

# Wellington City



## population forecast

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# Welcome to the Wellington City population forecasts

The Wellington City population and household forecasts present what is driving population change in the community and how the population, age structure and household types will change each year between 2013 and 2043.

The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

Population 2021

**216,505**

forecast.id

Population 2043

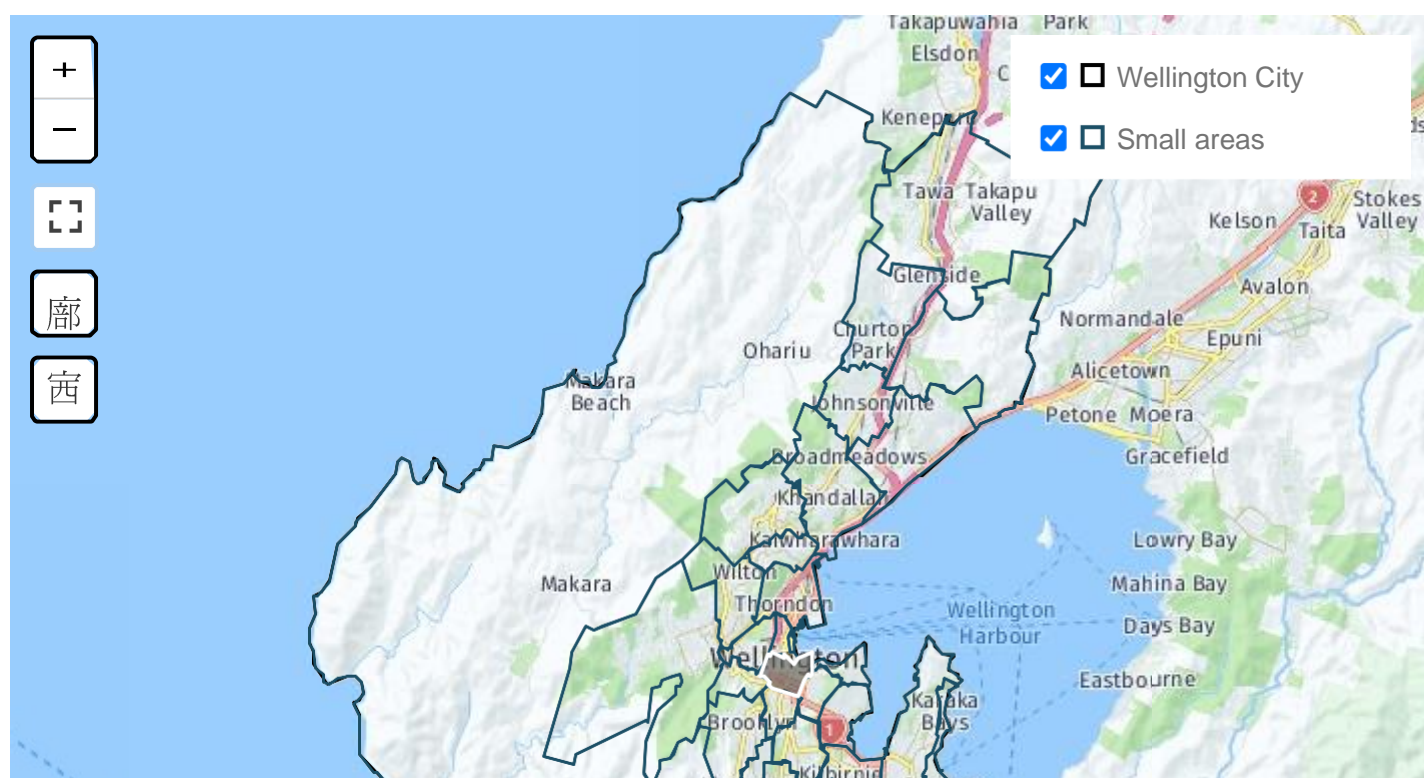
**248,953**

forecast.id

Change 2021-43

**14.99%**

forecast.id

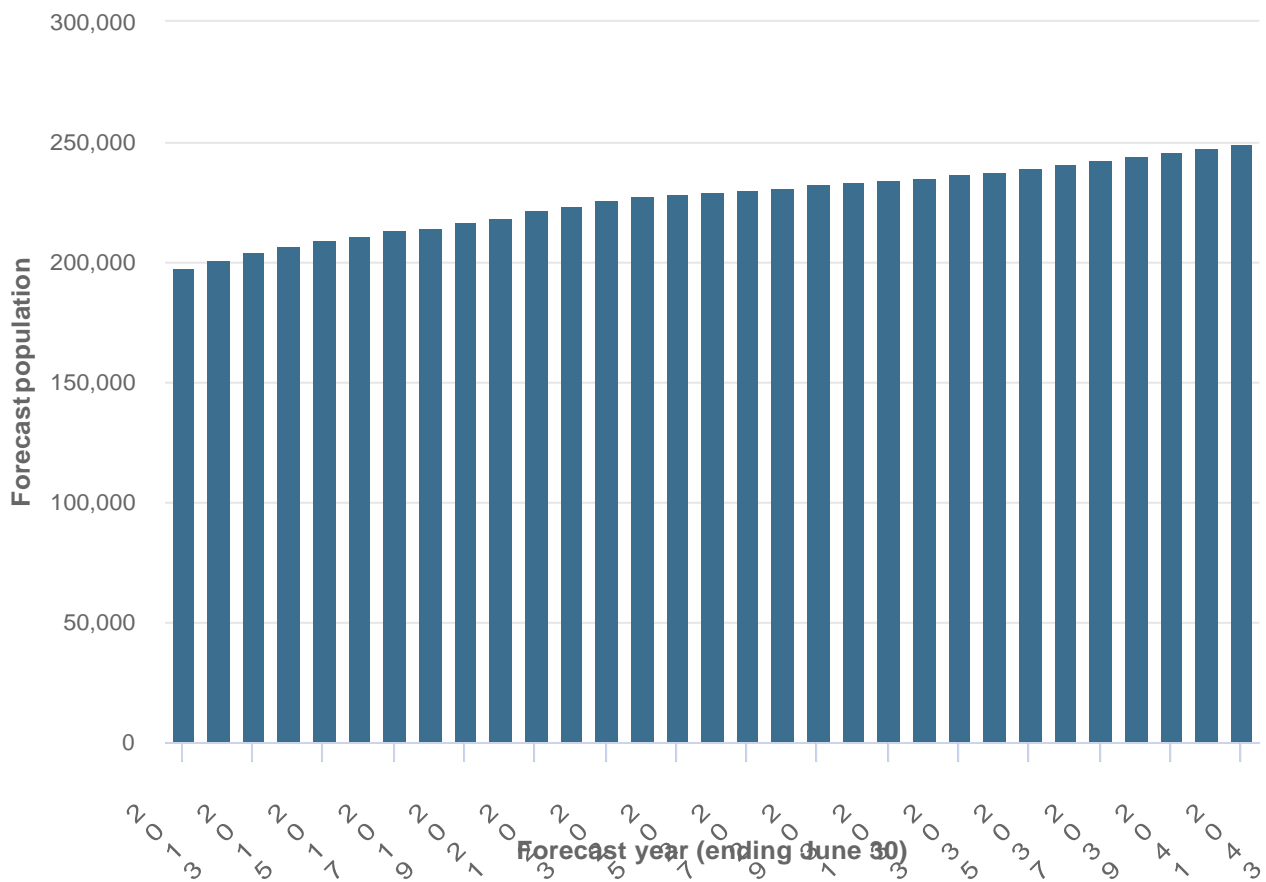




Source: Population and household forecasts, 2013 to 2043, prepared by [.id](#) (informed decisions), December 2020.

## Forecast population

Wellington City



Source: Population and household forecasts, 2013 to 2043, prepared by [.id](#) (informed decisions), December 2020.

These forecasts were created in December 2020 by [.id](#), the population experts, on behalf of Wellington City. Forecasts are available for each year from 2013 to 2043. We regularly monitor the performance of our forecasts.

## News

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A free guide to navigating the 2018 New Zealand Census. Download your copy here.

28 October 2019

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1 January 2018

# Te Aro

## About the forecast areas

Te Aro is bounded by Salamanca Road, Mount Street, The Terrace, Allenby Terrace, O'Reily Avenue, Boulcott Street, Willis Street, Bond Street, Victoria Street, Wakefield Street, Taranaki Street and Lambton Harbour in the north, Oriental Parade, Roxburgh Street, Majoribanks Street and Kent Terrace in the east, Buckle Street, Taranaki Street, Webb Street, Willis Street and Abel Smith Street in the south, and Victoria University and McKenzie Terrace in the west.

Population 2021

**13,102**

forecast.id

Population 2043

**17,176**

forecast.id

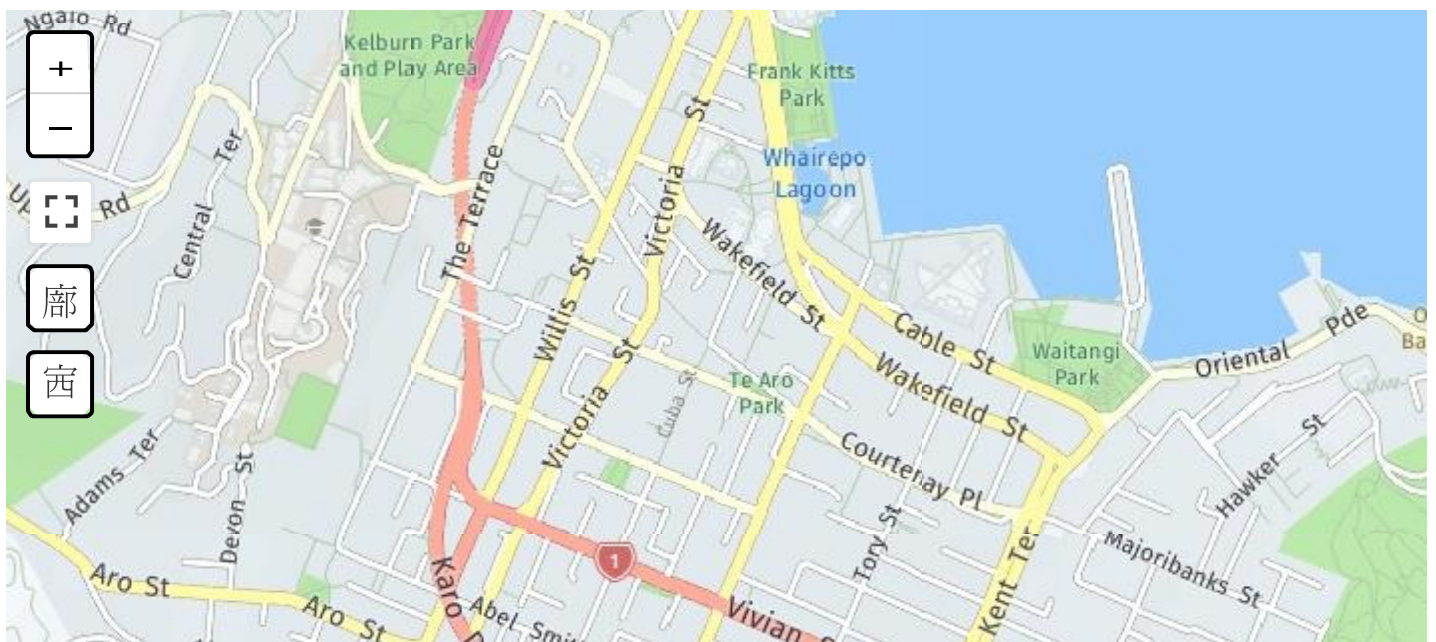
Change 2021-43

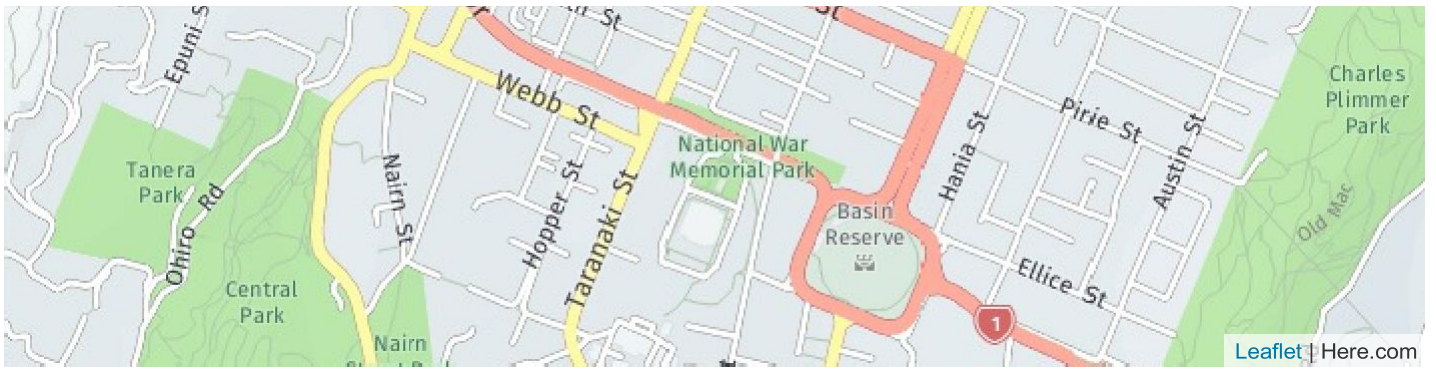
**31.09%**

forecast.id

## Forecast areas

Te Aro





Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

# Wellington City

## Drivers of population change

Wellington City is the capital of New Zealand. Wellington City is located at the south-western tip of New Zealand's North Island. Wellington City is bounded by Porirua City in the north, Lower Hutt City in the north-east, Wellington Harbour in the south-east, Cook Strait in the south, and the Tasman Sea in the west. Wellington City features both urban and rural areas. The urban areas include residential, commercial and industrial land use. Rural land is used largely for farming, particularly sheep and cattle grazing. Wellington City encompasses a total land area of about 290 square kilometres, including substantial areas of coastline, parkland and bushland.

