

Population and Household Projections

Meeting: Council Briefing
Date of meeting: 10 June 2020
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Purpose/Ngā whāinga

This report presents the population and household projections prepared for Kaipara District Council by Infometrics.

Context/Horopaki

Kaipara is the fastest growing district in Northland. Its growth in recent years has exceeded expectations and made previous population and household projections obsolete.

In preparing its Long Term Plan 2021-31 and 30 Year Infrastructure Strategy, Kaipara District Council (KDC) recognised the need for sound, up to date projections to underpin its planning assumptions. KDC normally uses the population projections prepared by Statistics New Zealand. However, there had been delays in Statistics New Zealand preparing these. KDC therefore chose to engage Infometrics to prepare population and household projections for the District. The methodology used by Infometrics to prepare these projections is explained in their report (**Attachment A**). As well as projecting the rates of births and deaths, Infometrics' methodology also includes giving consideration to the economy, future employment growth and how this will affect net migration. The impacts of COVID-19 and climate change were also taken into account when preparing these projections.

The remainder of this report presents a summary of the population and household projections provided by Infometrics.

Discussion/Ngā kōrerorero

Infometrics finds the population of Kaipara District has grown strongly over the 15 years to 2019, reaching a population of 24,100 in 2019. As a consequence of COVID-19, population growth is projected to slow over 2020 and 2021 with softer net migration and a decline in employment. Population growth is projected to pick up from 2022 onwards, with the district growing steadily to reach a population of 32,600 in 2051. These projections are shown in figure 1.

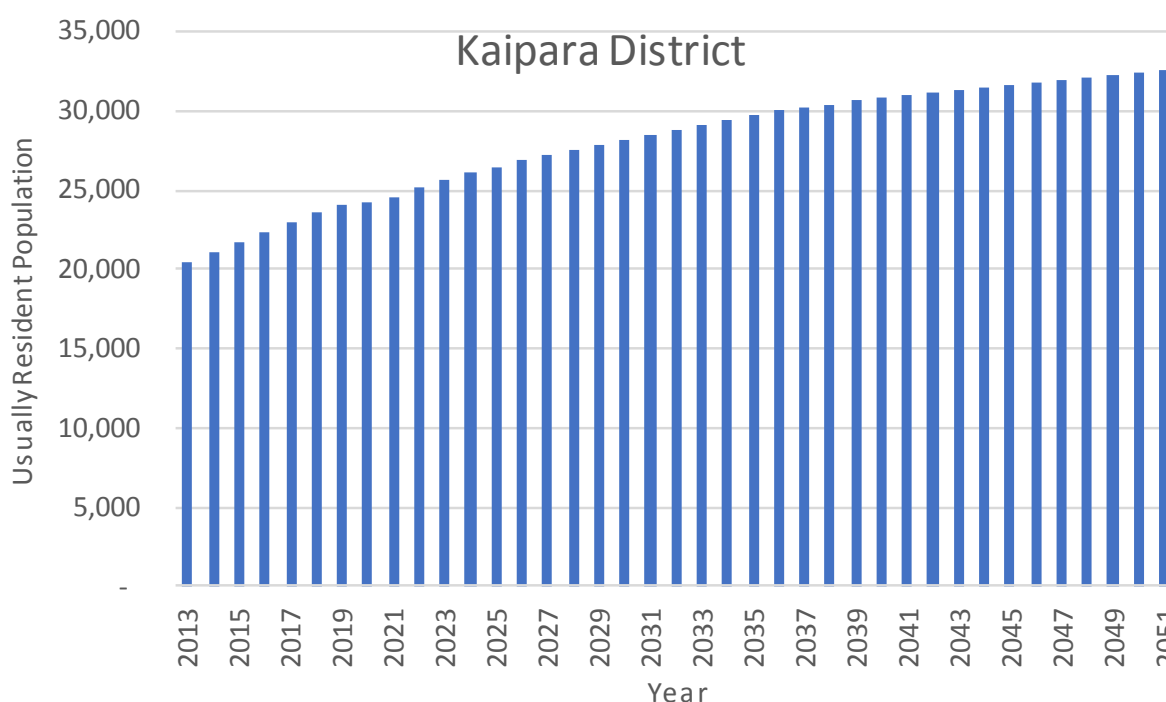


Figure 1: Projected population growth in the Kaipara District 2013-2051.

