



REGIONAL ECONOMIC PROFILE

Clutha District



Economics put simply



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ECONOMY

The New Zealand economy in 2022

The New Zealand economy grew 5.3% in the March 2022 year, the fastest pace since 2000. At a national level, economic growth in the March 2022 year was the third-fastest on record (since 1987), with stronger growth seen only in 1994 and 2000.

Economic activity bounced back strongly from the initial disruptions caused by the COVID-19 pandemic response, with substantial fiscal and monetary support boosting spending and investment levels economy-wide.

The March 2022 year includes the Level 4 Delta lockdown in August 2021, the extended lockdown in Auckland and parts of Waikato, the Traffic Light system over the summer of 2021/22, and the start of the Omicron outbreak in early 2022.

The strong level of growth experienced in the March 2022 year is partially due to economic activity being weaker in the preceding year, although the economic contraction over the March 2021 year was revised from an original 1.2% drop to a 0.5% drop. At the end of the year to March 2022, New Zealand's economy was 4.7% larger than pre-pandemic.

The professional, scientific, and technical services industry contributed just over a third of the total rise in economic activity over the March 2022 year, with wholesale and retail trade, transport, and construction all major contributors too. Fourteen of nineteen headline industries saw economic rise in 2022, with limited falls or zero growth in the remaining five. Included within this growth is a revival in activity after declines in the March 2021 year, particularly for transport activity.

Filled jobs rose 3.0%, to 2.69m filled jobs, on average over the 12 months to March 2022. This growth was the fastest since 2017 and was partially catch-up for 2021 when employment stood still, with a revised 0% growth rate.

Employment growth was driven by further increases in the construction, healthcare, and professional services industries. The agriculture, forestry, and fishing industry was the only high-level industry to see a fall in employment.

How fast has Clutha District's economy grown?

This section measures economic performance in Clutha District during the year to March 2022 and previous years. All GDP estimates are measured in constant 2022 prices.

- GDP in Clutha District measured \$1,165m in the year to March 2022, up 3.5% from a year earlier. New Zealand's GDP increased by 5.3% over the same period.
- Economic growth in Clutha District averaged 1.3%pa over the last 10 years compared with an average of 3.0%pa in the national economy.
- Growth in Clutha District reached a high of 8.8% in 2012 and a low of -3.4% in 2008.
- Clutha District accounted for 0.3% of national GDP in 2022.

Figure 1: GDP growth, year to Mar 2022

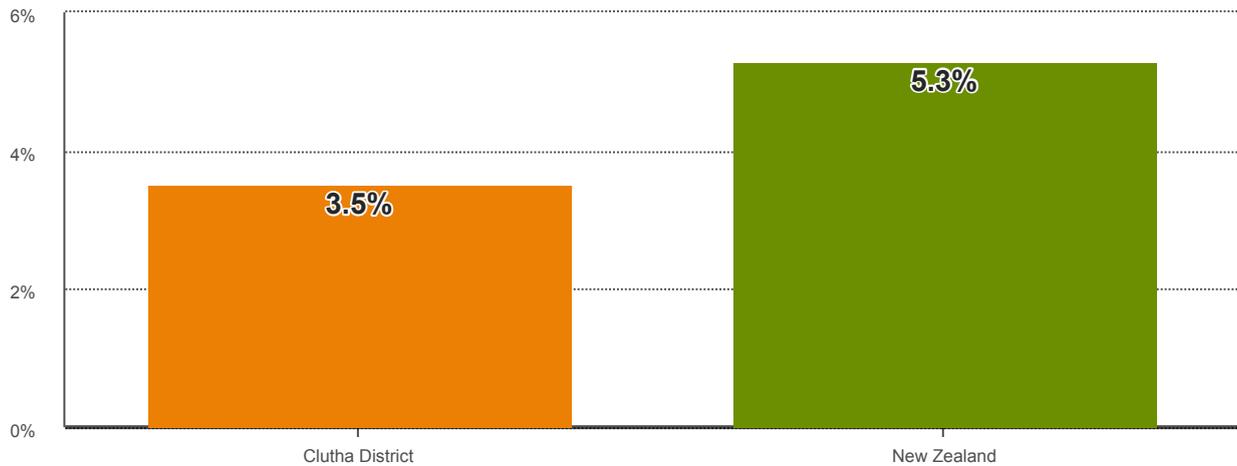


Figure 2: Annual average GDP growth, 2001-2022

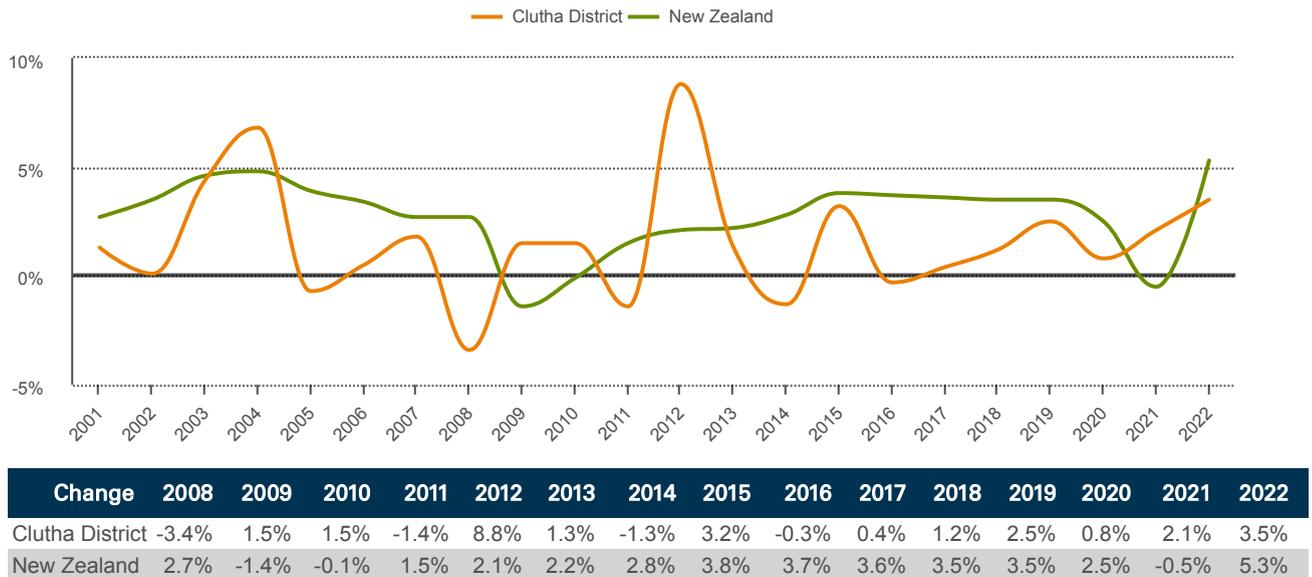
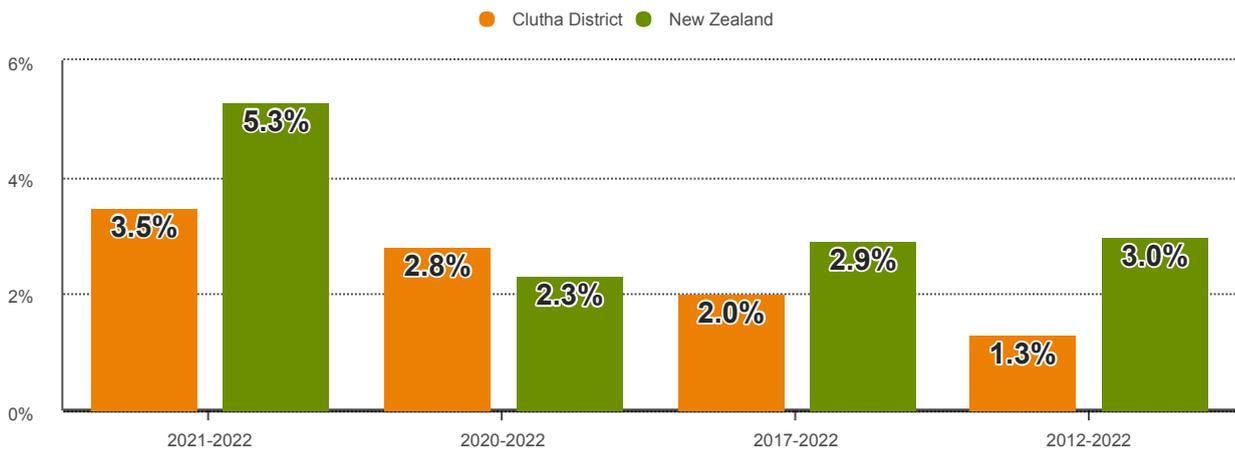


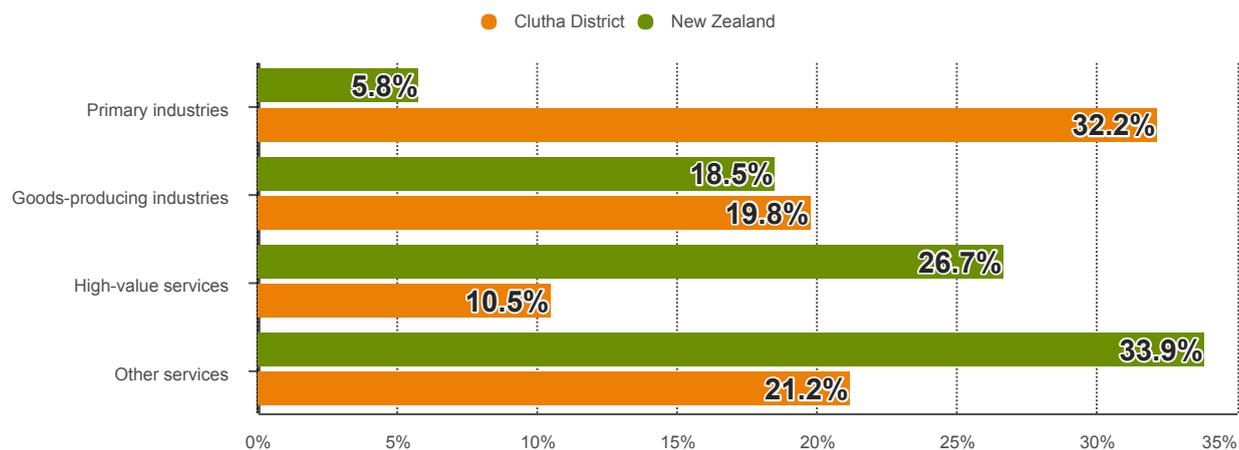
Figure 3: GDP growth over the last 1, 2, 5 & 10 years



What is the industrial structure of Clutha District's economy?

This section describes the structure of the economy in terms of the broad sectors of primary industries, goods-producing industries, high-values services and other services. Primary industries make direct use of natural resources. They extract or harvest products from the earth. Goods-producing industries produce manufactured and other processed goods. High-value services include the higher value-adding, knowledge-based service industries. More detail of the sectors is given in the technical appendix.

Figure 4: Share of total GDP, 2022



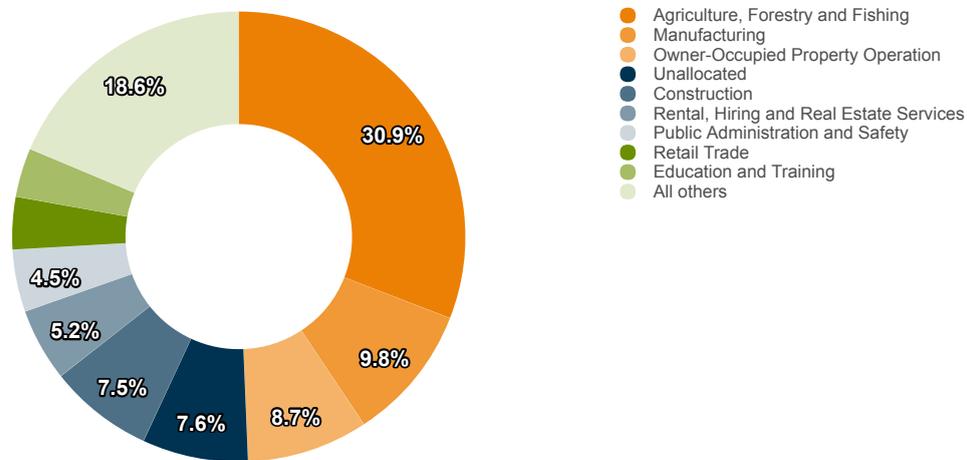
- Primary industries accounted for the largest proportion of GDP (32.2%) in Clutha District, which is higher than in the national economy (5.8%).
- Goods-producing industries accounted for 19.8% compared with 18.5% in the national economy.
- Other services accounted for 21.2% compared with 33.9% in the national economy.
- High-value services accounted for the smallest proportion in Clutha District: 10.5% compared with 26.7% in the national economy.

