

The Wellington Region

Situation analysis 2014: A snapshot

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Background

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Making sense of the numbers

Overview

This report shows that the Wellington Region's economic performance in 2014 was somewhat subdued, performing at lower rates compared to 2013, and at rates well below those seen nationally.

During the year GDP in the Wellington Region increased by only 1.1 percent, while it increased by 3.2 percent nationally. Similarly, employment in the Wellington Region grew by 1.7 percent compared to 3.1 percent nationally.

This subdued performance was largely due to fluctuations within two key sectors: Business services and Construction. The Business services sector heavily influenced the lower rate of GDP growth due to strong contractions within the Telecommunications, and Data processing and web hosting industries. Contrastingly, this sector also saw the greatest growth in employment, mainly within the Computer system design and related services industry. This may reflect a move towards greater use and provision of online services, with the advent of more sophisticated technologies, and increasing use of wireless networks.

Meanwhile, 2014 also saw an overall decline in the Construction sector as construction projects, mainly non-house residential buildings such as apartment units, were completed. The strong decrease in this type of construction activity counteracted the growth in new house construction, likely indicating the ripple effects of tighter home lending restrictions and a more expensive housing market. This saw a reversal of the spikes of growth in employment and GDP seen in preceding years.

This report also shows that despite the lower growth rates of 2014, the longer-term performance (i.e. the last 10 years) of the economy of the Wellington Region has been very similar to that of the national economy. For example, employment growth was 1.6 percent per annum over the last decade in the Wellington Region and 1.5 percent at the national level. Additionally, GDP growth was 1.8 percent in the Wellington Region compared to two percent nationally.

Key sectors

Examining the changes within each of the key sectors explains why the economy of the Wellington Region performed relatively poorly during 2014, but broadly kept pace with the national economy over the longer term.

A key development was in the Business services sector. Here, employment grew by an additional 1,720 Full Time Equivalent (FTEs) in 2014. A large proportion of this growth was in the Computer system design and related services, and Administrative services industries. This employment growth was predominantly within Wellington City.

The Social services sector is the most significant in terms of employment, constituting nearly a third of all employment in the Wellington Region. This continues to be a key feature of the Wellington Region as the Capital City and seat of central government, and thus home to many public sector jobs.

The Business services sector was the single largest contributor to the Wellington Region's GDP in 2014, contributing nearly 41 percent of total GDP in the region. The largest proportion of this was generated by the Telecommunications services industry. The majority of businesses in the Wellington Region are also part of the Business services sector, at just over half of all businesses.

The Primary sector is the smallest sector in the Wellington Region, given the region's predominance of service industries, but continues to play a key role for the two smallest districts, Carterton and the South Wairarapa. A notable development within this sector in 2014, however, was the increase in GDP contribution (\$41 million) and employment (54 FTEs) of the Oil and gas extraction industry, within Wellington City. This was unique as Wellington City in particular is not traditionally noted for being Primary sector focussed.

Overall, the year to 2014 saw growth in employment, GDP, and the number of businesses in the Wellington Region, but only marginally. This growth was substantially lower than that seen in the national economy. However, looking back over the longer term (i.e. the last 10 years) the Region's performance was fairly similar to national trends.

An important point to note is that the economic performance of the Wellington Region is largely shaped by changes within Wellington City. With nearly 41 percent of the Wellington Region's population, Wellington City is the source of the majority of employment, GDP, and businesses in the region. Thus any significant shifts within the City have proportionate subsequent effects on the economic performance of the Wellington Region.

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1 Overview

This situation analysis report outlines the economic performance of the Wellington Region and the eight Territorial Authorities (TAs) of which it is comprised in 2014. It provides an update on the situational analysis carried out for 2013¹, and considers the economic performance of the Wellington Region over the 10 years between 2004 and 2014.

The analysis includes discussion and 2014 figures across key performance indicators including:

- Population
- Employment (Full-Time Equivalents or FTEs)
- Gross Domestic Product (GDP 2014\$m).

The eight territorial authorities covered in this situation analysis are:

- Wellington City Council (Wellington City)
- Lower Hutt City Council (Lower Hutt City)
- Upper Hutt City Council (Upper Hutt City)
- Porirua City Council (Porirua City)
- Kapiti Coast District Council (Kapiti Coast District)
- Masterton District Council (Masterton District)
- Carterton District Council (Carterton District)
- South Wairarapa District Council (South Wairarapa District).

The Social services sector is a large employer throughout the region, as this sector includes health, education, corrections and justice, and the provision of central and local government. Business services are provided in the cities and include services such as telecommunications as well as accounting and legal services. The primary and manufacturing sectors are large employers in the rural districts of the Wairarapa and Kapiti, but the manufacturing of food, beverages, and equipment also occurs in the Hutt Valley.

The differences in the fortunes of these sectors are reflected in the changes in employment and GDP that are occurring at a TA level. Overall, the economy of the Wellington Region has performed at a similar level to that of New Zealand over the last 10 years, but in the latest year, the region has fallen well below the national average for resident population, employment and GDP growth.

Data used in this report

Employment and GDP data used in this report is from the BERL Regional Database. Our employment data is measured by Full-Time Equivalents (FTEs). FTE employment measures the number of people in employment for 30 hours or more per week. BERL generates GDP estimates using national accounts and FTE employment. We also exclude Owner Occupied dwellings from GDP totals. Our GDP figures are expressed in 2014 dollars and are expressed as real values. Further explanation can be found in Appendix A.

The eight broad sectors referred to in this report are as defined by the Australia New Zealand Standard Industrial Classification (ANZSIC) system. References are also made at a disaggregated level, i.e. for 86 industry sub-divisions in the ANZSIC.

¹ Refer BERL report. *The Wellington Region - Situation analysis 2013: A snapshot, April 2014*. Reference # 5463.

The eight broad sectors and their subcategories (where relevant) are:

- Primary – includes agriculture; forestry; fishing; and mining;
- Manufacturing;
- Construction;
- Wholesale and distribution – includes wholesale trade; and transport, postal, and warehousing;
- Retail trade and services – includes retail trade; accommodation and food services; and other services;
- Business services – includes electricity, gas, water and waste services; information media and telecommunications; financial and insurance services; rental, hiring and real estate services; professional, scientific and technical services; and administrative and support services;
- Arts and recreations services; and
- Social services – includes public administration and safety; education and training; and health care and social assistance.

It should be noted that the sector definitions in this Situational Analysis report are directly comparable to those used in the BERL report “Growth scenarios for the Wellington Region: Towards 2041²” (Growth scenarios report).

However, the labels used in the Growth scenarios report differ slightly in that for the purposes of the modelling in that report, the eight broad sector definitions were relabelled to reflect the industry groupings of the four different scenarios examined.

The four scenarios were:

- Business As Usual (Scenario 1)
- Business and IT connections (Scenarios 2)
- Infrastructure connections (Scenario 3)
- Aspirational (Scenario 4)

For example, the ‘Primary’ and ‘Manufacturing’ sectors as labelled within this Situation Analysis, were labelled ‘Primary production’ and ‘Product manufacturing’ in the Growth scenarios report. Similarly, ‘Construction’ was labelled ‘Infrastructure’, ‘Business services’ was broken down into two sectors – ‘Communications and IT’ and ‘Business services’, while ‘Arts and recreations services’ and ‘Social services’ were combined into one category. Further detail on the composition of these industry groupings in the Growth scenarios report can be found in Appendix B.

The Wellington Region’s economy

In 2014:

- The Wellington Region was the third largest region in New Zealand behind Auckland and Canterbury, with a resident population of 475,958 people. This equates to 11 percent of New Zealand’s population.
- There were 230,530 FTEs in the region, equating to just under 12 percent of New Zealand’s workforce. The Social services sector accounted for the largest proportion of employment in the region with nearly a third (74,717 FTEs) of all FTEs.
- GDP generated in the Wellington Region was approximately \$25.4 billion, which accounted for 12.5 percent of overall GDP in New Zealand.

² Refer BERL report. *The Wellington Region - Situation analysis 2013: A snapshot, April 2014*. Reference # 5463.

- Labour productivity in the Wellington Region was high with \$111,330 of GDP generated per FTE employed, compared to \$104,072 nationally.
- Labour productivity was influenced by the Business services sector, which was the greatest contributor to the Wellington Region's overall GDP as well as being the second largest employer.

Between 2004 and 2014:

- Employment in the Wellington Region grew by an average of 1.6 percent per annum. This was marginally higher than the national rate of employment growth. Employment growth in the Primary sector was stronger in the region than nationally, but was weaker across the other seven sectors.
- GDP growth in the region at 1.8 percent was close to the national average, which was not strong over this period with an annual average of two percent per annum.

Table 1-1 Key economic performance indicators, 2004-2014

Key Performance Indicators	%pa for 2004 - 2014	
	Wellington Region	New Zealand
Resident population growth	0.8	0.9
GDP growth	1.8	2.0
GDP per capita growth	1.0	1.1
Employment growth	1.6	1.5
Labour productivity growth	0.3	0.6
Business units growth	1.5	1.4
Business size growth	0.1	0.1

Source: BERL Regional Database, 2014

The economies of the TAs in the Wellington Region

The following table summarises changes in the key economic performance indicators for the TAs in the Wellington Region, the Wellington Region itself, and New Zealand for the year ended March 2014.

Table 1-2 Key performance indicators, Wellington Region and New Zealand, 2014

Key performance indicators, Wellington Region & NZ, 2014

Key Performance Indicators	%pa for 2014 year									Wellington Region	New Zealand
	Wellington City	Lower Hutt City	Upper Hutt City	Porirua City	Kapiti Coast District	Masterton District	Carterton District	South Wairarapa District			
Resident population growth	1.3	0.5	1.2	0.7	0.8	0.4	2.2	1.1		1.0	1.5
GDP growth	1.4	-0.5	-4.8	1.5	3.1	6.0	3.0	-1.0		1.1	3.2
GDP per capita growth	0.1	-0.9	-6.0	0.7	2.3	5.6	0.7	-2.1		0.1	1.6
Employment growth	2.4	-0.7	-1.5	1.6	4.9	4.4	0.9	-3.1		1.7	3.1
Labour productivity growth	-1.0	-0.1	-5.1	-0.1	-1.1	2.5	2.3	1.5		-0.7	0.3
Business units growth	2.9	2.3	1.6	2.0	1.6	0.0	-1.1	1.2		2.2	3.0
Business size growth	-0.5	-2.9	-3.1	-0.4	3.2	4.4	2.1	-4.2		-0.5	0.1

Source: BERL Regional Database, 2014

Wellington City

In 2014:

- Employment in Wellington City accounted for 60 percent of all employment in the region with 138,217 FTEs. The Social services sector was the largest sector in Wellington City with 34.6 percent of all employment in the city.
- GDP generated was approximately \$18.51 billion, which accounted for nearly three-quarters or 72 percent of the region's GDP. The largest contributing sector was Business services with 46.6 percent of GDP in the city, followed by Social services with 24.3 percent. Combined these two sectors generated approximately 71 percent of the GDP in the city.

Between 2004 and 2014:

- Employment grew by an average of 2.1 percent per annum, which was stronger than the regional average of 1.6 percent per annum. This growth was predominantly driven by the Business services sector.
- GDP grew by an average of 2.6 percent per annum in the city, compared to an average of 1.9 percent per annum regionally. This growth was again largely influenced by the Business services sector.

Lower Hutt City

In 2014:

- Employment in Lower Hutt City accounted for 17.5 percent of all employment in the region with 40,351 FTEs. The largest area of employment was the Social services sector with 24.7 percent of all employment in Lower Hutt City.
- GDP generated was approximately \$4.62 billion, accounting for 18 percent of the region's GDP. The largest contributor was the Business services sector at \$931 million, or 20.1 percent of all GDP generated in Lower Hutt City, followed by the Social services sector with 16.3 percent.

Between 2004 and 2014:

- Employment grew by an average of 0.5 percent per annum, which was substantially lower than the regional average of 1.6 percent per annum. This low growth was due to five of the eight sectors experiencing declines in employment during this period. There were also large declines in employment in the Business services and Construction sectors.
- GDP was relatively unchanged over the period due to contractions in the Business services and Manufacturing sectors.

Upper Hutt City

In 2014:

- Employment in Upper Hutt City accounted for 4.6 percent of all employment in the region with 10,492 FTEs. The Social services sector was the largest employer, with 44.4 percent of Upper Hutt City's employment.
- GDP generated was approximately \$1.16 billion which was 4.5 percent of total GDP in the region. The greatest proportion of GDP was generated by the Social services sector, with \$210 million or 18.1 percent of Upper Hutt City's total GDP.

