6.0 FUTURE DEMAND

Table of Contents

6.0 FUTURE DEMAND 1
6.1 Factors Affecting Demand 2
6.1.1 Population Demographics UPDATED INFORMATION? 2
6.1.2 Population Growth and Mortality 2
6.1.3 Use of Facilities 2
6.1.4 Tourism and events 3
6.1.5 Holiday season population fluctuations 3
6.1.6 Leisure trends 3
6.1.7 Climate and weather 3
6.1.8 Customer expectations 3
6.1.9 Availability of alternatives 3
6.1.10 Quality and suitability of existing assets 3
6.2 Demand Management 4
6.2.1 Fees and Charges 4
6.2.2 Increased Availability 4
6.2.3 Use of Alternatives 4
6.2.4 Reduced or Defined Levels of Service 4
6.2.5 Non-Asset Based Demand management Srategies 5
6.3 Structure Plans and Strategies Related to Growth 5
6.4 Growth 5
6.4.1 Census 2013 UPDATE INFORMATION 5
6.4.2 Growth management strategy 6
6.4.3 Growth Model 6
6.5 Meeting increased or changing demand 7
6.5.1 Operational expenditure due to changes in demand 7
6.5.2 Capital Expenditure due to Other Demand Drivers 8
6.6 Taupo District Council Growth Model 2010 - 2050 UPDATE INFORMATION 9

6.1 Factors Affecting Demand

There are a number of factors that influence demand for the property assets within the Taupo District.

6.1.1 POPULATION DEMOGRAPHICS UPDATED INFORMATION?

The population is projected to age substantially from now on. By 2026 more than half the population will be over 40, and a quarter will be over 65. Because people over 40 are much more likely to die than to give birth, the population is projected to increase by only 1000 over the next ten years. All of this increase is expected to be in the over 65 age group, with all other age groups projected to decline in numbers. This is expected to increase demand for building assets such as facilities to run and host events, conference, recreation & leisure activities ie fitness centers with cafes and social housing for the elderly and support for community services facilities eg Waiora House. By the same token, the demand for libraries and museums is expected to change to meet the need of the majority age group with modern technology verses the traditional paper copies ie touch screen computers to search and issue books, ebooks, interaction equipment to allow a hands on approach to experience history or art.

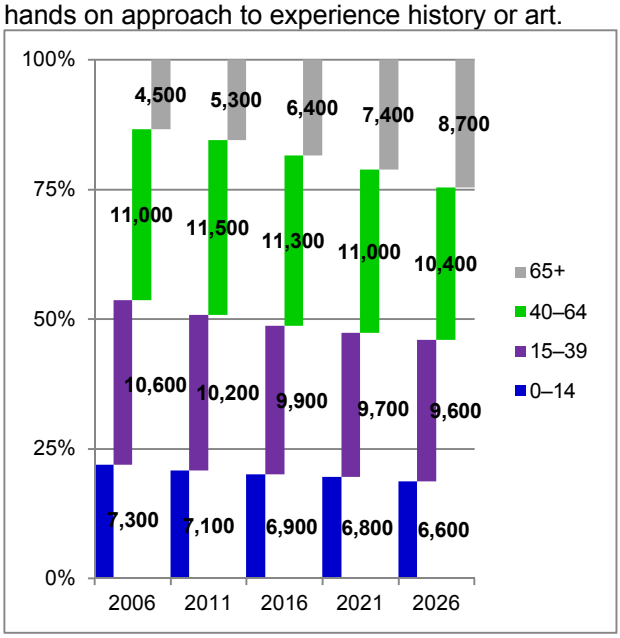

Figure 1 – Taupo District population projections by age

6.1.2 POPULATION GROWTH AND MORTALITY

As populations increase with natural growth and immigration, increasing pressures are placed on existing assets and new assets may need to be created to cater for the growth population. Development contributions provide the funding for asset development that is required for growth purposes. Growth is currently very slow in the Taupo District (0.2 % per annum), and is explained in more detail in Section 6.4.

Mortality rates (deaths per 1000 population) have an influence on the requirement for cemetery and cremation services. Although the population is ageing, improved health means that mortality is not increasing at the same rate.