Table 1: GDP by ANZSIC 1-digit industry, 2022

Industry	Clutha District		New Zealand	
	Level	Share of total	Level	Share of total
Agriculture, Forestry and Fishing	\$360m	30.9%	\$17,803m	5.0%
Manufacturing	\$114m	9.8%	\$32,079m	9.0%
Construction	\$86.6m	7.4%	\$24,558m	6.9%
Rental, Hiring and Real Estate Services	\$60.5m	5.2%	\$22,087m	6.2%
Public Administration and Safety	\$52.3m	4.5%	\$16,693m	4.7%
Retail Trade	\$43.8m	3.8%	\$18,985m	5.3%
Education and Training	\$41.3m	3.5%	\$12,625m	3.5%
Professional, Scientific and Technical Services	\$38.3m	3.3%	\$34,004m	9.5%
Health Care and Social Assistance	\$37.0m	3.2%	\$22,249m	6.2%
Transport, Postal and Warehousing	\$33.7m	2.9%	\$13,032m	3.6%
Electricity, Gas, Water and Waste Services	\$30.4m	2.6%	\$9,585m	2.7%
Accommodation and Food Services	\$18.6m	1.6%	\$6,909m	1.9%
Mining	\$15.2m	1.3%	\$2,921m	0.8%
Other Services	\$14.2m	1.2%	\$6,126m	1.7%
Wholesale Trade	\$8.49m	0.7%	\$18,802m	5.3%
Information Media and Telecommunications	\$6.67m	0.6%	\$14,189m	4.0%
Financial and Insurance Services	\$5.91m	0.5%	\$19,760m	5.5%
Arts and Recreation Services	\$4.44m	0.4%	\$4,362m	1.2%
Administrative and Support Services	\$4.21m	0.4%	\$6,977m	2.0%
Owner-Occupied Property Operation	\$101m	8.7%	\$27,027m	7.6%
Unallocated	\$87.8m	7.5%	\$26,936m	7.5%
Total	\$1,165m	100%	\$357,710m	100%

- Among broad industries Agriculture, Forestry and Fishing was the largest in Clutha District in 2022 accounting for 30.9% of total.
- The second largest was Manufacturing (9.8%) followed by Construction (7.4%)

Figure 5: Share of total GDP, 2022



The table on the following page shows 54 industries ranked according to their contribution to GDP. These industry categories are used by Statistics New Zealand in the national accounts. They are a mix of various levels of industries on the ANZSIC-06 classification. Further information about the industrial classification is given in the Technical Notes at the end of the document.

- Among detailed industries Dairy Cattle Farming was the largest in Clutha District in 2022 accounting for 12.5% of total.
- The second largest was Sheep, Beef Cattle & Grain Farming (9.8%) followed by Meat & Meat Product Manufacturing (5.4%)

Table 2: GDP by 54 industries, 2022

Industry	Clutha District		New Zealand	
	Level	Share of total	Level	Share of total
Dairy Cattle Farming	\$146m	12.5%	\$6,834m	1.9%
Sheep, Beef Cattle & Grain Farming	\$114m	9.8%	\$3,404m	1.0%
Meat & Meat Product Manufacturing	\$62.5m	5.4%	\$2,235m	0.6%
Forestry & Logging	\$55.4m	4.8%	\$2,095m	0.6%
Property Operators & Real Estate Services	\$54.2m	4.7%	\$18,541m	5.2%
Central Gov Admin, Defence & Safety	\$47.0m	4.0%	\$14,763m	4.1%
Education & Training	\$41.3m	3.5%	\$12,625m	3.5%
Agric Support Services & Hunting	\$39.6m	3.4%	\$2,835m	0.8%
Professional, Scientific & Tech Services	\$38.3m	3.3%	\$34,004m	9.5%
Health Care & Social Assistance	\$37.0m	3.2%	\$22,249m	6.2%
Building Construction	\$35.3m	3.0%	\$5,541m	1.5%
Heavy & Civil Engineering Construction	\$27.7m	2.4%	\$6,303m	1.8%
Road Transport	\$25.1m	2.2%	\$4,782m	1.3%
Construction Services	\$23.6m	2.0%	\$12,714m	3.6%
Electricity & Gas Supply	\$22.2m	1.9%	\$7,842m	2.2%
Supermarket & Specialised Food Retailing	\$19.9m	1.7%	\$5,464m	1.5%
Dairy Product Manufacturing	\$19.5m	1.7%	\$1,713m	0.5%
Accommodation & Food Services	\$18.6m	1.6%	\$6,909m	1.9%
Mining	\$15.2m	1.3%	\$2,921m	0.8%
Other Services	\$14.2m	1.2%	\$6,126m	1.7%
Other Store & Non Store Retailing	\$12.6m	1.1%	\$10,886m	3.0%
Motor Vehicle, Parts & Fuel Retailing	\$11.4m	1.0%	\$2,634m	0.7%
Wood Product Manufacturing	\$10.6m	0.9%	\$1,971m	0.6%
Wholesale Trade	\$8.49m	0.7%	\$18,802m	5.3%
Water, Sewerage & Waste Services	\$8.20m	0.7%	\$1,743m	0.5%
Machinery & Other Equipment Manu	\$7.50m	0.6%	\$5,469m	1.5%
Rental & Hiring Services	\$6.38m	0.5%	\$3,547m	1.0%
Telecomms, Internet & Library Services	\$5.53m	0.5%	\$10,032m	2.8%
Local Government Administration	\$5.28m	0.5%	\$1,931m	0.5%
Postal, Courier & Warehousing Services	\$4.54m	0.4%	\$6,115m	1.7%
Arts & Recreation Services	\$4.44m	0.4%	\$4,362m	1.2%
Finance	\$4.43m	0.4%	\$13,071m	3.7%
Administrative & Support Services	\$4.21m	0.4%	\$6,977m	2.0%
Rail, Water, Air & Other Transport	\$4.07m	0.3%	\$2,135m	0.6%
Transport Equipment Manufacturing	\$4.01m	0.3%	\$1,672m	0.5%
Fabricated Metal Product Manufacturing	\$3.78m	0.3%	\$2,837m	0.8%
Non-Metallic Mineral Product Manu	\$3.33m	0.3%	\$1,570m	0.4%
Horticulture & Fruit Growing	\$2.37m	0.2%	\$1,613m	0.5%
Poultry, Deer & Other Livestock Farming	\$1.59m	0.1%	\$470m	0.1%
Information Media Services	\$1.14m	0.1%	\$4,156m	1.2%
Auxiliary Finance & Insurance Services	\$0.90m	0.1%	\$3,645m	1.0%
Fishing & Aquaculture	\$0.77m	0.1%	\$552m	0.2%
Fruit, Cereal & Other Food Product Manu	\$0.64m	0.1%	\$2,573m	0.7%
Insurance & Superannuation Funds	\$0.59m	0.1%	\$3,044m	0.9%
Textile, Leather, Clothing, Footwear Manu	\$0.50m	0.0%	\$772m	0.2%
Basic Chemical & Chemical Product Manu	\$0.47m	0.0%	\$1,755m	0.5%
Printing	\$0.29m	0.0%	\$706m	0.2%
Furniture & Other Manufacturing	\$0.22m	0.0%	\$1,047m	0.3%
Seafood Processing	\$0.21m	0.0%	\$505m	0.1%
Beverage & Tobacco Product Manu	\$0.00m	0.0%	\$2,692m	0.8%
Pulp & Paper Product Manufacturing	\$0.00m	0.0%	\$1,016m	0.3%
Petroleum & Coal Product Manufacturing	\$0.00m	0.0%	\$1,255m	0.4%
Polymer Product & Rubber Product Manu	\$0.00m	0.0%	\$1,513m	0.4%
Primary Metal & Metal Product Manu	\$0.00m	0.0%	\$777m	0.2%
Owner-Occupied Property Operation	\$101m	8.7%	\$27,027m	7.6%
Unallocated	\$87.8m	7.5%	\$26,936m	7.5%
Total	\$1,165m	100%	\$357,710m	100%

Which broad industries made the largest contribution to economic growth?

Although an industry may be growing rapidly, if it is small relative to a region's total economy its contribution to overall GDP growth may also be small. This section therefore investigates which broad industries made the largest contribution to the overall growth of Clutha District's economy taking into account their relative sizes.

- Construction made the largest contribution to overall growth in Clutha District between 2021 and 2022. The industry grew by 10.2% over the year and contributed 0.71 percentage points to the district's total growth of 3.5%.
- The next largest contributor was transport, postal and warehousing (0.51 percentage points) followed by rental, hiring and real estate services (0.40 percentage points).
- The largest detractor from growth over the year was Financial and Insurance Services which declined by 18.9% and contributed -0.12 percentage points to the total growth of 3.5%. Wholesale Trade (-0.07 percentage points) was the next largest detractor.

Table 3: ANZSIC 1-digit industries ranked by % point contribution to GDP growth, 2021-2022

Industry	2021	2022	% point contribution to growth	Annual Growth
Construction	79	87	0.71%	10.2%
Transport, Postal and Warehousing	28	34	0.51%	20.4%
Rental, Hiring and Real Estate Services	56	61	0.40%	8.0%
Manufacturing	110	114	0.29%	2.9%
Professional, Scientific and Technical Services	35	38	0.28%	8.8%
Retail Trade	41	44	0.26%	7.3%
Education and Training	39	41	0.17%	5.0%
Other Services	13	14	0.14%	12.8%
Information Media and Telecommunications	5	7	0.13%	27.5%
Accommodation and Food Services	17	19	0.11%	7.4%
Administrative and Support Services	3	4	0.09%	31.9%
Public Administration and Safety	52	52	0.04%	0.9%
Agriculture, Forestry and Fishing	360	360	0.03%	0.1%
Mining	15	15	0.03%	2.2%
Arts and Recreation Services	4	4	0.01%	2.3%
Health Care and Social Assistance	37	37	-0.04%	-1.1%
Electricity, Gas, Water and Waste Services	31	30	-0.07%	-2.5%
Wholesale Trade	9	8	-0.07%	-8.5%
Financial and Insurance Services	7	6	-0.12%	-18.9%
Owner-Occupied Property Operation	98.1	101.3	0.29%	3.3%
Unallocated	84.6	87.8	0.28%	3.7%
Total	1,125	1,165	3.5%	3.5%

Which detailed industries made the largest contribution to economic growth?

The following table shows a ranking of the detailed industries by their contribution to economic growth over the past year.

- Building Construction made the largest contribution to overall growth in Clutha District between 2021 and 2022. The industry grew by 17.7% over the year and contributed 0.47 percentage points to the district's total growth of 3.5%.
- The next largest contributor was forestry & logging (0.36 percentage points) followed by property operators & real estate services (0.33 percentage points).
- The largest detractor from growth over the year was Sheep, Beef Cattle & Grain Farming which declined by 6.5% and contributed -0.71 percentage points to the total growth of 3.5%. Electricity & Gas Supply (-0.13 percentage points) was the next largest detractor.

