

**Appendix L – Morrinsville Residential Growth Assessment
prepared by Property Economics**



PROPERTY ECONOMICS



MORRINSVILLE RESIDENTIAL

GROWTH ASSESSMENT

Project No: 51938

Date: July 2021

Client: Lockerbie Estate Limited



SCHEDULE

Code	Date	Information / Comments	Project Leader
51918.6	July 2021	Report	Tim Heath / Phil Osborne

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1. INTRODUCTION

Property Economics has been engaged by Lockerbie Estate Limited to assess the residential market in Morrinsville in respect of forward demand to assist their Private Plan Change (PPC) application.

The Lockerbie Estate is a master planned residential housing development on the northern edge of Morrinsville where the developers are establishing a “modern” neighbourhood and an 8ha retirement village. The developers have indicated to date that sales of the sections in the initial stages of the Lockerbie Estate development have been strong, citing local job growth and growing wage / house price gap pushing people further afield of Hamilton.

In order to maintain this momentum and continue to offer new sections and homes, the developers are seeking to rezone 78 hectares of rural land to residential land as the third and final stage of the Lockerbie Estate. Notably, this rural land has a ‘future residential overlay’ having been identified as a location suitable to accommodate future growth by the Matamata Piako District Council.

This report examines recent residential growth patterns in Morrinsville and looks forward to understanding the future dwelling requirements to accommodate projected growth of the township and how this development ‘fits into’ the wider residential growth picture of Morrinsville.

Also included in a high-level economic cost benefit analysis of rezoning the subject 78ha land holding in Morrinsville as proposed by Lockerbie Estate Limited.

1.1. KEY RESEARCH OBJECTIVES

The key objectives of the economic research include:

- **Population Growth:** Quantify the current population and household base of Morrinsville and project this out to 2038 utilising projections produced by Statistics NZ and Infometrics. This includes a discussion on the outside economic factors that could fuel changes in market demand and their long-term implications.
- **Residential Consents:** Analyse recent residential consenting trends in Morrinsville and surrounding markets to show changes in market demand and its implications for Morrinsville.
- **Demographic Profiling:** Undertake profiling of Morrinsville's market in terms of key economic and social characteristics including age, income, employment, household structure and ethnicity (among others) to identify and understand the composition of the market at a more detailed level.
- **Economic Cost Benefit:** Provide a high-level economic cost benefit analysis to identify the implications of the increased residential supply in Morrinsville.

1.2. INFORMATION & DATA SOURCES

Information has been obtained from a variety of what Property Economics consider to be reputable and reliable data sources and publications, including:

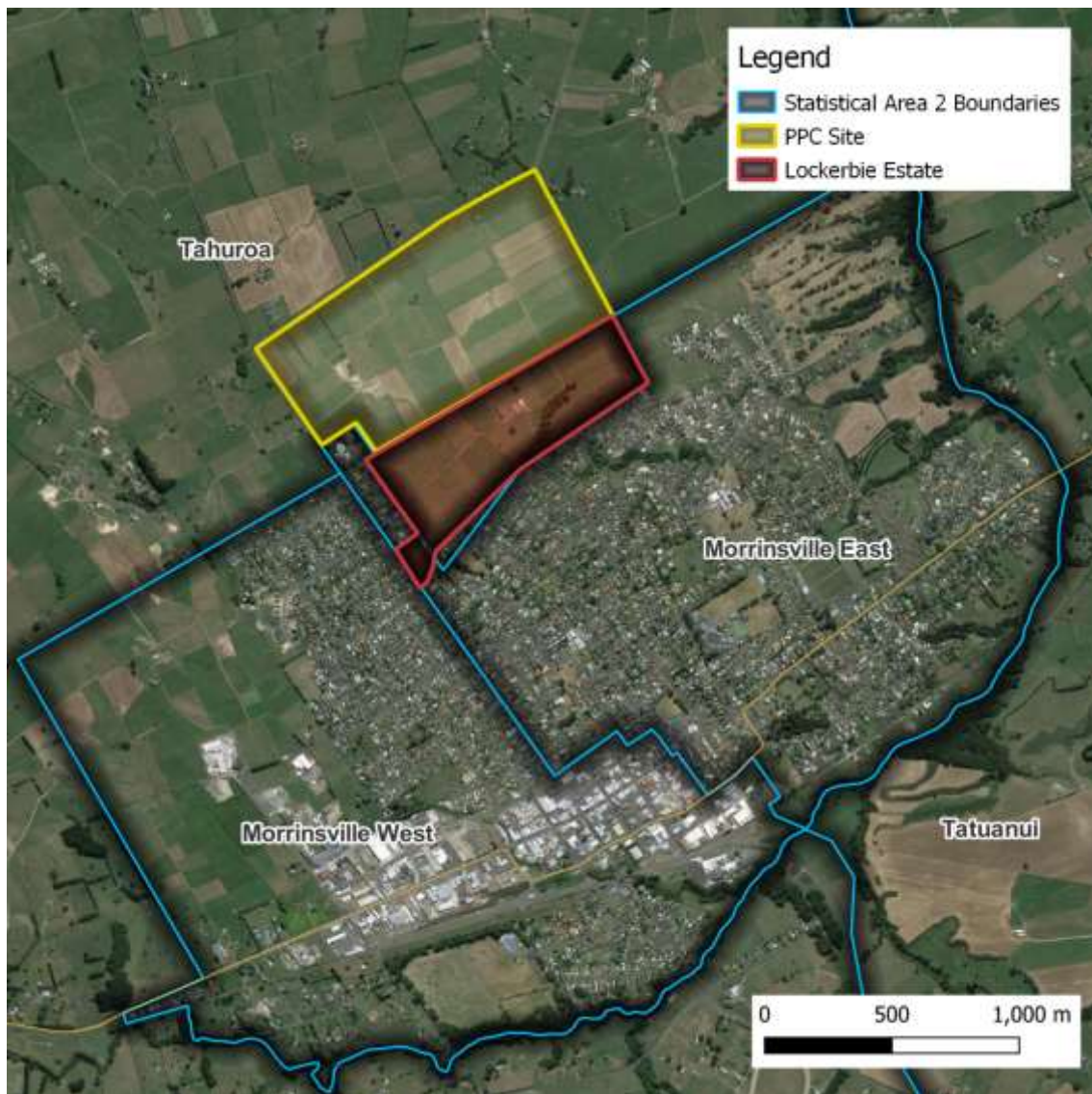
- Census of Population and Dwellings 2018 - Statistics NZ
- Household and Population Projections – Infometrics NZ
- Residential Building Consents – Statistics New Zealand
- Goole Maps NZ
- Building Consents – Statistics NZ