6.1.3 USE OF FACILITIES

Some assets provided by Taupo District Council for visitors support the use of adjoining lands and facilities particularly large scale events that use the district eg around the lake relay, cycle challenge, iron man, Oxfam etc... The influx for visitors presents the challenge of being able to host 1000's & sometimes 10,000's of people in one area to cater for all aspects of the event ie corporate sponsors, merchandise sales, headquarters, equipment racking, collections etc. This is only made possible with the use of the reserves & grounds in and around the hosting facilities. Additional expectations such as parking areas and public conveniences are often used more by visitors than by local residents and ratepayers and in some venues due to the building structure additional toilets are required as this is not available at the venue. As visitors to these town & venues for events increases, so does demand for supporting venues. Although this places additional stresses on Taupo ratepayers to fund these supporting venues, there are often economic benefits in terms of increased local business activity.

6.1.4 TOURISM AND EVENTS

As Taupo markets itself as a visitor and event destination, the increasing numbers of visitors place a higher demand on property assets than the usually resident population. Visitors may also have higher expectations than residents as they often have experience of facilities in other areas.

6.1.5 HOLIDAY SEASON POPULATION FLUCTUATIONS

The Taupo District has a comparatively high proportion (31.5%) of unoccupied dwellings reflecting its nature as a holiday destination with a large number of baches. This means that during holiday period the population increases significantly. The 2013 census indicates that the Taupo District has a population of 32,910. However, the number of people staying in the Taupo district during the peak tourism season of the Christmas/New Year school holiday period has been estimated to be 1.68 times that number. There is a demand for property assets in some areas to accommodate this increased holiday population even though they are unused for the remainder of the year. This applies particularly to pools, events & conference centers, libraries, museum and community venues ie halls.

6.1.6 LEISURE TRENDS

Trends in leisure activities are continually changing, affecting the demand for existing and new assets. For example, pools are expected to be able to cater for a wide range of activities in a limited space eg lanes for swimming, leisure pool to relax, kids play area, café, sauna and/or spa, activity for older kids ie inflatable, hot pools & rooms, fitness centre, fitness classes, programmes etc… The 'one stop' shop approach to add value and convenience for the customer. The changing demands of an ageing population need to be taken into account as people are generally living longer and remaining more active.

6.1.7 CLIMATE AND WEATHER

The Taupo climate can be extreme with cold wet winters and hot dry summers. As users of sporting facilities become more time poor, the demand increases for indoor facilities that can be used in any weather. The increase for more indoor facilities for sport users is on going due to the facilities demand to be multifunctional creates frustration with both the regular & events users as they are both demanding the same space. This ultimately affects the ability to manage this area to get the best result for community & visitors as there are benefits for both to have indoor facilities so weather does not affect their events.

6.1.8 CUSTOMER EXPECTATIONS

The level of service expected by different members of the community varies considerably. Some have a very high level of expectation about the availability and quality of facilities & venues, and others are less demanding. Demand for assets can be affected by high expectations when there is enough lobbying power and political influence.

Customers are primarily concerned with services and assets such as:

- Affordable & Accessible Facilities & Venues
- Clean and Safe Faculties & Venues
- An infrastructure that supports the venue to host ie parking, toilets, break out rooms
- Suitable sports facilities
- Well maintained buildings & assets

Customer expectations have in many cases increased as the standard of assets have improved, and customers have experienced higher asset quality elsewhere.

6.1.9 AVAILABILITY OF ALTERNATIVES

If alternatives are readily available, there may be no need for Council to supply assets to meet demand. For instance, Council caters for a number of events, if the Great Lake Centre does not have the capacity to host a large event then Taupo Events Centre will be used as an option.

6.1.10 QUALITY AND SUITABILITY OF EXISTING ASSETS

If existing assets no longer meet the needs of users, demand will be generate a new or improved way to utilise the assets. For this reason it is important to continue to maintain and renew existing assets. For instance, the Turangi Library was recently refurbished as the need still exist for this service and building asset.

For information on supply of assets, see section 4 - Asset Data.