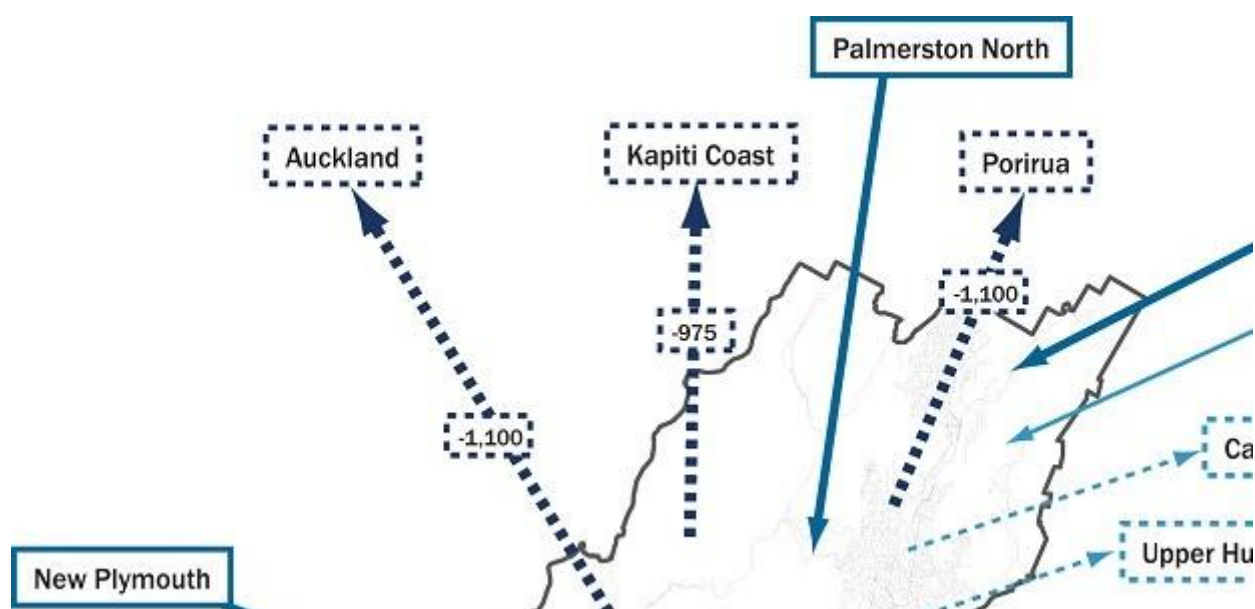
## Development history

The original inhabitants of the Wellington area were the Taranaki Whanui and Ngati Toa Māori people. European settlement dates from 1840, when a township was established in the Lambton Harbour area. In 1855 an earthquake (The "1855 Wairarapa earthquake") struck the area, raising the coastline and creating flat land for settlement in and around the harbour. Land was reclaimed to form what is now the central city. Rapid residential development took place from the 1880s into the 1920s, spurred by commercial and industrial growth and improved access. Growth slowed from the 1930s. Further expansion took place from the post-war years. Development spread to the northern areas from the 1970s. Gentrification and renovation of the inner city took place from the late 1970s, including transformation of the waterfront. The estimated resident population of the City increased from the mid 1990s, rising from 163,400 in 1996 to 187,700 in 2006 and 200,400 in 2013 though at time of writing (June 2014), the 2013 ERP used here is synthesised from the 2013 Census Usual Resident Population and will be updated with the official 2013 ERP, once this information is available. This notable growth is due largely to an increase in the number of dwellings, particularly medium density housing. The City contained 40% of the Wellington Region's population at 2013. Population growth is expected to continue, particularly in the central and northern suburbs.

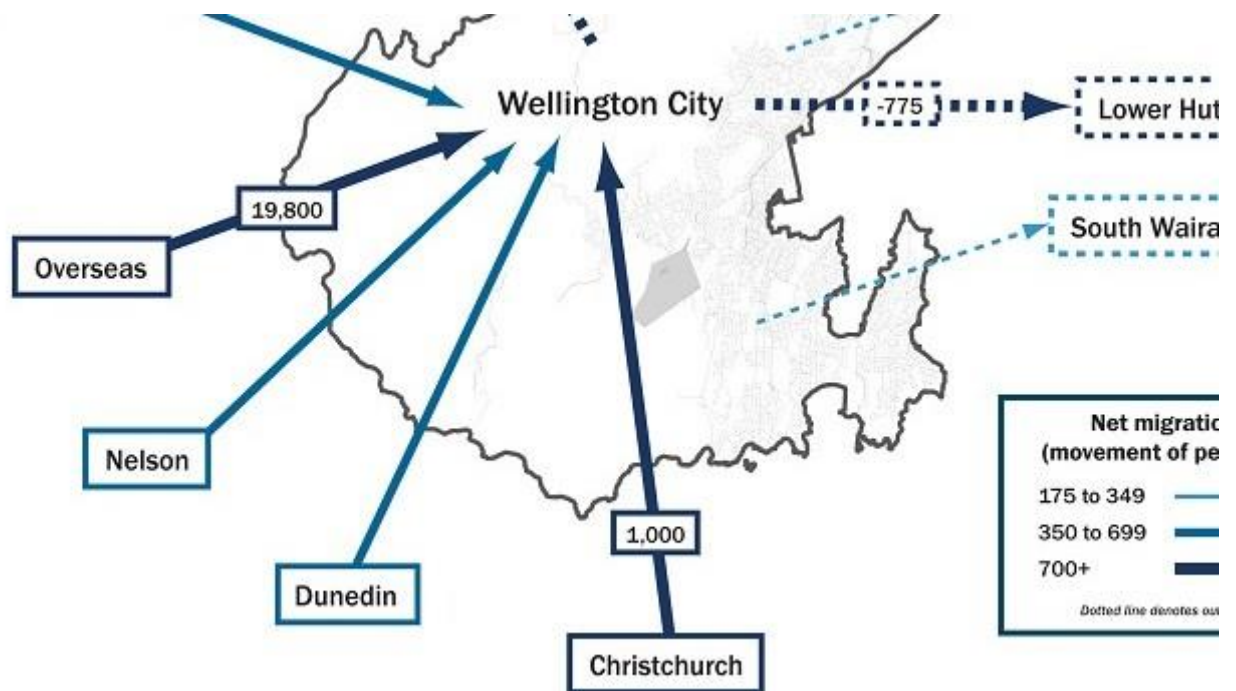
## Migration patterns

As New Zealand's capital city, Wellington has a vibrant and diverse economy as well as a significant population of students. The city is a desired destination of young adults and students from all over the Wellington Region and the rest of New Zealand attracted to the employment and educational opportunities on offer as well as entertainment and lifestyle qualities that Wellington City is known for.

## Historical migration flows, Wellington City, 2008-2013







Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.



**Note:** The migration flows depicted above are historical and do not represent future or forecast migration flows or subsequent council boundary changes. The arrows represent migration flows to the area as a whole and do not indicate an origin or destination for any specific localities within the area. Overseas flow shows overseas arrivals based on answers to the census question "where did the person usually live 5-years ago" and .id estimates of international out-migration.

## Housing role and function

Demand is relatively strong for inner suburbs in the City. New greenfield development has been focussed in the northern suburbs, although long term opportunities for further growth in the area will be constrained by topography.

With the variety of residential locations, different areas within Wellington City have developed different roles within the housing market. Areas on the outskirts of Wellington City such as Churton Park and Woodridge are attractive to young families. In the future this housing market will also include Tawa - Grenada North - Takapu Valley. Inner suburbs such as Te Aro, Wellington Central, Mt Victoria, Newtown, Berhampore and Aro Valley attract large numbers of students and young adults who may be young professionals working in the City. These areas are in high demand due to their access to universities, employment and entertainment. Many suburban areas of the City such as Karori, Tawa, Ngaio and Seatoun lose young adults as they seek employment and educational opportunities in inner suburbs. The variety of function and role of the small areas in Wellington City means that population outcomes differ significantly across the area.

## Housing supply

There are also significant differences in the supply of residential property within the City which will also have a major influence in structuring different population and household futures over the duration of the forecast period. New 'greenfield' opportunities have been identified in Churton Park, Tawa - Grenada North - Takapu Valley and Ngauranga which will add to the existing greenfield growth which has already commenced in areas such as Stebbings Valley in Churton Park-Glenside and Grenada Village - Paparangi - Woodridge - Horokiwi. Inner suburbs such as Te Aro, Wellington Central, Mt Cook and Newtown are also expected to have growth in dwellings, but based predominantly on more intense use of land and in the form of high density apartment and townhouse living. Other strategic suburbs will contribute to Wellington City's housing demand with diverse/mixed development around activity centres or 'areas of change'.

# Wellington City

## Population summary

This table summarises the population for Wellington City and each of its small areas. This enables you to see how population change is affecting different parts of the LGA in different ways. Some small areas may be rapidly growing whilst others are stable or even declining in population.

Continue to the forecast results section to see detailed forecasts of **population**, **households**, and **dwellings** for each of the small areas.

Please note that population numbers in forecast.id for the 2013 base year are derived from Estimated Resident Population from Statistics New Zealand. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census and population overseas on Census night. They are generally considered a more accurate measure of population size than Census counts.

# Population summary

Wellington City	Forecast year							Change between 2013 and 2043	
Area	2013	2018	2023	2028	2033	2038	2043	Total change	Avg. annual % change
<b>Wellington City</b>	<b>197,500</b>	<b>211,142</b>	<b>221,421</b>	<b>229,303</b>	<b>234,286</b>	<b>240,915</b>	<b>248,953</b>	<b>+51,453</b>	<b>+0.77</b>
Aro Valley - Highbury	3,586	3,805	3,875	3,968	4,031	4,108	4,163	+577	+0.50
Berhampore	3,683	3,889	4,206	4,356	4,464	4,661	4,880	+1,197	+0.94
Brooklyn	6,729	6,904	7,014	7,146	7,136	7,238	7,309	+580	+0.28
Churton Park - Glenside	6,874	7,552	8,708	9,513	9,653	9,844	10,057	+3,183	+1.28
Grenada Village - Paparangi - Woodridge - Horokiwi	5,652	6,237	7,389	8,427	9,162	9,785	10,503	+4,851	+2.08
Hataitai	6,482	6,842	6,879	6,902	6,877	6,869	6,906	+424	+0.21
Island Bay - Owhiro Bay	8,791	9,060	9,398	9,551	9,559	9,567	9,622	+831	+0.30
Johnsonville	10,482	11,440	11,838	12,293	12,768	13,180	13,674	+3,192	+0.89
Kaiwharawhara - Khandallah - Broadmeadows	10,411	10,737	10,819	10,772	10,710	10,755	10,810	+399	+0.13
Karori	15,210	15,616	15,724	15,862	15,955	16,137	16,405	+1,195	+0.25
Kelburn	4,453	4,704	4,855	4,965	4,992	4,941	5,034	+581	+0.41
Kilbirnie - Rongotai - Moa Point	5,124	5,286	5,469	5,609	6,079	6,575	6,952	+1,828	+1.02
Kingston - Mornington - Vogeltown	3,053	3,204	3,248	3,273	3,303	3,349	3,396	+343	+0.36
Lyall Bay	2,691	2,814	2,856	2,867	2,900	2,918	2,950	+259	+0.31
Miramar - Maupuia	11,378	11,763	11,808	11,779	11,967	12,305	12,772	+1,394	+0.39
Mt Cook Mt	6,745	7,852	8,384	9,435	9,748	10,184	10,614	+3,869	+1.52
Victoria	5,134	5,683	5,853	5,971	6,025	6,117	6,266	+1,132	+0.67
Newlands - Ngauranga	7,543	8,190	8,774	8,912	8,985	8,960	9,079	+1,536	+0.62
Newtown	8,714	9,674	10,355	11,443	11,871	12,621	13,310	+4,596	+1.42
Ngaio - Crofton Downs	7,394	7,904	8,328	8,334	8,194	8,218	8,306	+912	+0.39
Northland - Wilton	5,597	5,722	5,712	5,666	5,706	5,741	5,815	+218	+0.13
Ohariu - Makara - Makara Beach	811	823	825	839	863	886	914	+103	+0.40

# Population summary

Wellington City	Forecast year							Change between 2013 and 2043	
Area	2013	2018	2023	2028	2033	2038	2043	Total change	Avg. annual % change
Roseneath - Oriental Bay	3,156	3,389	3,590	3,644	3,714	3,769	3,818	+662	+0.64
Seatoun - Karaka Bays - Breaker Bay	3,802	4,009	4,068	4,016	4,017	4,038	4,085	+283	+0.24
Southgate - Houghton Bay - Melrose	3,920	4,197	4,235	4,248	4,256	4,285	4,329	+409	+0.33
Strathmore Park	3,850	4,061	4,139	4,145	4,146	4,135	4,148	+298	+0.25
Tawa - Grenada North - Takapu Valley	14,796	15,371	15,629	15,999	16,512	17,293	18,238	+3,442	+0.70
Te Aro	10,028	11,826	13,938	14,707	15,234	16,070	17,176	+7,148	+1.81
Thorndon - Pipitea	4,469	4,775	5,044	5,285	5,465	5,703	6,037	+1,568	+1.01
Wadestown	3,664	3,844	3,880	3,862	3,879	3,943	4,034	+370	+0.32
Wellington Central	3,277	3,970	4,582	5,512	6,115	6,722	7,351	+4,074	+2.73

Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

## Estimated Resident Population

### Population and dwellings

# Te Aro

## Population, households and dwellings

This summary shows the results of the forecasts for population, households and dwellings in Te Aro. The period 2013 to 2028, as the short to medium term, is likely to be the most accurate and useful forecast information for immediate planning purposes.