2. MORRINSVILLE AND LOCKERBIE ESTATE

Figure 1 shows a map of Morrinsville, the Lockerbie Estate and the associated Statistical Area 2 Boundaries (SA2) which are defined geographical areas for which Statistics New Zealand uses to publish data.

In considering the residential growth in Morrinsville, the SA2 boundaries are guided by the historic geospatial extent of the Morrinsville urban area. This means the Lockerbie Estate is located in the Tahuroa SA2, immediately abutting the current (northern) urban boundary of the township. This represents an efficient extension of the Morrinsville urban boundary as the new subdivision can efficiently 'plug into' the township's existing infrastructure provision.

FIGURE 1: MAP OF MORRINSVILLE AND PPC LOCATION



Source: Property Economics, Google Maps, Statistics NZ



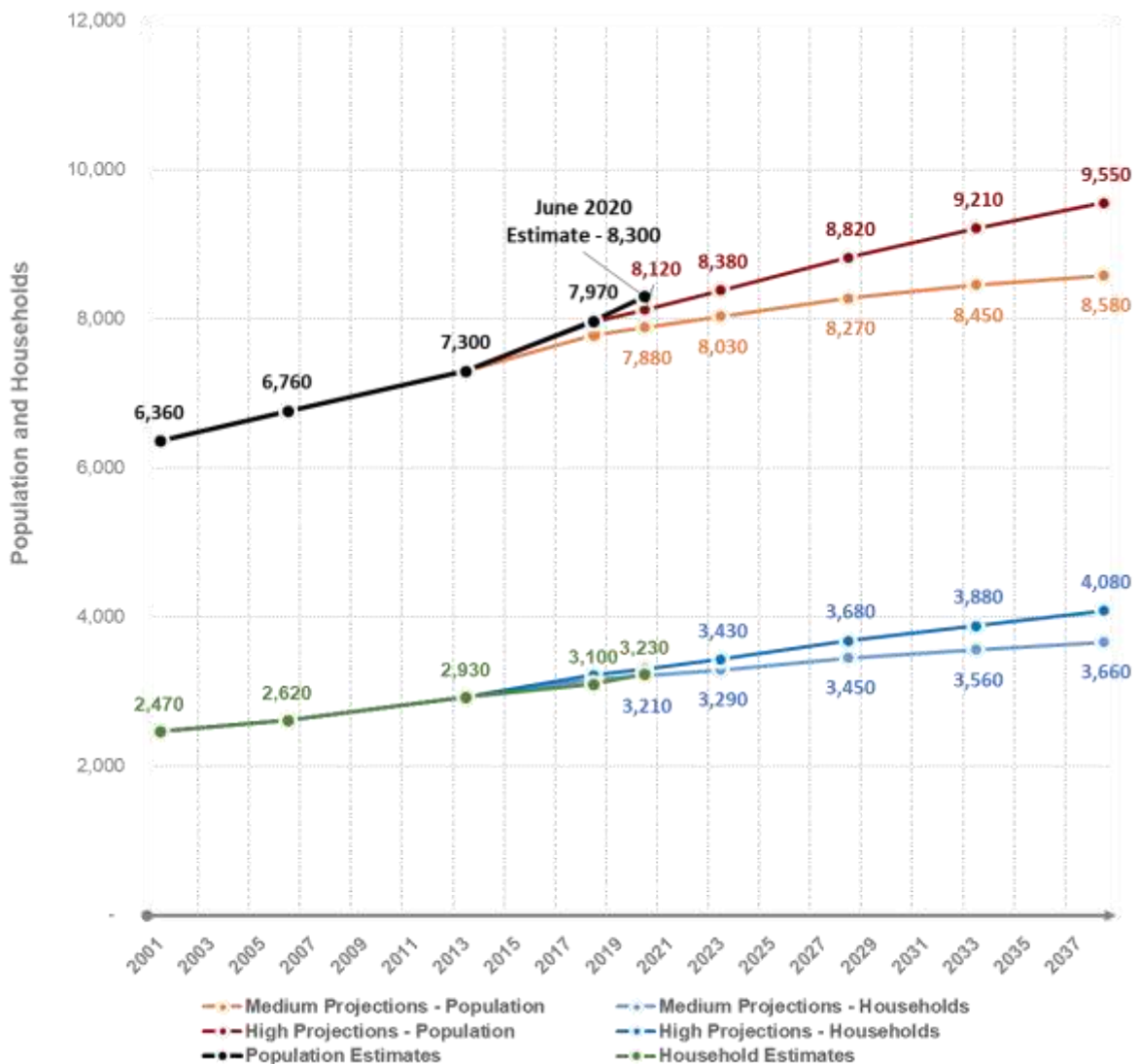
3. POPULATION AND HOUSEHOLD PROJECTIONS

This section outlines the population and household growth projections for Morrinsville. These projections are derived from the latest information available from Statistics NZ (utilising both the High and Medium growth projection series) and the projections provided by Infometrics. These population projection series are compared against the recent population estimates to provide context and comparison between current market size and anticipated growth to 2038 as estimated by two separate entities.

3.1. GROWTH PROJECTIONS

Figure 2 shows the population and household projections (December 2017) from Statistics NZ.

FIGURE 2: MORINSVILLE (EXCLUDING TAHUROA) POPULATION AND HOUSEHOLD PROJECTIONS



Source: Property Economics, Statistics NZ

The Morrinsville township has seen robust net growth over the last 7 years, growing from 7,300 residents in 2013 to an estimated 8,300 people by 2020. Proportionally, this growth is equal to almost 14% net (or 1.8% per annum) which is higher than the wider district average of 1.4% annually for the same period.

Compared to the Statistics New Zealand projections for the local area, the 2020 population estimate (black line in Figure 2) exceeded the High projection by 180 residents. Under this High growth scenario, the population of Morrinsville is anticipated to grow to 9,550 by 2038, equal to growth of an additional 1,890 residents over the next 28 years.

By 2038 a net additional 800 dwellings is required to accommodate Statistics NZ High series growth in Morrinsville by 2038. Given recent (above High projection) growth trends in Morrinsville, the Statistics NZ projections can be considered conservative if the recent growth profile is maintained. This momentum can only be sustained if additional residential supply is provided to ensure no artificial influences impose on the market.