6.2 Demand Management

Demand management is defined as:

> "……*the modification of customer demands for services, in order to maximise use of existing assets, or to reduce or defer the need for new assets."*

Customer demand for assets and facilities becomes an issue when it is not met by availability of supply. Where supply is constrained, it becomes necessary to reduce demand and increase the efficiency of use of existing and new assets.

Methods of demand management include changing fee structures, increasing asset or facility availability, increasing asset carrying capacity and spreading peak demand over a wider time period. This can mean changing hours of operation, offering incentives to off-peak use, installing lights to increase use of facilities, changing fee structures, increasing use of alternative facilities, improving capacity of buildings with more toilets and car parking, and changing the timing of maintenance operations. It may also mean that during peak periods demand is unmet.

6.2.1 FEES AND CHARGES

Fee structures can be used to modify demand by making off-peak use more attractive, or some options less attractive. For instance, the venues use a differential fee structures to cater for community & commercial users. This can make bookings for events by locals a more attractive option.

At present the funding policy in the 10YP from fees and charges for buildings varies significantly. These include 'peppercorn' leases to 30/70 funding for Taupo Events Centre. The remainder of funding for assets covered by this AMP is from rates. Any changes in fee structures would need to work within this funding policy.

6.2.2 INCREASED AVAILABILITY

This can be achieved by increasing opening hours to achieve better use of a facility. The increased use is often off-set by increased operating costs for additional power and after hours management. There is also a risk that increasing the availability of facilities will result in increased wear and tear, and increased risk of intentional damage.

Programmed maintenance for buildings falls into this category, with Council retaining the ability to close venues or facilities for use when maintenance is due. Maintenance generally happens based on the lifecycle of the asset or close enough to the end of the lifecycle to avoid multiple closures of different areas.

6.2.3 USE OF ALTERNATIVES

This can include erecting temporary structures to accommodate the events, especially annual events like marques for Iron Man at the Great Lake Centre, Sika Trade Show at the Taupo Events Centre and other events where the capacity of the building is insufficient for catering for the numbers of visitors. In addition to providing extra space, more public conveniences are required to address the high use during the periods of these events..

Council is privileged to own and operate a number of venues and facilities which are of all different in sizes and in various locations. Council is able to offer alternatives for meetings if the customers first option is not available to another suitable venue or facility in close proximity.

6.2.4 REDUCED OR DEFINED LEVELS OF SERVICE

In some cases, it may be appropriate for demand to go unmet. This is in regards to hosting national or international events where the infrastructure is unable to be meet. An example is seating capacity in a theatre or indoor sports stadium where the physical structure is unable to be altered without a expensive capital expense.

6.2.5 NON-ASSET BASED DEMAND MANAGEMENT SRATEGIES

Non-asset based techniques to manage demand for Property's assets include behavioural changes, policies and rules such as the following:

- Bylaws and legislation (including the District Plan)
- Reserve Management Plans
- Quality standards relating to facilities and features in parks
- Funding agreements with other organisations to provide facilities and services
- Fees and charges e.g. bookings for events, programmes

6.3 Structure Plans and Strategies Related to Growth

In addition to the Taupo District Plan which contains policies and rules to control development, there are other planning documents that relate to growth and demand in relation to property assets. Plans include:

- Taupo District 2050 – Growth Management Strategy (2006)
- Venues Strategy
- Taupo Urban Commercial and Industrial Structure Plan – 2011
- Other?

Asset management plans should be aligned with these strategies and structure plans to ensure that future growth is catered for. However, it should be noted that growth projections have been moderated considerably since the unrealistic growth expectations expressed prior to about 2010. The 2013 census has confirmed that growth has not met earlier expectations and has in fact been relatively static with the average annual increase being 0.2 percent from 2006 to 2013. This is expected to continue for the foreseeable future.

6.4 Growth

6.4.1 CENSUS 2013 UPDATE INFORMATION

Growth estimates from 2006 to 2012 for the Taupo District were based on 2006 census data and inflated by a speculation driven property boom which led to the creation of over a thousand new residential lots during this period. It has been found since the 2013 census that growth projections in 2006 were overly optimistic and that little actual population growth has occurred in many areas despite the creation of new allotments. The main areas of population growth have been in rural census area units, and many urban populations have actually declined since 2006.