Kaipara District's population is projected to age rapidly over the next 30 years, with the number of residents aged 65 years and over growing from 5,600 in 2019 to 12,200 in 2051. The population 15 to 64 years of age is projected to grow slightly, and the population under the age of 15 is projected remain steady (see table 1). Population aging in Kaipara is exacerbated by the popularity of parts of the district as retirement destinations, resulting in an influx of migrants in the early retirement age group.

Table 1: Population projections by 5 year age group for Kaipara District from 2013 - 2051.

Age Group	Year													
	2013	2019	2020	2021	2022	2023	2024	2025	2026	2031	2036	2041	2046	2051
Age 0-4	1,350	1,464	1,447	1,435	1,434	1,432	1,441	1,447	1,451	1,434	1,397	1,384	1,416	1,468
Age 5-9	1,380	1,619	1,609	1,606	1,616	1,624	1,625	1,622	1,615	1,614	1,601	1,557	1,541	1,574
Age 10-14	1,450	1,538	1,570	1,610	1,663	1,717	1,727	1,733	1,737	1,726	1,729	1,709	1,662	1,646
Age 15-19	1,310	1,295	1,277	1,263	1,258	1,253	1,302	1,348	1,394	1,500	1,495	1,496	1,477	1,430
Age 20-24	995	1,025	999	977	962	946	941	934	925	1,039	1,148	1,140	1,143	1,124
Age 25-29	810	1,150	1,112	1,078	1,052	1,024	1,010	994	976	912	1,031	1,134	1,123	1,124
Age 30-34	910	1,163	1,195	1,233	1,283	1,333	1,310	1,283	1,253	1,138	1,077	1,191	1,290	1,280
Age 35-39	1,010	1,169	1,187	1,210	1,243	1,277	1,323	1,367	1,410	1,414	1,303	1,235	1,346	1,446
Age 40-44	1,220	1,227	1,227	1,231	1,245	1,260	1,291	1,320	1,348	1,532	1,539	1,423	1,354	1,465
Age 45-49	1,360	1,424	1,397	1,375	1,363	1,350	1,364	1,376	1,385	1,487	1,675	1,674	1,556	1,489
Age 50-54	1,590	1,613	1,608	1,609	1,623	1,636	1,627	1,614	1,598	1,594	1,700	1,879	1,874	1,759
Age 55-59	1,570	1,865	1,853	1,848	1,857	1,866	1,881	1,892	1,900	1,873	1,875	1,971	2,145	2,143
Age 60-64	1,515	1,958	1,988	2,028	2,085	2,142	2,154	2,161	2,165	2,199	2,181	2,174	2,266	2,442
Age 65-69	1,455	1,899	1,933	1,975	2,034	2,094	2,148	2,199	2,247	2,363	2,411	2,388	2,383	2,479
Age 70-74	1,110	1,619	1,671	1,731	1,807	1,885	1,941	1,993	2,044	2,293	2,423	2,472	2,458	2,463
Age 75-79	605	1,073	1,152	1,238	1,337	1,439	1,507	1,573	1,638	1,925	2,185	2,317	2,375	2,373
Age 80-84	395	557	618	682	754	829	909	989	1,070	1,418	1,698	1,947	2,082	2,153
Age 85+	365	444	457	473	492	512	569	626	684	1,064	1,516	1,949	2,363	2,693
Grand Total	20,400	24,100	24,300	24,600	25,110	25,619	26,070	26,473	26,839	28,524	29,983	31,039	31,852	32,552

Infometrics' population and household projections for Kaipara District are broken down into smaller areas referred to by Statistics New Zealand as "statistical area 2s" (SA2s). The geographic boundaries of these areas are shown in figure 2.



Figure 2: Geographic boundaries of Kaipara's statistical area 2s (image sourced from Infometrics, 2020).