Table 4: 54 industries ranked by percentage point contribution to growth, 2021-2022

Industry	2021	2022	% point contribution to growth	Annual Growth
Building Construction	30	35	0.47%	17.7%
Forestry & Logging	51	55	0.36%	7.9%
Property Operators & Real Estate Services	50	54	0.33%	7.3%
Rail, Water, Air & Other Transport	1	4	0.29%	427.2%
Professional, Scientific & Tech Services	35	38	0.28%	8.8%
Dairy Product Manufacturing	17	20	0.24%	15.8%
Agric Support Services & Hunting	37	40	0.20%	5.9%
Dairy Cattle Farming	144	146	0.19%	1.5%
Road Transport	23	25	0.19%	9.3%
Education & Training	39	41	0.17%	5.0%
Supermarket & Specialised Food Retailing	18	20	0.17%	10.6%
Construction Services	22	24	0.16%	8.4%
Telecomms, Internet & Library Services	4	6	0.15%	42.2%
Other Services	13	14	0.14%	12.8%
Accommodation & Food Services	17	19	0.11%	7.4%
Administrative & Support Services	3	4	0.09%	31.9%
Heavy & Civil Engineering Construction	27	28	0.08%	3.4%
Local Government Administration	4	5	0.08%	20.1%
Rental & Hiring Services	6	6	0.07%	14.7%
Other Store & Non Store Retailing	12	13	0.06%	5.8%
Water, Sewerage & Waste Services	8	8	0.06%	8.4%
Machinery & Other Equipment Manu	7	8	0.05%	7.7%
Fabricated Metal Product Manufacturing	3	4	0.04%	14.8%
Transport Equipment Manufacturing	4	4	0.03%	10.7%
Motor Vehicle, Parts & Fuel Retailing	11	11	0.03%	3.5%
Fishing & Aquaculture	0	1	0.03%	77.9%
Mining	15	15	0.03%	2.2%
Non-Metallic Mineral Product Manu	3	3	0.03%	11.0%
Wood Product Manufacturing	10	11	0.03%	2.7%
Postal, Courier & Warehousing Services	4	5	0.02%	6.3%
Textile, Leather, Clothing, Footwear Manu	0	0	0.02%	60.4%
Fruit, Cereal & Other Food Product Manu	1	1	0.01%	23.9%
Arts & Recreation Services	4	4	0.01%	2.3%
Seafood Processing	0	0	0.01%	43.5%
Beverage & Tobacco Product Manu	0	0	0.00%	-
Pulp & Paper Product Manufacturing	0	0	0.00%	-
Petroleum & Coal Product Manufacturing	0	0	0.00%	-
Polymer Product & Rubber Product Manu	0	0	0.00%	-
Primary Metal & Metal Product Manu	0	0	0.00%	-
Insurance & Superannuation Funds	1	1	0.00%	-5.8%
Furniture & Other Manufacturing	0	0	-0.01%	-35.5%
Poultry, Deer & Other Livestock Farming	2	2	-0.01%	-9.4%
Auxiliary Finance & Insurance Services	1	1	-0.02%	-17.6%
Information Media Services	1	1	-0.02%	-15.0%
Horticulture & Fruit Growing	3	2	-0.02%	-8.8%
Health Care & Social Assistance	37	37	-0.04%	-1.1%
Central Gov Admin, Defence & Safety	47	47	-0.04%	-0.9%
Basic Chemical & Chemical Product Manu	1	0	-0.04%	-48.8%
Meat & Meat Product Manufacturing	63	63	-0.05%	-0.9%
Printing	1	0	-0.06%	-70.0%
Wholesale Trade	9	8	-0.07%	-8.5%
Finance	6	4	-0.10%	-20.6%
Electricity & Gas Supply	24	22	-0.13%	-6.0%
Sheep, Beef Cattle & Grain Farming	122	114	-0.71%	-6.5%
Owner-Occupied Property Operation	98.1	101.3	0.29%	3.3%
Unallocated	84.6	87.8	0.28%	3.7%
Total	1,125	1,165	3.5%	3.5%

In which industries does Clutha District have a comparative advantage?

A high concentration of certain industries in a region may be indicative of that region having a comparative advantage in those industries. This may be due to its natural endowments, location, skills of its labour force or other reasons. The location quotient indicates in which industries a region has comparative advantage. A region has a location quotient larger (smaller) than one when the share of that industry in the regional economy is greater (less) than the share of the same industry in the national economy.

The following table shows a ranking of 54 industries by their location quotients.

- The industries in which Clutha District has the largest comparative advantages are Sheep, Beef Cattle & Grain Farming (location quotient = 10.3), Meat & Meat Product Manufacturing (8.6), and Forestry & Logging (8.1).

Table 5: Location Quotient, 2022

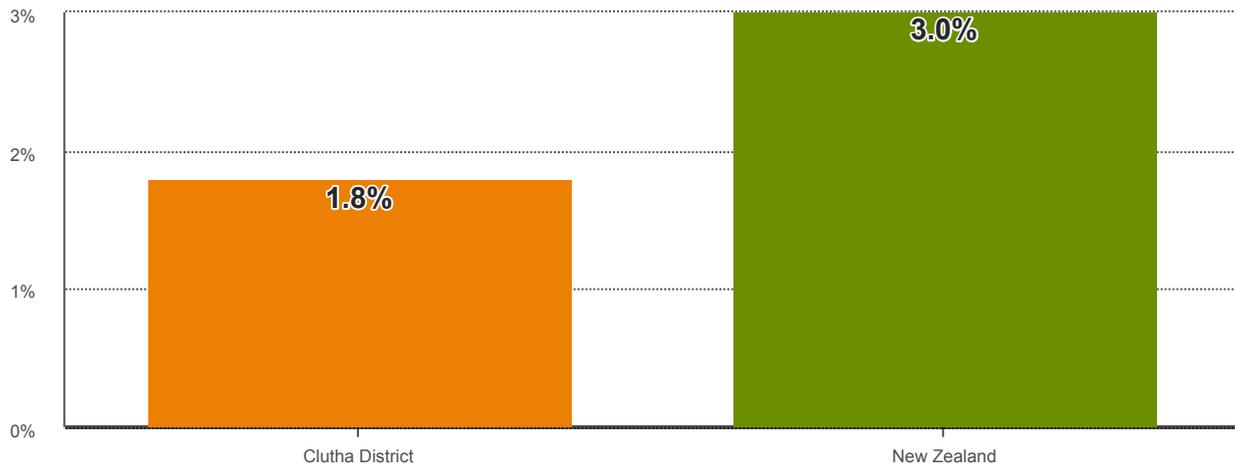
Industry	Clutha District		New Zealand
	Location Quotient	Share of total GDP	Share of total GDP
Sheep, Beef Cattle & Grain Farming	10.3	9.8%	1.0%
Meat & Meat Product Manufacturing	8.6	5.4%	0.6%
Forestry & Logging	8.1	4.8%	0.6%
Dairy Cattle Farming	6.6	12.5%	1.9%
Agric Support Services & Hunting	4.3	3.4%	0.8%
Dairy Product Manufacturing	3.5	1.7%	0.5%
Building Construction	2.0	3.0%	1.5%
Wood Product Manufacturing	1.7	0.9%	0.6%
Road Transport	1.6	2.2%	1.3%
Mining	1.6	1.3%	0.8%
Water, Sewerage & Waste Services	1.4	0.7%	0.5%
Heavy & Civil Engineering Construction	1.4	2.4%	1.8%
Motor Vehicle, Parts & Fuel Retailing	1.3	1.0%	0.7%
Supermarket & Specialised Food Retailing	1.1	1.7%	1.5%
Poultry, Deer & Other Livestock Farming	1.0	0.1%	0.1%
Education & Training	1.0	3.5%	3.5%
Central Gov Admin, Defence & Safety	1.0	4.0%	4.1%
Property Operators & Real Estate Services	0.9	4.7%	5.2%
Electricity & Gas Supply	0.9	1.9%	2.2%
Local Government Administration	0.8	0.5%	0.5%
Accommodation & Food Services	0.8	1.6%	1.9%
Transport Equipment Manufacturing	0.7	0.3%	0.5%
Other Services	0.7	1.2%	1.7%
Non-Metallic Mineral Product Manu	0.7	0.3%	0.4%
Rail, Water, Air & Other Transport	0.6	0.3%	0.6%
Construction Services	0.6	2.0%	3.6%
Rental & Hiring Services	0.6	0.5%	1.0%
Health Care & Social Assistance	0.5	3.2%	6.2%
Horticulture & Fruit Growing	0.5	0.2%	0.5%
Fishing & Aquaculture	0.4	0.1%	0.2%
Machinery & Other Equipment Manu	0.4	0.6%	1.5%
Fabricated Metal Product Manufacturing	0.4	0.3%	0.8%
Other Store & Non Store Retailing	0.4	1.1%	3.0%
Professional, Scientific & Tech Services	0.3	3.3%	9.5%
Arts & Recreation Services	0.3	0.4%	1.2%
Postal, Courier & Warehousing Services	0.2	0.4%	1.7%
Textile, Leather, Clothing, Footwear Manu	0.2	0.0%	0.2%
Administrative & Support Services	0.2	0.4%	2.0%
Telecomms, Internet & Library Services	0.2	0.5%	2.8%
Wholesale Trade	0.1	0.7%	5.3%
Seafood Processing	0.1	0.0%	0.1%
Printing	0.1	0.0%	0.2%
Finance	0.1	0.4%	3.7%
Information Media Services	0.1	0.1%	1.2%
Basic Chemical & Chemical Product Manu	0.1	0.0%	0.5%
Fruit, Cereal & Other Food Product Manu	0.1	0.1%	0.7%
Auxiliary Finance & Insurance Services	0.1	0.1%	1.0%
Furniture & Other Manufacturing	0.1	0.0%	0.3%
Insurance & Superannuation Funds	0.1	0.1%	0.9%
Beverage & Tobacco Product Manu	0.0	0.0%	0.8%
Pulp & Paper Product Manufacturing	0.0	0.0%	0.3%
Petroleum & Coal Product Manufacturing	0.0	0.0%	0.4%
Polymer Product & Rubber Product Manu	0.0	0.0%	0.4%
Primary Metal & Metal Product Manu	0.0	0.0%	0.2%

EMPLOYMENT

How fast has employment grown in Clutha District?

Employment growth provides new opportunities for the region's population to earn income and contribute to the region's economy. This section contrasts Clutha District's recent performance in creating jobs with other regions in the country.

Figure 6: Employment growth, year to Mar 2022



- Total employment in Clutha District averaged 9,557 in the year to March 2022, up 1.8% from a year earlier. Employment in New Zealand increased by 3.0% over the same period.
- Employment growth in Clutha District averaged 0.5%pa over the last 10 years compared with 2.1%pa in the national economy.
- Employment growth in Clutha District reached a high of 5.5% in 2001 and a low of -3.1% in 2006.

Figure 7: Annual average employment growth, 2001-2022

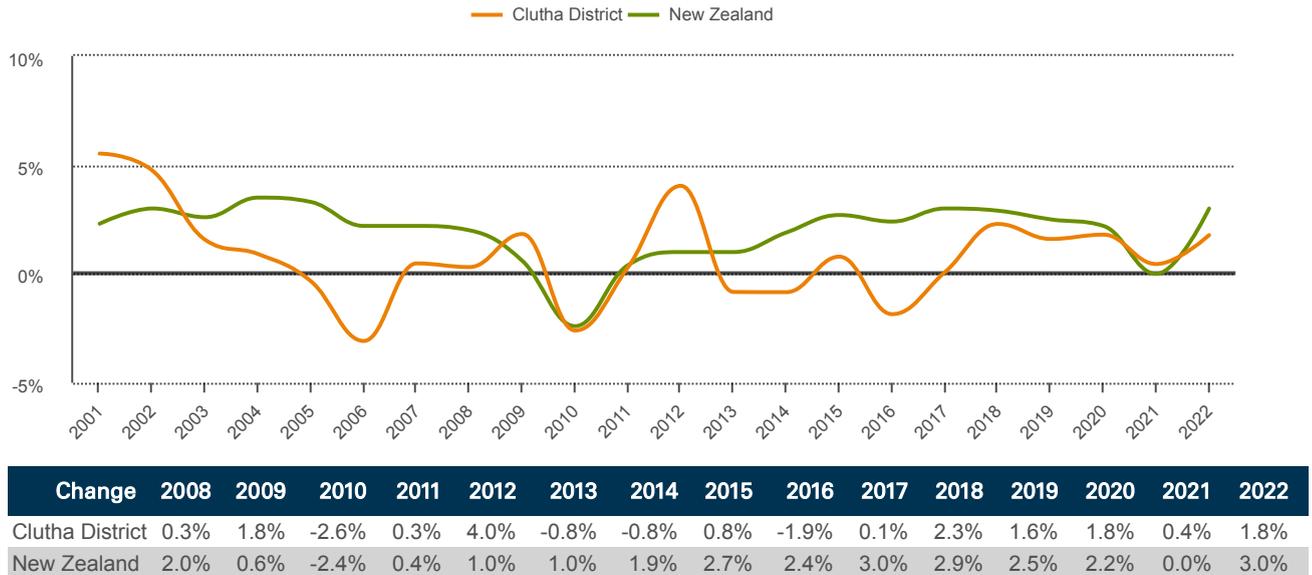
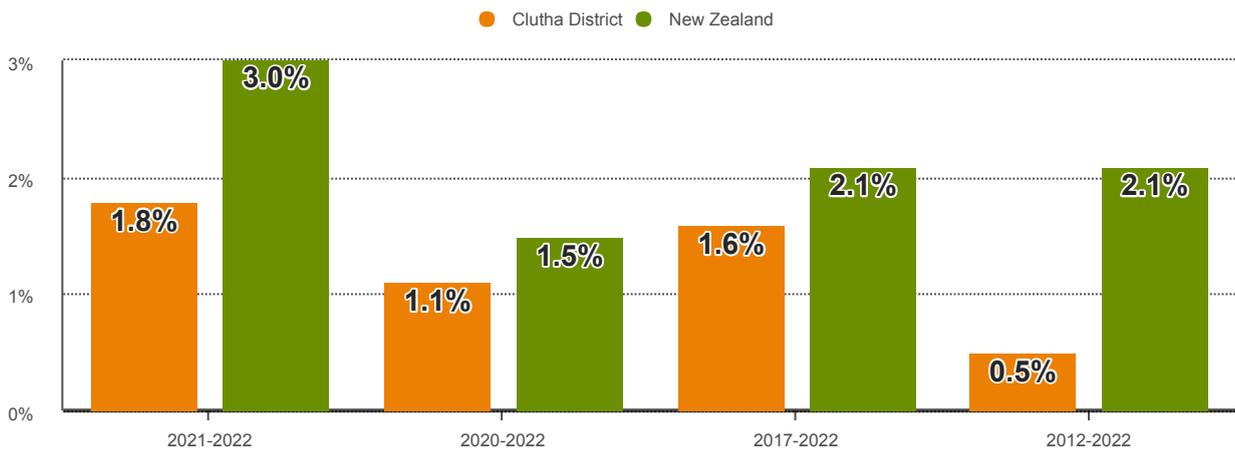