Taupo District Population changes

Census area unit	2001	2006	2013	Change	%
541313 Maunganamu	213	207	411	204	99%
541334 Tatua	228	186	285	99	53%
541333 Kinloch	279	330	489	159	48%
541344 Broadlands	462	519	639	120	23%
541335 Oruanui	1,518	1,953	2,268	315	16%
541311 Acacia Bay	1,101	1,233	1,425	192	16%
541346 Tongariro	501	432	498	66	15%
541319 Lakewood	786	1,239	1,428	189	15%
541320 Marotiri	1,353	1,389	1,557	168	12%
541317 Rangatira Park	519	627	696	69	11%
541316 Wharewaka	288	462	498	36	8%
541750 Waipahihi	1,848	1,764	1,881	117	7%
541347 Motuoapa	153	228	237	9	4%

541348 Tokaanu	186	189	195	6	3%
541710 Nukuhau	1,317	1,506	1,509	3	0%
532502 Kuratau	294	276	276	0	0%
541720 Taupo Central	3,705	3,630	3,573	-57	-2%
541740 Hilltop	3,672	3,603	3,540	-63	-2%
541760 Richmond Heights	2,229	2,154	2,106	-48	-2%
541730 Tauhara	4,185	4,314	4,110	-204	-5%
541345 Waitahanui	510	453	414	-39	-9%
541000 Turangi	3,441	3,240	2,952	-288	-9%
541318 Rangatira	57	87	78	-9	-10%
541312 Wairakei-Aratiatia	651	675	603	-72	-11%
532200 Omori	192	219	195	-24	-11%
541342 Rangitaiki	186	162	138	-24	-15%
540900 Mangakino	1,281	1,020	741	-279	-27%
541503 Taharua	87	81	57	-24	-30%
541315 Taupo East	12	12	6	-6	-50%
541501 Rangipo	270	237	99	-138	-58%
541502 Te More	-	-	-		
620000 Inland Water-Lake Taupo	6	-	-		
Total Taupo District	**31,521**	**32,421**	**32,910**	**489**	**1.5%**

6.4.2 GROWTH MANAGEMENT STRATEGY

In June 2006 the Council adopted Taupo District 2050 (TD2050), the Growth Management Strategy for the District. The growth management strategy identifies where urban growth is anticipated so that land use and infrastructure planning can be aligned. TD2050 has been incorporated into the District Plan by way of plan changes, particularly Plan Change 21 which identifies the future urban growth areas.

This strategic approach to integrating land use and infrastructure is intended to be supported by subsequent structure planning of the urban growth areas to identify the detailed settlement pattern and infrastructure servicing. Council has prepared structure plans for:

- Kinloch
- Mapara Valley
- South-western Bays Settlements (including Turangi); and
- Commercial and industrial areas within Taupō Township

A growth model was developed based on the anticipated population increase and associated residential lot increases in TD2050. The growth model is reviewed and updated every three years prior to the review of the asset management plans and development of the long term plan. The review of the growth model is based on census data estimates, feedback from developers and analysis of resource consents.

6.4.3 GROWTH MODEL

TD2050 provides high level growth projections over large growth areas. For asset management planning it is desirable to have these growth projections in a much more defined area and to have them by year, rather than a 10 year total.

A growth model has been in place since 1 July 2004 when TDC adopted the Development Contributions Policy. The growth model has been reviewed in conjunction with TD2050 and the production of each LTCCP or LTP since this. The growth model was last reviewed in September 2013.

The growth model has been developed in order to predict growth throughout the district and is expressed in Household Equivalent Units (HEU) of demand. This information is firstly split between residential and non-residential growth and then by activity (e.g. water, wastewater etc). The model predicts growth over a 40

year period for all growth areas. Where there is no growth predicted, e.g Mangakino, then this in not included in the model.

In the growth model a HEU is defined as being equivalent to one “average” household unit (based on an average household size of 2.6 people). It was recognised that household units vary throughout the district and that the demands they generate also cover a broad range. However, given the relatively large size of development contribution areas and the implied averaging, the approach was considered appropriate as well as being consistent with the level of detail recognised by the growth model itself.