Figure 2 indicates that growth in the number of households in Morrinsville within the original growth projections was forecast to increase at a faster proportional rate than the population due to a projected fall in the person per dwelling ratio over the forecast period. This was a trend projected to occur across the whole country due to an ageing population, smaller families and a **higher proportion of 'split' or single households**. However, the results of the 2018 NZ Census and subsequent population estimates have shown the reverse to be true.

That is, according to the Census results, the population per household ratio has increased in Morrinsville from 2.50 in 2013 to 2.57 in 2018. This trend was also reflected across the country. There are a number of possible reasons for this reversed trend, not the least of which relates to the lack of new home supply relative to demand, and rising house prices that occurred over the last intercensal period.

These factors have contributed to an increase in multi-generational and multi household dwellings, pushing the average person per dwelling ratio up. It appears that new residential dwellings (supply) has not kept pace with local demand, and increased supply at a rate more commensurate with demand will be required moving forward to better position Morrinsville to be a competitive residential location.

3.2. INFOMETRICS PROJECTIONS

In 2019, the Matamata-Piako District Council engaged Infometrics to undertake independent population modelling work across the entire district. These projections represent the most recent projections available.

Table 1 below shows a direct comparison between the Statistics NZ Projections and the Infometrics Projection for Morrinsville. This shows that both the Infometrics Medium and High projections falls between the current Statistics NZ High and Statistics NZ Medium projection series.

TABLE 1: PROJECTION COMPARISON BETWEEN GROWTH PROJECTIONS FOR MORRINSVILLE

Morrinsville	2020 Estimate	Projection	2028	8 Year Growth	2038	18 Year Growth
Population	8,300	StatsNZ Medium	8,270	+ 0	8,580	+ 280
		StatsNZ High	8,820	+ 520	9,550	+ 1,250
		Infometrics Medium	8,700	+ 400	9,110	+ 810
		Infometrics High	8,820	+ 520	9,430	+ 1,130
Households	3,230	StatsNZ Medium	3,450	+ 220	3,660	+ 430
		StatsNZ High	3,680	+ 450	4,080	+ 850
		Infometrics Medium	3,490	+ 260	3,660	+ 430
		Infometrics High	3,538	+ 308	3,780	+ 550

Source: Property Economics, Statistics NZ, Infometrics

Within the Morrinsville township, Infometrics Medium scenario projects the population over the next 18 years to rise to 9,110 residents and 3,660 households. This equates to a net additional 810 residents and 430 households over the current 2020 estimates. The Infometrics High scenario projects a greater increase in the population equating a net additional 1,130 residents and 550 Households over the current 2020 estimates. Given the strong growth subsequent to these projection series, the Statistics NZ and Infometrics High scenarios appear closest to the current tracking of growth in Morrinsville.