It is important to look at the relationship between population and average household size. If the average household size is falling, then there will need to be growth in the number of households (and dwellings for them to live in) to maintain or grow the population.

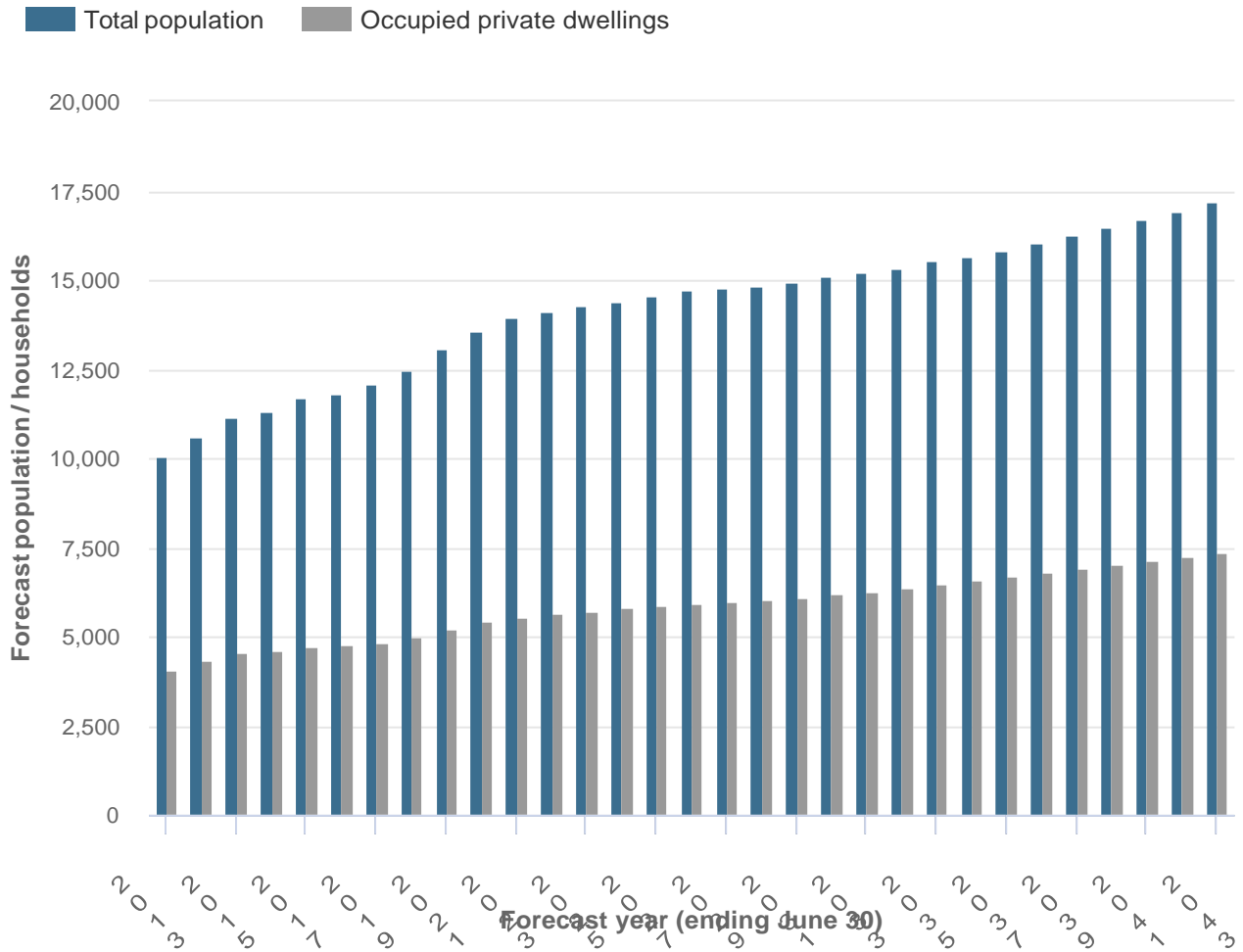
## Forecast population, households and dwellings

Te Aro	Forecast year						
Summary	2013	2018	2023	2028	2033	2038	2043
Population	10,028	11,826	13,938	14,707	15,234	16,070	17,176
Change in population (5yrs)	--	1,798	2,112	769	527	836	1,106
Average annual change	--	3.35%	3.34%	1.08%	0.71%	1.07%	1.34%
Households	4,089	4,759	5,556	5,936	6,285	6,792	7,352
Average household size	2.23	2.27	2.32	2.29	2.24	2.19	2.18
Population in non private dwellings	896	1,046	1,046	1,128	1,128	1,169	1,169
Dwellings	4,658	5,056	5,811	6,251	6,631	7,176	7,776
Dwelling occupancy rate	87.78	94.13	95.61	94.96	94.78	94.65	94.55

Source: Population and household forecasts, 2013 to 2043, prepared by [.id](#) (informed decisions), December 2020.

# Forecast population, households

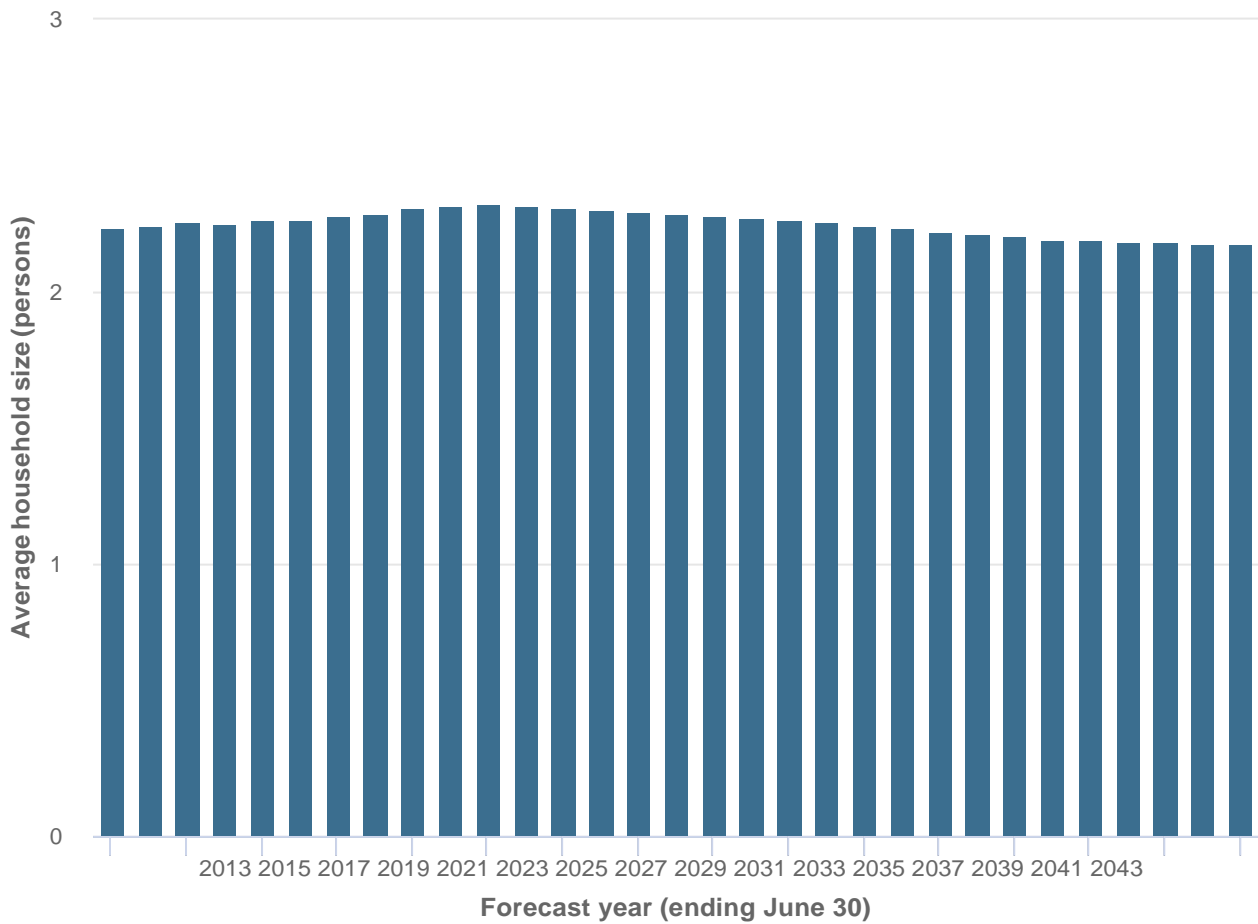
Te Aro



Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

# Forecast average household size

Te Aro



Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

## Key findings

In 2013, the total population of Te Aro was estimated to be 10,028 people. It is expected to increase by over 4,679 people to 14,707 by 2028, at an average annual growth rate of 2.59%. This is based on an increase of over 1,847 households during the period, with the average number of persons per household rising from 2.23 to 2.29 by 2028.

# Te Aro

## Population and age structure

Knowledge of how the age structure of the population is changing is essential for planning age-based facilities and services, such as child care, recreation and aged care.

The forecast age groups of Te Aro is a function of the current age of the population (people aging each year, being born and dying) as well as the age of people migrating into and out of the area. This in turn is driven by location (fringe, city centre, regional or rural) the existing housing stock (separate dwellings, medium or high density), the amount and type of new residential development (same as existing stock, or diversifying) and where the area is in a cycle of change. We call this the area's residential role and function. You can learn more about this in the section household and suburb life cycles.

### Forecast age structure - 5 year age groups

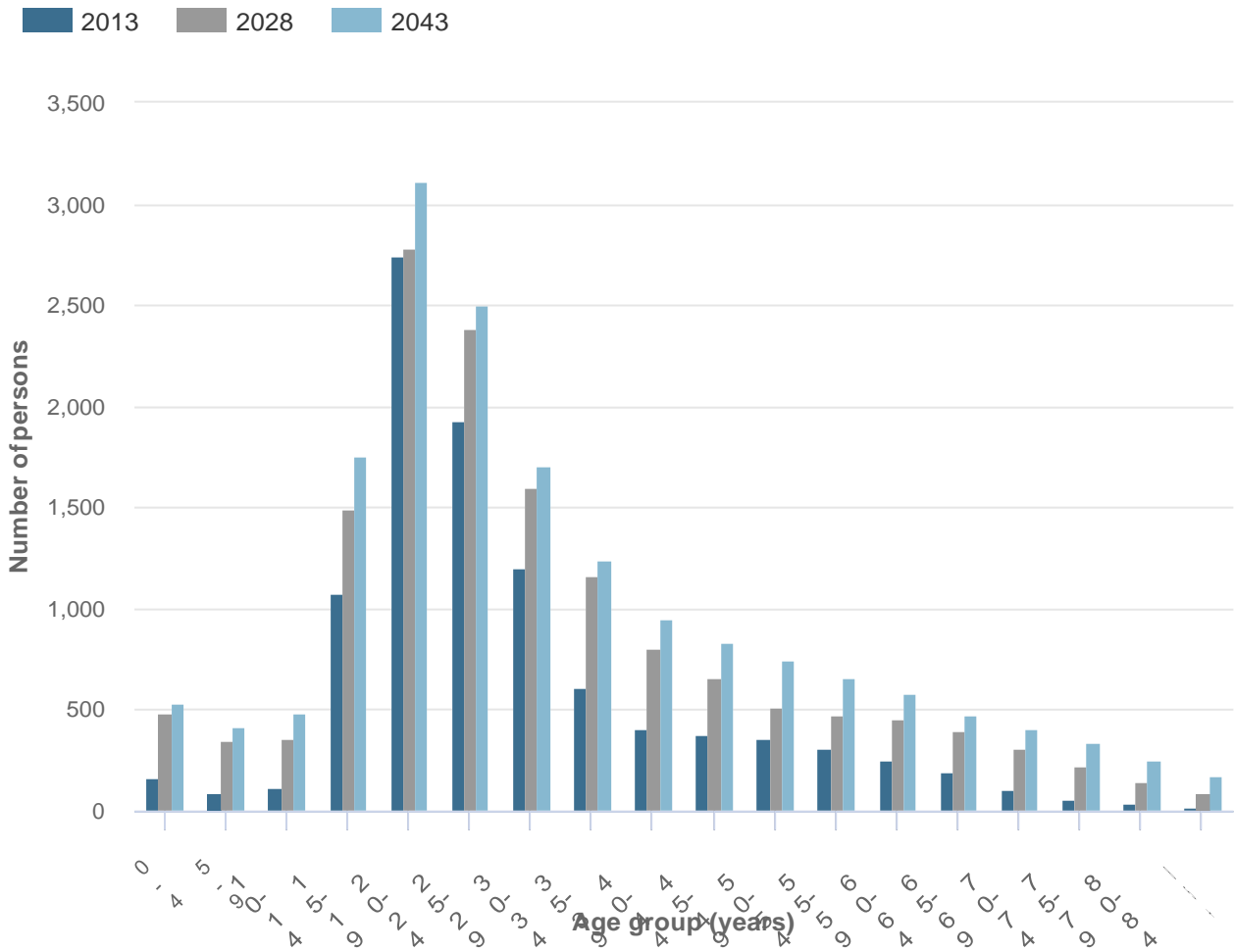
Te Aro - Total persons	2013		2028		2043		Change between 2013 and 2043
Age group (years)	Number	%	Number	%	Number	%	Number
0 to 4	162	1.6	486	3.3	536	3.1	+375
5 to 9	83	0.8	351	2.4	420	2.4	+336
10 to 14	113	1.1	363	2.5	486	2.8	+373
15 to 19	1,072	10.7	1,495	10.2	1,755	10.2	+684
20 to 24	2,740	27.3	2,782	18.9	3,109	18.1	+369
25 to 29	1,926	19.2	2,387	16.2	2,503	14.6	+577
30 to 34	1,200	12.0	1,604	10.9	1,704	9.9	+504
35 to 39	606	6.0	1,165	7.9	1,244	7.2	+637
40 to 44	407	4.1	800	5.4	947	5.5	+540
45 to 49	378	3.8	656	4.5	833	4.9	+455
50 to 54	361	3.6	517	3.5	745	4.3	+384
55 to 59	313	3.1	478	3.3	659	3.8	+346
60 to 64	252	2.5	451	3.1	581	3.4	+329
65 to 69	190	1.9	401	2.7	479	2.8	+289
70 to 74	102	1.0	315	2.1	405	2.4	+303
75 to 79	57	0.6	227	1.5	339	2.0	+281
80 to 84	41	0.4	141	1.0	252	1.5	+211
85 and over	24	0.2	86	0.6	179	1.0	+155
Total persons	10,028	100.0	14,707	100.0	17,176	100.0	+7,148

Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.