Between 2004 and 2014:

- Employment grew by an average of 0.9 percent per annum, which was substantially lower than the regional average of 1.6 percent per annum. This difference was predominantly due to employment within the Wholesale and distribution, and Business services sectors declining across much of the decade.
- GDP declined by an average of 0.8 percent per annum over the period due to steady declines in the Business services and Manufacturing sectors, particularly from 2009 onwards. These declines contributed to the annual average decline over the last 10 years.

Porirua City

In 2014:

- Employment in Porirua City accounted for 6.3 percent of employment in the region with 14,495 FTEs. The majority of employment was within the Social services sector which accounted for 38 percent of Porirua City's total employment.
- GDP generated by Porirua City was approximately \$1.58 billion, which was approximately 6.2 percent of the region's GDP. The Social services sector accounted for the largest proportion of this with 23.5 percent or \$371 million of the city's total GDP.

Between 2004 and 2014:

- Employment on average grew by 1.9 percent per annum, which was higher than the regional average of 1.6 percent.
- GDP grew at the regional average of 1.9 percent per annum over the period. This growth was largely driven by activity in the Construction sector. Over the last 10 years, GDP from this sector has grown on average by 9.3 percent per annum.

Kapiti District

In 2014:

- Employment in the Kapiti District accounted for 4.8 percent of total employment in the region with 11,160 FTEs. Retail trade and services was the largest sector, with 29.9 percent of all FTEs in the Kapiti District.
- GDP generated by the Kapiti District was approximately \$1.28 billion, which accounted for five percent of the region's GDP. The Social services sector was the largest contributor to GDP at \$234 million, or 18.2 percent of the district's GDP.

Between 2004 and 2014:

- Employment grew on average by 0.9 percent per annum. This low employment growth was due to employment declines in the Manufacturing and Primary sectors pushing down the annual average over the period.
- Despite low employment growth, GDP grew on average by 1.5 percent per annum. This growth was largely due to increased contributions from the Social services and Retail trade and services sectors.

Masterton District

In 2014:

- Employment in the district accounted for 4.4 percent of employment in the region, with 10,070 FTEs. The largest area of employment was the Social services sector with 27.2 percent of all FTEs in the district.
- GDP generated by the district was approximately \$1.03 billion, which accounted for four percent of GDP in the region. The largest contributor to GDP was the Social Services sector with \$200 million or 22.9 percent of the district total.

Between 2004 and 2014:

- Employment grew by an annual average of 0.9 percent due to a moderate decline in the Manufacturing sector and the Primary sector remaining reasonably flat during this period. Despite having the lowest number of FTEs in the district, the Arts and recreation services sector experienced the greatest annual average growth in employment during this period, at 3.8 percent.
- GDP growth was below the regional average, at just 0.9 percent per annum. The Primary sector was flat during this period while Manufacturing had a moderate decline. Other sectors experienced modest growth, with the largest being the Retail trade and services sector growing at 2.2 percent per annum. This moderate growth was insufficient, however, to outweigh the issues in the Primary and Manufacturing sectors.

Carterton District

In 2014:

- Employment in the district accounted for 1.2 percent of employment in the region with 2, 874 FTEs. With nearly 29 percent of all FTEs in the district, the Manufacturing sector was the largest area of employment.
- GDP generated was \$379 million, which accounted for 1.5 percent of the region's GDP. The largest contributor was the Manufacturing sector with \$150 million or 39.5 percent of GDP generated in the district.

Between 2004 and 2014:

- Employment growth averaged 1.3 percent per annum over the period, which was close to the regional average of 1.6 percent. The strongest employment growth was in the Wholesale and distribution sector, which grew by an average of 7.9 percent per annum.
- GDP growth, at 2.4 percent per annum, was stronger than the regional average of 1.9 percent. This was due to increased activity in the Manufacturing sector, which grew on average by 7.3 percent per annum.

South Wairarapa District

In 2014:

- Employment in the district accounted for 1.2 percent of employment in the region, at 2, 872 FTEs. A similar number of people work in the South Wairarapa and Carterton districts. The largest area of employment was the Primary sector, with just under 30 percent of the district's FTEs. Combined with the Retail trade and services sector, these two sectors constituted 54.8 percent of the district's employment.
- GDP generated was approximately \$298 million, accounting for 1.2 percent of the region's total GDP. The Primary sector was the greatest contributor, at \$68 million or 22.8 percent of the district total.

Between 2004 and 2014:

- Employment declined across most of the sectors, leading to an overall annual growth in employment of only 0.8 percent per annum.
- This decline in employment also impacted on GDP, with the annual average growth at just 0.8 percent per annum. The Business services sector saw the highest per annum average growth over the period, followed by the Retail trade and services sector.

2 The Wellington Region

Snapshot

In 2014:

- 475,958 people lived in the Wellington Region. This equated to 11 percent of New Zealand's population.
- The region employed approximately 230,530 FTEs, which was approximately 11.9 percent of all employment in New Zealand.
- Approximately \$25.4 billion in GDP was generated by the Wellington Region, across 53,210 businesses.
- Businesses in the Wellington Region employed an average of 4.4 FTEs, which was above the national average of 3.7 FTEs. The average number of FTEs per business is higher in the Wellington Region due to the large number of people employed in businesses in the Social services sector. This sector includes local and central government, health and education providers, the defence forces, and the justice system.

Table 2-1 A sector snapshot of the Wellington Region, 2014

Sectors (2014)	FTEs	%	GDP (2014\$m)	%	Business units	%
Primary	4,335	1.9%	760	3.0%	2,432	4.6%
Manufacturing	13,108	5.7%	2,018	7.9%	1,715	3.2%
Construction	15,997	6.9%	1,303	5.1%	5,314	10.0%
Wholesale and Distribution	16,688	7.2%	2,265	8.9%	3,319	6.2%
Retail Trade and Services	40,564	17.6%	2,256	8.9%	8,022	15.1%
Business Services	60,262	26.1%	10,366	40.8%	27,137	51.0%
Arts and Recreation Services	4,858	2.1%	320	1.3%	1,261	2.4%
Social Services	74,717	32.4%	6,114	24.1%	4,008	7.5%
Sub-total (excluding O.O.D.)	230,530	100.0%	25,401	100.0%	53,208	100.0%
<i>Owner-Occupied Dwellings (O.O.D)*</i>			3,174			
Total	230,530		28,575		53,208	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

2.1 Key economic performance indicators

Table 2-2 Key economic performance indicators, 2014

Key Performance Indicators	%pa for 2014 year	
	Wellington Region	New Zealand
Resident population growth	1.0	1.5
GDP growth	1.1	3.2
GDP per capita growth	0.1	1.6
Employment growth	1.7	3.1
Labour productivity growth	-0.7	0.3
Business units growth	2.2	3.0
Business size growth	-0.5	0.1

Source: BERL Regional Database, 2014

Table 2-2 shows the percentage change in key indicators for the Wellington Region compared to New Zealand between 2013 and 2014.

Overall, the region's economic performance was poorer in 2014, with performance across most indicators lower than the previous year and the gap between the performance of the region and New Zealand widening.

- Over the course of the year, the region experienced higher rates of population growth, growth in business units, and stronger employment growth compared to 2013.
- There was significant employment growth within the Business services sector, which was a heavy influence on the overall rate of employment growth. While somewhat counteracted by a relatively strong decline in the Construction sector, employment growth in the Business services sector far outpaced this and any other contractions amongst the other sectors.
- GDP growth almost halved in the Wellington Region year-on-year, predominantly due to a net decrease of approximately \$88 million from the Business services sector. This was largely due to significant declines in GDP contribution from the Data processing and web hosting, and Wired telecommunications network operation industries. This decline was mainly in Wellington City.
- The rate of growth in GDP was only slightly higher than the rate of resident population growth, which led to a very small rate of change in GDP per capita growth.
- Meanwhile there were more new businesses and higher employment but a simultaneous decline in business size. This suggests that proportionately more of these new businesses were small to medium-sized rather than large employers.

Table 2-3 Key economic performance indicators, 2004-2014

Key Performance Indicators	%pa for 2004 - 2014	
	Wellington Region	New Zealand
Resident population growth	0.8	0.9
GDP growth	1.8	2.0
GDP per capita growth	1.0	1.1
Employment growth	1.6	1.5
Labour productivity growth	0.3	0.6
Business units growth	1.5	1.4
Business size growth	0.1	0.1

Source: BERL Regional Database, 2014

The 10 years to 2014 saw relatively small changes for the region compared to 2003-2013. Performance across all the indicators improved for the region compared to the previous decade, except for business unit growth which grew at a slower pace.

The region's performance was below that of the country as a whole across most of the indicators, though it was marginally higher in terms of employment growth and business unit growth. Despite this, the region's performance over the longer term was relatively on par with that of the country; a much stronger result compared to the short term result of the year to 2013.

2.2 Employment

Employment in the Wellington Region grew by 1.7 percent in the short-term, while across New Zealand employment grew at a stronger rate of 3.1 percent. Meanwhile regional employment grew faster than the national average over the longer term, at 1.6 percent per annum. This was largely due to particularly strong growth within the Business services, and Retail trade and services sectors.

Table 2-4 Employment by sector, Wellington Region

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	4,232	4,172	4,178	4,335	0.1	3.8	0.2
Manufacturing	16,509	13,554	12,958	13,108	-4.4	1.2	-2.3
Construction	13,839	17,110	16,600	15,997	-3.0	-3.6	1.5
Wholesale and Distribution	15,928	16,687	16,308	16,688	-2.3	2.3	0.5
Retail Trade and Services	40,308	39,083	39,191	40,564	0.3	3.5	0.1
Business Services	49,525	58,471	58,540	60,262	0.1	2.9	2.0
Arts and Recreation Services	3,157	4,981	4,888	4,858	-1.9	-0.6	4.4
Social Services	53,354	72,140	73,962	74,717	2.5	1.0	3.4
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

Table 2-4 shows that there was growth in FTEs across all sectors in 2014 except for the Construction sector, which not only declined, but at a sharper rate than in 2013. Total employment in the region increased by 3, 904 FTEs over the course of the year.

The most notable feature about the growth in employment in the region was the very strong increase of 1,722 FTEs in the Business services sector. This was due to significant movements within three industries within the Business services sector:³

- Professional scientific and technical services (excluding Computer systems design and related services), which increased by a net 619 FTEs
- Computer system design and related services, which increased by a net 715 FTEs
- Administrative services, which added a net 533 FTEs overall during the course of the year (within these regional movements, 684 FTEs were added in Wellington City alone).

These significant gains in employment were largely centred within Wellington City. For example, Wellington City accounted for over half of the increase in Professional scientific and technical services FTEs and nearly 94 percent of the increase in Computer system design and related services. Additionally, the Administrative services industry saw a net movement of 533 FTEs in the region for 2014, the vast majority of this was due to particularly strong growth within the Employment placement and recruitment services, and Call centre operation industries in Wellington City.

Given its prominence in terms of size and as the seat of the majority of Social services and Business services sector employment in particular, any shifts in employment in Wellington City has a significant impact on the employment levels of the region.

Figure 2-1 Employment, Wellington Region and NZ, 2004-2014

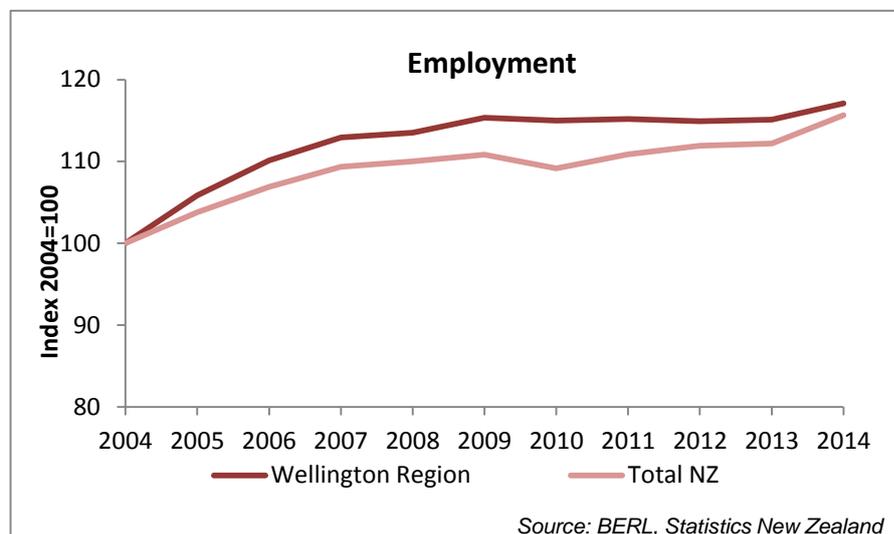


Figure 2-1 illustrates the trend in employment for the Wellington region compared to New Zealand, indexed to 2004. Employment in the region has been above the national average during this period and has followed a similar trend line in that it has grown as employment has grown nationally and declined when it has dropped. The exception is the period around 2010, when national employment levels dipped while employment in the Wellington region remained fairly steady.