Additionally, Table 2 following shows a similar comparison for the Tahuroa SA2 area. Both Infometrics Medium and High scenarios attribute more growth to the Tahuroa SA2 than the Statistics New Zealand High projection. Under the Infometrics Medium scenario, the Tahuroa SA2 is anticipated to grow to 2,308 residents by 2038 and 942 households, equating to growth of 468 residents and 282 households. Under the High Scenario, Infometrics anticipates the population growth will be 35% higher at a net additional 630 residents, equating to 344 new households.

To put this in perspective, Stages 1 and 2 of Lockerbie Estate represent 189 lots and this represents roughly half of the currently zoned land that is part of the Lockerbie Estate. This indicates the rezoning of the subject land would appear an important part of Tahuroa's ability to realise anticipated growth.

Table 3 shows the combined population growth projections for the Morrinsville and the Tahuroa SA2s across the Statistics NZ and Infometrics growth series. All the projections indicate a positive growth profile for the wider Morrinsville area out to 2038 with up to an additional 960 dwellings net required to accommodate anticipated growth.

TABLE 2: PROJECTION COMPARISON BETWEEN STATISTICS NZ AND INFOMETRICS FOR TAHUROA

Tahuroa	2020 Estimate	Projection	2028	8 Year Growth	2038	18 Year Growth
Population	1,840	StatsNZ Medium	1,900	+ 60	1,920	+ 80
		StatsNZ High	1,980	+ 140	2,060	+ 220
		Infometrics Medium	2,150	+ 310	2,308	+ 468
		Infometrics High	2,210	+ 370	2,470	+ 630
Households	660	StatsNZ Medium	690	+ 30	710	+ 50
		StatsNZ High	720	+ 60	770	+ 110
		Infometrics Medium	851	+ 191	942	+ 282
		Infometrics High	876	+ 216	1,004	+ 344

Source: Property Economics, Statistics NZ, Infometrics

TABLE 3: PROJECTION COMPARISON BETWEEN STATISTICS NZ AND INFOMETRICS FOR COMBINED TAHUROA AND MORRINSVILLE

Morrinsville & Tahuroa	2020 Estimate	Projection	2028	8 Year Growth	2038	18 Year Growth
Population	10,140	StatsNZ Medium	10,170	+ 60	10,500	+ 360
		StatsNZ High	10,800	+ 660	11,610	+ 1,470
		Infometrics Medium	10,850	+ 710	11,418	+ 1,278
		Infometrics High	11,030	+ 890	11,900	+ 1,760
Households	3,890	StatsNZ Medium	4,140	+ 250	4,370	+ 480
		StatsNZ High	4,400	+ 510	4,850	+ 960
		Infometrics Medium	4,341	+ 451	4,602	+ 712
		Infometrics High	4,413	+ 523	4,783	+ 893

Source: Property Economics, Statistics NZ, Infometrics

4. DEMOGRAPHIC PROFILE

An economic and social demographic profile for Morrinsville and Matamata – Piako District has been carried out to assist in understanding the composition of the local market. A demographic profile for the wider New Zealand averages has also been included to provide a base line for comparative context.

A detailed breakdown of these demographic profiles can be found in Appendix 1, however below are some of the more significant observations.