Historically, the majority of Kaipara's population and household growth has taken place in the Mangawhai area. This pattern is projected to continue in future, particularly as further improvements to State Highway 1 reduce travel times to Auckland, thus improving the attractiveness of Mangawhai for commuting workers. Infometrics are projecting the population in Kaiwaka and Maungaturoto to grow strongly as these towns are expected to gain from reduced travel times to Auckland, as well as local employment growth. The Dargaville area is projected to grow strongly, although much of this growth will happen on the fringes of the existing urban area (i.e. much of the growth will be reported as occurring in the Kaipara Coastal and Maungaru SA2s). Population in Ruawai-Matakohe and Otamatea areas is expected to ease slightly, however the number of households is still expected to increase in these areas due to decreasing household sizes (i.e. less people living in each house on average). Table 2 reports how the different areas of Kaipara are projected to grow.

Table 2: Population projections for Kaipara's communities 2013-2051.

Statistical Area 2	Year													
	2013	2019	2020	2021	2022	2023	2024	2025	2026	2031	2036	2041	2046	2051
Dargaville	4,600	5,027	5,002	4,996	5,031	5,063	5,088	5,102	5,107	5,105	5,104	5,090	5,092	5,097
Kaipara Coastal	3,680	3,796	3,788	3,795	3,833	3,869	3,902	3,925	3,943	4,011	4,058	4,114	4,185	4,241
Maungaru	1,815	1,890	1,894	1,905	1,931	1,958	1,981	2,001	2,018	2,079	2,112	2,120	2,157	2,207
Mangawhai Village	535	1,062	1,146	1,236	1,339	1,446	1,529	1,611	1,692	2,073	2,392	2,636	2,778	2,851
Mangawhai Heads	1,320	2,186	2,283	2,392	2,524	2,659	2,774	2,887	2,998	3,553	4,060	4,442	4,628	4,704
Mangawhai Rural	1,505	2,300	2,379	2,469	2,583	2,699	2,793	2,883	2,971	3,461	3,965	4,377	4,799	5,242
Total Mangawhai	3,360	5,547	5,808	6,097	6,446	6,803	7,096	7,381	7,661	9,088	10,418	11,455	12,204	12,796
Kaiwaka	1,760	2,217	2,222	2,237	2,270	2,303	2,341	2,375	2,406	2,524	2,593	2,608	2,614	2,658
Maungaturoto	1,160	1,318	1,322	1,332	1,353	1,374	1,405	1,434	1,461	1,543	1,590	1,612	1,608	1,588
Ruawai-Matakohe	2,430	2,520	2,494	2,477	2,479	2,480	2,489	2,492	2,491	2,475	2,467	2,444	2,423	2,420
Otamatea	1,595	1,785	1,770	1,761	1,766	1,770	1,768	1,762	1,752	1,699	1,642	1,595	1,569	1,544
Kaipara District	20,400	24,100	24,300	24,600	25,110	25,619	26,070	26,473	26,839	28,524	29,983	31,039	31,852	32,552

Figure 3 further portrays the importance of Mangawhai to Kaipara's growth, with growth in the remainder of the district strong yet modest by comparison.