## Forecast age structure - 5 year age groups

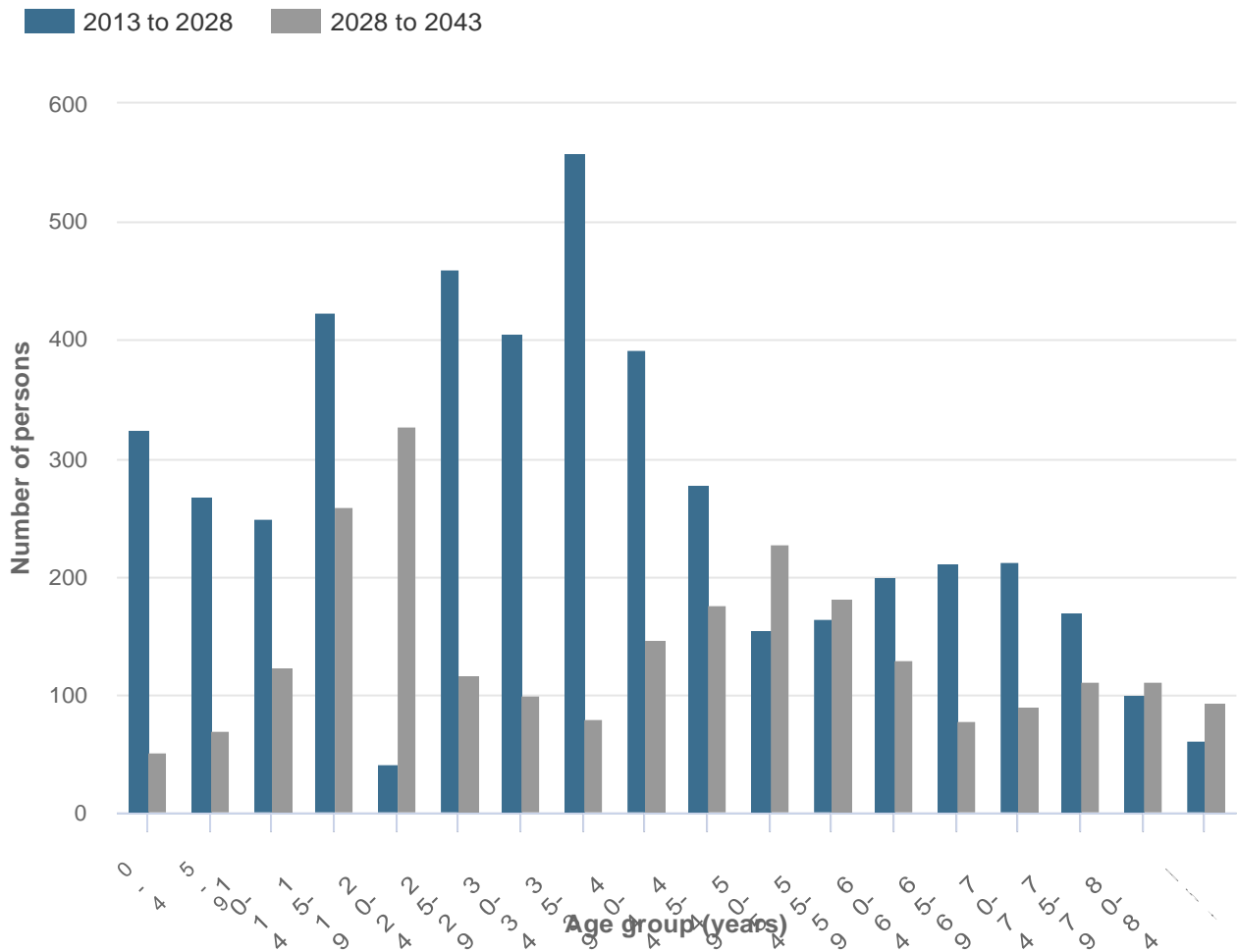
Te Aro - Total persons



Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

# Forecast change in age structure - 5 year age groups

Te Aro - Total persons



Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

## Key findings

In 2013, the dominant age structure for persons in Te Aro was ages 20 to 24, which accounted for 27.3% of the total persons.

The largest increase in persons between 2013 and 2028 is forecast to be in ages 35 to 39, which is expected to increase by 559 and account for 7.9% of the total persons.

The largest 5 year age group in 2028 is 20 to 24 years, with a total of 2,782 persons.

# Te Aro

## Household types

Analysing the future household structure in Wellington City, especially in conjunction with **age structure**, provides insight to the role the area plays in the housing market. Some areas, usually with separate housing stock, are dominated by families. Others, with more dense housing in inner city locations have significant numbers of lone person households and couples without dependents.

### Forecast household types

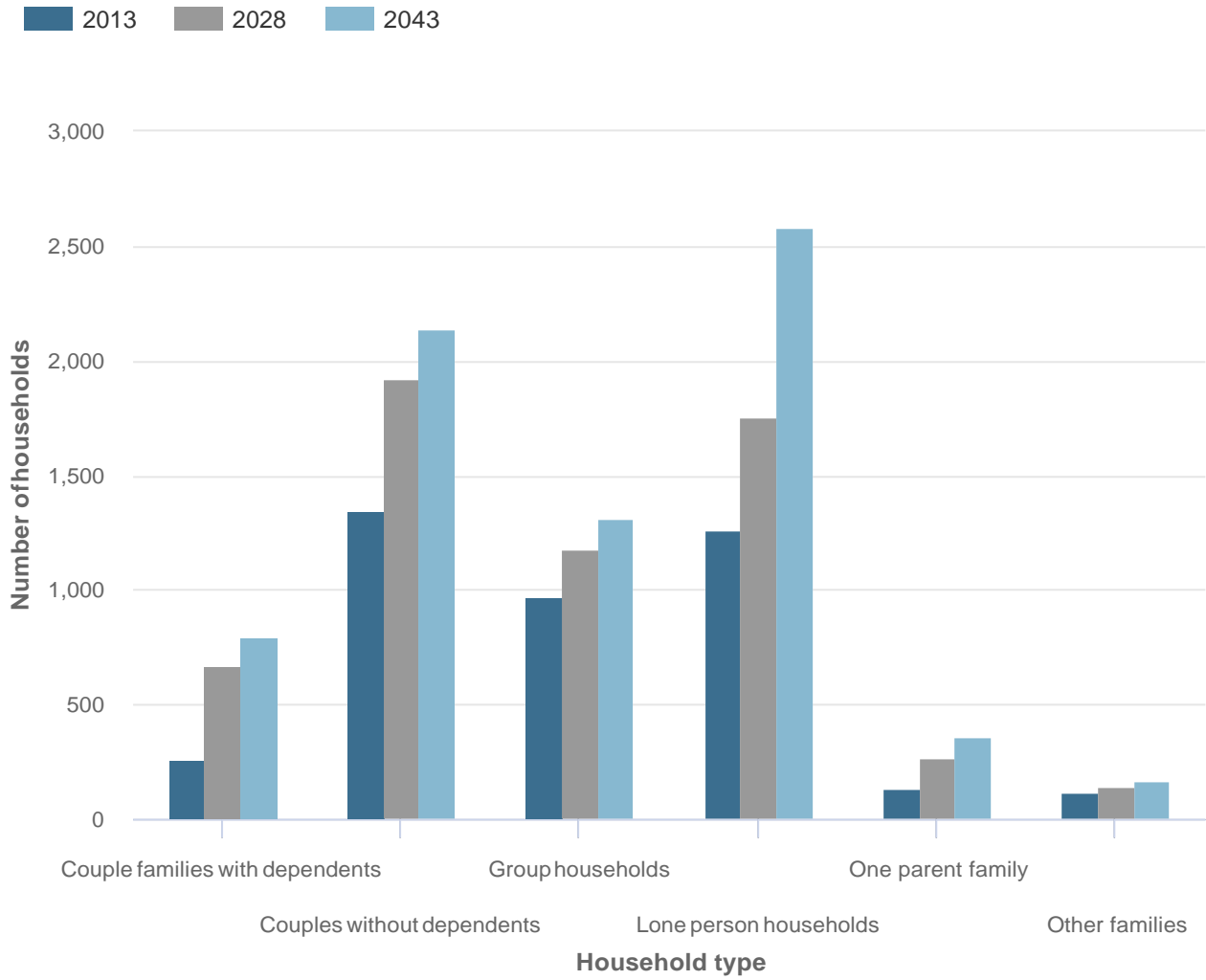
Te Aro	2013		2028		2043		Change between 2013 and 2043
Type	Number	%	Number	%	Number	%	Number
Couple families with dependents	262	6.4	667	11.2	792	10.8	+530
Couples without dependents	1,347	32.9	1,923	32.4	2,141	29.1	+794
Group households	967	23.6	1,176	19.8	1,309	17.8	+342
Lone person households	1,266	31.0	1,756	29.6	2,580	35.1	+1,314
One parent family	133	3.3	268	4.5	360	4.9	+227
Other families	114	2.8	146	2.5	170	2.3	+56

Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

### Forecast household types

# Forecast household types

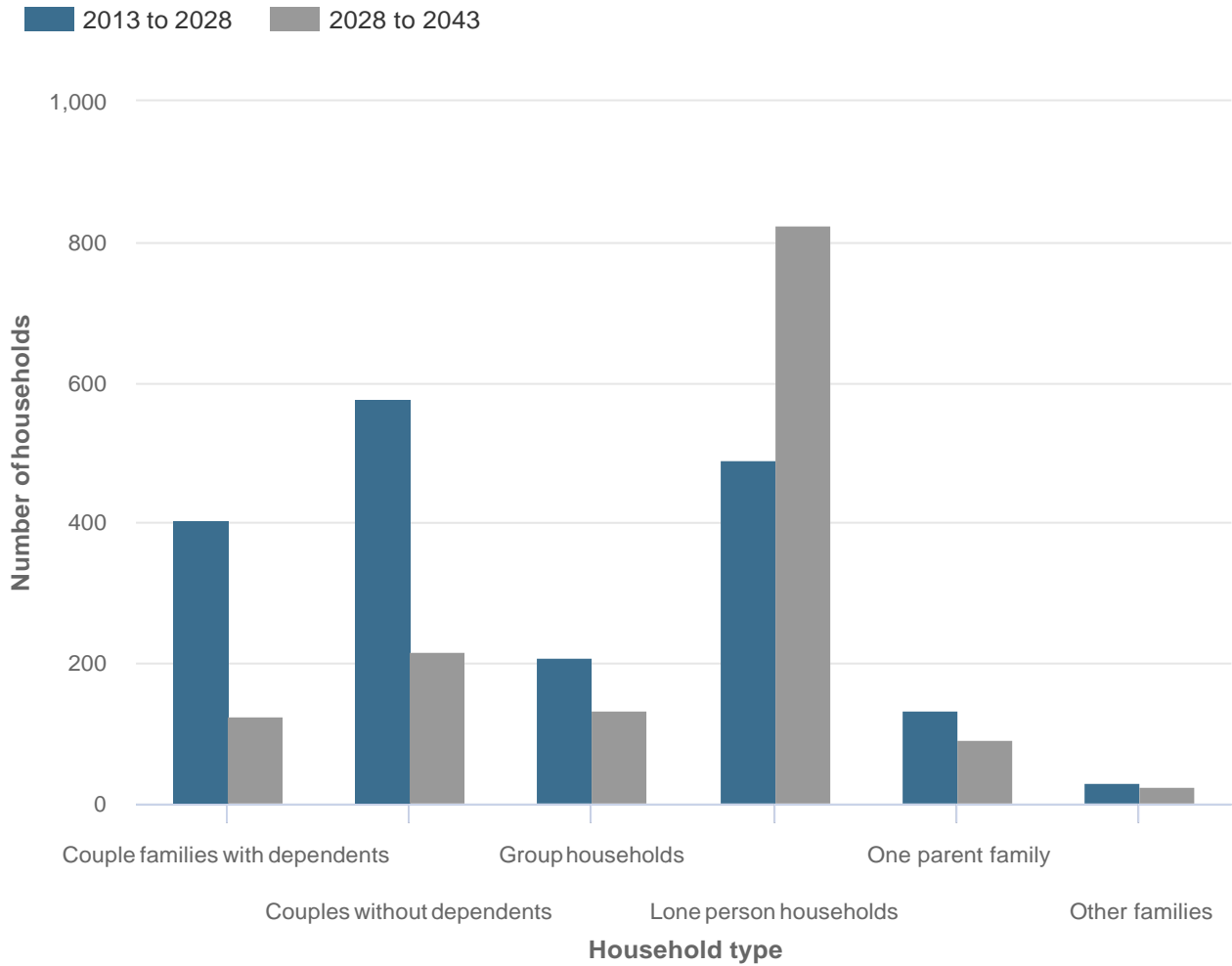
Te Aro



Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

## Forecast change in household types, 2013 to 2043

Te Aro



Source: Population and household forecasts, 2013 to 2043, prepared by [.id](#) (informed decisions), December 2020.

