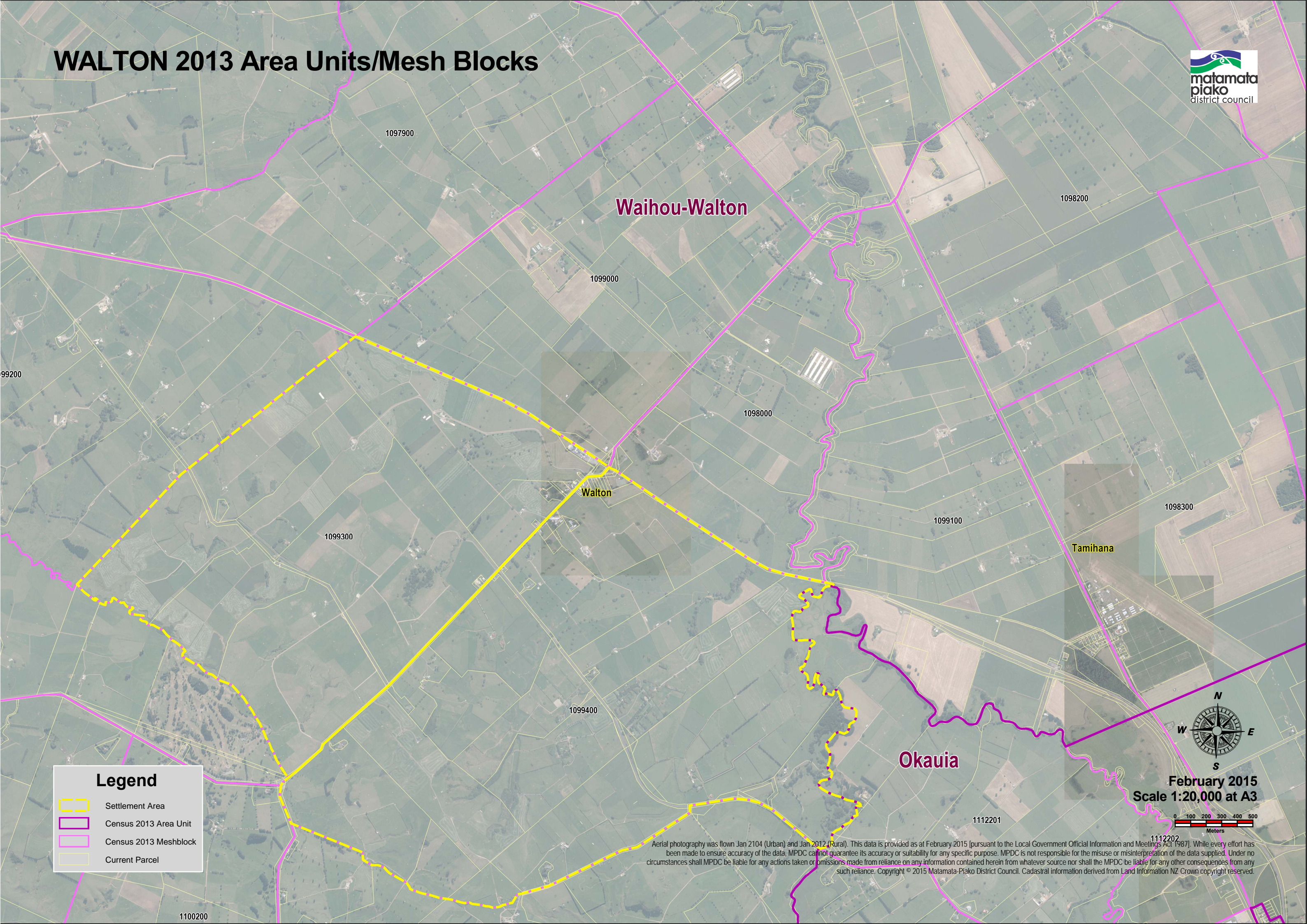
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1112001

WALTON 2013 Area Units/Mesh Blocks



Waihou-Walton

Walton

Okauia

Tamihana

Legend

- Settlement Area
- Census 2013 Area Unit
- Census 2013 Meshblock
- Current Parcel



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Appendix C – Meshblock Groupings