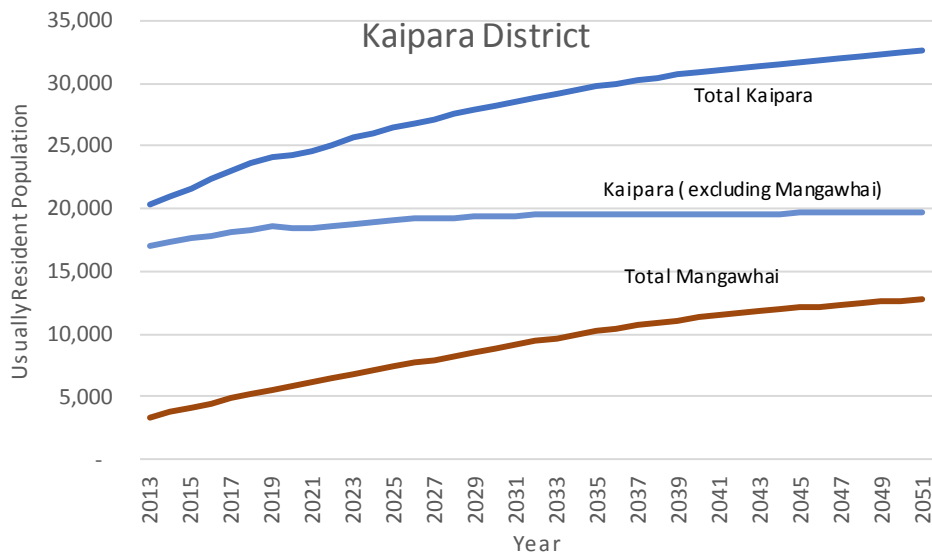


Figure 3: Projected population growth in Kaipara District, the Mangawhai area and the remainder of the district when Mangawhai is excluded.

Figure 4 shows Infometrics are projecting strong population growth for all three of the Statistical Area 2s that comprise the Mangawhai Area. These projections foresee Mangawhai emerging as the largest centre in the district with new shops and services attracting a large retirement population and improved connectivity with Auckland making it increasingly commutable to Auckland, attracting young families wanting to escape the Auckland housing market.

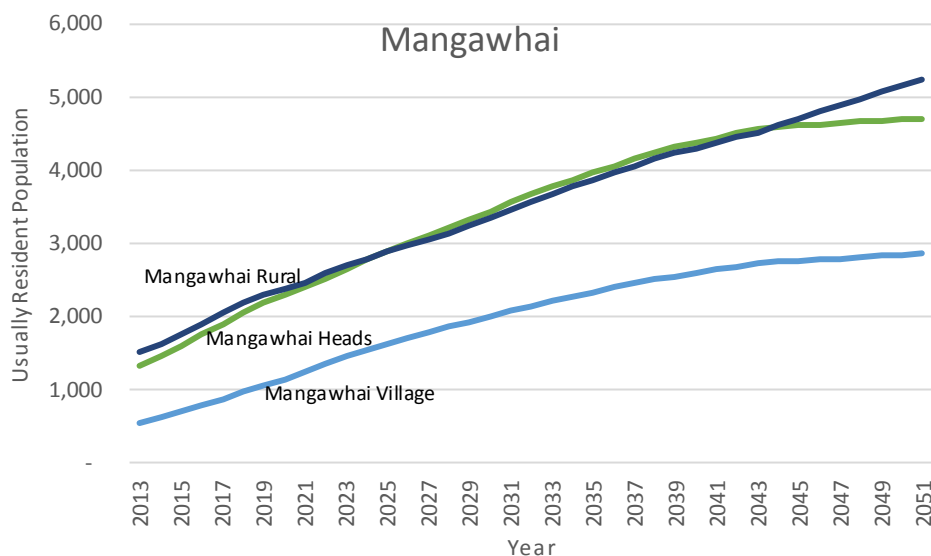


Figure 4: Projected population growth in the three Statistical Area 2s that collectively comprise the Mangawhai area.

By contrast, population growth in the Northwest of the district is likely to be more modest, being largely dependent on employment growth to attract new migrants and retain young people emerging into employment. To this end, all areas of Northwest Kaipara have seen sustained employment and population growth in the lead up to 2019 (Infometrics, 2019). The recession brought about by the COVID-19 pandemic is anticipated to slow population growth and may even result in a slight decline as families leave in search of employment. However, this recession will only be temporary and the focus of this area's economy on the primary sector positions it well for an early recovery. Employment and population growth are therefore expected to resume and continue, helped by initiatives such as Kaipara Kai and the Northland Water Storage and Use project. Population and employment growth will later begin to slow as it reaches a new stable state and as increased technology and automation begins to reduce labour requirements in the primary and manufacturing sectors. These trends are portrayed in figure 5.