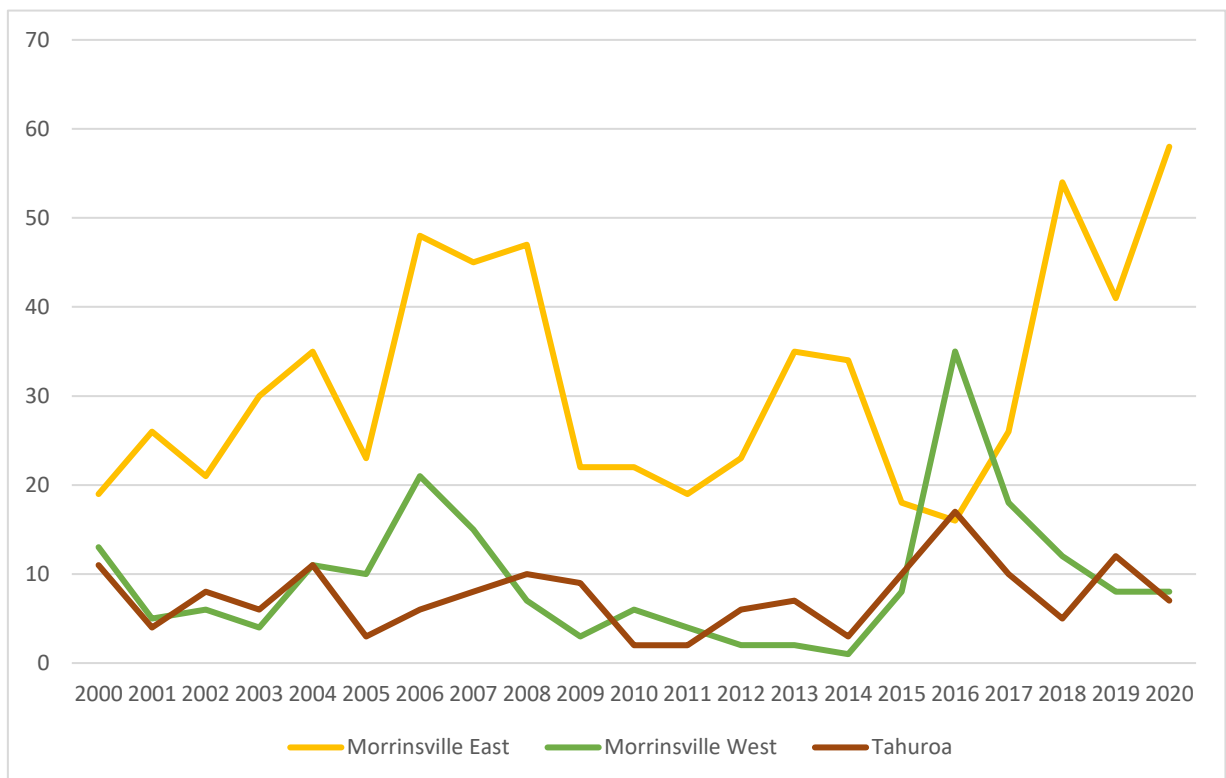
- Morrinsville has an estimated current population base of around 8,300 residents and 3,230 households (Statistics NZ June 2020 estimate), with a smaller average person per household ratio of 2.57 compared to the New Zealand average of 2.83 persons. Morrinsville represents 23% of the Matamata - Piako District population base of 36,280 residents.
- The ethnic profile of Morrinsville corresponds to that of the wider District. Around three quarters of the population identify as of European descent compared to the national average of 62%, while around 15% identify as Maori, a similar proportion to New Zealand. The under-represented ethnic groups in Morrinsville are Asian and Pacific Peoples which collectively make up less than half of the national proportion (8% in Morrinsville and 20% Nationally).
- The Median Age of Morrisonville Residents at 41 years is slightly older than the NZ average. This can be linked to a higher proportion of older residents with 27% of the population aged 60 years+ compared to 21% nationally. This translates to a greater proportion of residents earning a Superannuation or other Government benefit and lower proportion in the labour force.
- There is a significant demographic difference between the district and Morrinsville in the proportion of residents employed in Agriculture, Forestry and Fishing. At a district level 21% of residents are employed across these industries, whereas only 4% of Morrinsville residents are. Rather, 22% of Morrinsville residents work in Manufacturing with a significant contributor being the Fonterra factory in Morrinsville.
- A slightly greater proportion of Morrinsville's residents live in one or two person households than the national average. This is likely correlated with the greater proportion of retired older couples and singles in Morrinsville's population base.
- The Median Household Income of Morrinsville residents is \$68k per annum which is \$8k less than the national Median of \$76k per annum. This is driven by the lower proportion of households earning in the highest income bracket of \$150k or more (11% in Morrinsville and 18% nationally).

5. BUILDING CONSENTS

Figure 4 shows the annual number of new residential dwelling consents for the years ended September 2000 to September 2020 across each of the Morrinsville East, West and Tahuroa SA2 areas.

Over the last 20 years, there have been two peaks of residential construction. The first was over the 2006 – 2008 period before the 2008 Global Financial Crisis (GFC), while the second peak has occurred over the last 5 years in the post GFC recovery period. During this period, the Morrinsville township has recorded 302 residential consents with an additional 61 dwelling consents recorded in Tahuroa. The vast majority of these consents are in Morrinsville East which peaked at 58 consents in 2020, largely driven by the build out of the Parkwood Development.

FIGURE 4: MORRINSVILLE NEW DWELLING CONSENTS (2000- 2020)



Source: Property Economics, Statistics NZ

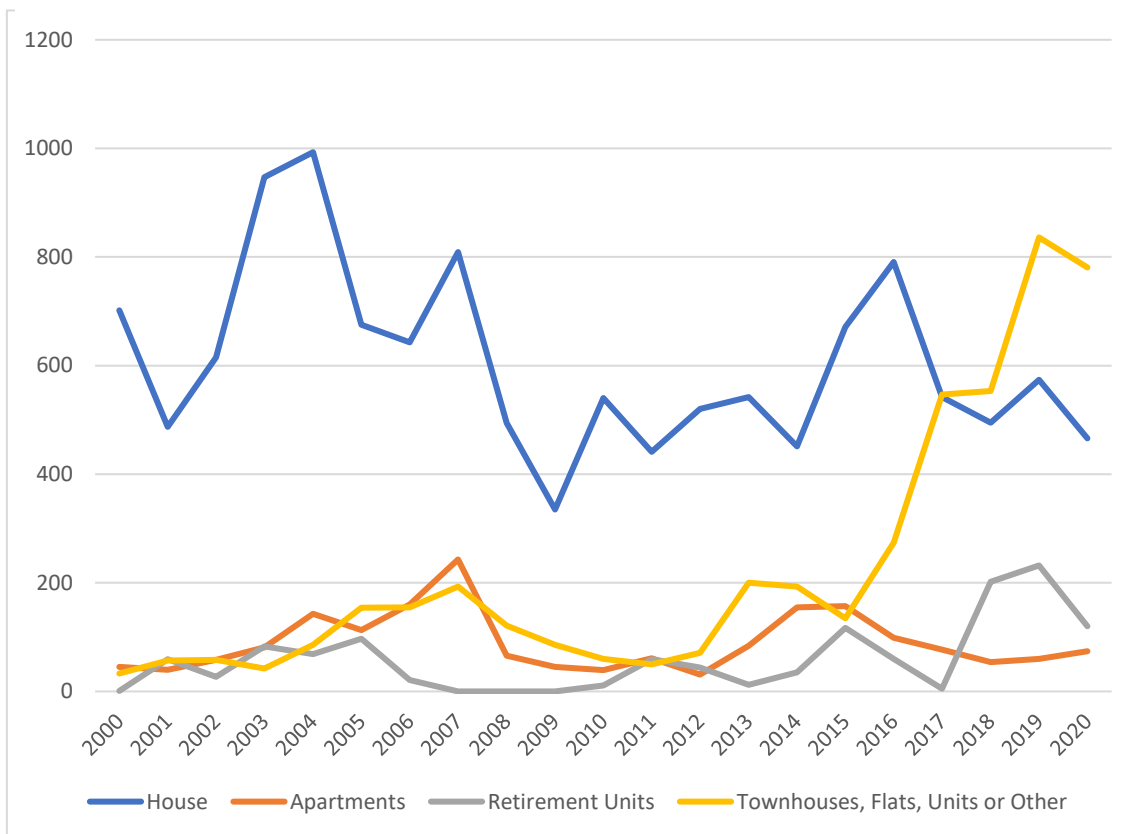
Over the course of the last two decades Morrinsville's annual residential building consent numbers has steadily grown on average. At the start of the century Morrinsville was averaging around 40 new residential consents per year. After a few peaks and market corrections, the current rate is around 80 – nearly double the growth rate of twenty years ago.