³ Note that the figures for each sector are the net summation of all upwards and downwards movements within each sector. This means that the net figure may be larger or smaller than individual industry movements within a sector depending on the magnitude of the changes.

Figure 2-2 Average number of FTEs employed by a business, 2004-2014

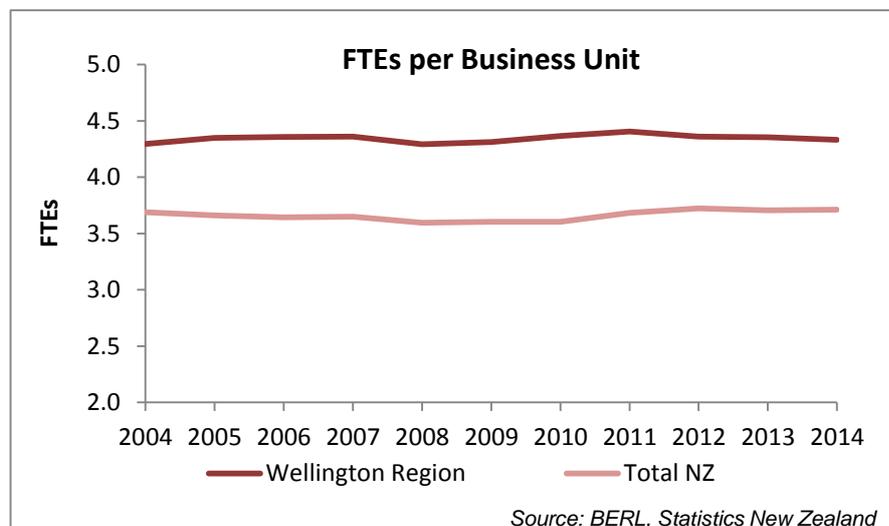


Figure 2-2 shows the average number of FTEs employed by business units for the Wellington Region and New Zealand between 2004 and 2014. The number of FTEs per business is higher in the Wellington Region than nationally due to the greater number of large employers, particularly in the health, education and government administration sectors, in the region.

Table 2-5 Average number of FTEs employed per business, by sector, Wellington Region & NZ

Sector	Business Size (FTEs per unit)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	1.4	1.6	1.7	1.8	4.1	4.9	2.6
Manufacturing	8.6	7.8	7.5	7.6	-3.5	1.8	-1.2
Construction	2.8	3.2	3.1	3.0	-1.2	-4.2	0.8
Wholesale and Distribution	4.5	4.9	4.9	5.0	0.3	1.7	1.1
Retail Trade and Services	5.4	4.9	4.9	5.1	0.2	2.6	-0.6
Business Services	2.5	2.3	2.2	2.2	-1.8	-1.0	-1.0
Arts and Recreation Services	2.6	3.9	3.9	3.9	1.0	-1.3	3.9
Social Services	15.0	18.3	18.6	18.6	1.8	0.3	2.2
Wellington Region	4.5	4.4	4.4	4.4	-1.0	-0.2	-0.4
New Zealand	3.8	3.7	3.7	3.7	1.1	-0.5	-0.3

Source: BERL Regional Database, 2014

The average number of FTEs per business unit in 2014 was 4.4 for the Wellington region compared to 3.7 across New Zealand. This rate of 4.4 FTEs has been steady over the last decade with only marginal changes of approximately 0.1 percent each year over the period.

The last year saw an overall decline in the average number of FTEs per business unit however, of which the strong decline in employment within the Construction sector was a contributing factor. The decline within the Construction sector was largely due to a sudden and large dip in FTEs in the Other residential building construction industry. This suggests that a number of large apartment complexes or unit projects may have been completed within the 2014 year. This was almost entirely within the Wellington City district.

Table 2-6 Number of businesses across sectors, Wellington Region and NZ

Sector	Business Units (number)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	3,066	2,557	2,459	2,432	-3.8	-1.1	-2.3
Manufacturing	1,923	1,743	1,726	1,715	-1.0	-0.6	-1.1
Construction	4,996	5,378	5,280	5,314	-1.8	0.6	0.6
Wholesale and Distribution	3,523	3,385	3,299	3,319	-2.5	0.6	-0.6
Retail Trade and Services	7,477	7,947	7,952	8,022	0.1	0.9	0.7
Business Services	20,086	25,611	26,108	27,137	1.9	3.9	3.1
Arts and Recreation Services	1,199	1,289	1,252	1,261	-2.9	0.7	0.5
Social Services	3,565	3,951	3,978	4,008	0.7	0.8	1.2
Wellington Region	45,835	51,861	52,054	53,208	0.4	2.2	1.5
New Zealand	454,826	504,381	507,908	523,043	0.7	3.0	1.4

Source: BERL Regional Database, 2014

The 2014 year saw growth in the number of businesses across most sectors, with the exceptions of the Primary and Manufacturing sectors. There was a decline in the number of businesses in these sectors, but it was at a slower rate compared to the decline seen in 2013.

The Business services sector saw a significant growth in businesses in 2014 (1,029), despite a decline in business size. This would suggest that proportionately more of these new businesses were small to medium-sized rather than large employers. The largest proportion of this growth was within the Property operators and real estate services industry, which again was largely based in Wellington City, though there was relatively strong growth in this industry in Lower Hutt as well.

Meanwhile 2014 saw the closure of a number of businesses within the Primary sector, namely within the Agriculture industry, and a handful of Textile leather clothing and footwear manufacturing businesses within the Manufacturing sector.

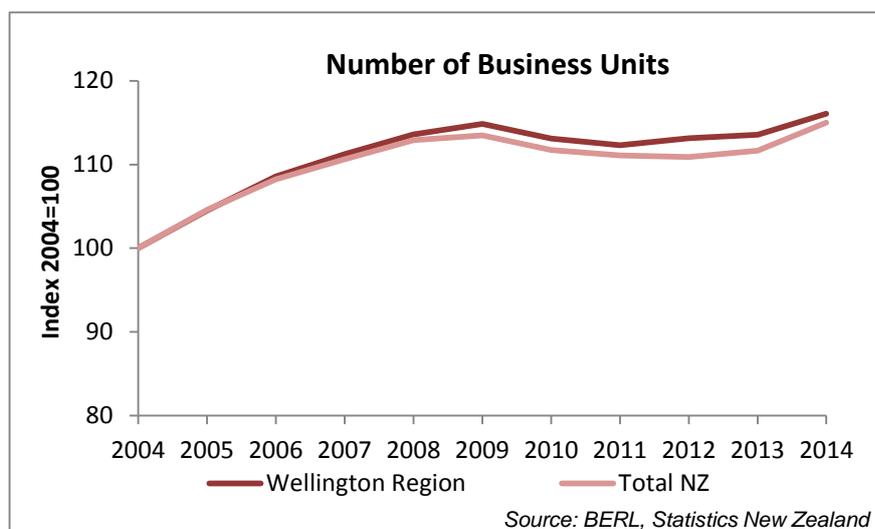
Figure 2-3 Business growth, Wellington Region and NZ, 2004-2014

Figure 2-3 shows the level of growth in businesses over the past decade for the Wellington Region and New Zealand, indexed to the year 2004. It illustrates that the pattern of growth witnessed in the Wellington Region in terms of the establishment of businesses was very similar to the national trend between 2004 and 2008, but has subsequently been higher from 2008 onwards.

Table 2-7 Fastest growing areas of employment in 2014, Wellington Region

Rank by FTE size	Industry	Employment (FTEs)	
		2014	% of total
1	Public Administration	23,713	10.3
2	Professional Scientific and Technical Services (exc Comp Sys Dsn & related)	20,187	8.8
3	Food and Beverage Services	11,277	4.9
4	Preschool and School Education	10,477	4.5
5	Other Store-Based Retailing	10,414	4.5
6	Construction Services	9,556	4.1
7	Administrative Services	8,812	3.8
8	Public Order Safety and Regulatory Services	7,884	3.4
9	Computer System Design and Related Services	7,735	3.4
10	Finance	7,441	3.2

Source: BERL, Statistics NZ

Table 2-7 shows the 10 fastest growing industries in terms of employment in the Wellington Region. However, it should be noted that we only consider industries that employ over 100 people in this assessment.

Of these 10 industries, four were within the Business services sector which, combined, accounted for 19.2 percent of total regional employment. This was followed by the Social services sector which had three of the top 10 fastest growing industries and a combined 18.2 percent of employment in the region. The largest industry, Public administration, mainly consists of Central Government administration roles within Wellington City.

In a nutshell, the Wellington Region is dependent on the Social services and Business services sectors. Together, these sectors employed just over 58 percent of all FTEs in the Wellington Region. Any changes in employment in these sectors – including the relocation of head offices or the merging or restructuring of companies—has a major impact on the Wellington Region. The Business services sector alone is the second largest area of employment, the largest generator of GDP, and has the largest number of businesses in the region. There are a smaller number of businesses in the Social services sector, with a greater number of employees per business than the regional and national average, and this sector is the second largest contributor to regional GDP. For example, 24 percent of the GDP generated in the Wellington regional economy in 2014 was from the Social services sector.

Employment in the Retail trade and services sector also indicates the role that Wellington plays as the Capital City, attracting people for work and pleasure and providing them with accommodation, cafes and restaurants.

Productivity and GDP per capita is higher in the Wellington Region than nationally, and this has been a consistent trend over the last 10 years.

2.3 GDP growth

Table 2-8 GDP contribution by sector, Wellington Region

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	530	758	760	814	0.3	7.1	4.4
Manufacturing	2,273	2,046	2,018	2,050	-1.4	1.6	-1.0
Construction	960	1,155	1,303	1,298	12.8	-0.4	3.1
Wholesale and Distribution	2,087	2,272	2,265	2,282	-0.3	0.7	0.9
Retail Trade and Services	1,878	2,226	2,256	2,293	1.3	1.6	2.0
Business Services	8,862	10,030	10,366	10,278	3.3	-0.8	1.5
Arts and Recreation Services	290	314	320	330	1.8	3.2	1.3
Social Services	4,467	6,101	6,114	6,321	0.2	3.4	3.5
<i>Owner-Occupied Dwellings (O.O.D)</i>	2,785	3,182	3,174	3,218	-0.2	1.4	1.5
Wellington Region	24,132	28,084	28,575	28,882	1.7	1.1	1.8
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

The year to 2014 saw strong growth across a number of sectors, particularly compared to 2013, though there were a couple of sectors which did experience declines. These declines, within the Business services and Construction sectors, were predominantly influenced by changes within Wellington City.

For example, the largest decrease in GDP was from within the Business services sector, which saw a net decrease of \$88 million in GDP contribution over the year despite an increase in the number of business units. This was largely led by a sharp fall within the Data processing and web hosting services industry and was mostly within Wellington City, although a decline was also seen in Upper Hutt district.

As well as declines, GDP growth regionally was also heavily influenced by growth within Wellington City. GDP from the Social services sector in Wellington City increased by \$207 million over the year, which was around two-thirds of the total increase in the region's GDP over the period. The majority of this was due to changes in the Central government administration industry within Wellington City.

The Primary sector showed some surprisingly strong growth as the second largest sector contribution in dollar terms to the region's GDP (\$54 million) over the year. This was due to a substantial increase of \$41 million in the Oil and gas extraction industry within Wellington City, which also saw an associated increase of 54 FTEs.

The Construction sector on the other hand saw a reversal of the strong growth seen in the previous year, with GDP declining in 2014. This was also reflected in the parallel shrinking in employment numbers in Non-house residential building construction, suggesting the completion of key construction projects.

Overall, GDP in the Wellington region grew at a much weaker pace than New Zealand in 2014, and was also weaker over the longer-term, at an annual average growth rate of 1.8 percent per annum over the last decade, compared to two percent.