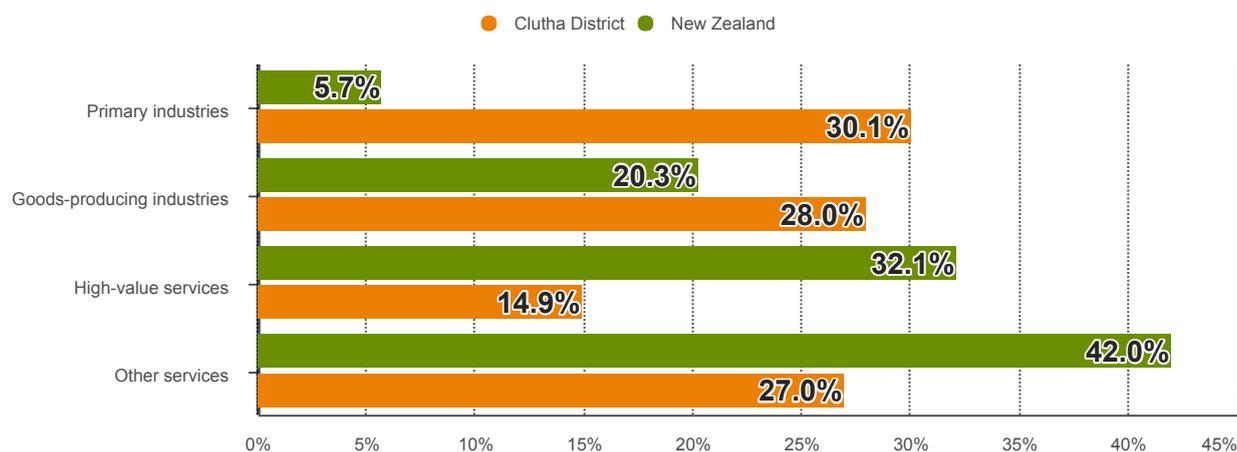
Figure 8: Employment growth over the last 1, 2, 5 & 10 years



What is the industrial structure of employment in Clutha District?

This section describes the structure of the labour market in terms of the broad sectors of primary industries, goods-producing industries, high-values services and other services. Primary industries make direct use of natural resources. They extract or harvest products from the earth. Goods-producing industries produce manufactured and other processed goods. High-value services include the higher value-adding, knowledge-based service industries. More detail of the sectors is given in the technical appendix.

Figure 9: Employment by broad sector, 2022



- Primary industries industries accounted for the largest proportion of employment (30.1%) in Clutha District, which is higher than in New Zealand (5.7%).
- Goods-producing industries accounted for 28.0% in Clutha District compared with 20.3% in New Zealand.
- Other services accounted for 27.0% in Clutha District compared with 42.0% in New Zealand.
- High-value services accounted for 14.9% in Clutha District compared with 32.1% in New Zealand.

Which are the largest employing industries in Clutha District?

This section identifies the broad industries that make the largest contribution to employment in Clutha District.

Table 6: ANZSIC 1-digit industries ranked by size of employment, 2022

Industry	Clutha District		New Zealand	
	Level	Share of total	Level	Share of total
Agriculture, Forestry and Fishing	2,853	29.9%	146,644	5.4%
Manufacturing	1,697	17.8%	246,367	9.1%
Construction	911	9.5%	279,966	10.4%
Retail Trade	599	6.3%	239,299	8.9%
Education and Training	568	5.9%	204,398	7.6%
Public Administration and Safety	514	5.4%	145,096	5.4%
Health Care and Social Assistance	507	5.3%	278,766	10.4%
Accommodation and Food Services	390	4.1%	169,340	6.3%
Other Services	328	3.4%	107,041	4.0%
Transport, Postal and Warehousing	304	3.2%	104,272	3.9%
Professional, Scientific and Technical Services	303	3.2%	262,459	9.7%
Rental, Hiring and Real Estate Services	198	2.1%	63,764	2.4%
Wholesale Trade	78	0.8%	126,793	4.7%
Administrative and Support Services	77	0.8%	130,578	4.8%
Electricity, Gas, Water and Waste Services	68	0.7%	19,926	0.7%
Arts and Recreation Services	66	0.7%	48,742	1.8%
Information Media and Telecommunications	35	0.4%	41,673	1.5%
Financial and Insurance Services	31	0.3%	72,235	2.7%
Mining	29	0.3%	5,942	0.2%
Total	9,557	100%	2,693,301	100%

- Among broad industries Agriculture, Forestry and Fishing was the largest in Clutha District in 2022 accounting for 29.9% of total.
- The second largest was Manufacturing (17.8%) followed by Construction (9.5%)

The table on the following page shows the 50 detailed industries among the approximately 500 7-digit ANZSIC industry categories which employ the highest number of people in Clutha District.

- Meat Processing was the largest 7-digit industry in Clutha District in 2022 employing 1,004 persons and accounting for 10.5% of total employment in the district. By contrast this industry accounted for 0.8% of total employment in New Zealand.
- The second largest employing industries were dairy cattle farming (985) followed by sheep farming (specialised) (696).

Table 7: 50 largest employing ANZSIC 7-digit industries, 2022

Rank	Industry	Clutha District		New Zealand
		Jobs	% of total	% of total
1	Meat Processing	1,004	10.5%	0.8%
2	Dairy Cattle Farming	985	10.3%	1.4%
3	Sheep Farming (Specialised)	696	7.3%	0.3%
4	Non-Residential Building Construction	352	3.7%	0.5%
5	Cheese and Other Dairy Product Manufacturing	338	3.5%	0.4%
6	Correctional and Detention Services	332	3.5%	0.3%
7	Sheep-Beef Cattle Farming	321	3.4%	0.4%
8	Other Agriculture and Fishing Support Services	296	3.1%	0.9%
9	Primary Education	285	3.0%	2.1%
10	Supermarket and Grocery Stores	261	2.7%	2.3%
11	Road Freight Transport	232	2.4%	1.3%
12	Secondary Education	162	1.7%	1.4%
13	Shearing Services	144	1.5%	0.1%
14	Logging	141	1.5%	0.2%
15	Cafes and Restaurants	127	1.3%	2.9%
16	Non-Residential Property Operators	124	1.3%	0.5%
17	Accommodation	122	1.3%	1.1%
18	Hospitals (except Psychiatric Hospitals)	121	1.3%	3.1%
19	Aged Care Residential Services	120	1.3%	1.4%
20	House Construction	115	1.2%	2.2%
21	Log Sawmilling	113	1.2%	0.2%
22	Other Heavy and Civil Engineering Construction	92	1.0%	0.8%
23	Takeaway Food Services	83	0.9%	1.2%
24	Local Government Administration	78	0.8%	1.0%
25	Veterinary Services	77	0.8%	0.3%
26	Beef Cattle Farming (Specialised)	69	0.7%	0.3%
27	Electrical Services	68	0.7%	1.0%
28	Preschool Education	68	0.7%	1.1%
29	Road and Bridge Construction	67	0.7%	0.7%
30	Other Automotive Repair and Maintenance	66	0.7%	0.7%
31	Other Allied Health Services	64	0.7%	1.4%
32	Fuel Retailing	61	0.6%	0.3%
33	Child Care Services	60	0.6%	0.6%
34	Other Machinery and Equipment Manufacturing n.e.c.	58	0.6%	0.5%
35	Engineering Design and Engineering Consulting Services	56	0.6%	1.2%
36	Accounting Services	53	0.6%	1.0%
37	Landscape Construction Services	50	0.5%	0.5%
38	Management Advice and Other Consulting Services	48	0.5%	1.7%
39	Car Retailing	48	0.5%	0.5%
40	Other Social Assistance Services	47	0.5%	0.9%
41	Hairdressing and Beauty Services	45	0.5%	0.7%
42	Central Government Administration	43	0.4%	1.9%
43	Forestry Support Services	41	0.4%	0.1%
44	Plumbing Services	38	0.4%	0.7%
45	Higher Education	37	0.4%	1.4%
46	Department Stores	37	0.4%	0.6%
47	Hardware and Building Supplies Retailing	36	0.4%	0.9%
48	Other Interest Group Services n.e.c.	36	0.4%	0.6%
49	Site Preparation Services	35	0.4%	0.5%
50	Automotive Body, Paint and Interior Repair	35	0.4%	0.4%
	All other industries total	1,571	16.4%	52.9%
	Total	9,557	100%	100%

Which industries have created the most jobs?

The section investigates which industries have created and lost the most number of jobs in Clutha District. The employment numbers differ from those published in Business Demography by Statistics New Zealand. The reasons for these differences are explained in the technical appendix.

Table 8: ANZSIC 1-digit industries ranked by number of jobs created, 2021-2022

Industry	2021	2022	Change	Annual Growth
Construction	839	911	72	8.6%
Manufacturing	1,639	1,697	58	3.5%
Education and Training	534	568	34	6.4%
Transport, Postal and Warehousing	269	304	34	12.8%
Other Services	296	328	32	10.8%
Rental, Hiring and Real Estate Services	181	198	17	9.6%
Retail Trade	588	599	11	1.9%
Administrative and Support Services	67	77	10	14.5%
Information Media and Telecommunications	32	35	4	11.7%
Arts and Recreation Services	64	66	2	3.7%
Electricity, Gas, Water and Waste Services	68	68	0	0.6%
Mining	29	29	0	0.0%
Accommodation and Food Services	394	390	-4	-1.0%
Professional, Scientific and Technical Services	309	303	-5	-1.7%
Financial and Insurance Services	36	31	-6	-15.9%
Public Administration and Safety	520	514	-6	-1.2%
Wholesale Trade	94	78	-15	-16.2%
Health Care and Social Assistance	525	507	-18	-3.3%
Agriculture, Forestry and Fishing	2,907	2,853	-54	-1.9%
Total	9,390	9,557	167	1.8%

- Construction made the largest contribution to employment growth in Clutha District between 2021 and 2022 with the industry adding 72 jobs.
- The next largest contributor was Manufacturing (58 jobs) followed by Education and Training (34 jobs).
- The largest detractor from growth over the year was Agriculture, Forestry and Fishing in which employment declined by 54.

The table on the next page shows the 20 industries (out of a total of approximately 500 industries of the ANZSIC 2006 industry classification¹) that created the most number of jobs over the past year. Table 15 shows the 20 detailed industries that made the lowest contribution to job creation over the same period.

- Non-Residential Building Construction was the largest creator of jobs in Clutha District between 2021 and 2022, generating an additional 43 positions.
- This was followed by Meat and Meat Product Manufacturing, which added 39 jobs over the same period.
- Grain, Sheep and Beef Cattle Farming was the largest detractor of jobs in Clutha District between 2021 and 2022, losing 45 positions.
- This was followed by Agriculture and Fishing Support Services, which lost 27 jobs over the same period.