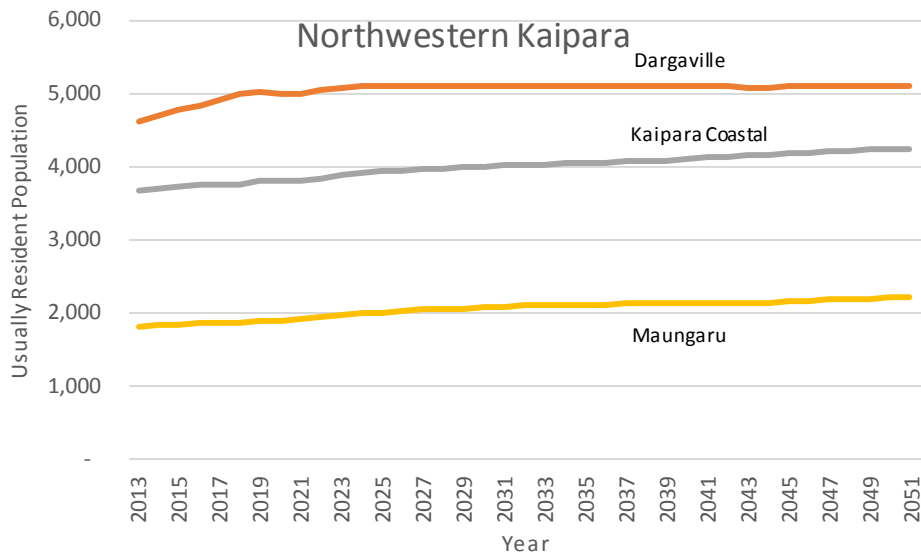


Figure 5: Projected population growth in the three Statistical Area 2s in the Northwest Kaipara area.

The fortunes of Kaipara’s central areas will be influenced by a mix of those factors driving growth in Mangawhai and those driving growth in Northwest Kaipara. Maungaturoto and Kaiwaka are projected to grow as a result of both local employment growth and their proximity to Auckland and improving transport linkages. By contrast, the population in the Ruawai-Matakohe area is projected to remain relatively stable while the Otamatea area is projected to experience population decline as a result of population aging and limited employment growth. Of note, both the Ruawai-Matakohe and Otamatea areas are projected to have more households in 2051 despite having smaller populations. This is because of a trend towards less people per household that is in part due to the aging population and in part due to a trend towards couples having fewer children. Population projections for areas in central Kaipara are shown in figure 6.

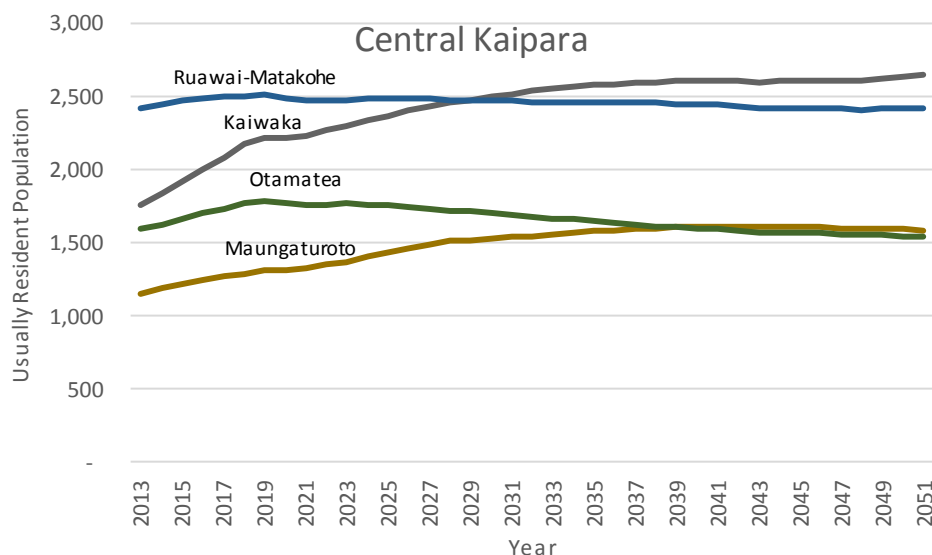


Figure 6: Projected population growth in the Statistical Area 2s of central Kaipara.

Population fluctuations

The population projections prepared by Infometrics refer only to Kaipara’s “usually resident population”. These are those people who usually live in an area and does not capture those who may be holidaying there or who may be resident for part of the year (e.g. weekends and public holidays or over summer) while primarily living at another address.