## Key findings

In 2013, the dominant household type in Te Aro was Couples without dependents, which accounted for 32.9% of all households.

The largest increase between 2013 and 2028 is forecast to be in Couples without dependents, which will increase by 576 households and account for 32.4% of all households.

In contrast Other families is forecast to increase by 32 households, to comprise 2.5% of all households in 2028, compared to 2.8% in 2013.

# Wellington City

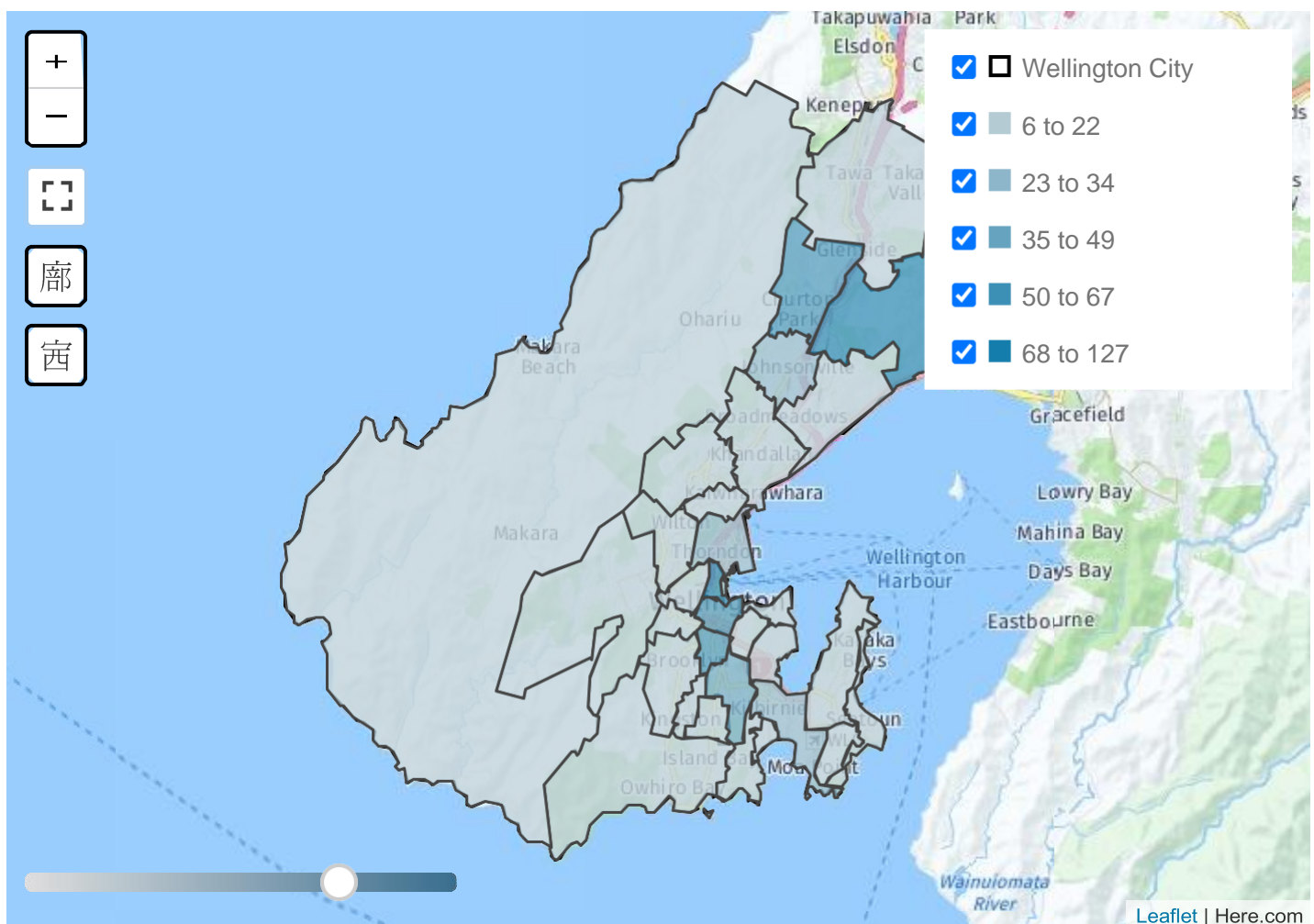
## Dwellings and development map

Visualising the geographic pattern of growth in dwelling stock across Wellington City is a good starting point for assessing the scale and type of change each part of the area is undergoing. Some areas will be experiencing significant growth in new dwellings, either through greenfield development or densification and renewal.

However it would be a mistake to assume that areas not experiencing significant housing development are not undergoing change. Other processes will be at work such as the aging-in-place of the existing population and changing household structures. The age structure and household type maps will uncover these population shifts.

## Forecast dwellings and development map

Wellington City, 2013 to 2043 percent change



Source: Population and household forecasts, 2013 to 2043, prepared by [.id](#) (informed decisions), December 2020.

# Forecast dwellings and development

Wellington City	2013		2043		Change between 2013 and 2043	
Area	Number	%	Number	%	Number	%
<b>Wellington City</b>	<b>77,272</b>	<b>100.0</b>	<b>98,072</b>	<b>100.0</b>	<b>+20,800</b>	<b>+26.9</b>
Aro Valley - Highbury	1,485	1.9	1,660	1.7	+175	+11.8
Berhampore	1,580	2.0	1,951	2.0	+371	+23.5
Brooklyn	2,667	3.5	3,002	3.1	+335	+12.6
Churton Park - Glenside	2,356	3.0	3,680	3.8	+1,324	+56.2
Grenada Village - Paparangi - Woodridge - Horokiwi	2,033	2.6	3,727	3.8	+1,694	+83.3
Hataitai	2,621	3.4	2,788	2.8	+167	+6.4
Island Bay - Owhiro Bay	3,250	4.2	3,787	3.9	+537	+16.5
Johnsonville	3,977	5.1	5,039	5.1	+1,062	+26.7
Kaiwharawhara - Khandallah - Broadmeadows	3,990	5.2	4,364	4.4	+374	+9.4
Karori	5,623	7.3	6,216	6.3	+593	+10.5
Kelburn	1,464	1.9	1,694	1.7	+230	+15.7
Kilbirnie - Rongotai - Moa Point	2,168	2.8	2,915	3.0	+747	+34.5
Kingston - Morningside - Vogeltown	1,277	1.7	1,401	1.4	+124	+9.7
Lyllall Bay	1,109	1.4	1,186	1.2	+77	+6.9
Miramar - Maupuia	4,309	5.6	4,939	5.0	+630	+14.6
Mt Cook	2,639	3.4	4,037	4.1	+1,398	+53.0
Mt Victoria	2,267	2.9	2,594	2.6	+327	+14.4
Newlands - Ngauranga	2,748	3.6	3,353	3.4	+605	+22.0
Newtown	3,341	4.3	4,965	5.1	+1,624	+48.6
Ngaio - Crofton Downs	2,816	3.6	3,225	3.3	+409	+14.5
Northland - Wilton	2,306	3.0	2,451	2.5	+145	+6.3
Ohariu - Makara - Makara Beach	345	0.4	405	0.4	+60	+17.4
Roseneath - Oriental Bay	1,594	2.1	1,741	1.8	+147	+9.2
Seatoun - Karaka Bays - Breaker Bay	1,465	1.9	1,681	1.7	+216	+14.7
Southgate - Houghton Bay - Melrose	1,568	2.0	1,767	1.8	+199	+12.7
Strathmore Park	1,410	1.8	1,550	1.6	+140	+9.9
Tawa - Grenada North - Takapu Valley	5,188	6.7	6,366	6.5	+1,178	+22.7
Te Aro	4,658	6.0	7,776	7.9	+3,118	+66.9
Thorndon - Pipitea	2,235	2.9	3,017	3.1	+782	+35.0
Wadestown	1,456	1.9	1,779	1.8	+323	+22.2
Wellington Central	1,325	1.7	3,014	3.1	+1,689	+127.5





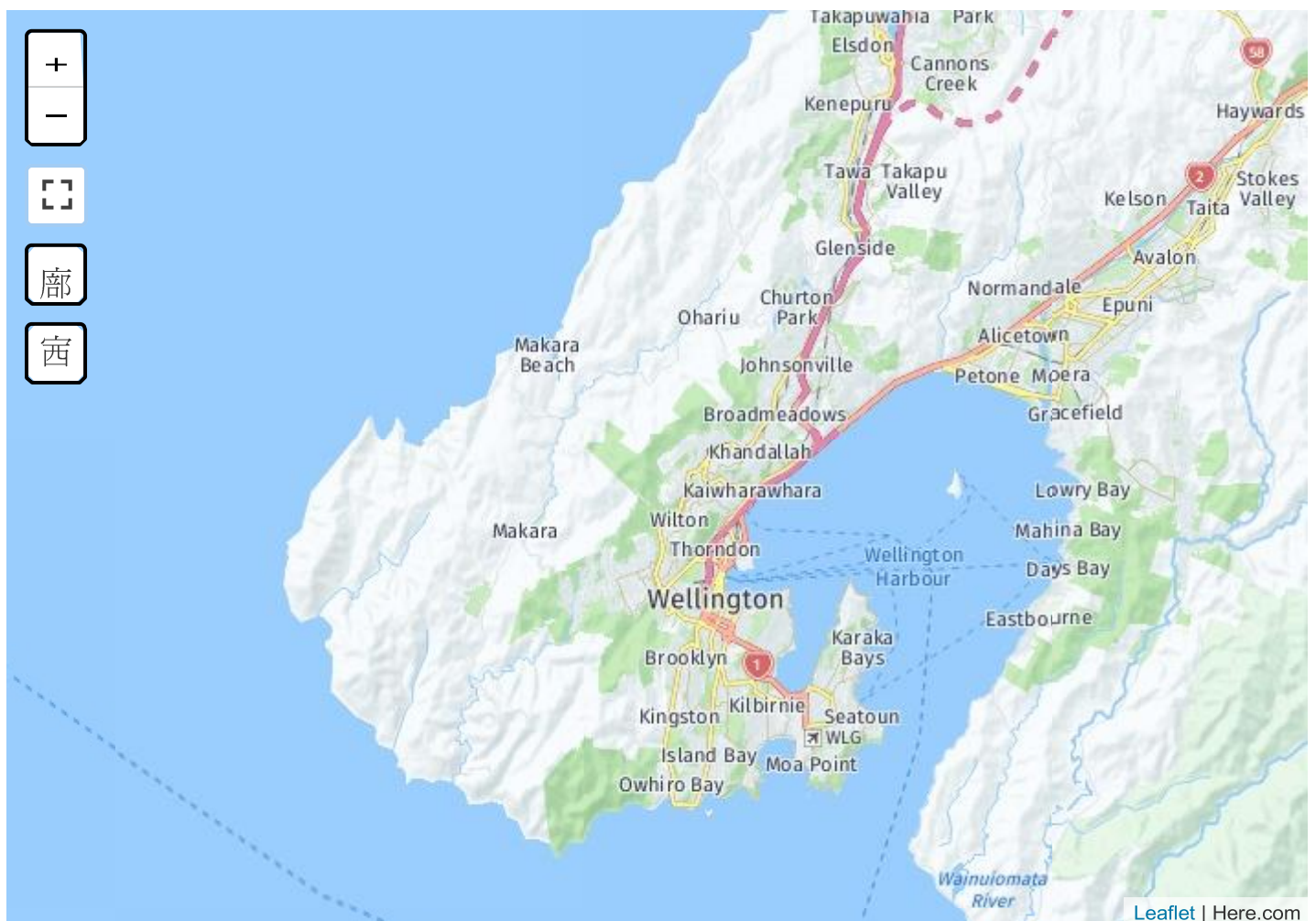
# Wellington City

## Population and age structure map

Knowing when and where to deliver age-based services is an essential part of local government planning. Mapping the distribution of selected age groups across Wellington City provides the evidence-base for efficiently targeting and delivering these services. You can learn more about how places move through cycles of change which affect their age by visiting [population and age structure](#).

### Population and age structure map - persons aged 0 to 16 years

Wellington City, 2013 to 2043 percent change



Source: Population and household forecasts, 2013 to 2043, prepared by [.id](#) (informed decisions), December 2020.