Table 9: The 20 ANZSIC 4-digit industries that created the most jobs, 2021-2022

Rank	Industry	Jobs		Change 2021 - 2022	% of total 2022
		2021	2022		
1	Non-Residential Building Construction	309	352	43	3.7%
2	Meat and Meat Product Manufacturing	965	1,004	39	10.5%
3	Dairy Product Manufacturing	313	338	26	3.5%
4	Tertiary Education	21	44	23	0.5%
5	Dairy Cattle Farming	963	985	22	10.3%
6	Rail Freight Transport	3	23	20	0.2%
7	Residential Building Construction	112	129	17	1.3%
8	Museum Operation	5	21	16	0.2%
9	Property Operators	124	137	14	1.4%
10	Other Construction Services	43	55	12	0.6%
11	Local Government Administration	67	78	12	0.8%
12	Other Administrative Services	19	31	11	0.3%
13	Management and Other Consulting Services	44	54	10	0.6%
14	Road Freight Transport	222	232	10	2.4%
15	Supermarket and Grocery Stores	252	261	10	2.7%
16	Building Installation Services	99	108	9	1.1%
17	Preschool Education	59	68	9	0.7%
18	Automotive Repair and Maintenance	110	116	6	1.2%
19	Accommodation	116	122	6	1.3%
20	Personal Care Services	39	45	6	0.5%
	All other industries	5,507	5,355	-153	56.0%
	Total	9,390	9,557	167	100%

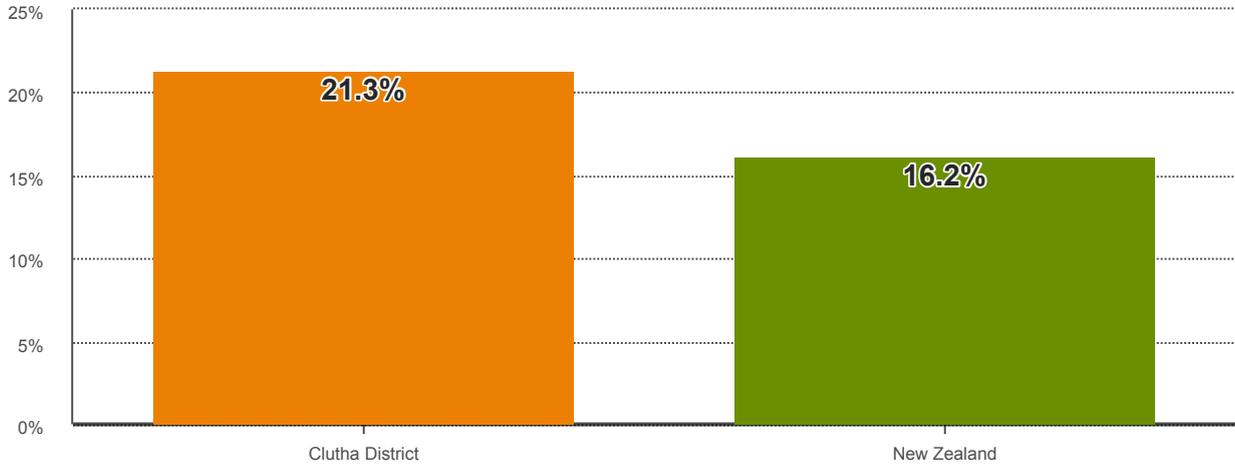
Table 10: The 20 ANZSIC 4-digit industries that lost the most jobs, 2021-2022

Rank	Industry	Jobs		Change 2021 - 2022	% of total 2022
		2021	2022		
1	Grain, Sheep and Beef Cattle Farming	1,170	1,125	-45	11.8%
2	Agriculture and Fishing Support Services	467	440	-27	4.6%
3	Other Social Assistance Services	65	47	-18	0.5%
4	Sport and Physical Recreation Activities	33	17	-16	0.2%
5	Legal and Accounting Services	99	85	-14	0.9%
6	Printing	15	4	-11	0.0%
7	Pubs, Taverns and Bars	42	32	-10	0.3%
8	Other Crop Growing	34	27	-7	0.3%
9	Grocery, Liquor and Tobacco Product Wholesaling	13	6	-7	0.1%
10	Building Completion Services	53	46	-7	0.5%
11	Central Government Administration	50	43	-7	0.4%
12	Mineral, Metal and Chemical Wholesaling	17	10	-7	0.1%
13	Regulatory Services	38	31	-6	0.3%
14	Department Stores	43	37	-6	0.4%
15	Public Order and Safety Services	366	361	-5	3.8%
16	Depository Financial Intermediation	14	9	-5	0.1%
17	Road Passenger Transport	11	6	-4	0.1%
18	Residential Care Services	124	120	-4	1.3%
19	Land Development and Site Preparation Services	39	35	-3	0.4%
20	Cafes, Restaurants and Takeaway Food Services	214	211	-3	2.2%
	All other industries	6,487	6,865	378	71.8%
	Total	9,390	9,557	167	100%

What proportion of the workforce is self-employed in Clutha District?

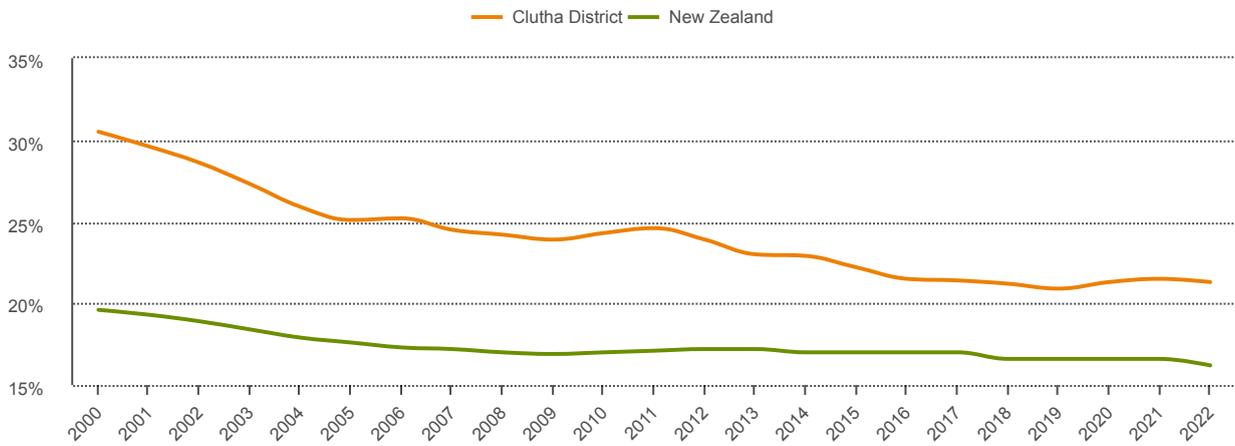
Self-employment makes up a sizeable proportion of total employment in New Zealand although it declined through the economic boom years and stabilised since the recession. This section contrasts self-employment in Clutha District with the national economy.

Figure 10: Self-employment rate, 2022



- Self-employed workers accounted for 21.3% of the workforce in Clutha District in 2022, which was a higher rate than in the national economy (16.2%)
- A total of 2,040 workers were self-employed in Clutha District in 2022.

Figure 11: Self-employment rate, 2000-2022



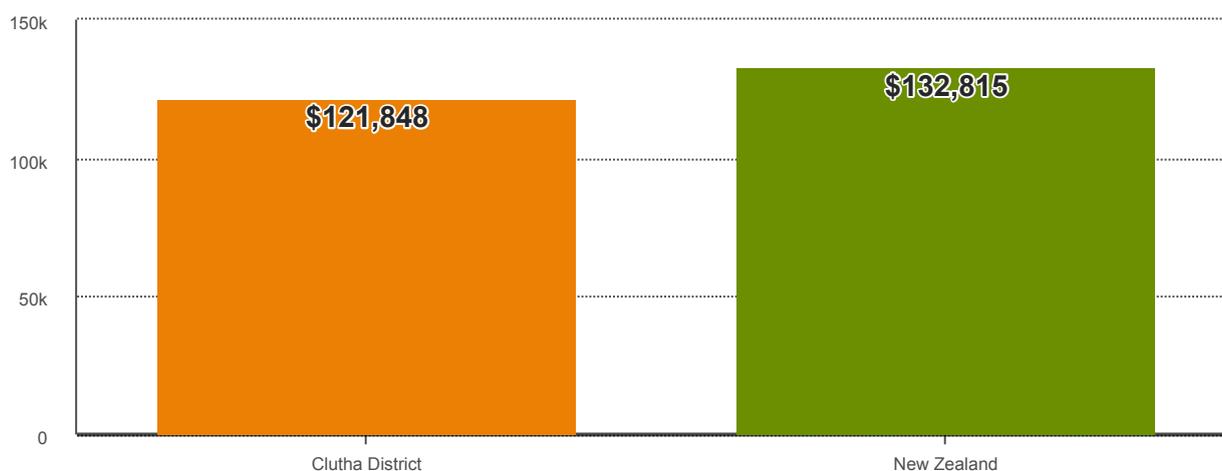
Level	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	24.2%	23.9%	24.3%	24.6%	23.9%	23.0%	22.9%	22.2%	21.5%	21.4%	21.2%	20.9%	21.3%	21.5%	21.3%
New Zealand	17.0%	16.9%	17.0%	17.1%	17.2%	17.2%	17.0%	17.0%	17.0%	17.0%	16.6%	16.6%	16.6%	16.6%	16.2%

PRODUCTIVITY

Productivity is a way of describing the efficiency of production. In this section, we investigate GDP per employee to determine how much economic activity is generated on average by each employee. When looking at this indicator, one needs to consider that labour is only one input into production. As a result, a comparison of a region's labour productivity growth to its own history or to other districts, implicitly assumes that each worker has the same access to machinery, technology, and land.

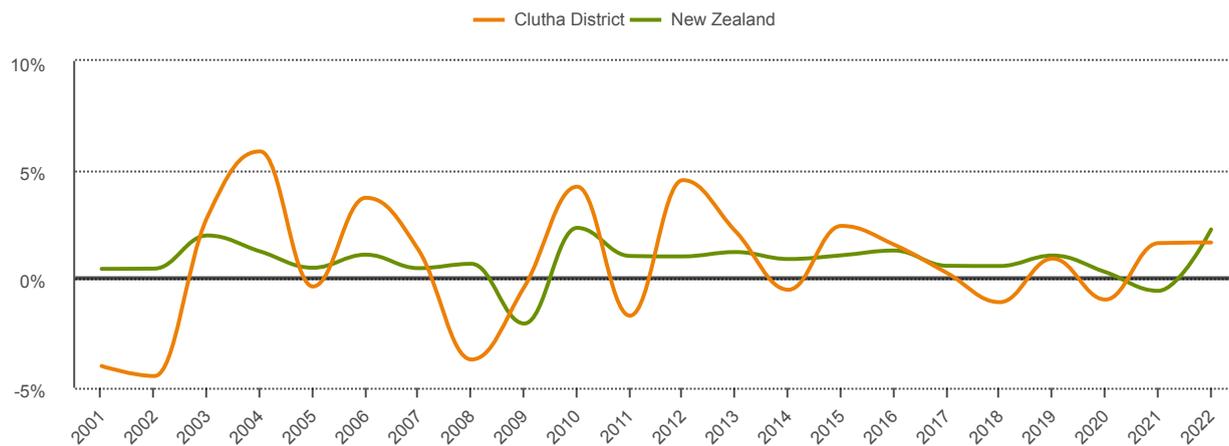
This section describes Clutha District's productivity level during the year to March 2022 and previous years. Productivity is measured by GDP per employee (in constant 2022 prices).

Figure 12: Productivity, 2022



- GDP per employee in Clutha District measured \$121,848 in the year to March 2022, which was 8.3% lower than in New Zealand.
- Productivity in Clutha District increased by 1.7% from a year earlier compared with an increase of 2.3% in New Zealand).
- Productivity growth in Clutha District averaged 0.8%pa over the last ten years compared with an average of 0.9%pa in New Zealand.

Figure 13: Productivity growth, 2001-2022



Change	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	-3.7%	-0.4%	4.2%	-1.7%	4.5%	2.2%	-0.5%	2.4%	1.6%	0.3%	-1.1%	0.9%	-1.0%	1.6%	1.7%
New Zealand	0.7%	-2.0%	2.3%	1.0%	1.0%	1.2%	0.9%	1.1%	1.3%	0.6%	0.6%	1.1%	0.3%	-0.6%	2.3%

What are the most productive industries in Clutha District?

This section ranks industries according to their level of GDP per employee in Clutha District. The level of GDP per employee may differ between industries because of the skill levels of workers and their inherent efficiency, as well as due to different amounts of machinery, technology, and land being used as production inputs. Table 11 below ranks broad industries by GDP per employee in Clutha District and shows the corresponding GDP per employee in the national economy. Since the capital intensity of industries is often a significant explainer of productivity we also show the capital intensity of each industry in the table. Capital intensity is measured as the share of GDP which is attributable to capital. Industries with a high proportion are thus highly capital intensive.