Figure 2-4 GDP, Wellington Region and NZ, 2004-2014

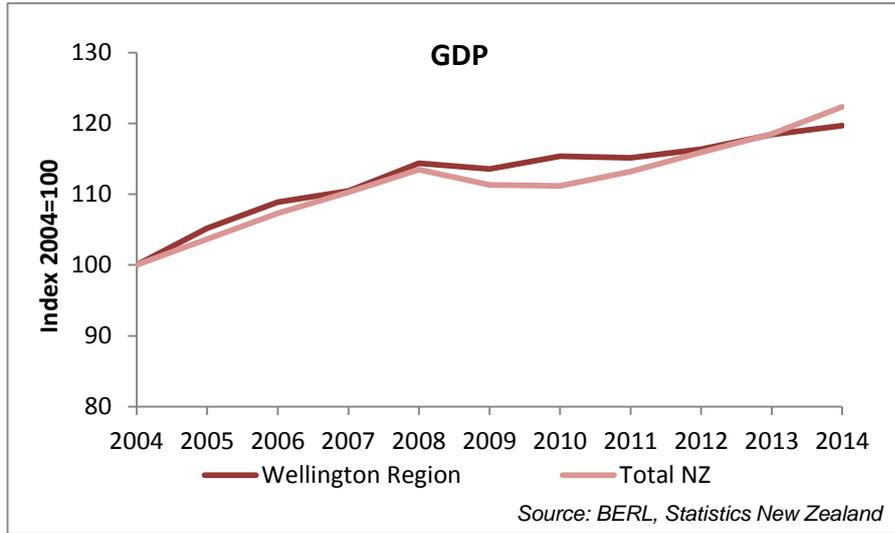


Figure 2-4 tracks the performance of the Wellington region against New Zealand in terms of GDP generation over the 10 years between 2004 and 2014, indexed to GDP in 2004. While the region saw GDP generation increasing over the period, growth has been relatively flat since 2011, and has been below the national average since 2013.

3 Wellington City

Snapshot

In 2014:

- The resident population in the City was 193,471. Approximately 41 percent of the region's population live in the City.
- Wellington City employed 138,217 FTEs in 2014, which accounted for 60 percent of total employment in the region. The average number of FTEs per business was 5.3. The Social services sector was the largest employer, employing approximately 35 percent of all FTEs in Wellington City.
- Approximately \$18.5 billion of GDP was generated by Wellington City, across 25,882 businesses. Just over half of this GDP was generated by the Business services sector, which also accounted for the majority of businesses in Wellington City, at just over 60 percent.

Table 3-1 A sector snapshot of Wellington City, 2014

Sectors (2014)	FTEs	%	GDP (2014\$m)	%	Business units	%
Primary	532	0.4%	456	2.7%	187	0.7%
Manufacturing	3,989	2.9%	617	3.6%	514	2.0%
Construction	5,116	3.7%	415	2.4%	1,649	6.4%
Wholesale and Distribution	8,970	6.5%	1,240	7.2%	1,436	5.5%
Retail Trade and Services	20,969	15.2%	1,133	6.6%	3,742	14.5%
Business Services	47,596	34.4%	8,630	50.1%	15,626	60.4%
Arts and Recreation Services	3,269	2.4%	226	1.3%	687	2.7%
Social Services	47,777	34.6%	4,493	26.1%	2,041	7.9%
Sub-total (excluding O.O.D.)	138,217	100.0%	17,210	100.0%	25,882	100.0%
<i>Owner-Occupied Dwellings (O.O.D.)*</i>			1,286			
Total	138,217		18,496		25,882	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

3.1 Key economic performance indicators

Table 3-2 Key economic performance indicators, 2014

Key Performance Indicators	%pa for 2014 year		
	Wellington City	Wellington Region	New Zealand
Resident population growth	1.3	1.0	1.5
GDP growth	1.4	1.0	3.2
GDP per capita growth	0.1	0.1	1.6
Employment growth	2.4	1.7	3.1
Labour productivity growth	-1.0	-0.7	0.3
Business units growth	2.9	2.2	3.0
Business size growth	-0.5	-0.5	0.1

Source: BERL Regional Database, 2014

Overall, the economy of Wellington City performed stronger than that of the region across most of the indicators in 2014; although there were some large gaps compared to national performance, particularly in terms of GDP growth.

The City's resident population and GDP grew at similar rates which meant that GDP per capita growth was only marginal. Additionally, given the strong growth in employment relative to weaker GDP growth, labour productivity declined.

Business unit growth was at a similar level to the national trend, and the associated growth in employment and concurrent shrinkage of business size growth would suggest that proportionately more of these new businesses were small to medium-sized rather than large enterprises employing many people. These new small to medium-sized businesses may start to contribute more to the City's GDP as they become established over coming years.

Table 3-3 Key economic performance indicators, 2004 - 2014

Key Performance Indicators	%pa for 2004 - 2014		
	Wellington City	Wellington Region	New Zealand
Resident population growth	1.1	0.8	0.9
GDP growth	2.6	1.8	2.0
GDP per capita growth	1.5	1.0	1.1
Employment growth	2.1	1.6	1.5
Labour productivity growth	0.5	0.3	0.6
Business units growth	1.6	1.5	1.4
Business size growth	0.5	0.1	0.1

Source: BERL Regional Database, 2014

Wellington City's economic performance has been quite steady over the longer term with no significant changes compared to the previous decade (2003 to 2013). Overall the performance of the Wellington City economy improved across all indicators with the exception of business growth, which fell.

The City also performed better than the region across all indicators during this period and even more encouraging was the stronger performance compared to that of the nation across all but one of the indicators.

3.2 Employment

Employment in Wellington City grew by 2.4 percent between 2013 and 2014, which was higher than the regional average of 1.7 percent but below the national average of 3.1 percent employment growth.

Over the last 10 years, employment in Wellington City has grown at a higher rate per annum than the national average, and has driven overall employment growth in the region. This strong employment growth has been largely due to job creation in the Social services and Business services sectors, and assisted by job growth in smaller areas of employment such as Arts and recreation services and the Primary sector.

Table 3-4 Employment by sector, Wellington City

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	257	362	389	532	7.3	36.9	7.6
Manufacturing	5,201	3,987	3,980	3,989	-0.2	0.2	-2.6
Construction	4,713	6,116	5,692	5,116	-6.9	-10.1	0.8
Wholesale and Distribution	8,268	8,573	8,671	8,970	1.1	3.4	0.8
Retail Trade and Services	20,681	20,704	20,399	20,969	-1.5	2.8	0.1
Business Services	37,303	45,201	45,777	47,596	1.3	4.0	2.5
Arts and Recreation Services	2,148	3,261	3,277	3,269	0.5	-0.2	4.3
Social Services	33,613	46,068	46,808	47,777	1.6	2.1	3.6
Wellington City	112,183	134,272	134,990	138,217	0.5	2.4	2.1
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

The key feature of employment growth over the last year for Wellington City has been the significant increase of 1,819 FTEs within the Business services sector. At an industry level this increase can be traced to the Administrative services industry. Much of the employment growth was due to particularly strong growth within the Employment placement and recruitment services industry, and an influx of FTEs within the Call centre operation industry. These two industries also had an associated increase in business numbers and GDP.

The actual number of businesses in the Call centre operation industry only increased by two in Wellington City, while GDP increased by \$23 million and FTEs rose by over 400. This suggests these two new businesses are sizeable operations.

Employment increased across all but two of the eight sectors over the year, with the strongest growth in percentage terms seen in the Primary sector. This sector saw FTE numbers increasing by more than a third, which was an interesting development given that it is the smallest of the eight sectors in terms of employment in Wellington City.

At an industry level, this strong growth in Primary sector employment was largely due to the Other agriculture and fishing support services industry, which grew by 92 FTEs or 143.8 percent over the year. Conversely, the Construction sector saw a strong downturn in FTEs, with numbers falling by 96.5 percent within the Other residential building construction industry (i.e. other than houses); presumably as large-scale apartment unit projects were completed during the year.

The Social services sector remained the largest employer of the eight sectors, reflecting the city's status as the seat of Central Government and the associated large number of public sector jobs.

3.3 GDP growth

The largest areas of employment in the City were also amongst the largest contributors to GDP. The Business services sector (second largest in terms of employment) was the largest contributor to GDP with \$8.6 billion in 2014. This figure grew by an average of 2.4 percent per annum over the 10 years to 2014, from approximately \$6.8 billion in 2004 (in \$2014), to \$8.6 billion in 2014. The latest year saw a net contraction however, of \$11 million, which was due to a substantial decrease of over \$110 million from the Wired telecommunications network operation, and Data processing and web hosting services industries respectively.

Table 3-5 GDP contribution by sector, Wellington City

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	121	385	407	456	5.9	12.0	14.2
Manufacturing	654	584	609	617	4.3	1.4	-0.6
Construction	327	413	447	415	8.2	-7.1	2.4
Wholesale and Distribution	1,096	1,184	1,222	1,240	3.2	1.5	1.2
Retail Trade and Services	963	1,123	1,122	1,133	-0.1	1.0	1.6
Business Services	6,788	8,228	8,641	8,630	5.0	-0.1	2.4
Arts and Recreation Services	202	206	218	226	5.9	3.6	1.1
Social Services	3,078	4,400	4,305	4,493	-2.2	4.4	3.9
<i>Owner-Occupied Dwellings (O.O.D)</i>	1,100	1,311	1,286	1,304	-1.9	1.4	1.7
Wellington City	14,329	17,833	18,256	18,514	2.4	1.4	2.6
Wellington Region	21,348	24,903	25,401	25,665	2.0	1.0	1.9
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

Social services remained the second largest contributor to the city's GDP, growing strongly with an increase of \$188 million over the year. This was largely due to an additional \$100 million contribution from the Central government administration industry, and \$24 million from the Local government administration industry.

Between 2013 and 2014, employment in the Construction sector declined by approximately 10 percent in Wellington City, and GDP from this sector declined by 7.2 percent. Over the last 10 years, the Construction sector has experienced mixed fortunes in Wellington City with GDP spiking along with employment with the initiation and completion of non-house residential construction projects such as apartment units.

Overall, however, GDP growth in Wellington City, while stronger than that of the region, was much weaker than that of the nation in 2014, as contractions were felt in the Construction and Business services sectors. The longer term performance of the City meanwhile saw the reverse, with higher average per annum growth compared to both the region and New Zealand.

4 Lower Hutt City

Snapshot

In 2014:

- Approximately 21 percent of the Wellington Region lived in Lower Hutt City. The resident population of the City grew by 0.5 percent between 2013 and 2014 to sit at 98,724 people.
- Approximately 40,351 FTEs were employed in Lower Hutt City. One in four FTEs worked in the Social services sector in Lower Hutt City.
- Around \$4.62 billion of GDP was generated across 9,764 businesses. The Business services sector contributed the largest amount to GDP (23.5 percent) and also had the largest number of businesses in Lower Hutt City.

Table 4-1 A sector snapshot of Lower Hutt City, 2014

Sectors (2014)	FTEs	%	GDP (2014\$m)	%	Business units	%
Primary	80	0.2%	9	0.2%	65	0.7%
Manufacturing	4,855	12.0%	741	18.7%	497	5.1%
Construction	4,751	11.8%	385	9.7%	1,264	12.9%
Wholesale and Distribution	4,712	11.7%	635	16.0%	927	9.5%
Retail Trade and Services	7,751	19.2%	456	11.5%	1,639	16.8%
Business Services	7,504	18.6%	931	23.5%	4,486	45.9%
Arts and Recreation Services	719	1.8%	45	1.1%	178	1.8%
Social Services	9,978	24.7%	755	19.1%	708	7.3%
Sub-total (excluding O.O.D.)	40,351	100.0%	3,958	100.0%	9,764	100.0%
<i>Owner-Occupied Dwellings (O.O.D)*</i>			662			
Total	40,351		4,620		9,764	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

4.1 Key economic performance indicators

The economy of Lower Hutt City performed poorly in 2014, with declines across most of the key indicators. The only growth was in resident population, which was a third of the national rate, and the number of new businesses which was marginally stronger than the rate seen across the region.

Table 4-2 Key economic performance indicators, 2014

Key Performance Indicators	%pa for 2014 year		
	Lower Hutt City	Wellington Region	New Zealand
Resident population growth	0.5	1.0	1.5
GDP growth	-0.5	1.0	3.2
GDP per capita growth	-0.9	0.1	1.6
Employment growth	-0.7	1.7	3.1
Labour productivity growth	-0.1	-0.7	0.3
Business units growth	2.3	2.2	3.0
Business size growth	-2.9	-0.5	0.1

Source: BERL Regional Database, 2014

Despite the growth in the number of new businesses, employment growth declined, particularly in the Construction and Business services sectors. This decrease in employment also led to associated declines in GDP. Business size growth was significantly lower than both the regional and national trends which, when read with the concurrent increase in business unit growth, would suggest that a few large businesses may have ceased operating in Lower Hutt or moved their operations elsewhere.

Table 4-3 Key economic performance indicators, 2004 - 2014

Key Performance Indicators	%pa for 2004 - 2014		
	Lower Hutt City	Wellington Region	New Zealand
Resident population growth	0.1	0.8	0.9
GDP growth	0.0	1.8	2.0
GDP per capita growth	-0.1	1.0	1.1
Employment growth	0.5	1.6	1.5
Labour productivity growth	-0.5	0.3	0.6
Business units growth	1.3	1.5	1.4
Business size growth	-0.9	0.1	0.1

Source: BERL Regional Database, 2014

Table 4-3 shows that the economic performance of Lower Hutt City over the last 10 years has been relatively flat. There was practically no growth in GDP on an average per annum basis over the period and only some employment growth, albeit at a much lower rate than that seen in the region and across New Zealand. Together this resulted in a decline in labour productivity. Only business unit growth was at a comparable level to the region and nation.