The popularity of some Kaipara settlements as holiday destinations means their populations can increase considerably at certain times of the year. This is an important planning consideration for Council whose infrastructure and services need to be able to meet peak demand.

Past analysis comparing the number of unoccupied dwellings to occupied dwellings and wastewater flows between peak and off-peak times suggests the combined population of Mangawhai Village and Mangawhai Heads more than doubles during holiday periods. Similar population fluctuations are anticipated to occur in other holiday settlements such as Whakapirau, Pahi, Tinopai, Glinks Gully and Baylys however no modelling has been done for these smaller settlements.

These population fluctuations are anticipated to continue into the future, however their severity is anticipated to ease as holiday homes are increasingly being taken up by new permanent residents. This is partly due to an influx of retirees into these lifestyle locations, some of whom may be retiring to their existing holiday home. In addition, some traditional batch communities may take on a more permanent nature as satellite suburbs of parent settlements e.g. Baylys with its commutability to Dargaville, Whakapirau with its commutability to Maungaturoto and increasingly, Mangawhai with its improving commutability to Auckland's North Shore.

Mangawhai is increasingly transitioning from a holiday settlement into a fully-fledged town, with more services and an increasing proportion of permanent residents. This transition is anticipated to continue into the future.

Household growth

The ageing population of the district, combined with trends of greater life expectancy and smaller families, means that the average household size of the district is projected to ease from 2.37 individuals per household in 2019 to 2.14 individuals per household in 2051. The effect of this is to spread the same population over a greater number of households. Accordingly, household numbers are projected to grow faster than the population, from 10,000 in 2019 to 14,600 in 2051 (refer to table 3 and figure 7).

Household growth should not be taken as a proxy for dwelling growth. Dwelling growth pertains to the number of dwellings (houses and apartments) be they occupied or unoccupied, whereas household growth pertains to the number of "family units" or "households" who live in these dwellings. Households can thus include families, people living alone and people flatting together. Household projections therefore make no allowance for unoccupied dwellings (e.g. holiday homes).

Table 3: Household projections for Kaipara's communities.

Statistical Area 2	Year													
	2013	2019	2020	2021	2022	2023	2024	2025	2026	2031	2036	2041	2046	2051
Dargaville	1,817	2,034	2,029	2,031	2,049	2,067	2,078	2,085	2,088	2,090	2,091	2,096	2,115	2,138
Kaipara Coastal	1,460	1,538	1,543	1,554	1,578	1,602	1,622	1,640	1,654	1,720	1,770	1,812	1,849	1,871
Maungaru	712	758	765	776	793	810	824	837	849	898	933	955	989	1,025
Mangawhai Village	237	472	512	554	601	651	687	724	760	929	1,075	1,196	1,276	1,320
Mangawhai Heads	615	1,001	1,044	1,093	1,151	1,212	1,261	1,309	1,357	1,594	1,808	1,975	2,066	2,103
Mangawhai Rural	625	1,000	1,037	1,078	1,130	1,183	1,228	1,271	1,312	1,544	1,773	1,951	2,125	2,303
Total Mangawhai	1,477	2,473	2,592	2,725	2,883	3,046	3,176	3,304	3,429	4,067	4,656	5,122	5,467	5,727
Kaiwaka	690	875	883	896	916	935	958	978	997	1,080	1,137	1,165	1,181	1,205
Maungaturoto	426	502	509	518	532	546	562	578	593	646	691	731	759	774
Ruawai-Matakohe	940	1,049	1,045	1,045	1,054	1,062	1,071	1,077	1,082	1,101	1,120	1,126	1,123	1,122
Otamatea	641	732	731	732	740	747	751	753	754	756	754	751	753	752
Kaipara District	8,163	9,962	10,098	10,277	10,545	10,814	11,042	11,251	11,445	12,358	13,150	13,757	14,236	14,614