Growth area	Settlement (CAU)	Meshblock
Matamata	Okauia	MB 1117000
		MB 1117300
	Matamata South	MB 1117500
		MB 1117600
		MB 1117702
		MB 1117703
		MB 1118700
		MB 1118800
		MB 1118901
		MB 1118902
		MB 1119000
		MB 1119100
		MB 1119200
		MB 1119300
		MB 1119400
		MB 1119500
		MB 1119600
		MB 1119702
		MB 1119703
		MB 1119704
		MB 1119705
		MB 1119706
		MB 1119801
		MB 1119802
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	MB 1121302	
	MB 1121303	
	MB 1121304	
	MB 1121801	
	MB 1121802	
	MB 1121900	
	MB 1122000	
	MB 1122100	
MB 1122200		
MB 1122300		
Matamata North	MB 1118001	
	MB 1118003	
	MB 1118004	
	MB 1118005	
	MB 1118102	
	MB 1118104	
	MB 1118105	
	MB 1118106	
	MB 1118107	
	MB 1118108	
	MB 1118109	
MB 1118110		
MB 1118111		

Growth area	Settlement (CAU)	Meshblock
		MB 1118112
		MB 1118113
		MB 1118203
		MB 1118204
		MB 1118205
		MB 1118206
		MB 1118207
		MB 1118208
		MB 1118209
		MB 1118301
		MB 1118303
		MB 1118304
		MB 1118400
		MB 1118500
		MB 1118600
		MB 1120000
		MB 1120101
		MB 1120102
		MB 1120103
		MB 1120104
		MB 1120105
		MB 1120106
		MB 1120107
		MB 1120108
		MB 1120109
		MB 1120200
		MB 1121400
		MB 1121500
		MB 1121600
		MB 1121700
Morrinsville	Tahuroa	MB 1090901
		MB 1092405
	Morrinsville East	MB 1086500
		MB 1086601
		MB 1086602
		MB 1086707
		MB 1086708
		MB 1086709
		MB 1086710
		MB 1086711
		MB 1086712
		MB 1086713
		MB 1086714
		MB 1086715
		MB 1086716
		MB 1086717
		MB 1086800
		MB 1086900
		MB 1087000
		MB 1087100
		MB 1087200
		MB 1087300
		MB 1087400
		MB 1087500
		MB 1087600
		MB 1087700
		MB 1088000
		MB 1088100
		MB 1088700
		MB 1089100
		MB 1089200
		MB 1089300
		MB 1089400
		MB 1089503
		MB 1089504
		MB 1089505
		MB 1089506
		MB 1089507
		MB 1089508
		MB 1089509
		MB 1089600
		MB 1089700
		MB 1089800

Growth area	Settlement (CAU)	Meshblock
	Morrinsville West	MB 1089900 MB 1090000 MB 1090100 MB 1090200 MB 1090300 MB 1090400 MB 1090500 MB 1092402 MB 1085400 MB 1085500 MB 1085600 MB 1085700 MB 1085800 MB 1085900 MB 1086001 MB 1086002 MB 1086003 MB 1086004 MB 1086103 MB 1086104 MB 1086105 MB 1086106 MB 1086107 MB 1086201 MB 1086202 MB 1086203 MB 1086204 MB 1086301 MB 1086302 MB 1086303 MB 1086304 MB 1086400 MB 1087800 MB 1087900 MB 1088200 MB 1088300 MB 1088400 MB 1088500 MB 1088600 MB 1088800 MB 1088900 MB 1089000 MB 1090903 MB 1090904 MB 1091501
Te Aroha	Springdale Te Aroha	MB 1106103 MB 1077201 MB 1101400 MB 1101500 MB 1101600 MB 1101700 MB 1101800 MB 1101900 MB 1102000 MB 1102100 MB 1102200 MB 1102300 MB 1102400 MB 1102501 MB 1102502 MB 1102600 MB 1102700 MB 1102800 MB 1102900 MB 1103000 MB 1103100 MB 1103301 MB 1103302 MB 1103400 MB 1103500 MB 1103600 MB 1103700 MB 1103800