4.2 Employment

Table 4-4 Employment by sector, Lower Hutt City

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	129	86	84	80	-3.0	-4.0	-4.6
Manufacturing	6,276	5,297	4,765	4,855	-10.0	1.9	-2.5
Construction	4,528	5,274	5,053	4,751	-4.2	-6.0	0.5
Wholesale and Distribution	4,942	4,928	4,644	4,712	-5.8	1.5	-0.5
Retail Trade and Services	7,294	6,925	7,326	7,751	5.8	5.8	0.6
Business Services	7,096	8,096	7,771	7,504	-4.0	-3.4	0.6
Arts and Recreation Services	467	799	781	719	-2.3	-7.9	4.4
Social Services	7,821	9,760	10,194	9,978	4.4	-2.1	2.5
Lower Hutt City	38,553	41,165	40,619	40,351	-1.3	-0.7	0.5
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

Employment declined in Lower Hutt in 2014 with five of the eight sectors experiencing a fall in FTEs, most of which was a continuation of the decline seen in 2013. The strongest of these declines was in the Construction services sector, with employment in the Air-conditioning and heating services industry falling by over 300 FTEs. This was a reversal of a strong increase of over 240 FTEs in 2013. There was no associated decline in business numbers, but a parallel fall in GDP, which may suggest that the fluctuations were associated with the activity seen in non-house residential building construction (such as apartments) in the Wellington region in 2014.

Social services remained the largest sector in terms of employment in Lower Hutt City in 2014, despite FTE numbers falling by approximately 220 FTEs year-on-year. This decrease was mainly due to a decline in employment within the Tertiary education industry.

Meanwhile employment in the Retail trade and services sector was strong, mainly within the Supermarket and grocery store industry, which also saw an increase in GDP.

The Primary, Construction, and Arts and recreation services sectors continued to see employment declines, but at a stronger rate than that witnessed in the 2013 year. Employment declines in the Arts and recreation services sector was mainly within the Gambling activities (non-lottery and casino operation related) industry and the Health, fitness and gym industry.

Over the last 10 years, where people are employed in Lower Hutt City has changed. There has been a move away from employment in the Manufacturing and Wholesale and distribution sectors, and growth in employment in service sectors such as Social services, Business services, and Retail trade and services. Overall, employment in the City has grown by an average of 0.5 percent per annum due to employment growth and declines across the various sectors.

4.3 GDP growth

The largest contributors to GDP in Lower Hutt City are the Business services, Social services and Construction sectors. GDP from each of these sectors declined between 2013 and 2014, resulting in an overall contraction in GDP of 0.5 percent.

The fortunes of these sectors has the greatest impact on GDP and employment in the City; however, as shown by the increase in GDP from the Primary sector, a large movement off a small base can indicate important growth in a smaller sector.

Table 4-5 GDP contribution by sector, Lower Hutt City

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	17	8	6	9	-18.8	51.7	-5.9
Manufacturing	859	786	726	741	-7.6	2.1	-1.5
Construction	314	356	397	385	11.4	-2.8	2.1
Wholesale and Distribution	641	660	633	635	-4.1	0.4	-0.1
Retail Trade and Services	345	420	439	456	4.5	4.1	2.8
Business Services	1,209	1,043	984	931	-5.6	-5.4	-2.6
Arts and Recreation Services	38	51	47	45	-6.8	-5.2	1.5
Social Services	566	717	756	755	5.5	-0.2	2.9
<i>Owner-Occupied Dwellings (O.O.D)</i>	615	668	662	671	-1.0	1.4	0.9
Lower Hutt City	4,606	4,708	4,650	4,629	-1.2	-0.5	0.0
Wellington Region	21,348	24,903	25,401	25,665	2.0	1.0	1.9
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

The GDP generated from the economy of Lower Hutt City was down \$21 million in 2014, from 2013 figures. In 2014, GDP from the Lower Hutt economy counted for 18 percent of the regional total; this was down from a share of 21.6 percent in 2013.

The greatest growth in GDP year-on-year was from the Retail trade and services sector, which mainly stemmed from an increased contribution from the Supermarket and grocery stores industry. Meanwhile the strongest contraction was seen in the Business services sector, and was mainly within the Office administration services industry.

5 Upper Hutt City

Snapshot

In 2014:

- Approximately 40,670 people lived in Upper Hutt City. Upper Hutt therefore accounts for 8.5 percent of the total population in the region.
- There were 10,490 FTEs employed in the City, with the largest area of employment being the Social services sector. The Social services sector includes health, education, the defence forces, and prisons.
- Approximately \$1,158 million in GDP was generated across 2,923 businesses. The majority of GDP was generated by the Social services sector, at \$210 million or just under 24 percent of the district's total GDP. The average number of FTEs per business was 3.6.

Table 5-1 A sector snapshot of Upper Hutt City, 2014

Sectors (2014)	FTEs		GDP (2014\$m)		Business units	
		%		%		%
Primary	64	0.6%	16	1.9%	119	4.1%
Manufacturing	924	8.8%	166	18.8%	142	4.9%
Construction	1,013	9.7%	82	9.3%	488	16.7%
Wholesale and Distribution	780	7.4%	104	11.7%	218	7.5%
Retail Trade and Services	2,053	19.6%	122	13.8%	453	15.5%
Business Services	769	7.3%	169	19.1%	1,206	41.3%
Arts and Recreation Services	227	2.2%	15	1.7%	67	2.3%
Social Services	4,663	44.4%	210	23.8%	230	7.9%
Sub-total (excluding O.O.D.)	10,492	100.0%	884	100.0%	2,923	100.0%
<i>Owner-Occupied Dwellings (O.O.D)*</i>			274			
Total	10,492		1,158		2,923	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

5.1 Key economic performance indicators

Table 5-2 Key economic performance indicators, 2014

Key Performance Indicators	%pa for 2014 year		
	Upper Hutt City	Wellington Region	New Zealand
Resident population growth	1.2	1.0	1.5
GDP growth	-4.8	1.0	3.2
GDP per capita growth	-6.0	0.1	1.6
Employment growth	-1.5	1.7	3.1
Labour productivity growth	-5.1	-0.7	0.3
Business units growth	1.6	2.2	3.0
Business size growth	-3.1	-0.5	0.1

Source: BERL Regional Database, 2014

The year to 2014 was one of strong decline for Upper Hutt City, with strong falls across most of the key performance indicators. The most notable feature was a strong contraction in GDP compared to growth regionally and nationally. The only point of growth was in resident population, just above the regional average of one percent per annum.

Table 5-3 Key economic performance indicators, 2004 - 2014

Key Performance Indicators	%pa for 2004 - 2014		
	Upper Hutt City	Wellington Region	New Zealand
Resident population growth	0.8	0.8	0.9
GDP growth	-0.8	1.8	2.0
GDP per capita growth	-1.6	1.0	1.1
Employment growth	0.9	1.6	1.5
Labour productivity growth	-2.3	0.3	0.6
Business units growth	1.3	1.5	1.4
Business size growth	-0.3	0.1	0.1

Source: BERL Regional Database, 2014

The 10 years to 2014 saw Upper Hutt City performing in the same direction across all indicators compared to the decade to 2013. Population and employment growth were stagnant however, while all other indicators continued to decline albeit at a slower rate than in 2013.

Upper Hutt City's longer term performance was somewhat better than its short-term performance; although it was still markedly below that of the region across most indicators.

5.2 Employment

Table 5-4 Employment by sector, Upper Hutt City

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	82	58	68	64	16.7	-6.6	-2.6
Manufacturing	1,398	980	999	924	1.9	-7.4	-4.1
Construction	848	1,081	948	1,013	-12.3	6.9	1.8
Wholesale and Distribution	855	805	783	780	-2.8	-0.4	-0.9
Retail Trade and Services	2,196	2,006	1,959	2,053	-2.3	4.8	-0.7
Business Services	957	784	792	769	1.0	-2.9	-2.2
Arts and Recreation Services	131	214	222	227	3.8	1.8	5.6
Social Services	3,084	4,875	4,884	4,663	0.2	-4.5	4.2
Upper Hutt City	9,552	10,805	10,655	10,492	-1.4	-1.5	0.9
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

Employment numbers declined across most sectors in 2014, most notably in the Social services sector, which contributed strongly towards the overall decline in employment in Upper Hutt City. This was largely due to a fall in FTE numbers in the Central and Local government administration industries, which also saw an associated fall in GDP.

Only three sectors saw growth over the year; Construction, Retail trade and services, and Arts and recreation services, which increased by 65, 94, and four FTEs respectively. The strongest employment growth was within the Retail trade and services sector, and was related to employment growth in the Supermarket and grocery stores industry.

There was also some growth in employment in the House construction and Non-residential building construction industries, while the Sports and recreation activity industry led the small increase in Arts and recreation services employment.

5.3 GDP growth

Table 5-5 GDP contribution by sector, Upper Hutt City

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	14	21	22	16	4.7	-23.9	1.6
Manufacturing	256	174	177	166	1.4	-6.1	-4.2
Construction	59	73	74	82	1.9	10.5	3.4
Wholesale and Distribution	107	105	105	104	-0.1	-1.4	-0.3
Retail Trade and Services	102	118	117	122	-0.6	3.8	1.8
Business Services	299	206	198	169	-4.0	-14.8	-5.6
Arts and Recreation Services	11	13	14	15	8.3	5.0	3.4
Social Services	172	214	239	210	11.4	-11.9	2.0
<i>Owner-Occupied Dwellings (O.O.D)</i>	238	271	271	274	-0.3	1.4	1.4
Upper Hutt City	1,257	1,196	1,217	1,158	1.7	-4.8	-0.8
Wellington Region	21,348	24,903	25,401	25,665	2.0	1.0	1.9
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

The largest contributor to GDP in Upper Hutt City is the Social services sector, followed by Business services and Manufacturing. Social services saw a decline of \$29 million over the last year, led by a decrease in FTE numbers in both Central and Local government administration. The Construction sector saw the greatest growth, mainly due to increased activity in the House construction and Non-residential building construction industries.

While both the region and the nation experienced growth overall in GDP during the year, Upper Hutt experienced the reverse, with GDP declining nearly five percent or \$59 million. The same was true over the decade to 2014, with GDP declining on an annual average basis in Upper Hutt compared to growth regionally and nationwide.

6 Porirua City

Snapshot

In 2014:

- Porirua City had a population of 52,102 in 2014, which was 10.9 percent of the region's population.
- A total of 14,495 FTEs were employed, with an average of 3.6 FTEs per business. The majority of employment was within the Social services sector.
- GDP contribution was \$1.58 billion, generated across 4,033 businesses. The majority of businesses were in the Business services sector, with close to 45 percent of all businesses.

Table 6-1 A sector snapshot of Porirua City, 2014

Sectors (2014)	FTEs	%	GDP (2014\$m)	%	Business units	%
Primary	63	0.4%	5	0.4%	91	2.3%
Manufacturing	895	6.2%	159	12.9%	134	3.3%
Construction	2,343	16.2%	190	15.5%	649	16.1%
Wholesale and Distribution	867	6.0%	116	9.4%	266	6.6%
Retail Trade and Services	3,090	21.3%	188	15.3%	642	15.9%
Business Services	1,497	10.3%	182	14.8%	1,789	44.4%
Arts and Recreation Services	230	1.6%	16	1.3%	96	2.4%
Social Services	5,511	38.0%	371	30.3%	366	9.1%
Sub-total (excluding O.O.D.)	14,495	100.0%	1,227	100.0%	4,033	100.0%
<i>Owner-Occupied Dwellings (O.O.D)*</i>			348			
Total	14,495		1,575		4,033	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

6.1 Key economic performance indicators

Table 6-2 Key economic performance indicators, 2014

Key Performance Indicators	%pa for 2014 year		
	Porirua City	Wellington Region	New Zealand
Resident population growth	0.7	1.0	1.5
GDP growth	1.5	1.0	3.2
GDP per capita growth	0.7	0.1	1.6
Employment growth	1.6	1.7	3.1
Labour productivity growth	-0.1	-0.7	0.3
Business units growth	2.0	2.2	3.0
Business size growth	-0.4	-0.5	0.1

Source: BERL Regional Database, 2014

The 2014 year saw a much weaker performance compared to 2013 across all but two of the indicators (population and business unit growth). GDP growth and GDP per capita growth was stronger in Porirua City compared to the region, but performance was below regional levels across the other five indicators. Meanwhile, the rate of growth in resident population, GDP, and GDP per capita were all less than half that seen across New Zealand.