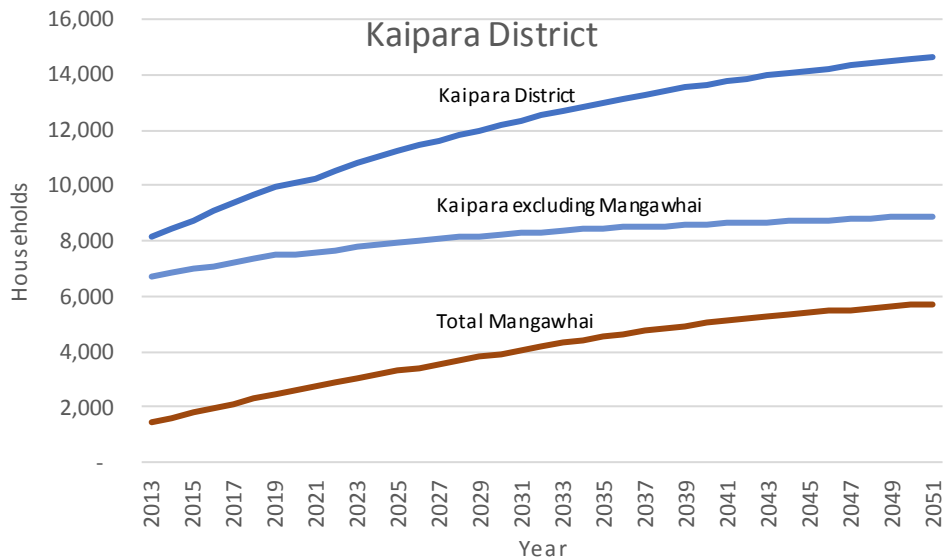


Figure 7: Projected household growth in Kaipara District, the Mangawhai area and the remainder of the district when Mangawhai is excluded.

As with population growth, most new households in Dargaville are likely to be located in greenfields developments outside the existing Dargaville SA2 boundary. The Dargaville area itself is therefore projected to grow by 100 households, with a further 330 households in Kaipara Coastal, and 270 households in Maungaru (see figure 8).

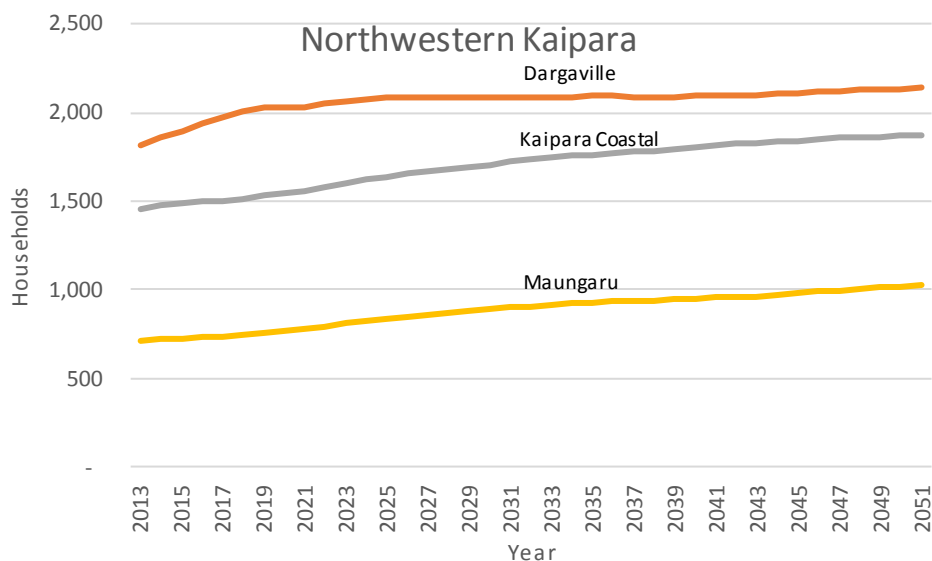


Figure 8: Projected household growth in the three SA2s in the Northwest Kaipara area.

Households in Mangawhai are projected to grow strongly, by 850 in Mangawhai Village, 1,100 in Mangawhai Heads, and 1,300 in Mangawhai Rural (see figure 9).