Table 11: ANZSIC 1-digit industries ranked by productivity, 2022

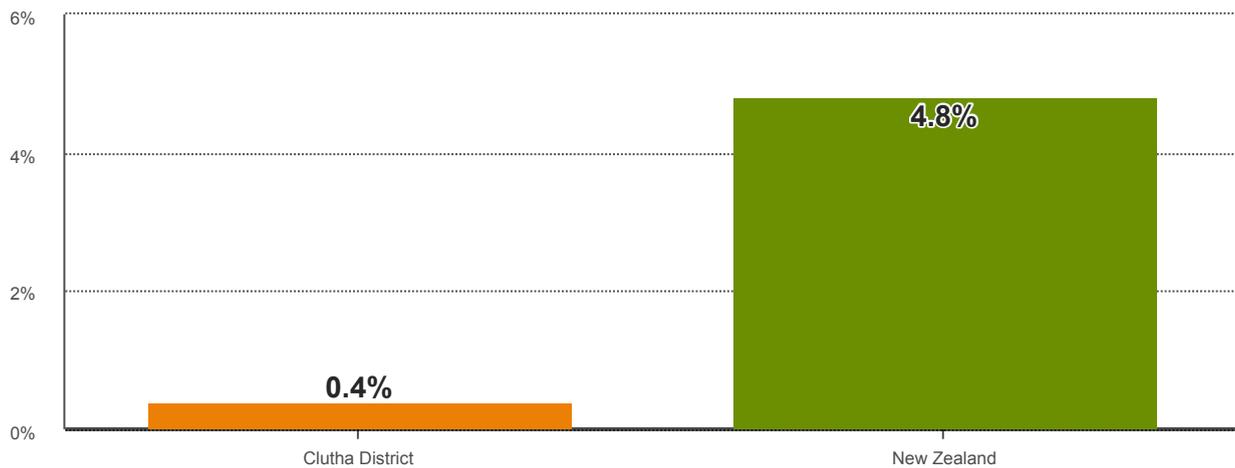
Industry	Productivity		Capital intensity
	Clutha District	New Zealand	New Zealand
Mining	533,020	491,574	0.76
Electricity, Gas, Water and Waste Services	446,004	481,013	0.76
Rental, Hiring and Real Estate Services	305,019	346,394	0.81
Financial and Insurance Services	193,429	273,556	0.55
Information Media and Telecommunications	189,556	340,469	0.57
Professional, Scientific and Technical Services	126,325	129,560	0.27
Agriculture, Forestry and Fishing	126,216	121,406	0.60
Transport, Postal and Warehousing	111,062	124,983	0.42
Wholesale Trade	108,237	148,287	0.37
Public Administration and Safety	101,800	115,050	0.18
Construction	95,067	87,718	0.29
Retail Trade	73,058	79,335	0.31
Health Care and Social Assistance	73,056	79,814	0.12
Education and Training	72,641	61,768	0.26
Arts and Recreation Services	67,450	89,484	0.36
Manufacturing	66,972	130,207	0.43
Administrative and Support Services	54,639	53,432	0.18
Accommodation and Food Services	47,547	40,797	0.28
Other Services	43,217	57,233	0.21
Total	121,848	132,815	

BUSINESS GROWTH

How fast did the number of business units grow in Clutha District?

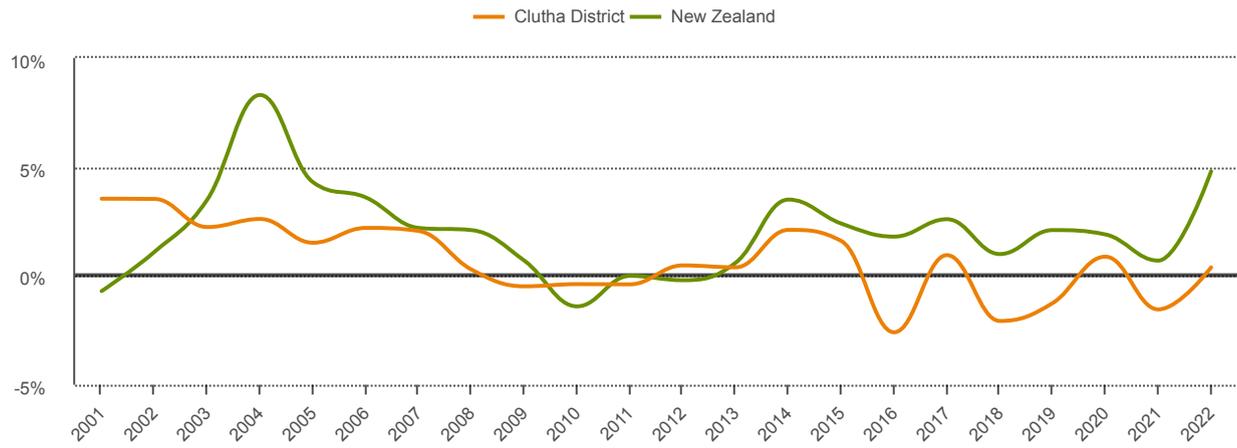
Growth in the number of business units is an indicator of entrepreneurial activity. It indicates an environment in which entrepreneurs are prepared to take risks to start new ventures. This section contrasts Clutha District's recent performance in business unit growth with other regions in the country.

Figure 14: Business unit growth, year to Mar 2022



- A total of 3,072 business units were recorded in Clutha District in 2022, up 0.4% from a year earlier.
- The number of business units in New Zealand increased by 4.8% over the same period.
- Growth in the number of business units in Clutha District averaged -0.1%pa over the past 10 years compared with 2.1%pa in the national economy.
- Business unit growth in Clutha District varied from a high of 3.5% in 2001 to a low of -2.6% in 2016.

Figure 15: Annual average business unit growth, 2001-2022



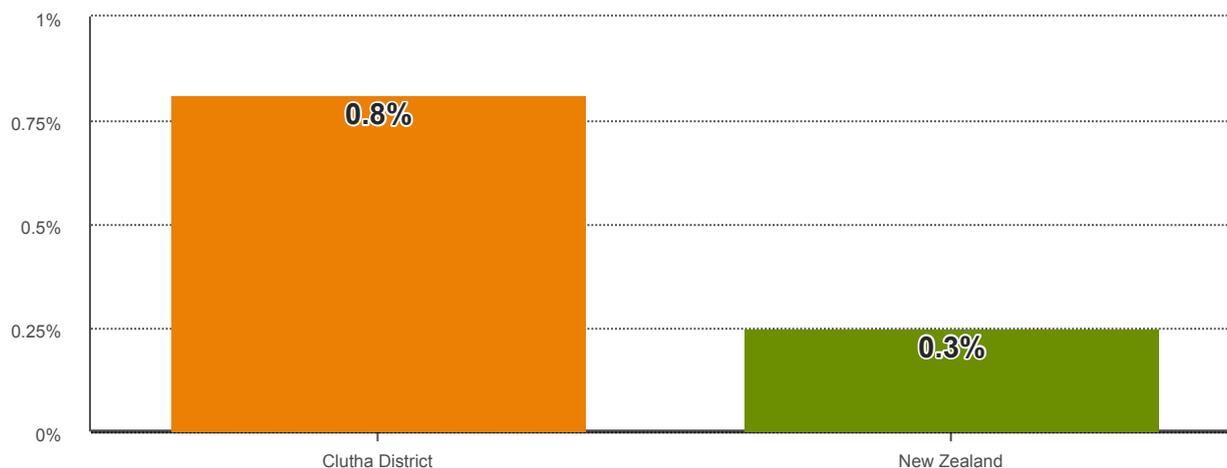
Change	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	0.3%	-0.5%	-0.4%	-0.4%	0.5%	0.4%	2.1%	1.6%	-2.6%	1.0%	-2.1%	-1.3%	0.9%	-1.5%	0.4%
New Zealand	2.1%	0.7%	-1.4%	0.0%	-0.2%	0.6%	3.5%	2.4%	1.8%	2.6%	1.0%	2.1%	1.9%	0.7%	4.8%

POPULATION GROWTH

How fast has Clutha District's population grown?

Population growth is an indicator of a region's attractiveness as a place to live and work. A strong regional economy with plentiful job opportunities will help a region retain its population and attract new residents from other regions and abroad. This section contrasts Clutha District's recent population growth with other districts and the country as a whole.

Figure 16: Population growth, year to Jun 2022



- Clutha District's population was 18,650 in 2022, up 0.8% from a year earlier. New Zealand's total population grew by 0.2% over the same period.
- Population growth in Clutha District averaged 0.8%pa over the last 5 years compared with 1.3%pa in New Zealand.
- Since 1996 growth in Clutha District reached a high of 1.7%pa in 2020 and a low of -1.1%pa in 2012.

Figure 17: Annual population growth, 1997-2022

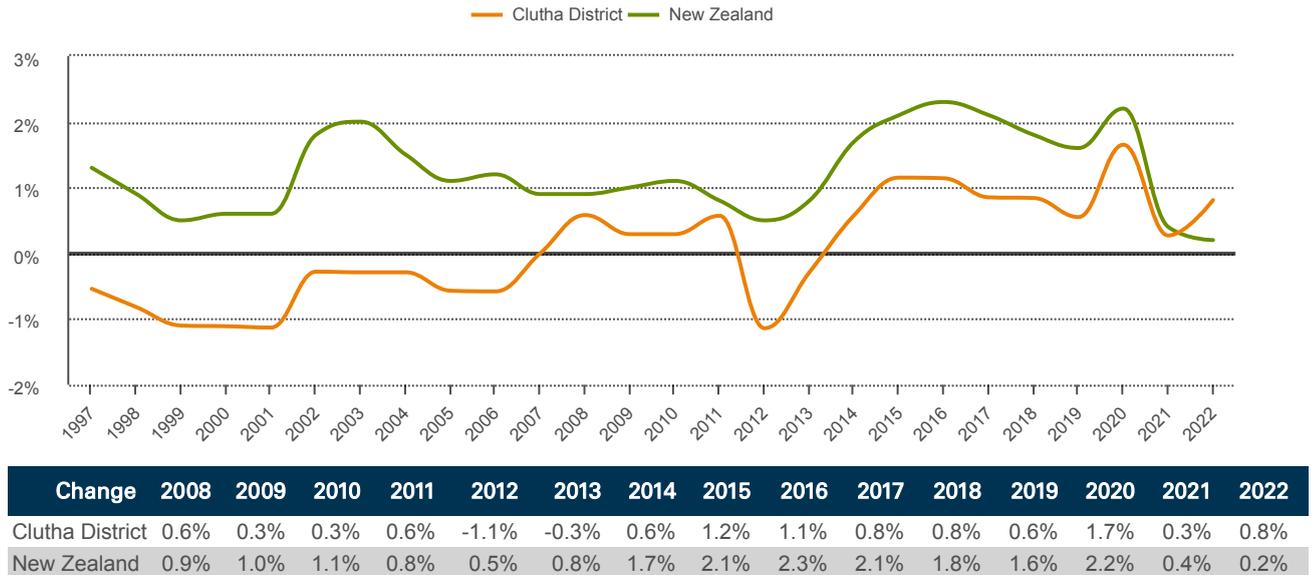
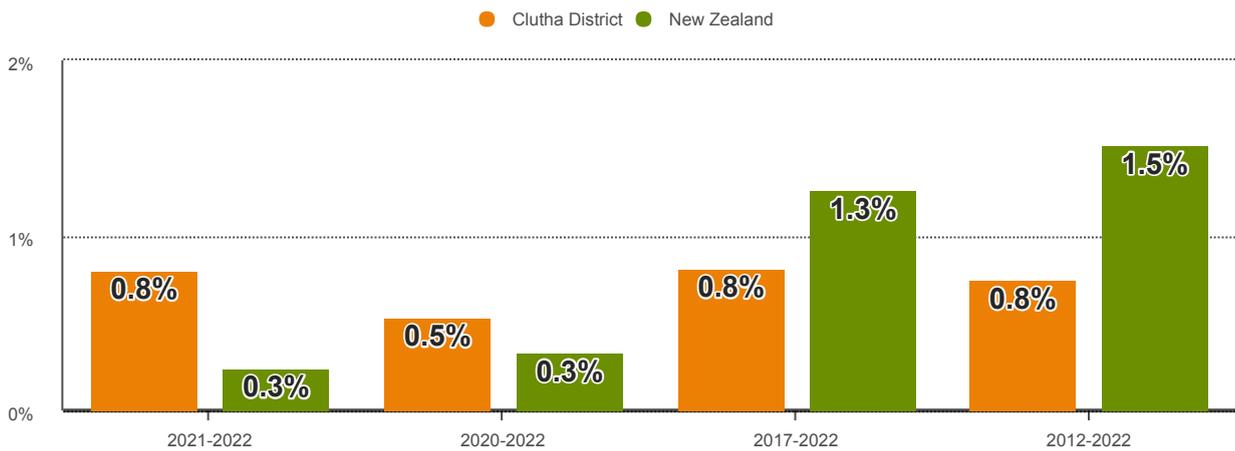


Figure 18: Population growth over the last 1, 2, 5, and 10 years

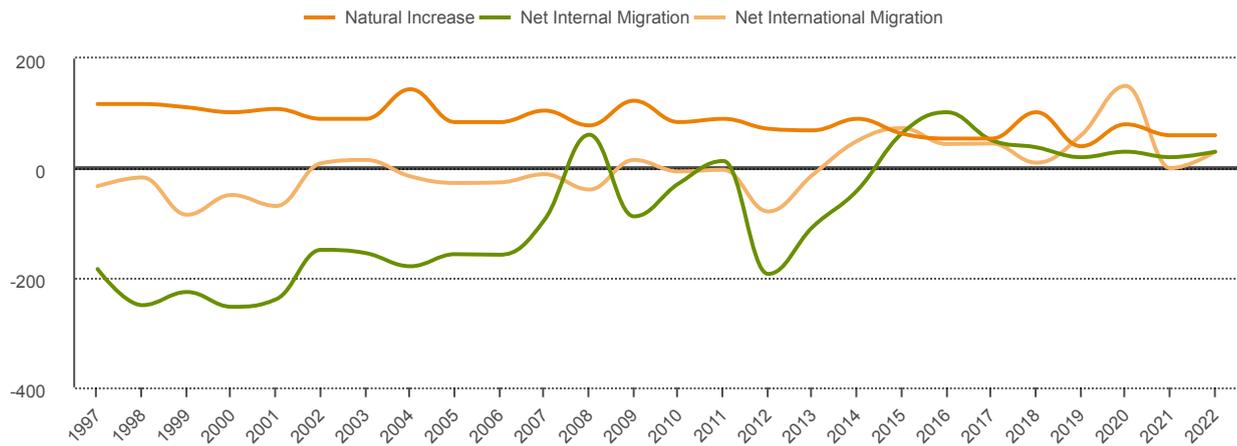


What is the source of Clutha District's population growth?