Table 6-3 Key economic performance indicators, 2004 - 2014

Key Performance Indicators	%pa for 2004 - 2014		
	Porirua City	Wellington Region	New Zealand
Resident population growth	0.7	0.8	0.9
GDP growth	1.9	1.8	2.0
GDP per capita growth	1.1	1.0	1.1
Employment growth	1.9	1.6	1.5
Labour productivity growth	0.0	0.3	0.6
Business units growth	2.3	1.5	1.4
Business size growth	-0.3	0.1	0.1

Source: BERL Regional Database, 2014

Porirua City's performance over the decade to 2014 was similar to the decade to 2013, and to the performance of the region and New Zealand over the same period. Business growth was stronger than both the regional average and New Zealand, which was largely due to an expansion in the Property operators and real estate services industry (under the Business services sector). Similarly, employment growth was stronger than the region and the country, and was predominantly seen in greater numbers employed in the Adult community and other education industry (under the Social services sector).

6.2 Employment

Table 6-4 Employment by sector, Porirua City

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	79	84	86	63	2.1	-26.8	-2.2
Manufacturing	975	851	856	895	0.5	4.6	-0.9
Construction	1,130	1,889	2,277	2,343	20.6	2.9	7.6
Wholesale and Distribution	677	969	871	867	-10.1	-0.5	2.5
Retail Trade and Services	3,556	3,121	3,041	3,090	-2.6	1.6	-1.4
Business Services	1,411	1,508	1,472	1,497	-2.4	1.7	0.6
Arts and Recreation Services	159	247	230	230	-6.8	-0.3	3.8
Social Services	3,974	4,728	5,432	5,511	14.9	1.5	3.3
Porirua City	11,961	13,396	14,264	14,495	6.5	1.6	1.9
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

Employment fell by over a quarter in the Primary sector in 2014. This was the most significant change in FTEs in both percentage and absolute terms across the eight sectors. This was the result of a contraction within the Specialised sheep farming and Outdoor nursery production industries.

The Social services sector continued to be the largest source of employment in Porirua City, assisted by a net gain of 104 FTEs in the Adult community and other education industry in 2014. There was growth across most other sectors during this period; although the rate of growth in the Construction and Social services sectors was lower than that seen in 2013.

Overall Porirua City had a very similar employment growth rate to that of the region in 2014; although it was almost half the national growth rate. But the City has performed better than both the region and New Zealand in terms of employment growth on an annual average basis over the last decade.

6.3 GDP growth

Table 6-5 GDP contribution by sector, Porirua City

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	7	8	6	5	-17.2	-24.3	-2.8
Manufacturing	157	145	152	159	4.5	4.3	0.1
Construction	78	128	179	190	40.2	6.3	9.3
Wholesale and Distribution	86	130	118	116	-8.9	-2.4	3.0
Retail Trade and Services	165	194	192	188	-1.0	-1.7	1.3
Business Services	215	196	192	182	-1.8	-5.1	-1.7
Arts and Recreation Services	15	16	15	16	-1.7	3.7	0.8
Social Services	286	304	354	371	16.5	4.8	2.6
<i>Owner-Occupied Dwellings (O.O.D)</i>	306	343	348	353	1.6	1.4	1.4
Porirua City	1,315	1,463	1,557	1,580	6.5	1.5	1.9
Wellington Region	21,348	24,903	25,401	25,665	2.0	1.0	1.9
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

The Primary sector continued its decline in GDP contribution from the previous year, decreasing by nearly a quarter in 2014 with a concurrent decline in FTEs and business numbers. This was due to a fall in FTEs in the Outdoor nursery production and Specialised sheep farming industries.

While posting positive growth for 2014, the Construction sector saw a significant decrease in the rate of growth, from just over 40 percent in 2013, to 6.3 percent in 2014. A similar trend was seen in the Social services sector, growing at a rate nearly a third that of 2013 levels. This sector remained the largest contributor to GDP in Porirua City, with about 30 percent of the City's GDP.

2014 saw Porirua City outperforming the region in terms of GDP growth, with GDP growing at an overall rate of 1.5 percent compared to the regional average of one percent. However this was less than half the level seen across New Zealand. The City's longer-term performance was on par with the region and very similar to the nation, growing at an annual average rate of 1.9 percent. Strong growth in the Construction sector over this period was the main contributor to this growth in GDP.

7 Kapiti Coast District

Snapshot

In 2014:

- The population of Kapiti Coast District was 49,492 people, which accounted for 10.4 percent of the total population in the region.
- Total employment was 11,160 FTEs, with an average of 2.3 FTEs per business. The largest proportion of employment was within the Retail trade and services sector.
- Approximately \$1.3 billion of GDP was generated across 4,880 businesses. The Business services sector accounted for the majority of businesses, at 43.4 percent of the total.

Table 7-1 A sector snapshot of Kapiti Coast District, 2014

Sectors (2014)	FTEs	%	GDP (2014\$m)	%	Business units	%
Primary	447	4.0%	41	4.3%	285	5.8%
Manufacturing	695	6.2%	105	11.0%	224	4.6%
Construction	1,531	13.7%	124	13.0%	751	15.4%
Wholesale and Distribution	440	3.9%	62	6.5%	245	5.0%
Retail Trade and Services	3,338	29.9%	199	20.8%	787	16.1%
Business Services	1,253	11.2%	172	18.1%	2,118	43.4%
Arts and Recreation Services	238	2.1%	17	1.7%	120	2.5%
Social Services	3,218	28.8%	234	24.5%	350	7.2%
Sub-total (excluding O.O.D.)	11,160	100.0%	953	100.0%	4,880	100.0%
<i>Owner-Occupied Dwellings (O.O.D)*</i>			331			
Total	11,160		1,283		4,880	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

7.1 Key economic performance indicators

Table 7-2 Key economic performance indicators, 2014

Key Performance Indicators	%pa for 2014 year		
	Kapiti Coast District	Wellington Region	New Zealand
Resident population growth	0.8	1.0	1.5
GDP growth	3.1	1.0	3.2
GDP per capita growth	2.3	0.1	1.6
Employment growth	4.9	1.7	3.1
Labour productivity growth	-1.1	-0.7	0.3
Business units growth	1.6	2.2	3.0
Business size growth	3.2	-0.5	0.1

Source: BERL Regional Database, 2014

The economy in the Kapiti Coast District markedly improved in 2014 compared to 2013 across all of the indicators that we monitor. The exception to this was labour productivity growth, and this was due to employment growing faster than GDP.

The most significant change year-on-year was in employment growth, which was negative in 2013 but grew by 4.9 percent in 2014. This was notably higher than the regional average. The district also performed significantly stronger than the region in terms of GDP growth, GDP per capita growth, and business size growth. It also outperformed New Zealand with regards to GDP per capita growth, employment growth, and business size growth, signalling a relatively strong economic performance during 2014.

Table 7-3 Key economic performance indicators, 2004 - 2014

Key Performance Indicators	%pa for 2004 - 2014		
	Kapiti Coast	Wellington Region	New Zealand
Resident population growth	1.0	0.8	0.9
GDP growth	1.5	1.8	2.0
GDP per capita growth	0.5	1.0	1.1
Employment growth	0.9	1.6	1.5
Labour productivity growth	0.5	0.3	0.6
Business units growth	1.4	1.5	1.4
Business size growth	-0.4	0.1	0.1

Source: BERL Regional Database, 2014

The 10 years to 2014, however, saw growth across all the indicators below those witnessed in the previous decade to 2013. The only exception to this was in business size growth which, though negative, was at a smaller rate of decline compared to the previous decade.

Kapiti Coast District performed better than the region in terms of resident population growth and labour productivity growth, and it also outperformed New Zealand in population growth over the decade, while business unit growth was at the same level.

7.2 Employment

Table 7-4 Employment by sector, Kapiti Coast District

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	507	456	432	447	-5.3	3.6	-1.3
Manufacturing	831	837	660	695	-21.1	5.2	-1.8
Construction	1,437	1,452	1,359	1,531	-6.4	12.6	0.6
Wholesale and Distribution	448	487	449	440	-7.8	-2.1	-0.2
Retail Trade and Services	3,298	3,146	3,211	3,338	2.1	4.0	0.1
Business Services	1,365	1,301	1,258	1,253	-3.3	-0.4	-0.9
Arts and Recreation Services	123	262	188	238	-28.3	26.8	6.9
Social Services	2,150	3,057	3,081	3,218	0.8	4.5	4.1
Kapiti Coast District	10,158	10,998	10,638	11,160	-3.3	4.9	0.9
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

Kapiti Coast District saw an overall improvement in employment across all of the sectors, with stronger rates of growth or smaller rates of decline in 2014 compared to the previous year.

There was a substantial turn around within the Arts and recreation services sector which saw FTEs grow by more than a quarter over the year, compared to a decline of a similar magnitude in the previous year. The Manufacturing sector experienced a similar situation, from a strong decline of over a fifth in 2013, to similar levels of change but of growth in 2014.

The largest net increase in absolute terms in 2014 was in the Construction sector, which grew by approximately 171 FTEs, 146 of which were within the Construction services industry alone (covering industries such as electrical, painting, and landscaping services). The Retail trade and services, and Social services sectors remained the largest sources of employment, combined 58 percent of total employment in the district is within these sectors.

Average per annum growth in employment over the last decade was moderate in the Kapiti Coast District with the Arts and recreation services and Social services sectors in particular seeing relatively strong growth during this period. In the latest year, employment growth at a district level was stronger than that across the country, and more notably it was nearly three times that of the region.

7.3 GDP growth

Table 7-5 GDP contribution by sector, Kapiti Coast District

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	49	44	44	41	0.9	-7.1	-1.7
Manufacturing	116	119	100	105	-16.0	5.5	-1.0
Construction	100	98	107	124	8.8	16.4	2.2
Wholesale and Distribution	60	68	64	62	-5.4	-4.0	0.4
Retail Trade and Services	152	187	194	199	3.7	2.4	2.7
Business Services	181	182	182	172	0.4	-5.6	-0.5
Arts and Recreation Services	12	17	13	17	-24.6	32.0	3.6
Social Services	157	211	215	234	1.9	8.7	4.1
<i>Owner-Occupied Dwellings (O.O.D)</i>	282	324	331	335	2.1	1.4	1.7
Kapiti Coast District	1,108	1,249	1,249	1,288	0.1	3.1	1.5
Wellington Region	21,348	24,903	25,401	25,665	2.0	1.0	1.9
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

The most significant change in GDP occurred within the Arts and recreation services sector. After a decline of nearly a quarter in 2013, GDP from this sector grew by nearly a third in 2014. Much of this growth stemmed from the Sports and recreation activities industry, which increased its contribution to district GDP by approximately \$4 million.

Performance across the other sectors was mixed, with a variation of contractions and growth. The Business services sector contracted by 5.6 percent over the year, and in dollar terms the contribution from the Water supply, sewerage and drainage services industry to GDP fell by \$10 million.

The Social services sector was the largest contributor to GDP in the district, and grew by \$19 million over the year. Much of this growth was from the Aged care residential services industry.

Overall, the performance of the Kapiti Coast District economy was similar to that of New Zealand's over the year but GDP growth was just over three times greater than that of the region. Despite this relatively strong year of growth, the performance of the district's economy was weaker than the region and that of the country on an annual average percentage basis over the last 10 years.

8 Masterton District

Snapshot

In 2014:

- The resident population of the Masterton District was 23,449 people, which was 4.9 percent of the region's total population.
- Employment in the district was equivalent to 10,070 FTEs, averaging 3.4 FTEs per business. The greatest source of employment was the Social services sector with 27.2 percent of all FTEs.
- The GDP generated was approximately \$1.03 billion across 2,993 businesses. The largest contributor to GDP was the Social services sector with \$200 million or 22.9 percent. The greatest number of businesses was within the Business services sector, with 34 percent of all businesses.