Figure 5 following shows the annual number of new residential dwelling consents in Hamilton for the years ended September 2000 to September 2020 by typology.

Over the past 20 years, the number of houses built each year has fluctuated around 700 with varying movements in the market. More notably however is the sharp rise in the number of Townhouses, Flats, Units or Other homes being built with not commensurate decline in the construction of other typologies.

Over 6,800 new homes were built in Hamilton over the last 5 years (2016 – 2020) which equates to an average of 1,370 homes per annum. This is approximately 70% higher than the average number of consents over the preceding 5 years (2011 – 2015).

FIGURE 5: HAMILTON NEW DWELLING CONSENTS (2000 – 2020)



Source: Property Economics, Statistics NZ

6. MORRINSVILLE HOUSING MARKET

6.1. DEMAND

In Infometrics report to Council¹ they published only their medium projection series stating:

“As a result of COVID-19, international net migration is likely to be negligible for 2020 and 2021, and employment in Matamata-Piako District will decline slightly. Overall, net migration into Matamata-Piako is likely to be lower than projected until 2025.

Given the soft outlook for net migration, the high projection scenario is not recommended as it is unlikely to be achieved in the near term. Furthermore, even when projected growth rates resume after 2025, they will be starting from a lower point, meaning that long term levels set out in the high projection are unlikely to be achieved either”.

However, since the release of Infometrics' projections, Statistics NZ have provided updated population estimates based on the 2018 Census. The estimated population in Morrinsville in 2020 of 8,300 is the same as Infometrics High projection of 8,287 (once rounded) This suggests current growth rates more closely align with Infometrics High projection series rather than their Medium projections at present. This suggests Infometrics' caveat outlined above is not 'playing out' as anticipated at present, and therefore their High projection scenario increases in validity.

The data shows the greater variance of population growth from the projections, across smaller townships within the District. As such, even if the Matamata-Piako District were to grow in accordance with the Infometrics Medium projection, Morrinsville is equally capable of experiencing High growth given Morrinsville's close proximity to the fast-growing Hamilton City market, and Morrinsville becoming an increasingly attractive alternative to reside in for Hamilton workers, particularly with Morrinsville's competitive house prices on a comparative basis.

As Figure 3 shows, there is a portion of residents who already commute daily to Hamilton from Morrinsville. Furthermore, the lasting impacts of COVID-19 have meant that for many, working from home is increasingly plausible and more 'work from home' days being offered by companies are more widely accepted workplace practices.

Additionally, although the Hamilton City Council has zoned for several greenfield developments, infrastructure constraints have delayed / slowed development in these locations, e.g. Peacocke and Rotokauri. Consequently, Hamilton is facing housing supply pressures to the benefit of the surrounding rural townships such as Morrinsville who have the potential to accommodate the growth derived from Hamilton.

¹ Infometrics (April 2020) Population projections 2018 – 2051 for Matamata-Piako District Council. Accessed online at: https://www.mpdcc.govt.nz/images/CouncilDocuments/Reports/Population_Projections_2018-2051_for_Matamata-Piako_District_Council_prepared_by_Infometrics_23_April_2020.pdf

7. ECONOMIC COST BENEFIT ANALYSIS

The section outlines some of the high-level economic costs and benefits associated with the proposed rezoning of additional residential zoned land.