# Population and age structure - persons aged 0 to 16 years

Wellington City	2013		2043		Change between 2013 and 2043	
Area	Number	%	Number	%	Number	%
<b>Wellington City</b>	<b>38,411</b>	<b>19.4</b>	<b>41,428</b>	<b>16.6</b>	<b>+3,017</b>	<b>+7.9</b>
Aro Valley - Highbury	331	9.2	455	10.9	+124	+37.4
Berhampore	716	19.5	740	15.2	+23	+3.3
Brooklyn	1,276	19.0	930	12.7	-346	-27.2
Churton Park - Glenside	1,665	24.2	1,924	19.1	+258	+15.5
Grenada Village - Paparangi - Woodridge - Horokiwi	1,421	25.1	2,629	25.0	+1,208	+85.0
Hataitai	1,239	19.1	1,085	15.7	-155	-12.5
Island Bay - Owhiro Bay	2,097	23.9	1,692	17.6	-406	-19.4
Johnsonville	2,453	23.4	2,833	20.7	+380	+15.5
Kaiwharawhara - Khandallah - Broadmeadows	2,445	23.5	1,847	17.1	-598	-24.4
Karori	3,660	24.1	3,429	20.9	-231	-6.3
Kelburn	485	10.9	392	7.8	-93	-19.1
Kilbirnie - Rongotai - Moa Point	972	19.0	856	12.3	-115	-11.9
Kingston - Mornington - Vogeltown	585	19.2	554	16.3	-31	-5.4
Lyllall Bay	598	22.2	606	20.5	+8	+1.3
Miramar - Maupuia	2,646	23.3	2,301	18.0	-345	-13.0
Mt Cook	513	7.6	1,152	10.9	+640	+124.7
Mt Victoria	486	9.5	689	11.0	+204	+41.9
Newlands - Ngauranga	1,787	23.7	1,549	17.1	-238	-13.3
Newtown	1,183	13.6	2,022	15.2	+839	+70.9
Ngaio - Crofton Downs	1,971	26.7	2,011	24.2	+40	+2.0
Northland - Wilton	1,082	19.3	665	11.4	-417	-38.6
Ohariu - Makara - Makara Beach	189	23.3	163	17.9	-26	-13.5
Roseneath - Oriental Bay	359	11.4	375	9.8	+17	+4.6
Seatoun - Karaka Bays - Breaker Bay	990	26.0	770	18.8	-220	-22.2
Southgate - Houghton Bay - Melrose	886	22.6	644	14.9	-243	-27.4
Strathmore Park	1,013	26.3	934	22.5	-79	-7.8
Tawa - Grenada North - Takapu Valley	3,615	24.4	4,533	24.9	+917	+25.4
Te Aro	402	4.0	1,675	9.8	+1,273	+316.8
Thorndon - Pipitea	413	9.2	615	10.2	+202	+48.9
Wadestown	827	22.6	567	14.1	-261	-31.5

## Population and age structure - persons aged 0 to 16 years

Wellington City	2013		2043		Change between 2013 and 2043	
Area	Number	%	Number	%	Number	%
Wellington Central	107	3.3	793	10.8	+686	+641.0

Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

# Wellington City

## Household types map

Mapping the distribution of different household types across the Wellington City provides insight into the roles that different areas play in the housing market and how these are changing. It also identifies where there are concentrations of households which have specific service requirements. You can learn more about how places move through cycles of change which affect their household structure by visiting [household types](#).

## Forecast household types - Group households

Wellington City	2013		2043		Change between 2013 and 2043	
Area	Number	%	Number	%	Number	%
<b>Wellington City</b>	<b>5,951</b>	<b>8.1</b>	<b>8,163</b>	<b>8.5</b>	<b>+2,212</b>	<b>+37.2</b>
Aro Valley - Highbury	279	19.9	292	17.8	+13	+4.7
Berhampore	126	8.7	191	9.9	+65	+51.6
Brooklyn	231	8.9	295	9.9	+64	+27.7
Churton Park - Glenside	30	1.3	44	1.2	+14	+46.7
Grenada Village - Paparangi - Woodridge - Horokiwi	76	3.9	139	3.8	+63	+82.9
Hataitai	229	9.2	205	7.4	-24	-10.5
Island Bay - Owhiro Bay	151	4.8	182	4.8	+31	+20.5
Johnsonville	107	2.8	132	2.7	+25	+23.4
Kaiwharawhara - Khandallah - Broadmeadows	92	2.4	94	2.2	+2	+2.2
Karori	204	3.8	209	3.4	+5	+2.5
Kelburn	246	18.0	393	23.6	+147	+59.8
Kilbirnie - Rongotai - Moa Point	134	6.5	231	8.0	+97	+72.4
Kingston - Mornington - Vogeltown	67	5.4	89	6.4	+22	+32.8
Lyllall Bay	58	5.4	62	5.3	+4	+6.9
Miramar - Maupuia	115	2.8	150	3.1	+35	+30.4
Mt Cook	616	24.9	893	22.6	+277	+45.0
Mt Victoria	384	18.2	469	18.5	+85	+22.1
Newlands - Ngauranga	104	3.9	168	5.1	+64	+61.5
Newtown	567	18.3	833	17.3	+266	+46.9
Ngaio - Crofton Downs	66	2.4	126	3.9	+60	+90.9
Northland - Wilton	175	7.8	171	7.0	-4	-2.3
Ohariu - Makara - Makara Beach	2	0.7	2	0.5	0	0
Roseneath - Oriental Bay	137	9.7	187	11.1	+50	+36.5
Seatoun - Karaka Bays - Breaker Bay	13	0.9	15	0.9	+2	+15.4
Southgate - Houghton Bay - Melrose	74	5.0	93	5.3	+19	+25.7
Strathmore Park	43	3.2	47	3.1	+4	+9.3
Tawa - Grenada North - Takapu Valley	95	1.9	108	1.7	+13	+13.7
Te Aro	967	23.6	1,309	17.8	+342	+35.4
Thorndon - Pipitea	289	14.2	395	13.9	+106	+36.7
Wadestown	72	5.1	83	4.7	+11	+15.3
Wellington Central	203	18.3	554	20.3	+351	+172.9



# Te Aro

## Residential development

The addition of dwellings to the housing stock is a major driver of population growth in an area, providing opportunities for households to relocate from other areas or new households to form locally (such as young people leaving the family home or separations/divorces).

Residential development can take various forms depending on the availability of land. These include new housing estates on greenfield sites, subdivision in existing residential neighbourhoods (often called infill development), conversion of industrial lands to residential lands, and densification of housing by building up.

.id's forecasters worked with Council planners to understand the likely development activity in each small area. This forms the development assumptions for the forecasts. This table shows the quantity of new development assumed in each small area in Te Aro. Select each small area to see detailed assumptions.

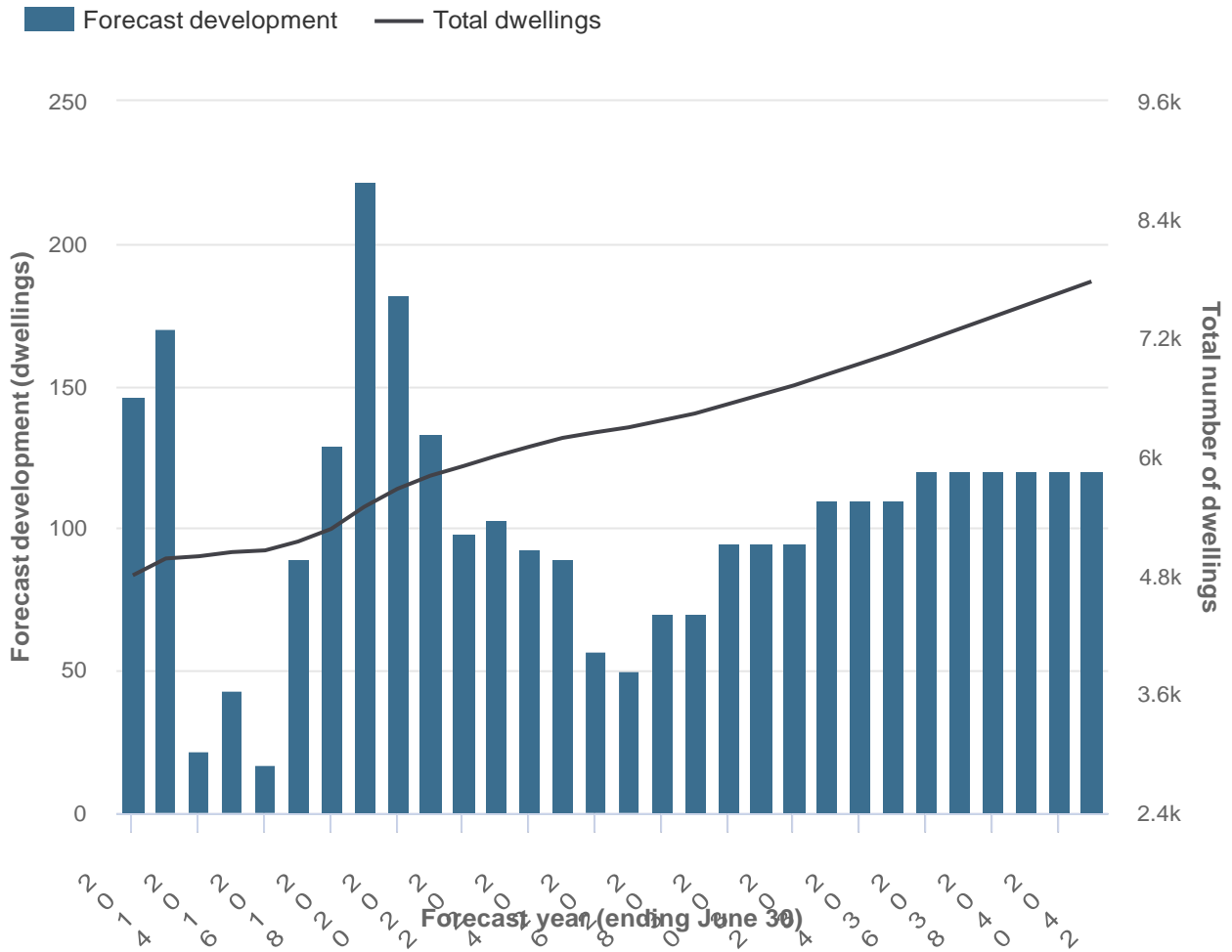
List of forecast land developments and infill assumptions:

2013-2043 dwelling additions are based on building consents and an assessment of residential activity. From 2013 onwards:

- 104 Dixon Street, Te Aro - 19 dwellings (2023-2026)
- 9-11 Knigges Ave - 11 dwellings (2022-2024)
- 55 Vivian Street - 80 dwellings (2022-2027)
- 97 Taranaki Street - 152 dwellings (2022-2028)
- 201 Willis Street - 52 dwellings (2022-2027)
- Victoria lane apartment 106 victoria st - 122 dwellings (2020-2023)
- Appartmento Il Casino - 34 dwellings (2014)
- The Peak Apartments Tower 2 - 73 dwellings (2015)
- Aldborough Apartments - 52 dwellings (2022-2026)
- Clyde Quay Apartments - 75 dwellings (2014)
- Elevate Apartments - 82 dwellings (2015)
- Canvas Apartments - 22 dwellings (2014)
- Ink Apartments - 52 dwellings (2020-2021)
- Victoria Street Precinct Apartments (166 Victoria Street) - 220 dwellings (2019-2021)
- 160 Victoria Street - 116 dwellings (2021-2022)
- 77 Abel Smith Street (Cnr Abel and Victoria) - 24 dwellings (2017)
- 9-11 Garrett Street - 22 dwellings (2021-2022)
- 5 Ebor Street - 13 dwellings (2023)
- 24-36 Haining Street - 59 dwellings (2022-2023)
- Moderate-high infill / vacant land development (12-120 dwellings per annum)

# Forecast residential development

Te Aro



Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.



# Te Aro

## Net migration by age

Migration is one of the most important components of population change. Once you have established the amount of development activity in an area, the next step is to make assumptions about who will move into the area as well as who is leaving the area.

Net migration by age is an excellent way of understanding housing markets. The most mobile age groups in the population are young adults. They tend to move to attend educational institutions, seek work and express a change in lifestyle. Market research has shown that empty nesters are more likely to move to smaller accommodation when appropriate and affordable alternative housing is supplied in the local area that is accessible to established social networks.

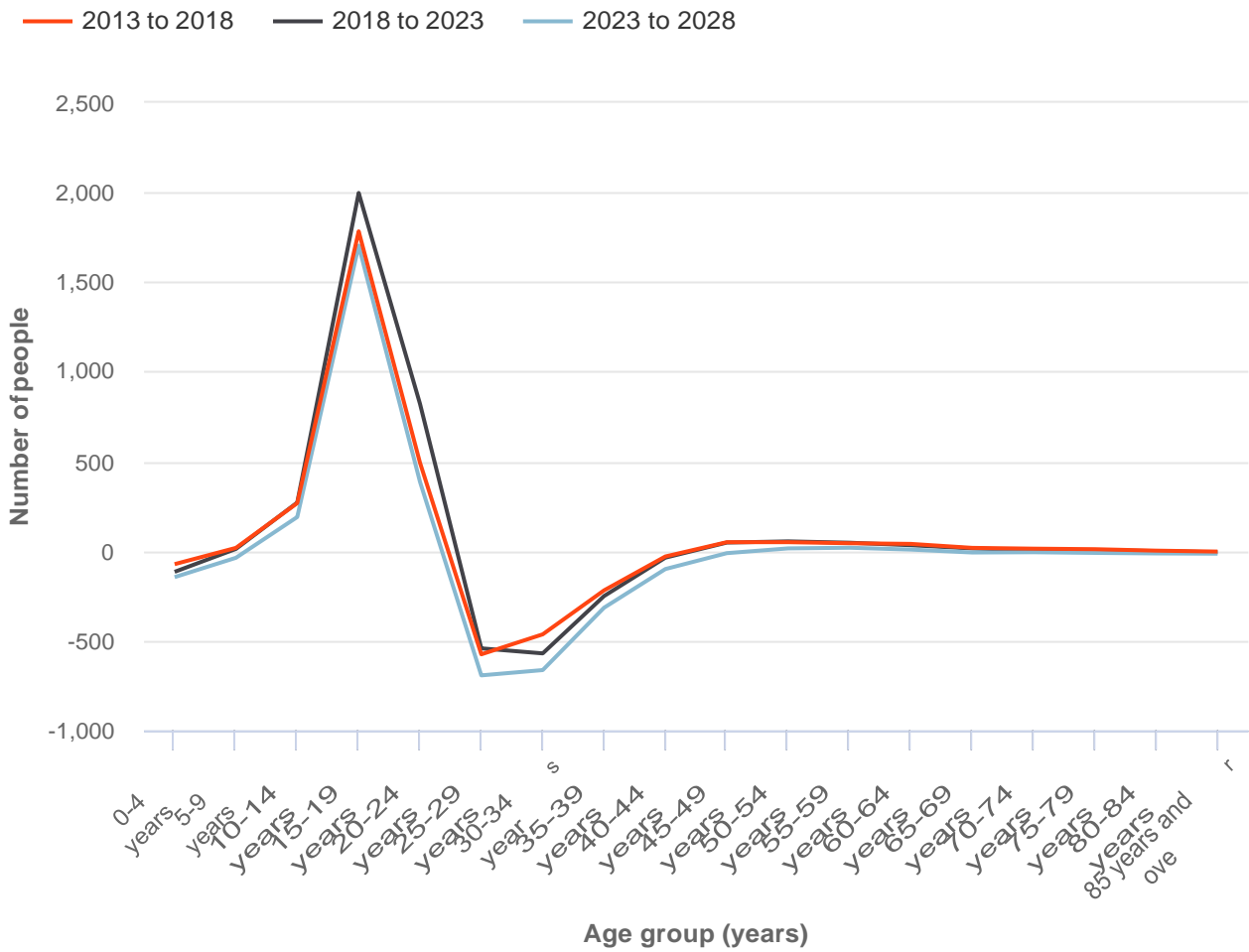
Select each small area to see how migration patterns differ for each area across Wellington City depending on their housing markets and stage in the **suburb life cycle**.