Table 8-1 A sector snapshot of Masterton District, 2014

Sectors (2014)	FTEs		GDP (2014\$m)		Business units	
		%		%		%
Primary	1,598	15.9%	159	18.1%	759	25.4%
Manufacturing	699	6.9%	79	9.0%	100	3.3%
Construction	806	8.0%	65	7.5%	276	9.2%
Wholesale and Distribution	609	6.0%	82	9.4%	131	4.4%
Retail Trade and Services	2,297	22.8%	137	15.7%	441	14.7%
Business Services	1,172	11.6%	142	16.2%	1,017	34.0%
Arts and Recreation Services	148	1.5%	10	1.2%	64	2.1%
Social Services	2,742	27.2%	200	22.9%	205	6.8%
Sub-total (excluding O.O.D.)	10,070	100.0%	876	100.0%	2,993	100.0%
<i>Owner-Occupied Dwellings (O.O.D)*</i>			157			
Total	10,070		1,033		2,993	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

8.1 Key economic performance indicators

Table 8-2 Key performance indicators, 2014

Key Performance Indicators	%pa for 2014 year		
	Masterton District	Wellington Region	New Zealand
Resident population growth	0.4	1.0	1.5
GDP growth	6.0	1.0	3.2
GDP per capita growth	5.6	0.1	1.6
Employment growth	4.4	1.7	3.1
Labour productivity growth	2.5	-0.7	0.3
Business units growth	0.0	2.2	3.0
Business size growth	4.4	-0.5	0.1

Source: BERL Regional Database, 2014

The economy of the Masterton District performed quite strongly in 2014 compared to 2013, with all but one of the indicators we monitor growing over the year. The number of businesses in the district remained the same year-on-year, but GDP, GDP per capita, employment, and business size showed marked improvements, from a decline in 2013 to moderate growth in 2014.

The most significant feature of the district economy in 2014 was the substantial growth in GDP of six percent. This growth was six times higher than the regional average and close to double that of the national. The economy of the district also performed better than the region and New Zealand across five of the indicators we monitor, with the most significant of these being business size growth, growing at a rate 44 times greater than that of New Zealand.

Table 8-3 Key performance indicators, 2004 - 2014

Key Performance Indicators	%pa for 2004 - 2014		
	Masterton	Wellington Region	New Zealand
Resident population growth	0.3	0.8	0.9
GDP growth	0.9	1.8	2.0
GDP per capita growth	0.6	1.0	1.1
Employment growth	0.9	1.6	1.5
Labour productivity growth	0.1	0.3	0.6
Business units growth	1.1	1.5	1.4
Business size growth	-0.2	0.1	0.1

Source: BERL Regional Database, 2014

The Masterton District economy had modest annual average growth over the decade to 2014, with a performance weaker than that of the region and New Zealand across all of the indicators. Labour productivity was relatively flat, due to GDP and employment growing at the same rate over this period. GDP per capita growth was also low, with the size of businesses declining and only a small change in resident population.

8.2 Employment

Table 8-4 Employment by sector, Masterton District

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	1,391	1,493	1,447	1,598	-3.1	10.4	1.4
Manufacturing	765	658	658	699	0.1	6.2	-0.9
Construction	825	821	832	806	1.4	-3.1	-0.2
Wholesale and Distribution	546	620	589	609	-5.0	3.3	1.1
Retail Trade and Services	2,391	2,198	2,201	2,297	0.1	4.3	-0.4
Business Services	1,012	1,139	1,028	1,172	-9.7	14.0	1.5
Arts and Recreation Services	101	163	152	148	-7.1	-2.6	3.8
Social Services	2,215	2,914	2,742	2,742	-5.9	0.0	2.2
Masterton District	9,245	10,006	9,649	10,070	-3.6	4.4	0.9
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

The year to 2014 saw the Masterton economy performing stronger than the regional economy and New Zealand; conversely this trend did not hold true for the decade. The Primary, Wholesale and distribution, and Business services sectors experienced positive employment growth in 2014, after declines in 2013, while employment in the Manufacturing and Retail trade and services sectors continued to grow at a strong pace, and the Social services sector stagnated.

The largest increase in employment in absolute terms was within the Primary sector, which was predominantly led by growth in the Shearing services industry. This employment growth was also accompanied by a \$2 million increase in GDP.

On the other hand, the largest decline in employment was in the Construction sector. In particular, employment fell within the Construction services industry (which includes electrical, plastering, and painting services) year-on-year.

Employment within the Social services sector remained flat, with no overall change in FTEs. This sector remained the largest area of employment in the district year-on-year, and over the last 10 years.

8.3 GDP growth

Table 8-5 GDP contribution by sector, Masterton District

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	159	156	143	159	-8.3	10.9	0.0
Manufacturing	86	74	75	79	1.6	6.1	-0.8
Construction	57	55	65	65	17.9	0.1	1.3
Wholesale and Distribution	72	83	81	82	-3.2	2.4	1.4
Retail Trade and Services	111	132	135	137	1.9	2.1	2.2
Business Services	135	130	122	142	-5.9	16.4	0.5
Arts and Recreation Services	10	10	10	10	-1.9	1.2	0.5
Social Services	170	202	189	200	-6.7	6.2	1.7
<i>Owner-Occupied Dwellings (O.O.D)</i>	144	153	157	159	3.0	1.4	1.1
Masterton District	943	996	977	1,036	-1.9	6.0	0.9
Wellington Region	21,348	24,903	25,401	25,665	2.0	1.0	1.9
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

GDP generated by the Masterton District economy in 2014 was higher than that in 2013. This was due to an increase in GDP generated by all but one of the sectors (Construction), with the most notable increases being from the Business services and Primary sectors, which posted double digit GDP growth.

The Construction sector contracted in the latest year, as noted by the decline in employment and the relatively flat performance in terms of GDP generation. This comes after relatively strong growth from this sector over the year to 2013.

9 Carterton District

Snapshot

In 2014:

- The resident population of the Carterton District was 8,419 people, which was approximately two percent of the region's population.
- There were 2,874 FTEs employed, with an average of 2.5 FTEs per business. The largest area of employment was in the Manufacturing sector, which employed nearly 29 percent of all FTEs.
- Businesses in the district generated \$379 million in GDP across 1,159 businesses. The largest contributor to GDP was the Manufacturing sector, with \$150 million or nearly half of all GDP generated in the district.

Table 9-1 A sector snapshot of Carterton District, 2014

Sectors (2014)	FTEs		GDP (2014\$m)		Business units	
		%		%		%
Primary	699	24.3%	59	18.1%	407	35.1%
Manufacturing	832	28.9%	150	46.4%	52	4.5%
Construction	199	6.9%	16	5.0%	120	10.4%
Wholesale and Distribution	165	5.7%	23	7.1%	41	3.5%
Retail Trade and Services	344	12.0%	20	6.3%	110	9.5%
Business Services	233	8.1%	28	8.7%	365	31.5%
Arts and Recreation Services	12	0.4%	1	0.3%	17	1.5%
Social Services	390	13.6%	26	8.2%	47	4.1%
Sub-total (excluding O.O.D.)	2,874	100.0%	324	100.0%	1,159	100.0%
<i>Owner-Occupied Dwellings (O.O.D)*</i>			55			
Total	2,874		379		1,159	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

9.1 Key economic performance indicators

Table 9-2 Key performance indicators, 2014

Key Performance Indicators	%pa for 2014 year		
	Carterton District	Wellington Region	New Zealand
Resident population growth	2.2	1.0	1.5
GDP growth	3.0	1.0	3.2
GDP per capita growth	0.7	0.1	1.6
Employment growth	0.9	1.7	3.1
Labour productivity growth	2.3	-0.7	0.3
Business units growth	-1.1	2.2	3.0
Business size growth	2.1	-0.5	0.1

Source: BERL Regional Database, 2014

The performance of the Carterton District economy was mixed throughout the 2014 year, with greater increases in population, employment, and business size compared to 2013, but GDP, GDP per capita, and labour productivity posted ongoing but slower growth rates. Business unit growth declined after modest growth in 2013, while regionally and nationally this indicator grew.

Overall the Carterton District economy performed better than the national economy across three of the seven indicators that we measure and better than the region across five. Most notable was the rate of growth in GDP, which contributed to a labour productivity growth rate of 2.3 percent in 2014.

Table 9-3 Key performance indicators, 2004 - 2014

Key Performance Indicators	%pa for 2004 - 2014		
	Carterton	Wellington Region	New Zealand
Resident population growth	1.8	0.8	0.9
GDP growth	2.4	1.8	2.0
GDP per capita growth	0.5	1.0	1.1
Employment growth	1.3	1.6	1.5
Labour productivity growth	1.1	0.3	0.6
Business units growth	1.1	1.5	1.4
Business size growth	0.1	0.1	0.1

Source: BERL Regional Database, 2014

In the 10 years to 2014, the Carterton District economy performed at a similar level as that of the Wellington regional economy and national economy. However, the district economy had stronger annual growth rates over the period to 2014 compared to the decade to 2013 in terms of population, employment, and business size growth.

Average annual growth in resident population over the period was twice the rate of New Zealand's, and GDP and labour productivity growth was also stronger than the national average during this time.

9.2 Employment

Table 9-4 Employment by sector, Carterton District

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	714	740	710	699	-4.2	-1.6	-0.2
Manufacturing	772	734	806	832	9.8	3.1	0.7
Construction	116	218	208	199	-4.5	-4.0	5.6
Wholesale and Distribution	77	154	154	165	-0.3	7.3	7.9
Retail Trade and Services	359	346	336	344	-3.0	2.6	-0.4
Business Services	268	298	231	233	-22.5	1.2	-1.4
Arts and Recreation Services	11	23	14	12	-37.8	-15.6	1.1
Social Services	220	363	389	390	7.2	0.1	5.9
Carterton District	2,537	2,876	2,847	2,874	-1.0	0.9	1.3
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

There was modest employment growth across five of the eight sectors in 2014, with continuing declines in employment in the Primary, Construction, and Arts and recreation services sectors. However, these rates of employment decline were relatively small compared to 2013.

The largest decline in employment in absolute terms was within the Primary sector, with a fall in FTEs in the Grape growing and Sheep-beef cattle farming industries. Meanwhile the Manufacturing sector saw the greatest employment growth, with this growth occurring mostly within the Other food product manufacturing industry. The Business services sector had modest employment growth in 2014, after a strong decline the previous year.

As a proportion of all employment in the region, the number of FTEs in the Carterton District has remained fairly steady, accounting for just over 1.2 percent of all regional employment over the last three years.

9.3 GDP growth

Table 9-5 GDP contribution by sector, Carterton District

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	67	61	57	59	-6.8	3.6	-1.3
Manufacturing	111	133	145	150	8.8	3.6	3.1
Construction	8	15	16	16	11.0	-0.8	7.3
Wholesale and Distribution	11	21	22	23	2.4	5.7	8.0
Retail Trade and Services	18	21	20	20	-2.3	1.0	1.5
Business Services	23	32	27	28	-14.1	3.1	2.0
Arts and Recreation Services	1	1	1	1	-34.3	-12.2	-2.1
Social Services	17	25	26	26	2.8	3.4	4.6
<i>Owner-Occupied Dwellings (O.O.D)</i>	44	50	55	56	10.3	1.4	2.4
Carterton District	300	359	369	380	2.8	3.0	2.4
Wellington Region	21,348	24,903	25,401	25,665	2.0	1.0	1.9
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

GDP in the Carterton District grew across all but two of the eight sectors in 2014, with the largest increase in dollar terms coming from the Manufacturing sector, which increased its contribution by \$5 million. Read in conjunction with Table 9-1, the Manufacturing sector saw not only the greatest growth in dollar terms for GDP; it was also the greatest contributor to the district's overall GDP as well as the source of greatest employment. Much of this growth occurred in the latest year within the Petroleum and coal product manufacturing industry. This may likely be linked to increased activity in the manufacturing of aggregates used in bitumen or asphalt materials for road and bridge construction projects and other civil engineering construction such as sewage and stormwater systems or tunnels throughout the region.

The Construction and Arts and recreation sectors decreased their contribution to district GDP year-on-year; although in dollar terms these changes were relatively small compared to the changes seen across the other sectors.

Overall, GDP generated by the district economy was similar to that of the national growth rate but three times better than the region in 2014. The contribution that the district makes to regional GDP has been steady over the last decade, at around 1.4 percent.

However, on an annual average basis, the economy of the Carterton District outperformed the economy of both the region and New Zealand between 2004 and 2014.

10 South Wairarapa District

Snapshot

In 2014:

- The South Wairarapa District was home to 9,635 people, which was around two percent of the Region's resident population.
- Total employment in the District was equivalent to 2,872 FTEs, averaging 1.8 FTEs per business. The largest area of employment was in the Primary sector with nearly 30 percent of all FTEs.
- Total GDP generated in the district was \$297 million, across 1,574 businesses. The largest contributor to GDP was the Primary sector with \$68 million or around 29 percent. The greatest proportion of businesses was from the Business services sector with 33.7 percent.