A region's population can grow through natural growth (births less deaths), net internal migration, and net international migration. This section describes the relative contributions of these two sources to population growth in Clutha District.

- Clutha District's population increased by 150 people in the year to June 2022. This net increase was made up of an internal net migration of 30, an international net migration of 30, and natural increase of 60.

Figure 19: Population source of Clutha District, 1997-2022

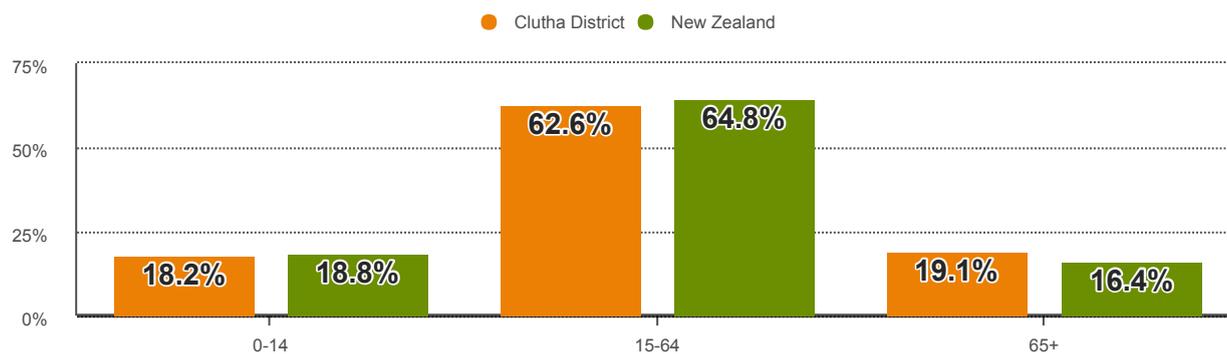


- The relative contribution of total net migration to natural growth in Clutha District was higher than New Zealand in 2022.

What is the age structure of Clutha District's population?

- In 2022, 62.6% of Clutha District's population was of working age (15-64). This was significantly lower than the proportion of the national population (64.8%).
- Clutha District had a slightly lower proportion (18.2%) of young people (0-14) than the country as a whole (18.8%) and a significantly higher proportion (19.1%) of people 65 years and older compared with New Zealand (16.4%).
- Overall the dependency ratio in Clutha District (59.7%) was higher than in the national economy (54.4%). The dependency ratio expresses the number of persons outside of the working age as a proportion of the number of persons of working age (15 to 64 years).

Figure 20: Age composition of the population, year to June 2022

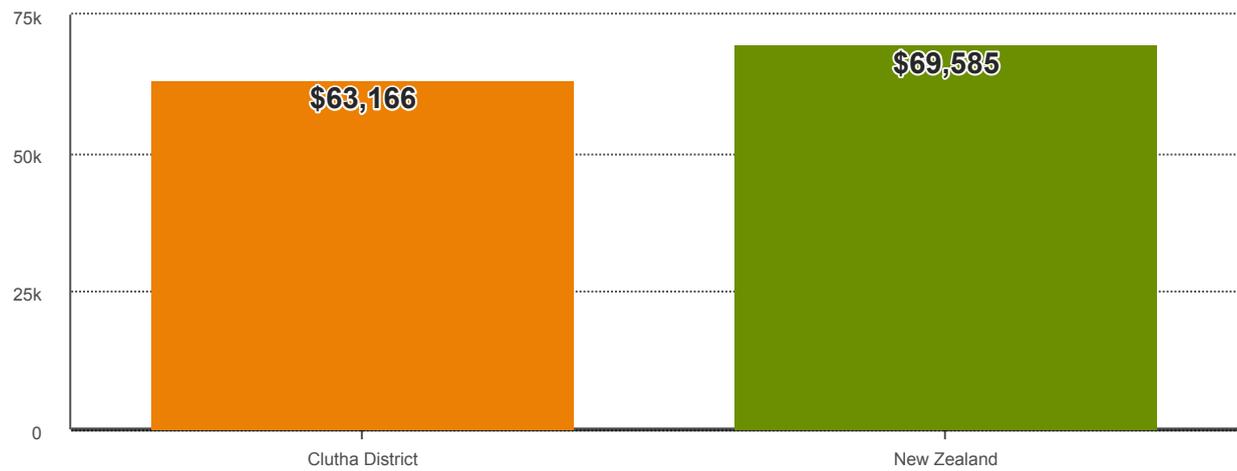


STANDARD OF LIVING

What are the mean earnings in Clutha District?

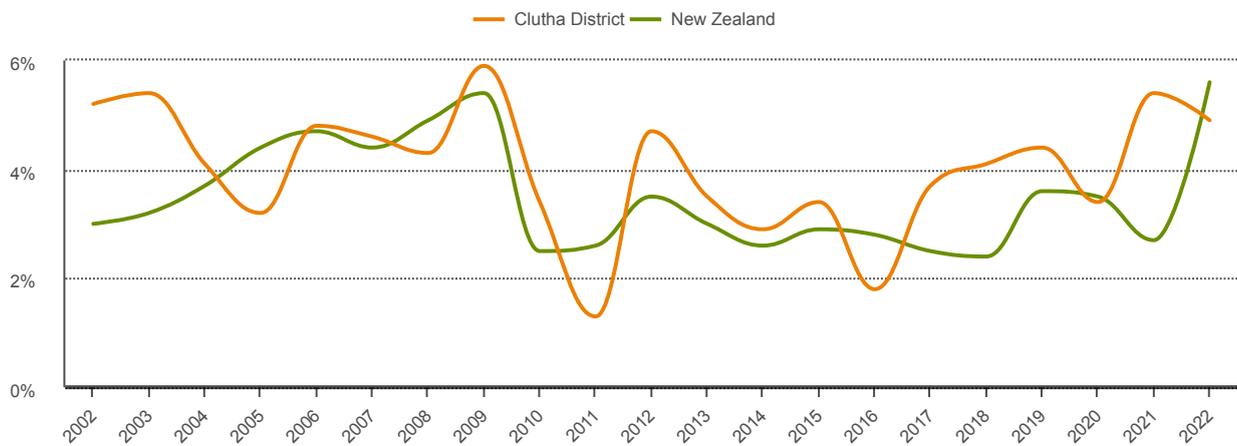
Earnings are income earned through employment. This series measures average annual earnings per filled job. Earnings are typically an important source of household income, well-being and choices available. Earnings in an area are determined by a number of factors including the industries in the area, the skills required in these industries and the ability of employers to find appropriately skilled labour.

Figure 21: Mean annual earnings, 2022



- Mean annual earnings in Clutha District were \$63,166 in the year to March 2022, which was lower than the New Zealand mean of \$69,585.
- Mean earnings in Clutha District increased by 4.9% over the year to March 2022 compared with an increase of 5.6% in New Zealand.
- Since 2001, earnings growth in Clutha District reached a maximum of 5.9% in 2009 and a minimum of 1.3% in 2011.

Figure 22: Mean earnings growth, 2002-2022

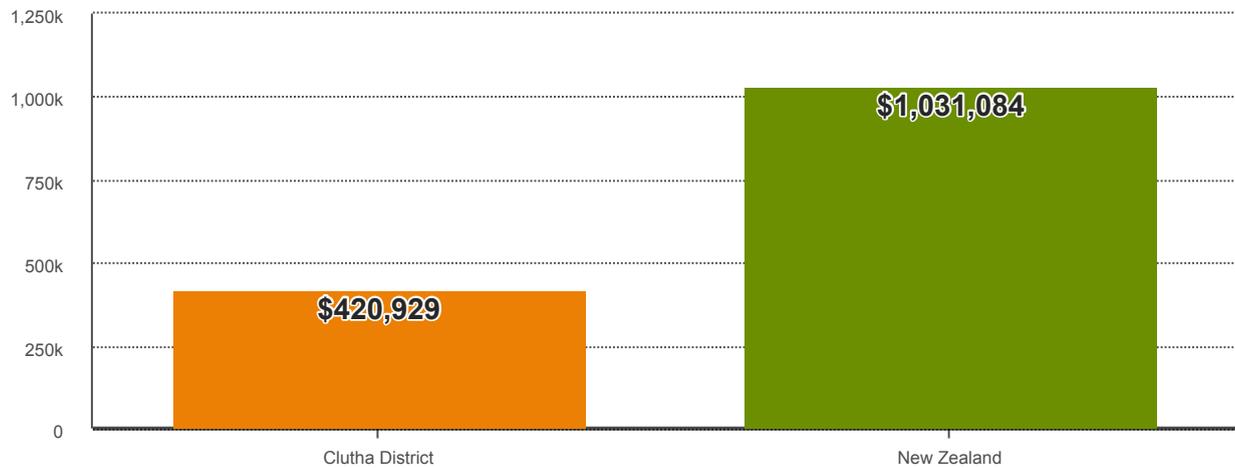


Change	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	4.3%	5.9%	3.4%	1.3%	4.7%	3.5%	2.9%	3.4%	1.8%	3.7%	4.1%	4.4%	3.4%	5.4%	4.9%
New Zealand	4.9%	5.4%	2.5%	2.6%	3.5%	3.0%	2.6%	2.9%	2.8%	2.5%	2.4%	3.6%	3.5%	2.7%	5.6%

How do house values in Clutha District compare?

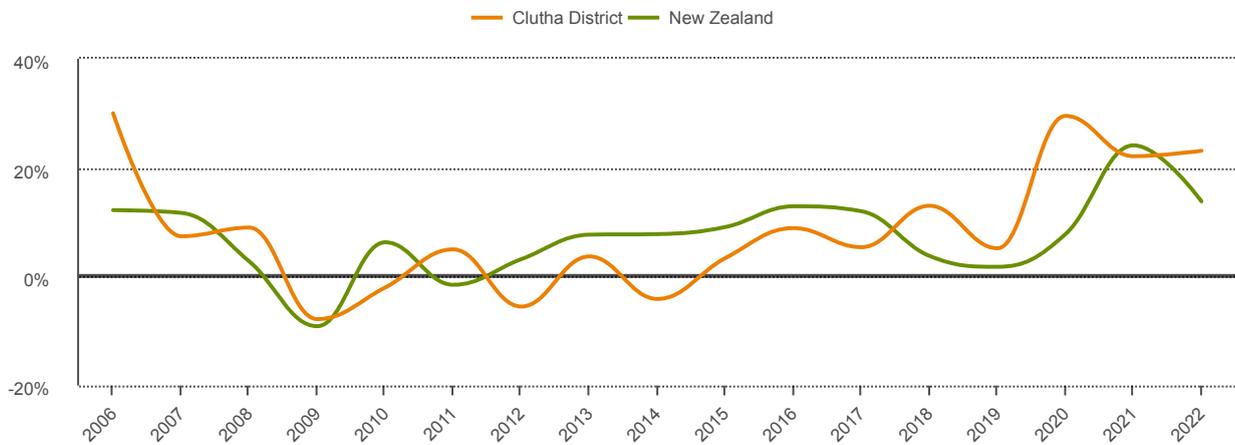
Expenditure on housing is a major component of household spending. This section describes the average current house values in Clutha District relative to the rest of the country.

Figure 23: Average current house values, 2022



- The Average current house value in Clutha District was \$420,929 in 2022, which was lower than the New Zealand median of \$1,031,084.
- House value growth in Clutha District was 23.1% for the year to March 2022. Growth was stronger than in New Zealand (13.8%).