Growth area	Settlement (CAU)	Meshblock
		MB 1103900 MB 1104000 MB 1104100 MB 1104200 MB 1104300 MB 1104400 MB 1104500 MB 1104600 MB 1104700 MB 1104800 MB 1104900 MB 1105000 MB 1105100 MB 1105200 MB 1105301 MB 1105400 MB 1106602 MB 1106603 MB 1106604 MB 1106605 MB 1107702 MB 1107703 MB 1107704
Hinuera	Hinuera	MB 1115700 MB 1116000
Tahuna	Springdale Tahuroa	MB 1094200 MB 1093400
Te Poi	Te Poi	MB 1113700 MB 1114100 MB 1114300
Waharoa	Okauia Waharoa	MB 1112600 MB 1111300 MB 1111400 MB 1111500 MB 1111600 MB 1111700
Waihou	Waihou-Walton	MB 1107100 MB 1107200
Waitoa	Waitoa	MB 1096600 MB 1096700 MB 1096800 MB 1096900 MB 1097000 MB 1106700 MB 1108200
Walton	Waihou-Walton	MB 1099300 MB 1099400
Hinuera Other	Hinuera	MB 1115400 MB 1115600 MB 1115901 MB 1116100 MB 1116200 MB 1116300 MB 1116400 MB 1116500 MB 1116601 MB 1116701 MB 1117102 MB 1117202 MB 1117902 MB 1122902 MB 1124901 MB 1125302
Okauia Other	Okauia	MB 1111800 MB 1111900 MB 1112001 MB 1112002 MB 1112100 MB 1112201 MB 1112202 MB 1112300 MB 1112401 MB 1112402

Growth area	Settlement (CAU)	Meshblock
		MB 1112500
		MB 1112700
		MB 1112800
		MB 1112901
		MB 1112902
		MB 1112903
		MB 1113000
		MB 1113101
		MB 1113200
		MB 1113301
		MB 1113400
		MB 1115300
		MB 1115500
		MB 1115902
		MB 1116800
		MB 1116900
		MB 1117101
		MB 1117201
		MB 1117400
		MB 1117704
		MB 1117800
		MB 1117901
Springdale Other	Springdale	MB 1076900
		MB 1077001
		MB 1077002
		MB 1077100
		MB 1077202
		MB 1077300
		MB 1092500
		MB 1092600
		MB 1093600
		MB 1093700
		MB 1093800
		MB 1093900
		MB 1094000
		MB 1094101
		MB 1094102
		MB 1094300
		MB 1094400
		MB 1094500
		MB 1094600
		MB 1094700
		MB 1094800
		MB 1094900
		MB 1095000
		MB 1095100
		MB 1095200
		MB 1095300
		MB 1095400
		MB 1095500
		MB 1095600
		MB 1095700
		MB 1095800
		MB 1095900
		MB 1096000
		MB 1096100
		MB 1096200
		MB 1096300
		MB 1096400
		MB 1096500
		MB 1105500
		MB 1105600
		MB 1105700
		MB 1105800
		MB 1105900
		MB 1106000
		MB 1106101
		MB 1106102
		MB 1106200
		MB 1106300
		MB 1106400
		MB 1106500
	Te Aroha	MB 1103200

Growth area	Settlement (CAU)	Meshblock
Tahuroa Other	Tahuroa	MB 0958401
		MB 1090600
		MB 1090700
		MB 1090800
		MB 1090905
		MB 1091000
		MB 1091100
		MB 1091200
		MB 1091300
		MB 1091400
		MB 1091502
		MB 1091600
		MB 1091701
		MB 1091702
		MB 1091800
		MB 1091900
		MB 1092000
		MB 1092100
		MB 1092200
		MB 1092300
		MB 1092403
		MB 1092404
		MB 1092800
		MB 1092901
		MB 1092902
		MB 1093000
		MB 1093100
		MB 1093200
		MB 1093300
		MB 1093500
		MB 1099700
		MB 1100300
		MB 1100400
		MB 1100500
		MB 1100600
		MB 1100700
		MB 1100800
		MB 1100900
		MB 1101000
		MB 1101100
		MB 1101200
MB 1101300		
Te Poi Other	Te Poi	MB 1113102
		MB 1113302
		MB 1113500
		MB 1113600
		MB 1113800
		MB 1113900
		MB 1114000
		MB 1114201
		MB 1114400
		MB 1114500
Waihou-Walton Other	Waihou-Walton	MB 1114801
		MB 1115100
		MB 1115200
		MB 1092700
		MB 1097100
		MB 1097200
		MB 1097300
		MB 1097400
		MB 1097500
		MB 1097600
MB 1097700		
MB 1097800		
MB 1097900		
MB 1098000		
MB 1098100		
MB 1098200		
MB 1098300		
MB 1098400		
MB 1098500		
MB 1098601		
MB 1098602		