Table 10-1 A sector snapshot of South Wairarapa District, 2014

Sectors (2014)	FTEs		GDP (2014\$m)		Business units	
		%		%		%
Primary	852	29.7%	68	29.1%	519	33.0%
Manufacturing	219	7.6%	33	14.0%	52	3.3%
Construction	238	8.3%	19	8.3%	117	7.4%
Wholesale and Distribution	147	5.1%	20	8.5%	55	3.5%
Retail Trade and Services	722	25.1%	37	15.7%	208	13.2%
Business Services	239	8.3%	24	10.4%	530	33.7%
Arts and Recreation Services	16	0.6%	1	0.5%	32	2.0%
Social Services	439	15.3%	31	13.5%	61	3.9%
Sub-total (excluding O.O.D.)	2,872	100.0%	233	100.0%	1,574	100.0%
<i>Owner-Occupied Dwellings (O.O.D)*</i>			64			
Total	2,872		297		1,574	

* Imputed value, included in Total GDP only

Source: BERL Regional Database, 2014

10.1 Key economic performance indicators

Table 10-2 Key performance indicators, 2014

Key Performance Indicators	%pa for 2014 year		
	South Wairarapa District	Wellington Region	New Zealand
Resident population growth	1.1	1.0	1.5
GDP growth	-1.0	1.0	3.2
GDP per capita growth	-2.1	0.1	1.6
Employment growth	-3.1	1.7	3.1
Labour productivity growth	1.5	-0.7	0.3
Business units growth	1.2	2.2	3.0
Business size growth	-4.2	-0.5	0.1

Source: BERL Regional Database, 2014

South Wairarapa's economic performance contracted over the past year with declines across four of the seven indicators. This was particularly notable in the GDP, GDP per capita, employment, and business size growth indicators, which after posting double digit growth figures in the previous year, declined in 2014. There were improvements however in the population, labour productivity, and business unit growth rates.

Compared to the region, the district performed worse across all but two of the indicators (population growth and labour productivity growth), and even more so compared to the country.

Table 10-3 Key performance indicators, 2004 - 2014

Key Performance Indicators	%pa for 2004 - 2014		
	South Wairarapa District	Wellington Region	New Zealand
Resident population growth	0.9	0.8	0.9
GDP growth	0.8	1.8	2.0
GDP per capita growth	-0.1	1.0	1.1
Employment growth	0.8	1.6	1.5
Labour productivity growth	-0.2	0.3	0.6
Business units growth	0.9	1.5	1.4
Business size growth	-0.2	0.1	0.1

Source: BERL Regional Database, 2014

The district's economic performance went from being stronger than that of the region across all indicators (except business unit growth) in 2013, to the reverse, with weaker performance across all but one indicator. This follows on from the strong decline in growth rates in GDP, GDP per capita, employment, and business size over the period.

Only population growth was higher than that of the region, albeit by a small margin, and was at the same level as for New Zealand. Overall South Wairarapa's performance was below that of the region and New Zealand over the period examined.

10.2 Employment

Table 10-4 Employment by sector, South Wairarapa District

Sector	Employment Number FTEs				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	1,072	891	963	852	8.0	-11.5	-2.3
Manufacturing	292	210	234	219	11.3	-6.3	-2.8
Construction	242	259	231	238	-11.1	3.1	-0.2
Wholesale and Distribution	115	151	148	147	-2.2	-0.6	2.5
Retail Trade and Services	534	637	719	722	12.9	0.3	3.1
Business Services	113	146	212	239	45.6	12.6	7.8
Arts and Recreation Services	17	10	24	16	133.2	-32.5	-0.6
Social Services	278	376	433	439	15.1	1.4	4.7
South Wairarapa District	2,662	2,682	2,964	2,872	10.5	-3.1	0.8
Wellington Region	196,851	226,198	226,626	230,530	0.2	1.7	1.6
New Zealand	1,678,508	1,878,583	1,883,050	1,941,725	0.2	3.1	1.5

Source: BERL Regional Database, 2014

The total number of FTEs declined in the South Wairarapa District in 2014, in contrast to the employment growth seen in the previous year.

After growth in all but one of the sectors in 2013, 2014 saw declines in four of the eight sectors. The most notable of these declines in percentage terms was in the Arts and recreation services sector, which fell by nearly a third. This was largely due to a decrease within the Sports and recreation activities industry.

The greatest proportion of employment in the district was in the Primary sector, with 29.7 percent of all FTEs in the district. However this sector saw the greatest employment decline over the year, mainly due to a decrease in employment in the Outdoor vegetable growing and Specialised sheep farming industries.

Meanwhile the greatest growth in employment was within the Business services sector, mostly due to job growth in the Management advice and related consulting services industry.

The Arts and recreations services sector on the other hand was the smallest employing sector with less than one percent of all FTEs in the district. This sector experienced the greatest decline in employment in percentage terms in 2014. which was a reversal of the very strong growth of the previous year.

The district saw a decline in FTEs over the year whereas the Wellington Region and New Zealand experienced employment growth. Annual average change for the 10 years to 2014 was positive for the district, although below the national and regional average.

10.3 GDP growth

Table 10-5 GDP contribution by sector, South Wairarapa District

Sector	Value Added or GDP (2014\$m)				%pa change		
	2004	2012	2013	2014	2013	2014	2004 to 2014
Primary	96	76	74	68	-2.7	-8.4	-3.5
Manufacturing	35	31	35	33	11.6	-6.7	-0.8
Construction	17	18	18	19	3.3	6.6	1.4
Wholesale and Distribution	15	20	20	20	-0.4	-2.7	2.9
Retail Trade and Services	23	33	37	37	14.6	-2.1	4.9
Business Services	12	15	19	24	31.6	24.2	7.4
Arts and Recreation Services	2	1	2	1	146.1	-29.8	-3.7
Social Services	21	27	31	31	13.1	2.2	4.3
<i>Owner-Occupied Dwellings (O.O.D)</i>	56	61	64	65	4.7	1.4	1.6
South Wairarapa District	276	282	301	298	6.7	-1.0	0.8
Wellington Region	21,348	24,903	25,401	25,665	2.0	1.0	1.9
New Zealand	188,872	218,937	223,884	231,038	2.3	3.2	2.0

Source: BERL Regional Database, 2014

The GDP contribution from five of the eight sectors fell over the latest year in this district, with the greatest decline in dollar terms coming from the Primary sector, whose contribution fell by approximately \$6 million. This decline was largely due to a contraction in activity within the Agriculture industry, particularly Outdoor vegetable growing and Specialised sheep farming.

Business services continued to see strong growth, with an increase in GDP of \$5 million in 2014 due to growth in the Professional scientific and technical services (excluding computer systems design & related) industry. This same industry was also responsible for much of the increase in FTEs in the Business services sector. Growth in the Construction sector however was relatively subdued, and activity was flat in the Social services sector. Manufacturing, Retail trade and services, and the Arts and recreation services sectors experienced decreases in GDP, after posting strong growth in the previous year.

The district's contribution to the region's GDP fell marginally, from 1.18 percent in 2013 to 1.16 percent in 2014. This contribution contraction was during a time when the GDP generated by the Wellington Region grew.

Appendix A Data clarification

Employment and GDP data for 2014 and earlier is from the BERL Regional Database. This database is built from publicly available data from Statistics New Zealand including the NZ Business Demography statistics, the Household Labour Force Survey, the National Accounts, and the sub-national Population Estimates. The data in the BERL Regional Database is for the March year.

Employment and GDP data from the BERL Regional Database differs from that presented by the Ministry of Business, Innovation and Employment (MBIE) in their '2014 Regional Economic Activity Report' and Infometrics' *'Annual Economic Profiles'*.

Employment

BERL, MBIE and Infometrics estimates draw on data sets with comparable underlying base data. Each organisation also makes similar assumptions and adjustments, such as accounting for self-employment. The main difference is that BERL reports Full-Time Equivalent (FTE) employment while MBIE and Infometrics report Employee Counts (ECs).

Employee counts measure the total number of people in employment, regardless of the number of hours they work. For example, a person in employment for two hours a week is captured in the same way as someone working 40 hours a week.

FTE employment measures the number of people in employment for 30 hours or more per week. Two people who are employed part-time are measured as one full-time person. Reporting FTEs is more suitable for economic analysis and forecasting as it enables consistent comparisons across industries and time.

GDP

BERL generates GDP estimates using national accounts and FTE employment. Infometrics follows a similar process, while MBIE has used Provisional 2013 Regional Gross Domestic Product from Statistics New Zealand in their 2014 Regional Economic Activity Report.

BERL excludes Owner Occupied Dwellings (OOD) from GDP totals. OOD is an industry that measures the services provided to people living in the houses they own. The value of these OOD services is calculated as an imputed rent. In other words, the output of Owner Occupied Dwellings is valued at the estimated rent that a tenant would pay for the same accommodation. For the purposes of projecting economic activity, OOD distorts actual economic activity generated by FTEs as OOD do not generate jobs or income.

MBIE GDP figures are nominal, meaning they measure production in current prices. Infometrics and BERL GDP figures are real, meaning they have been adjusted from a nominal value to remove the effects of general price inflation over time. Infometrics GDP figures are expressed in 2010 dollars while BERL figures are expressed in 2014 dollars.

Infometrics and MBIE GDP figures include OOD and GDP that is not allocated to a specific industry.

Using FTE estimates and national accounts BERL and Infometrics have developed a series of GDP estimates to understand the drivers of growth in each territorial authority and region. This level of industry and sub-regional breakdown over time is not possible using Statistics New Zealand Regional GDP.

Appendix B Industry groupings

Industry grouping	ANZSIC 2006 Level 2 description
Primary production	A01 Agriculture A02 Aquaculture A03 Forestry and Logging A04 Fishing Hunting and Trapping A05 Agriculture Forestry and Fishing Support Services B06 Coal Mining B07 Oil and Gas Extraction B08 Metal Ore Mining B09 Non- Metallic Mineral Mining and Quarrying B10 Exploration and Other Mining Support Services C11 Food Product Manufacturing C12 Beverage and Tobacco Product Manufacturing C14 Wood Product Manufacturing C15 Pulp Paper and Converted Paper Product Manufacturing
Product manufacturing	C13 Textile Leather Clothing and Footwear Manufacturing C16 Printing C17 Petroleum and Coal Product Manufacturing C18 Basic Chemical and Chemical Product Manufacturing C19 Polymer Product and Rubber Product Manufacturing C20 Non- Metallic Mineral Product Manufacturing C21 Primary Metal and Metal Product Manufacturing C22 Fabricated Metal Product Manufacturing C23 Transport Equipment Manufacturing C24 Machinery and Equipment Manufacturing C25 Furniture and Other Manufacturing
Infrastructure	E30 Building Construction E31 Heavy and Civil Engineering Construction E32 Construction Services D26 Electricity Supply D27 Gas Supply D28 Water Supply Sewerage and Drainage Services D29 Waste Collection Treatment and Disposal Services
Wholesale and distribution	F33 Basic Material Wholesaling F34 Machinery and Equipment Wholesaling F35 Motor Vehicle and Motor Vehicle Parts Wholesaling F36 Grocery Liquor and Tobacco Product Wholesaling F37 Other Goods Wholesaling F38 Commission- Based Wholesaling I46 Road Transport I47 Rail Transport I48 Water Transport I49 Air and Space Transport I50 Other Transport I51 Postal and Courier Pick- up and Delivery Services I52 Transport Support Services I53 Warehousing and Storage Services
Communications and IT	J54 Publishing (except Internet and Music Publishing) J55 Motion Picture and Sound Recording Activities J56 Broadcasting (except Internet) J57 Internet Publishing and Broadcasting J58 Telecommunications Services J59 Internet Service Providers Web Search Portals and Data Processing Services J60 Library and Other Information Services M69 Professional Scientific and Technical Services (exc Comp Sys Dsn & related) M70 Computer System Design and Related Services

Industry grouping	ANZSIC 2006 Level 2 description
Retail trade and services	G39 Motor Vehicle and Motor Vehicle Parts Retailing G40 Fuel Retailing G41 Food Retailing G42 Other Store-Based Retailing G43 Non-Store Retailing and Retail Commission Based Buying and/or Selling H44 Accommodation H45 Food and Beverage Services S94 Repair and Maintenance S95 Personal and Other Services S96 Private Households Employing Staff
Business services	K62 Finance K63 Insurance and Superannuation Funds K64 Auxiliary Finance and Insurance Services L66 Rental and Hiring Services (except Real Estate) L67 Property Operators and Real Estate Services N72 Administrative Services N73 Building Cleaning Pest Control and Other Support Services
Social services and arts & recreation services	R89 Heritage Activities R90 Artistic Activities R91 Sport and Recreation Activities R92 Gambling Activities O75 Public Administration O76 Defence O77 Public Order Safety and Regulatory Services P80 Preschool and School Education P81 Tertiary Education P82 Adult Community and Other Education Q84 Hospitals Q85 Medical and Other Health Care Services Q86 Residential Care Services Q87 Social Assistance Services