Major migration assumptions:

- Relatively stable migration profile expected throughout the forecast period
- Substantial gain in students and young professionals (aged 15-24 years) attracted to inner Wellington for education, lifestyle and employment opportunities
- Loss of adults in their late twenties and early thirties, as they seek more affordable and appropriate housing (rentals and especially purchasers) outside of the area
- Little change in terms of net migration for those aged 40+ years

# Forecast net migration by age group

Te Aro



Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

# Wellington City

## Non-private dwellings

Residential non-private dwellings include aged care facilities as well as defence force facilities, hospitals, prisons, staff quarters and boarding houses. As a general rule, an increase in people aged 18 to 24 living in non-private dwellings indicates a growth in student accommodation, defence force facilities or prisons. Similarly an increase in people aged over 75 living in non-private dwellings indicates growth in aged care facilities.

# Persons in non-private dwellings

Wellington City	Year		Change between 2013 and 2043		
Area	2013	2043	Total change	Aged 18 to 24 years	Aged 75+ years
<b>Wellington City</b>	<b>5,002</b>	<b>7,073</b>	<b>+2,071</b>	<b>+727</b>	<b>+1,247</b>
Aro Valley - Highbury	40	40	0	0	0
Berhampore	182	323	+141	0	+140
Brooklyn	0	0	0	0	0
Churton Park - Glenside	67	67	0	0	0
Grenada Village - Paparangi - Woodridge - Horokiwi	22	219	+197	0	+196
Hataitai	9	9	0	0	0
Island Bay - Owhiro Bay	66	66	0	0	0
Johnsonville	166	394	+228	0	+227
Kaiwharawhara - Khandallah - Broadmeadows	0	0	0	0	0
Karori	259	390	+131	0	+131
Kelburn	816	876	+60	+52	0
Kilbirnie - Rongotai - Moa Point	91	127	+36	0	+36
Kingston - Mornington - Vogeltown	0	0	0	0	0
Lyall Bay	19	19	0	0	0
Miramar - Maupuia	63	85	+22	0	+21
Mt Cook	580	682	+102	+38	+62
Mt Victoria	121	121	0	0	0
Newlands - Ngauranga	0	0	0	0	0
Newtown	416	588	+172	0	+171
Ngaio - Crofton Downs	3	3	0	0	0
Northland - Wilton	0	0	0	0	0
Ohariu - Makara - Makara Beach	0	0	0	0	0
Roseneath - Oriental Bay	0	0	0	0	0
Seatoun - Karaka Bays - Breaker Bay	0	0	0	0	0
Southgate - Houghton Bay - Melrose	0	0	0	0	0
Strathmore Park	9	9	0	0	0
Tawa - Grenada North - Takapu Valley	104	363	+259	0	+258
Te Aro	896	1,169	+273	+239	0
Thorndon - Pipitea	84	84	0	0	0
Wadestown	0	0	0	0	0
Wellington Central	988	1,438	+450	+398	0

# Persons in non-private dwellings

Wellington City	Year		Change between 2013 and 2043		
Area	2013	2043	Total change	Aged 18 to 24 years	Aged 75+ years

Source: Population and household forecasts, 2013 to 2043, prepared by .id (informed decisions), December 2020.

## Key findings

There were 5,002 people estimated to be living in non-private dwellings in Wellington City in 2013. The number of persons in non-private dwellings in Wellington City is expected to increase to 6,441 persons in 2028 and to 7,073 persons in 2043.

The age structure of the population is an indicator of Wellington City's residential role and function and how it is likely to change in the future. The age structure of Wellington City is indicative of the area's era of settlement and provides key insights into the level of demand for aged based services and facilities.

# Wellington City

## About the forecasts

The Wellington City population and household forecasts are undertaken by .id, informed decisions, on behalf of the Wellington City.

During the forecast modeling process, .id assesses what is driving population change in the area and forecasts how the age structure and household types will change as result.

Forecasts are only as good as the assumptions they are based on, and .id works closely with the council to ensure we have detailed information about current and planned residential development activity. The forecasts are updated on a rolling cycle to take into account changes in the real world. All assumptions, as well as the results of the forecasts, are made available in this site.

The forecasts were last updated in December 2020. Forecasts are available for Wellington City and small areas for each year from 2013 to 2043.

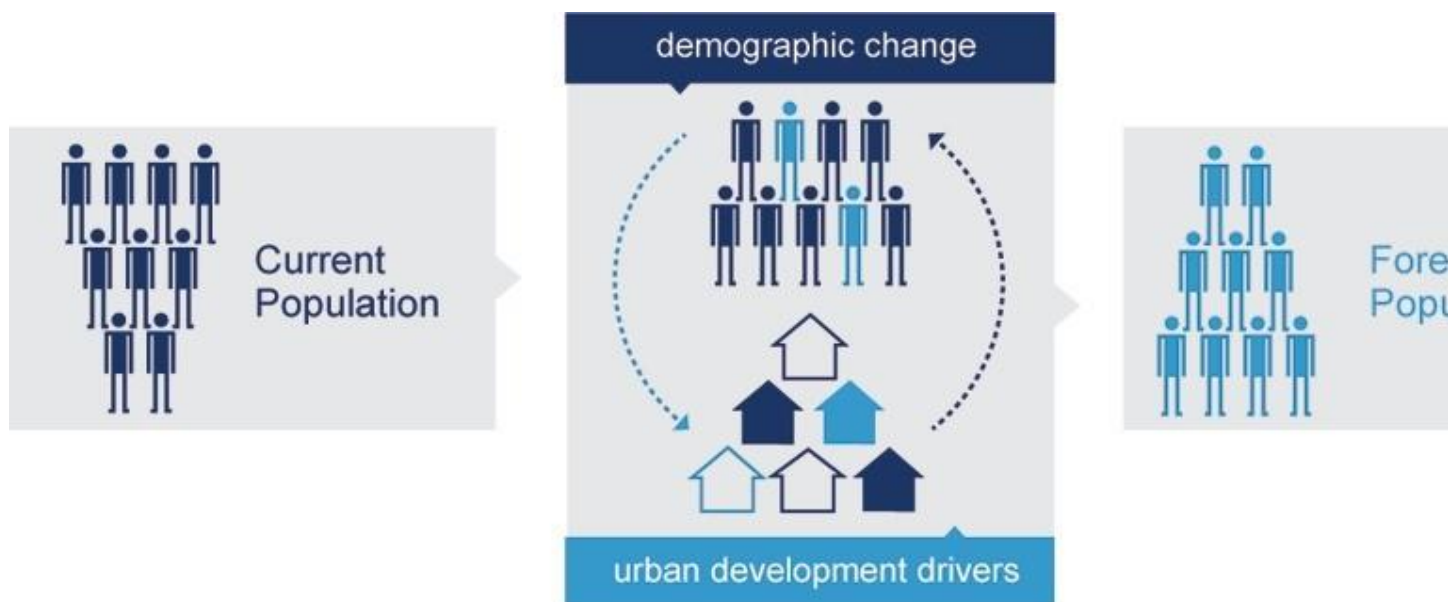
The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

Whilst all due care has been taken to ensure the content of this website is accurate and current, there may be errors or omissions in it and no legal responsibility is accepted for the information and opinions in this report. In addition, as the website is based on historic information which is subject to revision, we do not guarantee its currency.

# Wellington City

## Factors of population change

At the small area level, the key factors of population change are the age structure of the existing population, the housing markets attracted to and away from an area and their associated demographic characteristics (fertility patterns, household types etc.) and the supply of dwellings and mix of housing stock in the area.



## Dwelling additions

The addition of dwellings is the major driver of population growth, providing opportunities for new households (such as young people leaving the family home and divorces) or households relocating from other areas.

## Current age structure

The age structure of the local population impacts on Wellington City's household types and size, the likelihood of the local population having children and to die, as well as the propensity for people to move. Age specific propensities for a population to have children or die are applied to each small area's base population. An older population will have fewer births, more deaths, while a younger population will have vice versa.

## Birth rates

Birth rates are especially influential in determining the number of children in an area, with most inner urban areas having very low birth rates, compared to outer suburban or rural and regional areas. Birth rates have been changing, with a greater share of women bearing children at older ages or not at all, with overall increases in fertility rates. This can have a large impact on the future population profile.

## Death rates

Death rates are influential in shaping the numbers of older people in an area's population. Death rates too have been changing with higher life expectancy at most ages, with men gaining on women's greater life chances.

## Migration

Migration is one of the most important factors of population change. While births and deaths are relatively easy to predict due to reliable age specific behaviour, migration is volatile, often changing due to housing market preferences, economic opportunities and changing household circumstances. Migration patterns vary across New Zealand' and change across time, but most moves tend to be short and incremental in nature. Regional areas have larger moves due to the distances between towns and cities, where people often move for economic reasons, mainly the availability of employment or education and training opportunities.

The most mobile age groups in the population are the young adults. They tend to move to attend educational institutions, seek work and express a change in lifestyle. It is for this reason that young people often move the greatest distances and sometimes move against pre-established patterns. Market research has shown that empty nesters are more likely to move to smaller accommodation if appropriate and affordable alternative housing is supplied in the local area that is accessible to established social networks.



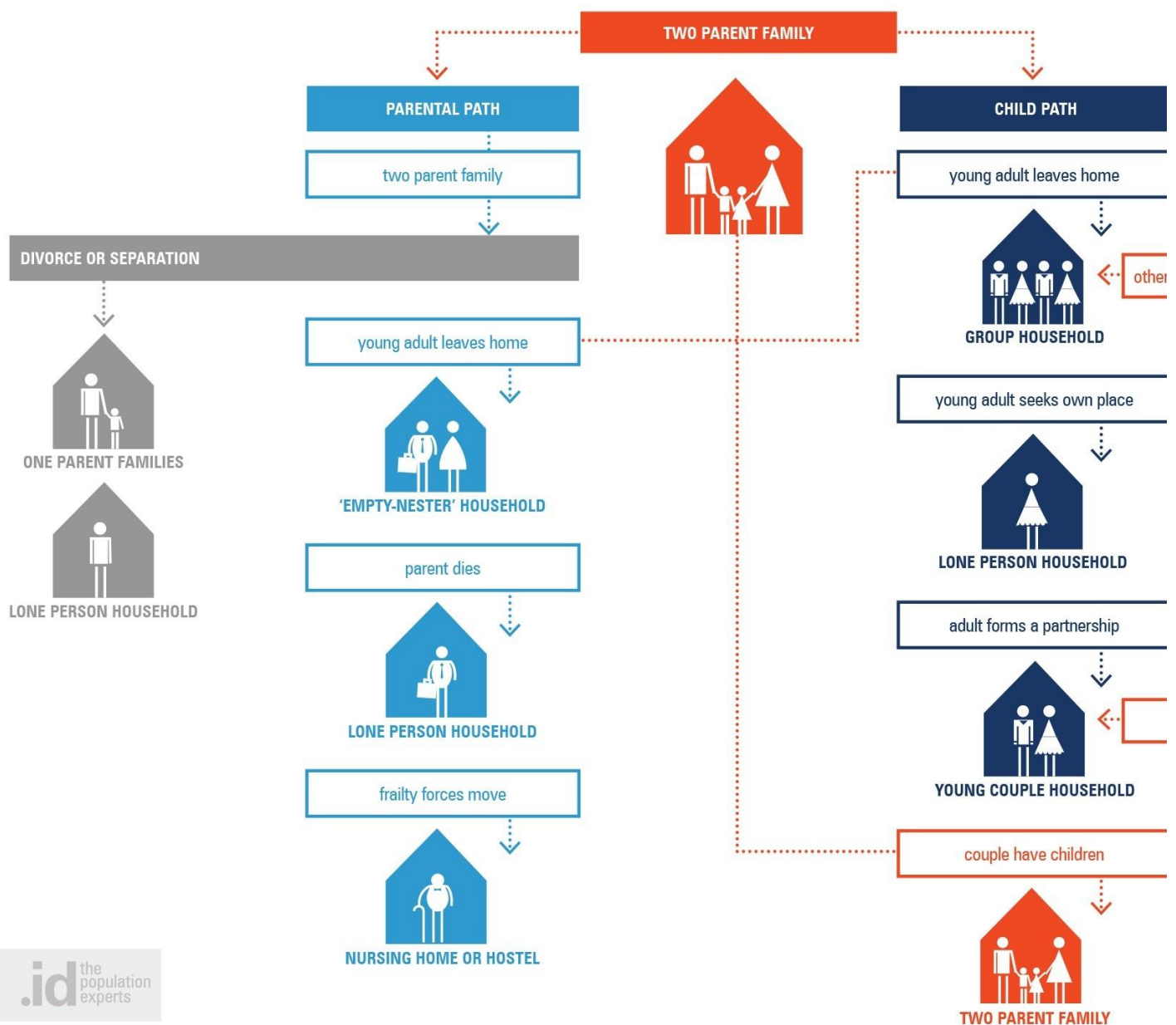
# Wellington City

## Household and suburb life cycles

### Household life cycles

The type of households that people live in and changing preferences over time affects the way in which a population changes. As people grow from children to adults and into old age, they change the type of households that they live in. The traditional path has been to start as a child in a family household, move into a group or lone person household as a youth, becoming a part of a couple relationship within 5-10 years. Rearing of children is followed by an 'empty-nester' period and ultimately being a lone person, as partners die.