Growth area	Settlement (CAU)	Meshblock
		MB 1098603
		MB 1098604
		MB 1098700
		MB 1098800
		MB 1098900
		MB 1099000
		MB 1099100
		MB 1099200
		MB 1099500
		MB 1099600
		MB 1099800
		MB 1099900
		MB 1100000
		MB 1100101
		MB 1100102
		MB 1100200
		MB 1105302
		MB 1106800
		MB 1106900
		MB 1107000
		MB 1107300
		MB 1107400
		MB 1107500
		MB 1107600
		MB 1107705
		MB 1107800
		MB 1107900
		MB 1108000
		MB 1108100
		MB 1108300
		MB 1108400
		MB 1108500
		MB 1108600
		MB 1108700
		MB 1108800
		MB 1108900
		MB 1109000
		MB 1109100
		MB 1109200
		MB 1109300
		MB 1109400
		MB 1109500
		MB 1109601
		MB 1109602
		MB 1109700
		MB 1109800
		MB 1109900
		MB 1110000
		MB 1110100
		MB 1110200
		MB 1110300
		MB 1110400
		MB 1110500
		MB 1110600
		MB 1110700
		MB 1110800
		MB 1110900
		MB 1111000
		MB 1111100
		MB 1111200

Appendix D – Detailed Projections – Area and Settlement

Table 5 : Detailed Population Projections – Growth area and Settlement (CAU)

Growth area/Settlement	2013	2015	2025	2035	2045	Change (2013 - 2045)	Average annual change	Annual average growth rate
Matamata	7,657	7,874	8,697	9,187	9,662	2,005	63	0.7%
Matamata North	3,030	3,115	3,432	3,613	3,787	757	24	0.7%
Matamata South	4,340	4,461	4,916	5,175	5,424	1,084	34	0.7%
Okauia	287	298	350	400	451	164	5	1.4%
Morrinsville	7,354	7,474	7,968	8,372	8,802	1,448	45	0.6%
Morrinsville East	4,610	4,686	4,994	5,220	5,462	852	27	0.5%
Morrinsville West	2,700	2,744	2,924	3,098	3,282	582	18	0.6%
Tahuroa	44	45	50	54	58	14	0	0.9%
Te Aroha	4,064	4,118	4,356	4,536	4,755	691	22	0.5%
Springdale	69	76	107	137	169	100	3	2.8%
Te Aroha	3,995	4,042	4,249	4,398	4,586	592	18	0.4%
Hinuera	109	111	115	117	121	11	0	0.3%
Hinuera	109	111	115	117	121	11	0	0.3%
Tahuna	176	178	184	185	189	13	0	0.2%
Springdale	94	96	105	112	121	27	1	0.8%
Tahuroa	82	82	78	73	68	-14	0	-0.6%
Te Poi	209	210	217	219	224	15	0	0.2%
Te Poi	209	210	217	219	224	15	0	0.2%
Waharoa	499	505	510	519	529	29	1	0.2%
Okauia	9	9	9	9	8	-1	0	-0.3%
Waharoa	490	495	501	510	520	30	1	0.2%
Waihou	289	291	301	309	320	31	1	0.3%
Waihou-Walton	289	291	301	309	320	31	1	0.3%
Waitoa	320	325	343	353	369	49	2	0.4%
Waitoa	320	325	343	353	369	49	2	0.4%
Walton	129	129	129	128	128	0	0	0.0%
Waihou-Walton	129	129	129	128	128	0	0	0.0%
Hinuera Other	841	842	840	815	805	-35	-1	-0.1%
Hinuera	841	842	840	815	805	-35	-1	-0.1%
Okauia Other	1,754	1,767	1,822	1,863	1,914	160	5	0.3%
Okauia	1,754	1,767	1,822	1,863	1,914	160	5	0.3%
Springdale Other	2,462	2,454	2,401	2,295	2,221	-241	-8	-0.3%
Springdale	2,396	2,388	2,328	2,217	2,136	-260	-8	-0.4%
Te Aroha	65	67	73	79	85	19	1	0.8%
Tahuroa Other	2,644	2,674	2,782	2,830	2,897	253	8	0.3%
Tahuroa	2,644	2,674	2,782	2,830	2,897	253	8	0.3%
Te Poi Other	631	629	632	618	611	-20	-1	-0.1%
Te Poi	631	629	632	618	611	-20	-1	-0.1%
Waihou-Walton Other	3,773	3,772	3,766	3,724	3,701	-72	-2	-0.1%
Waihou-Walton	3,773	3,772	3,766	3,724	3,701	-72	-2	-0.1%
District	32,910	33,351	35,063	36,070	37,248	4,338	136	0.4%