BENEFITS:

- 1. Increased Land / Dwelling Supply:** The proposed PPC has the ability to supply the market with additional residential dwellings, thereby increasing capacity within a single master-planned area. This provides not only the ability for the area to improve its responsiveness to growth demands but itself facilitate further growth within the area with the potential to capture wider market (Hamilton) demand. Additionally, this provides clear direction to the market regarding both its ability to meet future demand pressures and its provision through an efficient site location and size.
- 2. More Affordable Housing:** The potential provision of additional feasible residential development capacity within the wider area is likely to have the impact on reducing counterfactual land values. A significant contributor to residential property values in the underlying land values impact by growth expectations and supply. The rezoning of additional residential land areas suitable for future development is likely to reduce price pressure in the local and surrounding markets.
- 3. Greater Housing Choice:** The new development area offers with it the opportunity for increased choice with a mix of residential typologies and price point options, housing with potential for new densities than that offered in a more fragmented development environment.
- 4. Decreased Marginal Infrastructure Costs:** Being connected to the wider Lockerbie Estate ensures additional economies of scales and lower marginal infrastructure costs over developments in other locations. This is already reflected in the future residential zoning that indicates priority of this zoning this site over other rural areas.
- 5. Local Employment Growth:** Through the potential to grow Morrinsville faster in a coordinated manner that is likely to facilitate greater levels of local employment growth and support both local retailers and businesses. This occurs by the potential of reaching the critical mass whereby additional services that may historically have been provided for outside of Morrinsville are now feasible to locate in Morrinsville itself.

COSTS:

- Potential to Undermine Zoned, Serviced and Feasible Residential Capacity:** In assessing a new residential development, the question of uniqueness arises. If sufficient residential capacity already exists, servicing unnecessary residential land results in an underutilisation of developed infrastructure and a commensurate increase in marginal costs.

If the development is likely to bring in residential growth over and above what would have otherwise occurred absent of this PPC, this is no longer the case. This occurs when either there is insufficient capacity (both existing and in the pipeline) to support existing and future demand, or it is in some way unique such that the residents would not have otherwise decided to live in Morrinsville.

- **General Costs:** Although there are typically several economic costs associated with a greenfield development, due to the economic conditions surrounding this development these are considered immaterial. Firstly, this PPC will not result in the loss of productive land as it is owned by the residential developer who has clear intentions to develop it for residential use and it is has a future residential overlay. Consequently, irrespective of the results of the PPC, the subject site will remain unproductive.

Likewise, greenfield development reduces the impetus for intensification of existing urban areas. However, the infill potential of Morrinsville is considered low and the residential activity on the subject site is likely have a higher intensity than the balance of Morrinsville's housing stock. As for the Infrastructure Costs, this development plugs in to the balance of Morrinsville's existing infrastructure network and is considered to be an efficient location for residential activity.

8. SUMMARY

Lockerbie Estate Limited is proposing to rezone 78ha of rural land with a future residential overlay to residential. This economic analysis shows demand in Morrinsville's residential market is robust and projected to remain strong over the foreseeable future, and the proposed rezoning of the subject land is likely to generate positive economic benefits to Morrinsville.

Recent population growth in the Morrinsville Township has exceeded the projections under both Infometrics and Statistics New Zealand's Medium and High growth Scenarios. This is reflected in the residential dwelling consents which has doubled to an average of 80 per year compared to Morrinsville's historical levels.

Moreover, there is significant opportunities for Morrinsville to 'tap into' Hamilton's growth, potentially elevating growth further. With Morrinsville's competitive house prices on a comparative basis with Hamilton, the infrastructure timing constraints on many of Hamilton's greenfield developments, and new significant employment hubs in eastern Hamilton, Morrinsville is becoming an increasingly attractive residential location for Hamilton workers. This is amplified with the completion of some early stages in the Ruakura Inland Port this year which will provide additional employment opportunities just 15 minutes' drive from Morrinsville.

The extent to which the economic benefits of this plan change outweigh the economic costs will ultimately depend on the existing residential capacity (supply) in Morrinsville's market. Lockerbie Estate have indicated that outside of their subject developments, the feasible residential capacity in Morrinsville for future growth is limited. This indicates the rezoning of Lockerbie Estate's land represents an important component of Morrinsville's ability to accommodate growth and represents feasible supply.

APPENDIX 1 - DEMOGRAPHIC PROFILE

		Morrinsville	Matamata - Piako District	New Zealand
GENERAL	Population	8,300	36,280	5,084,300
	Households	3,230	13,900	1,795,300
	Person Per Household Ratio	2.57	2.61	2.83
	Intercensal Population Growth (Total % p.a.)	671 1.8%	2,400 1.4%	458,500 1.7%
AGE PROFILE	0 - 9 Years	13%	14%	13%
	10 - 19 Years	13%	13%	13%
	20 - 29 Years	13%	12%	14%
	30 - 39 Years	11%	11%	13%
	40 - 49 Years	11%	12%	13%
	50 - 59 Years	13%	13%	13%
	60 - 69 Years	11%	12%	10%
	70 - 79 Years	9%	9%	7%
	80 Years and Over	6%	5%	4%
Median Age	41.0	41.6	37.4	
Household Income	\$20,000 or less	8%	8%	9%
	\$20,001-\$30,000	13%	11%	10%
	\$30,001-\$50,000	18%	17%	15%
	\$50,001-\$70,000	13%	15%	13%
	\$70,001-\$100,000	17%	17%	16%
	\$100,001-\$150,000	21%	19%	19%
	\$150,001 or more	11%	13%	18%
	Median Income	\$68,000	\$69,000	\$76,000
ETHNICITY	Asian	6%	5%	13%
	European	74%	75%	62%
	Maori	16%	15%	15%
	Middle Eastern Latin American African	0%	1%	1%
	New Zealander	1%	1%	1%
	Other Ethnicity	1%	1%	1%
	Pacific Peoples	2%	2%	7%
QUALIFICATION ATTAINMENT	No qualification	29%	28%	18%
	Overseas secondary school qualification	3%	4%	6%
	Level 1 certificate	15%	16%	11%
	Level 2 certificate	12%	12%	10%
	Level 3 certificate	9%	9%	11%
	Level 4 certificate	10%	10%	9%
	Level 5 diploma	5%	5%	5%
	Level 6 diploma	4%	4%	5%
	Bachelor degree and Level 7 qualification	8%	8%	15%
	Post graduate and honours degrees	3%	3%	6%
	Masters degree	1%	1%	4%
Doctorate degree	0%	0%	1%	
LOCATION 5 YEARS AGO	Elsewhere in New Zealand	50%	49%	45%
	No fixed abode five years ago	0%	0%	0%
	Not born five years ago	7%	8%	7%
	Overseas	2%	3%	8%
	Same as usual residence	41%	40%	40%