The growth model that was developed aligned the projected growth with the identified growth areas in TD2050. Since TD2050 was adopted in 2006, there have been changes in the economy and the timing of key infrastructure. These changes impact on the timing of growth so the growth model has been amended to include updated assumptions which reflect available information in 2013.

The changes to the growth figures in 2013 show a reduction in actual growth in the Taupo region compared with anticipated growth. This has resulted in the delay of some growth related projects. The projections are based on actual development numbers and realistic estimates of growth. Due to the current and predicted level of growth within the region, development has been scaled back significantly. Under the DC Policy the cost of growth related infrastructure is the responsibility of the developer. Where growth is overestimated the requirement for capital expenditure is overstated, essentially elevating costs to the ratepayer with limited ability to collect development contributions. If the development does not occur as projected but the project still proceeds, the cost of the growth related capital expenditure is transferred onto the rate payer, therefore ultimately increasing rates.

For the latest Taupo District Council Growth Model 2010 – 2050 refer to the end of this section.

The total estimated residential yield (urban and rural) for the District over the next LTP 10 year period (2015-2025) is estimated at 711 lots. The majority of this growth is expected to occur in the Taupo urban area and Southern lakeside settlements despite the majority of population growth since 2006 having occurred in rural lifestyle areas and Kinloch.

6.5 Meeting increased or changing demand

Increased demand for property assets is not necessarily growth related, and in a period of slow growth other drivers will have a greater impact. Increased or changing demand can be met by using a number of methods which may have financial implications including;

- Operational and maintenance expenditure
- Capital Expenditure – building new assets
- Other non-asset based methods

6.5.1 OPERATIONAL EXPENDITURE DUE TO CHANGES IN DEMAND

There may be a change to the cost to operate or maintain assets due to increased or decreased demand. There will also be increased operations and maintenance where new assets are created to meet. The demand drivers that have the biggest influence on operational and maintenance costs of property assets are tourism and events, climate and weather, community expectations, and the need to maximise the use of existing assets to avoid the need to create new assets.

A reduction in demand does not necessarily lead to a reduction in operation costs as these are often fixed at the level required to operate the asset regardless of use. Maintenance costs will drop with decreased demand and use however, and assets can be decommissioned at the end of their life rather than being renewed (which lowers the cost of depreciation).

Refer to Table 5-2 in Section 5.5 for proposed operational projects related to changes in demand.

6.5.2 CAPITAL EXPENDITURE DUE TO OTHER DEMAND DRIVERS

Capital expenditure projects that are not linked to growth have other drivers that are related to both increased demand (see 6.1), legislative compliance, improved efficiency, improved environmental outcomes, economic development and growth, safety and maintaining current levels of service. For a schedule of capital projects and their drivers refer to Table 5-2 in Section 5.5.