Table 6 : Detailed Dwelling Projections – Growth area and Settlement (CAU)

Row Labels	2013	2015	2025	2035	2045	Change (2013 - 2045)	Average annual change	Annual average growth rate
Matamata	3,263	3,369	3,796	4,093	4,398	1,135	35	0.9%
Matamata North	1,340	1,379	1,532	1,623	1,714	374	12	0.8%
Matamata South	1,815	1,877	2,127	2,308	2,495	680	21	1.0%
Okauia	107	112	137	162	189	82	3	1.8%
Morrinsville	2,969	3,028	3,284	3,515	3,765	795	25	0.7%
Morrinsville East	1,901	1,936	2,087	2,207	2,337	436	14	0.6%
Morrinsville West	1,049	1,072	1,175	1,284	1,402	353	11	0.9%
Tahuroa	20	20	22	24	26	6	0	0.8%
Te Aroha	1,827	1,864	2,039	2,186	2,368	541	17	0.8%
Springdale	23	26	39	43	55	32	1	2.8%
Te Aroha	1,804	1,838	1,999	2,143	2,313	509	16	0.8%
Hinuera	47	48	52	56	60	13	0	0.8%
Hinuera	47	48	52	56	60	13	0	0.8%
Tahuna	72	73	78	79	83	11	0	0.4%
Springdale	33	34	39	40	44	11	0	0.9%
Tahuroa	39	39	39	39	39	0	0	0.0%
Te Poi	92	93	99	103	109	17	1	0.5%
Te Poi	92	93	99	103	109	17	1	0.5%
Waharoa	156	158	163	170	177	21	1	0.4%
Okauia	3	3	3	3	3	0	0	0.0%
Waharoa	152	155	160	166	173	21	1	0.4%
Waihou	136	138	143	146	153	16	1	0.3%
Waihou-Walton	136	138	143	146	153	16	1	0.3%
Waitoa	126	129	144	157	174	48	2	1.0%
Waitoa	126	129	144	157	174	48	2	1.0%
Walton	45	46	47	47	48	2	0	0.2%
Waihou-Walton	45	46	47	47	48	2	0	0.2%
Hinuera Other	329	333	350	359	375	47	1	0.4%
Hinuera	329	333	350	359	375	47	1	0.4%
Okauia Other	692	701	744	783	829	138	4	0.6%
Okauia	692	701	744	783	829	138	4	0.6%
Springdale Other	954	957	962	964	968	14	0	0.0%
Springdale	924	927	932	932	932	8	0	0.0%
Te Aroha	29	30	30	31	35	6	0	0.6%
Tahuroa Other	968	983	1,037	1,069	1,110	141	4	0.4%
Tahuroa	968	983	1,037	1,069	1,110	141	4	0.4%
Te Poi Other	223	224	235	240	247	24	1	0.3%
Te Poi	223	224	235	240	247	24	1	0.3%
Waihou-Walton Other	1,410	1,415	1,435	1,444	1,459	49	2	0.1%
Waihou-Walton	1,410	1,415	1,435	1,444	1,459	49	2	0.1%
District	13,310	13,557	14,606	15,409	16,323	3,013	94	0.6%