		Morrinsville	Matamata - Piako District	New Zealand
EMPLOYMENT	Employed Full time	49%	49%	50%
	Employed Part time	13%	15%	15%
	Not in the Labour Force	35%	32%	31%
	Unemployed	3%	3%	4%
		0	0	0
EMPLOYMENT CLASSIFICATION	Clerical and Administrative Workers	11%	9%	11%
	Community and Personal Service Workers	8%	8%	10%
	Labourers	17%	17%	11%
	Machinery Operators and Drivers	8%	8%	6%
	Managers	15%	25%	18%
	Professionals	17%	13%	23%
	Sales Workers	10%	7%	9%
	Technicians and Trades Workers	14%	12%	12%
PERSONAL INCOME SOURCES	Wages, Salary, Commissions, Bonuses etc paid by my em	59%	55%	61%
	Interest, Dividends, Rent, Other Investments	16%	17%	17%
	Jobseeker Support	5%	5%	6%
	New Zealand Superannuation or Veteran s Pension	25%	23%	17%
	Other government benefits, Payments or Pension	4%	4%	4%
	Other Sources of Income	1%	1%	2%
	Other Superannuation, Pensions or Annuities	2%	2%	2%
	Regular payments from ACC or a Private Work Accident Ir	2%	2%	2%
	Self Employment or Business I own and work in	10%	19%	15%
	Sole Parent Support	1%	1%	2%
	Student Allowance	2%	1%	2%
	Supported Living Payment	2%	2%	2%
	No source of income during that time	5%	5%	6%
	INDUSTRY OF EMPLOYMENT	Accommodation and Food Services	4%	4%
Administrative and Support Services		4%	4%	5%
Agriculture Forestry and Fishing		4%	21%	6%
Arts and Recreation Services		1%	2%	2%
Construction		9%	8%	9%
Education and Training		8%	6%	8%
Electricity Gas Water and Waste Services		0%	1%	1%
Financial and Insurance Services		2%	1%	3%
Health Care and Social Assistance		7%	6%	10%
Information Media and Telecommunications		1%	0%	2%
Manufacturing		22%	15%	10%
Mining		1%	0%	0%
Other Services		5%	4%	4%
Professional Scientific and Technical Services		7%	6%	10%
Public Administration and Safety		4%	3%	5%
Rental Hiring and Real Estate Services		1%	2%	2%
Retail Trade		11%	8%	9%
Transport Postal and Warehousing		5%	4%	4%
Wholesale Trade		6%	4%	5%

		Morrinsville	Matamata - Piako District	New Zealand
WEEKLY RENT PAID	Under \$100	6%	5%	7%
	\$100 - 149	4%	8%	9%
	\$150 - 199	10%	13%	6%
	\$200 - 299	32%	39%	18%
	\$300 - 399	43%	31%	22%
	\$400 - 499	3%	4%	17%
	\$500 - 599	1%	0%	10%
	\$600 and over	1%	1%	10%
DWELLING OWNERSHIP	Dwelling held in a family trust	12%	12%	13%
	Dwelling not owned and not held in a family trust	27%	34%	35%
	Dwelling owned or partly owned	61%	54%	51%
DWELLING TYPE	Joined dwelling	11%	8%	15%
	Other private dwelling	0%	0%	1%
	Private dwelling not further defined	0%	0%	0%
	Separate house	89%	91%	84%
DWELLING OCCUPANCY	Dwelling Under Construction	0%	0%	1%
	Empty Dwelling	2%	3%	5%
	Occupied Dwelling	95%	93%	89%
	Residents Away	3%	3%	5%
NUMBER OF BEDROOMS	One bedroom	4%	3%	6%
	Two bedrooms	19%	14%	19%
	Three bedrooms	49%	50%	44%
	Four bedrooms	25%	26%	24%
	Five or more bedrooms	4%	6%	7%
STUDYING	Full time study	19%	19%	21%
	Not studying	79%	79%	76%
	Part time study	2%	2%	3%
Household Size	One usual resident	26%	24%	23%
	Two usual residents	36%	37%	33%
	Three usual residents	14%	15%	16%
	Four usual residents	14%	13%	16%
	Five usual residents	7%	7%	7%
	Six usual residents	2%	2%	3%
	Seven usual residents	1%	1%	1%
	Eight or more usual residents	1%	1%	1%
	Number of usual residents unidentifiable	2%	3%	4%