Understanding the changes that people make at different ages in their life, and the different types of housing they are likely to consume at those life stages is an important factor in forecasting future population and household types. The life stage which the majority of households in an area are going through gives an insight into its location in the suburb life-cycle (see below), and the likely life-path of those households in the future.



# Suburb life cycles

The dominant household types present in a suburb or town - where the majority of the populations sit in the household life path - dictate in part the role and function of the area. This is shown by its place in the "suburb life cycle".

New areas are typically settled by young households (young couples and young families, perhaps some mature families). As the families grow and mature, household size increases. After initial rapid development, most households "age in place", with slowly shifting demand for services, facilities and dwelling types.

As households age further and children begin to leave home, the average household size decreases, resulting in more empty nester (two person) households, often still living in large family homes. Family breakups can also result in single parent families and lone person households. If a suburb can't attract young families back to the area, it slowly becomes populated by older couples whose children have left home and older lone persons whose partners have died, resulting in declining population for some time.

Alternatively, if a suburb is in a location close to economic drivers of change, it may be able to attract families to move back into the older dwellings in the area, increasing household size and population again. This will generally happen sooner, with less loss of services if the area has a diversity of housing options suiting a wide variety of household types. Empty nesters are likely to downsize into lower maintenance properties, freeing up larger format housing for families to move into, and continue the cycle again. The loop in the diagram represents the process of sustainability of an area, if it can attract families back into older housing in the area. Depending on the proximity of an area to work and education it may also attract young lone persons and group households. The attractiveness of an area to family groups, group and lone person households is shown in the migration assumptions section.

Generally, more diverse communities are more sustainable in the long term, as they are able to maintain a range of services and facilities useful to all age groups. Certain policy responses can influence the suburb life cycle in different directions.





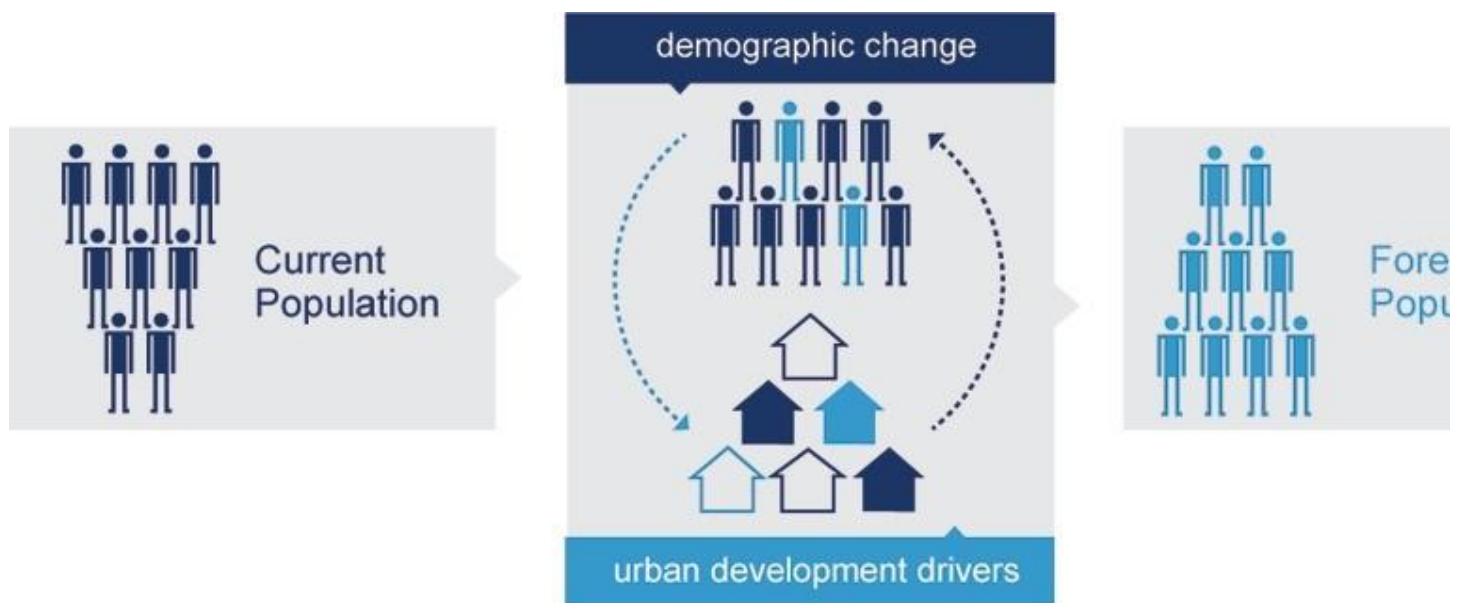
# Wellington City

## Forecast modelling process

### Approach

The diagram below describes the general approach used by .id in its population and household forecasts. An analysis of the current population and household structure often reveals the role and function of an area and the degree to which an area may be going through some form of demographic transition.

Demographic changes, such as birth, death and migration rates are applied to the base population. At the same time, scrutiny of urban development drivers is undertaken (residential development opportunities, vacancy rates etc.). The combination of varied assumptions about these inputs results in forecast population and households by type.



# Modelling process

The modelling process used for producing the small-area forecasts is based on a 'bottom-up' approach, with all assumptions being derived from a local perspective. The components of the model are derived exclusively from housing and demographic assumptions. The drivers of the forecasts are predominantly based on levels of new residential development and demographic assumptions, such as in and out migration rates from the local areas. The diagram below describes the detail of the modelling process used by .id in its population and household forecasts.



The population forecasts are based on a combination of three statistical models. They include a cohort component

model, a housing unit model and a household propensity model. Each of the models has a series of inputs, which when linked to the other models gives the forecast outputs. The models are further explained below.

## Cohort Component Model

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The cohort component model is a standard demographic model used for population forecasts. It takes a base population by single year of age and sex and makes assumptions about future levels of births, deaths and migration, with the result being a forecast population by age and sex.

Each year the population ages by one year, with additions to population through in-migration and births. Births are derived by multiplying age specific fertility rates of women aged 15-49 by the female population in these age groups for all years during the forecast period. The population decreases are based on out-migration and deaths. Deaths are derived by multiplying age and sex specific mortality rates for all age groups for all years during the forecast period.

In and out migration is based on multiplying the population in each age group by a migration matrix. The base year population is derived from 2016 Census counts and then adjusted to an estimated resident population by small area. Each year through the forecast period, the population is run against age-specific birth, death and migration rates to create new population figures.

## Housing Unit Model

---

The housing unit model is used to forecast future levels of residential development in areas and the resulting impact on the total population and the number of households. This model is critical in giving population forecasts credibility, especially in areas where there are residential development constraints and where historical migration patterns would be expected to change.

The housing unit model is based on forecasting a number of variables. These include total population living in private and non-private dwellings, the number of households and the number of dwellings. The share of housing stock that does not contain households is known as the vacancy rate. The population living in private dwellings divided by the number of households is known as the average household size.

These variables have changing relationships over time, as households undergo normal demographic processes, such as family formation and ageing. Levels of residential development, vacancy rates and average household size (see housing propensity model below) are used as the drivers of the model. Every year there is an assumption about the level of residential development activity, which adds to the stock of dwellings in an area. This stock of dwellings is multiplied by the vacancy rate, which gives the total number of vacant dwellings and the total number of occupied private dwellings (households).

Households are multiplied by the assumed average household size for the year to derive the new number of persons living in private dwellings. The average household size is derived from the household propensity model (see below).

Population in non-private dwellings is modelled separately. A non-private dwelling is a form of housing, which is communal in nature. Examples of non-private dwellings include nursing homes, student accommodation, boarding houses, nursing quarters, military barracks and prisons. In forecasting the number of persons in non-private dwellings, the population is analysed according to the different types of living arrangements. Decisions about future changes may be based on local knowledge through consultation with institutions or local government if there are a large number of people living in non-private dwellings.

## Household Propensity Model

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This model is used to integrate the cohort component and housing unit models to ensure consistency between the outputs of both models. The model works by assuming that the age structure of the population is an indicator of household size and type. These differences are assumed at the local area based on the household type and size from the 2016 Census.

The population is divided into household types based on five year age groups and sex. Each of these household types has an associated household size. From this relationship, all the household forming population (adults and any non-dependents) effectively represent a share of a household. Dependents in a household (children) represent no share of a household, although their departure frequently drives demand for housing in the region. Lone persons represent 1 or 100% of a household. Couples with dependents represent 50% of household. Couples without dependents represent almost 50% of a household (as they can include related adults). Lone parents represent 100% of a household. Group household members' and other household members' shares vary according to the region (20%-45%, 5 persons to 2.5 persons per household).

These relationships are extrapolated forward from 2016 with some adjustments, depending on the type of area. While for some areas, it is assumed that a greater share of the population will live in smaller households in the future, many areas will go against this trend, depending on their place within the life cycle of suburbs.

# Wellington City

## Glossary

### Age specific propensities (birth and death)

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This relates to the modelling of births and deaths. At each year of age, there is a certain statistical likelihood of a person dying or giving birth. These age specific propensity rates are applied to the base and forecast population for each year of the forecast period.

### Ageing in place

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This refers to an existing resident population ageing in their current location, as distinct from other impacts on future population such as births, deaths and in and out migration.

### Average annual percentage change

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A calculation of the average change in total population for each individual year.

### Average household size

---

The average number of persons resident in each occupied private dwelling. Calculated as the number of persons in occupied private dwellings divided by the number of occupied private dwellings. This excludes persons living in non-private dwellings, such as prisons, military bases, nursing homes etc.

### 'Bottom up' forecast

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Population forecast based on assumptions made at the local area level. Local drivers of change such as land stocks and local area migration form the basis.

### Broadhectare Land or Sites

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Broadhectare land refers to undeveloped land zoned for residential development on the fringe of the established metropolitan area. These areas are generally used for rural purposes until residential subdivision takes place. This type of land is also referred to as 'greenfield'.

### Commencement

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The construction of a new dwelling (or beginning of).

### Dwelling

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A habitable residential building.

### Dwelling stock

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The supply of dwellings (either occupied or unoccupied) in a given geographic area.



## Empty nesters

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Parents whose children have left the family home to establish new households elsewhere.

## Estimated Resident Population (ERP)

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This is the estimate of the population based on their usual residence. The ERP at the time of the Census is calculated as the sum of the enumerated (counted) population plus persons temporarily absent less persons who are non-permanent (visitor) residents. An undercount of population by small area at Census time is also accounted for. The ERP used in these forecasts is then backdated to June 30. The ERP for forecast years are based on adding to the estimated population the components of natural increase and net migration.

## Forecast period

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In this report, the forecast period is from 2013 to 2043. Most data on the website has focused on the period from 2013 to 2043 plus 15.

## Household

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One or more persons living in a structural private dwelling.

## In-centre development

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Residential development based on increasing dwelling densities around suburb and town centres. Usually around existing transport nodes and service infrastructure, rather than developing previously undeveloped land on the urban fringe.

## 'Infill' development

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Residential development, usually of a relatively small scale, on redevelopment sites in established urban areas. This can take place on land previously used for another urban purpose such as industry or schools or on existing residential allotments where new dwellings are added. Also referred to as 'intensification' of existing areas.

## Mature families

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One and two parent families with older children, generally of secondary and tertiary school age.

## Migration

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The movement of people or households from one location to another.

## Natural increase

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The increase in population based on the births minus deaths, not including the impact of migration.

## Net household additions

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The overall increase in occupied dwellings, determined by the level of new dwelling construction that is permanently occupied, or conversion of non-permanently occupied dwellings to permanently occupied minus demolitions.

## Non-private dwellings

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These dwellings include persons resident in establishments such as prisons, student or nurses' accommodation, nursing homes, boarding houses, military facilities, and hospitals.

## Occupancy rate

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The proportion of structural private dwellings that are occupied by a household.

## Occupied Private Dwellings (OPD)

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These are all Structural Private Dwellings (SPD's) that are occupied by a household. Excluded are dwellings that were under construction, being demolished or where the house was temporarily vacant.

## Private dwellings

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Self-contained dwelling including houses (attached or detached), flats, townhouses etc. Retirement village units are also private dwellings as are houses or flats rented from the government.

## Redevelopment sites

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These are sites in already established areas not originally developed for residential uses, but identified for conversion to residential use. Examples include former school sites, quarries, derelict industrial land, former petrol stations and the like.

## Structural Private Dwellings (SPD)

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This is the stock of houses, flats, and other dwelling types. The SPD is the usual base stock from which commencements are added and demolitions deducted.

## 'Top down' forecast

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Population forecast based on assumptions made at the State and National level and allocated into smaller regions e.g. Local Government Areas, suburbs.

## Vacancy rate

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The proportion of structural private dwellings that are not occupied by a household.

## Young families

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One and two parent families with young children, generally of pre and primary school age.