6.6 Taupo District Council Growth Model 2010 - 2050 UPDATE INFORMATION

Taupo District Growth Model 2015 - 2050

Growth Model ALL	2009/14 actuals																																									
Financial Year Starting	209/2010	2010/2011	2011/2012	2013/2014	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	15/21	16/22	15/22	16/23	15/23	16/24	15/24	16/25	15/25	16/26	15/26	16/27	15/27	16/28	15/28	16/29	15/29	16/30	15/30	16/31	15/31	16/32	15/32	16/33	15/33	
Total Residential properties per year	205	88	76	37	77	129	91	92	100	74	61	97	48	89	69	67	66	66	91	66	66	66	91	66	66	66	81	66	66	66	66	66	66	66	66	66	66	66	66	66	66	
Running Total for LTP							91	183	283	357	418	515	563	652	721	788																												
Building Consents	192	142	133	119	136	148	131	128	128	132	128	134	128	130	116	128	89	101	89	101	89	101	89	101	89	84	84	84	84	84	84	74	74	74	74	74	74	74	74	74	74	
Cumulative		88	164	201	278	407	498	590	690	764	825	922	970	1059	1128	1195	1261	1327	1418	1484	1550	1616	1707	1773	1839	1905	1986	2052	2118	2184	2250	2316	2382	2448	2514	2580	2646	2712	2778	2844	2910	
RESIDENTIAL AREA				2012-2022 LTP			2015-2025 LTP																																			Totals
Taupo South	5	0	0	20	35	20	0	12	33	0	12	21	12	0	33	0	64	50	50	40	40	50	50	64	64	80	80	64	64	50	50	40	40	50	50	64	64	80	80	64	64	
Nukuhau/Brentwood Poihipi/Huka Falls	2	6	6	6	56	56	22	39	10	24	0	22	0	35	0	13	32	32	32	32	32	32	32	32	32	32	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
Taupo Town	12	5	5	5	5	5	17	17	17	17	17	17	17	17	17	17	15	15	15	15	15	15	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Taupo Total Lots Created	82	57	34	25	59	81	39	68	60	41	29	60	29	52	50	30	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	1,714
Taupo Building Consents Issued	74	69	55	54	60	60	55	55	55	55	55	55	55	55	55	55	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	2,098
Acacia Bay (including lower Mapara Rd)																																									
Total Lots Created	0	0	2	0	1	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	77
Building Consents Issued	10	3	4	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	155
Kinloch Area																																									
Total Lots Created	8	3	0	2	0	25	20	0	8	0	13	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	321
Building Consents Issued	34	22	31	26	30	40	28	25	25	25	25	25	25	20	20	20	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	537
Mapara/Blue Ridge Area																																									
Total Lots Created	3	3	15	3	7	7	5	5	5	5	5	5	5	5	5	5	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	135
Building Consents Issued	16	9	8	5	6	7	7	7	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	230
Five Mile Bay/Waitahanui																																									
Total Lots Created		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Consents Issued		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turangi																																									
Total Lots Created	1	2	6	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	82
Building Consents Issued	7	3	3	2	8	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	116
Hatepe																																									
Total Lots Created	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Motuoapa																																									
Total Lots Created	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Consents Issued	8	7	5	5	6	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	123
Pukawa/Omori Kuratau																																									
Total Lots Created	42	0	0	1	1	0	13	0	13	9	0	13	0	13	0	13	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96
Building Consents Issued	8	8	9	2	4	8	8	8	8	12	8	14	8	14	0	12	0	12	0	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171
Whareroa																																									
Total Lots Created	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45
Building Consents Issued		0	0	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	74
Rural Other																																									
Total Lots Created	69	23	19	5	8	10	10	15	10	15	10	15	10	15	10	15	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	440
Building Consents Issued	35	21	18	23	18	20	20	20	20	20	20	20	20	20	20	20	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	550
Commercial Accommodation HEU																																									
TKMP		4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	184
TT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	40
Industrial/ Retail / Commercial (Gross Floor Area - m^2)																																									
Taupo																																									
Industrial		233	233	405	1,052	836	1,354	966	1,492	1,052	1,638	1,267	1,362	1,716	1,629	1,319	3,302	2,431	2,517	2,517	2,259	2,345	2,517	2,466	2,466	2,604	2,586	1,716	1,716	1,595	1,595	1,259	1,259	1,336	1,336	1,457	1,457	1,595	1,595	1,448	1,448	65,377
Commercial		41	41	72	187	149	241	172	265	187	292	226	242	305	290	235	588	433	448	448	402	417	448	439	439	463	460	305	305	284	284	224	224	238	238	259	259	284	284	258	258	11,635
Retail		60	60	104	269	214	347	247	382	269	420	325	349	439	417	338	846	623	645	645	578	601	645	631	631	667	662	439	439	408	408	322	322	342	342	373	373	408	408	371	371	16,742
Kinloch																																									
Commercial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	500
Retail		-	-	-	-	-	-	-	20	14	22	17	18	23	22	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	600
Mapara Valley																																									
Commercial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Turangi																																									
Industrial		5	5	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	580
Commercial		6	6	10	10	10	10	10	10	10	10	10	10	10	10	10	78	58	60	60	53	56	60	58	58	62	61	41	41	38	38	30	30	32	32	34	34	38	38	34	34	1,297
Retail		6	6	10	10	10	10	10	10	10	10	10	10	10	10	10	78	58	60	60	53	56	60	58	58	62	61	41	41	38	38	30	30	32	32	34	34	38	38	34	34	1,292