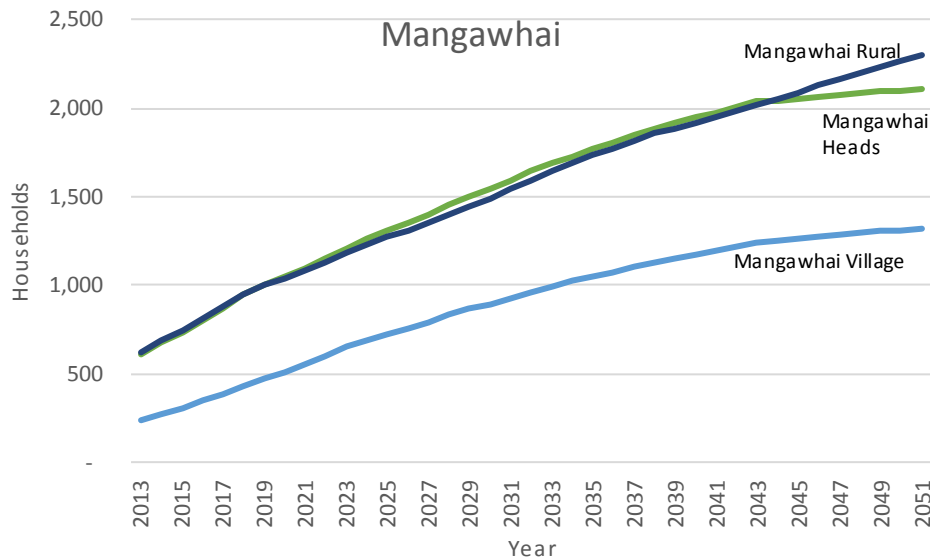


Figure 9: Projected household growth in the three SA2s that collectively comprise the Mangawhai area.

Infometrics projects the number of households in Maungaturoto and Kaiwaka to grow by 270 and 330 respectively, reflecting their growing populations. Interestingly, household growth is also projected for Ruawai-Matakohe and Otamatea despite a projected decrease in their populations. This is because decreasing average household sizes mean more houses are required to house the same population. Matakohe and Otamatea are therefore projected to experience growth of 70 and 20 households, respectively (see figure 10).

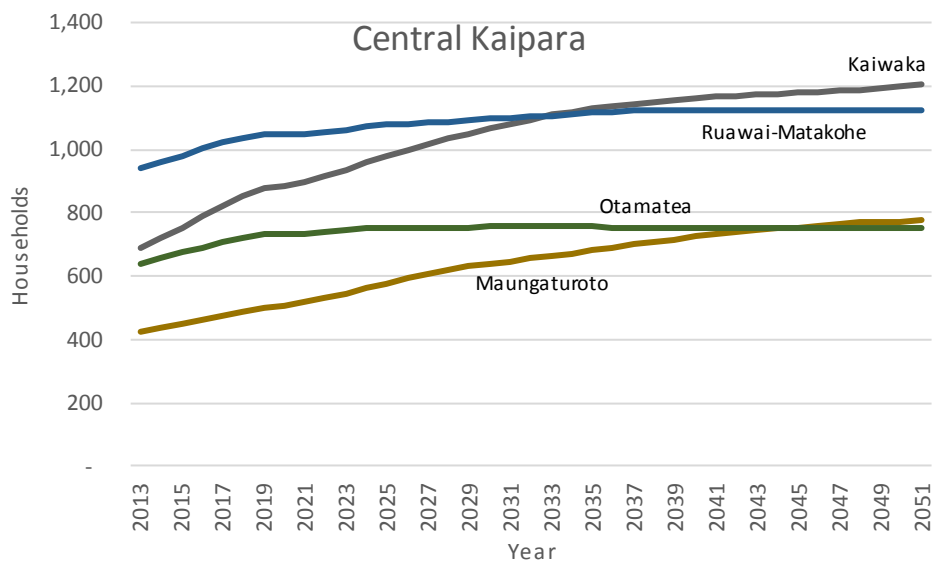


Figure 10: Projected household growth in the SA2s of central Kaipara.

Next steps/E whaiake nei

These projections will be used to help guide Council's Long Term Plan 2021-31 and 30 Year Infrastructure Strategy.

Attachments/Ngā tapiritanga

	Title
A	Infometrics' Population Projections 2018-2051