Figure 24: House value growth, 2006-2022



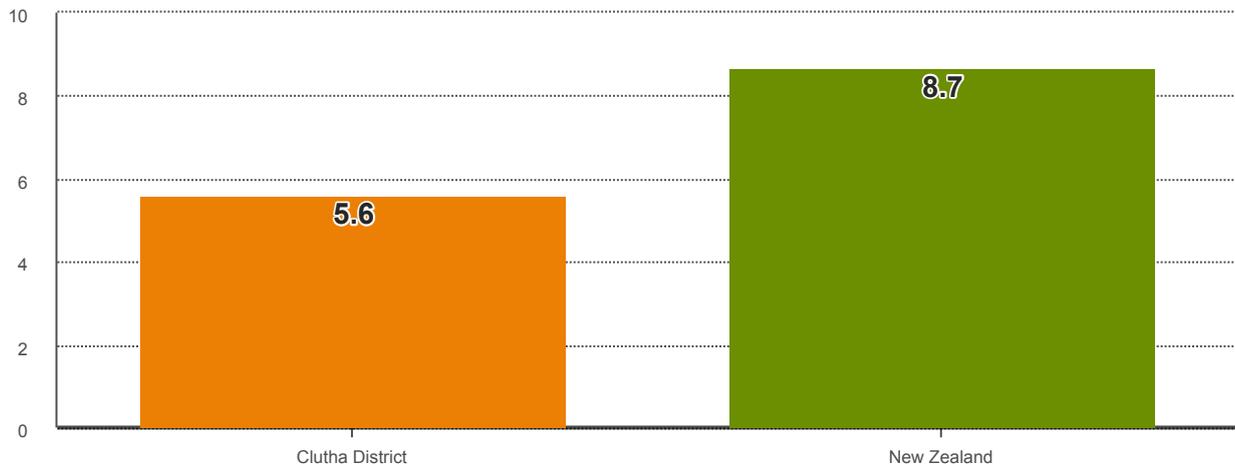
Change	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	9.0%	-7.8%	-2.0%	5.0%	-5.5%	3.7%	-4.1%	3.4%	8.9%	5.4%	13.0%	5.2%	29.5%	22.1%	23.1%
New Zealand	2.8%	-9.1%	6.3%	-1.5%	3.2%	7.7%	7.8%	9.1%	12.9%	12.0%	3.8%	1.8%	7.8%	24.1%	13.8%

How affordable is housing in Clutha District?

Affordable housing is important for people’s well-being. For lower-income households, high housing costs relative to income are often associated with severe financial difficulty, and can leave households with insufficient income to meet other basic needs such as food, clothing, transport, medical care and education. High outgoings-to-income ratios are not as critical for higher-income earners, as there is sufficient income left for their basic needs.

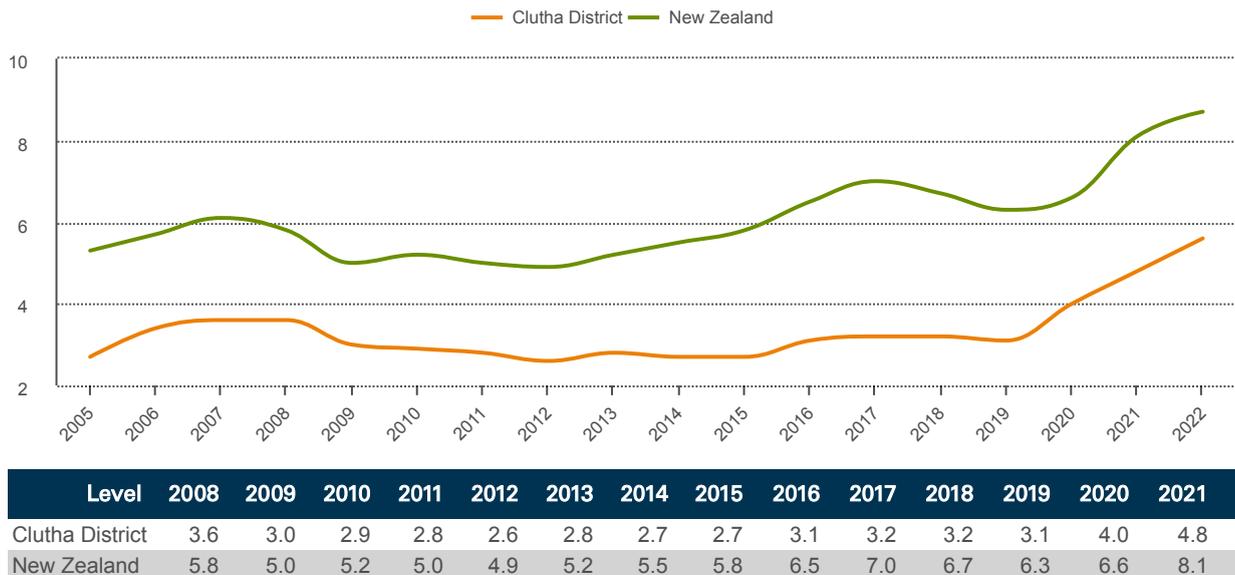
This section investigates the affordability of housing in the Clutha District and for the country as a whole by comparing average current house values with mean household income. We present a housing affordability index which is the ratio of the average current house value to average household income. A higher ratio, therefore, suggests that median houses cost a greater multiple of typical incomes, which indicates lower housing affordability.

Figure 25: Housing affordability index, 2022



- In Clutha District, the average house value was 5.6 times the average household income in 2022. Housing was more affordable than in New Zealand (8.7).

Figure 26: Housing affordability, 2005-2022

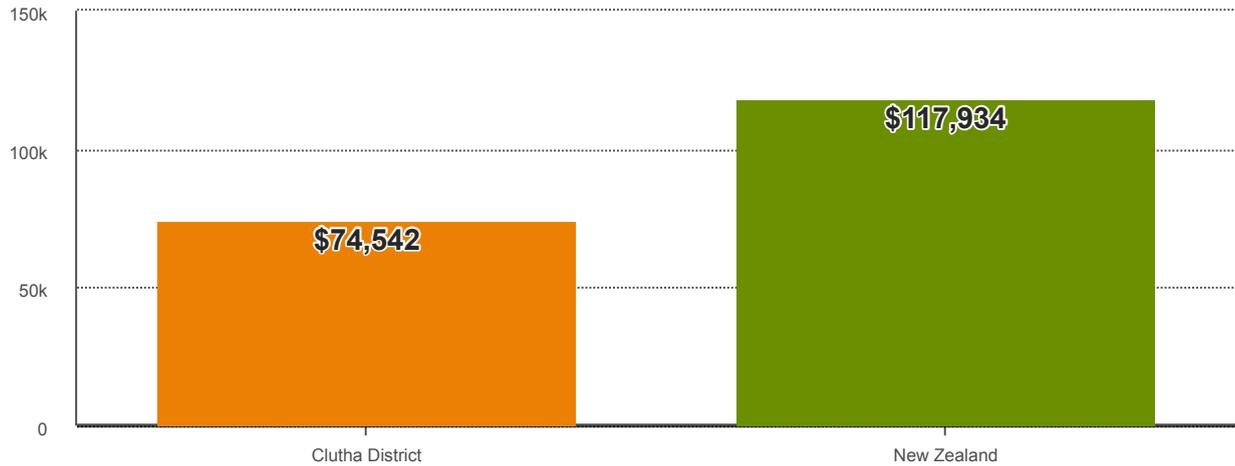


What is the average household income in Clutha District?

Household income is a fundamental measure of living standards and reflects the economic health of an area. Household income comprises multiples sources including earnings from employment (wages and salaries), earnings from self-employment, allowances, benefits and superannuation. By including incomes of all household members from a range of sources, it provides a more holistic measure of living standard and housing affordability than individual earnings.

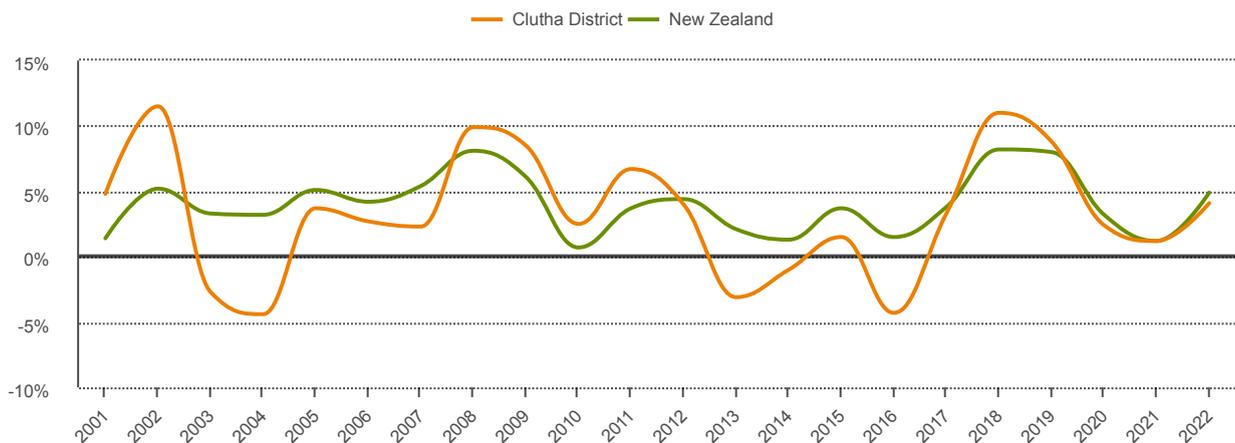
This section looks at how average household income in Clutha District has changed over time and how this compares against annual average household income nationally. It is measured in current prices.

Figure 27: Mean household income, 2022



- The average household income in Clutha District was \$74,542 in 2022, which was lower than the New Zealand average of \$117,934.
- Household income growth in Clutha District was 4.1% for the year to March 2022. Growth was lower than in New Zealand (4.9%).
- Since 2000, household income growth in Clutha District reached a maximum of 11.5% in 2002 and a minimum of -4.4% in 2004.

Figure 28: Mean household income growth, 2001-2022



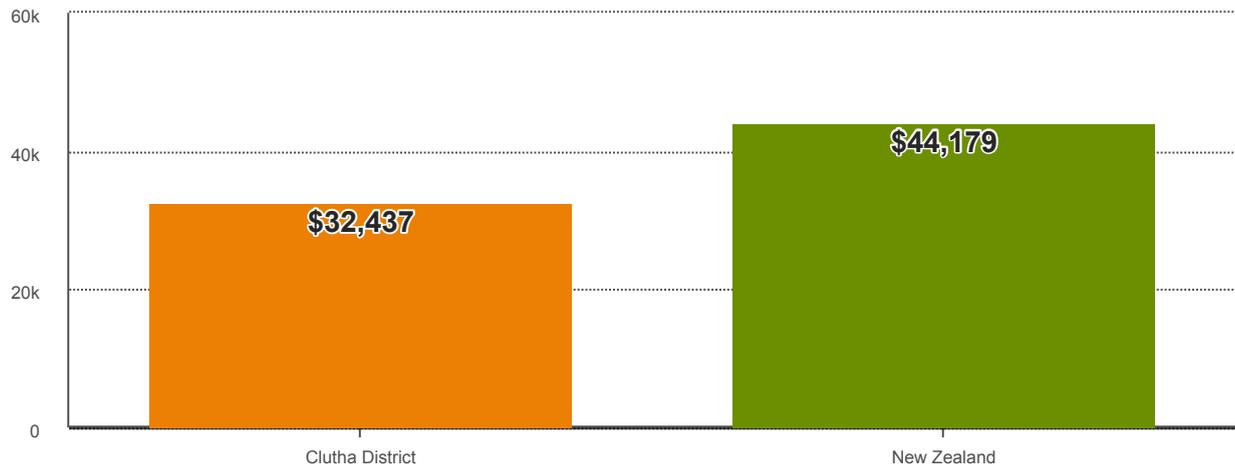
Change	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	9.9%	8.5%	2.5%	6.7%	4.0%	-3.1%	-1.0%	1.5%	-4.3%	3.3%	11.0%	8.8%	2.4%	1.2%	4.1%
New Zealand	8.1%	6.1%	0.7%	3.7%	4.4%	2.1%	1.3%	3.7%	1.5%	3.8%	8.2%	8.0%	3.2%	1.2%	4.9%

What is the average per capita income in Clutha District?

Per capita income is a widely used measure of living standard, as it accounts for all sources of household of income as well as household size. Household size is an important consideration, as households with a similar household income may have drastically different living standards depending on how many individuals their income is spread across. Per capita income is based on our household income series, adjusted for population.

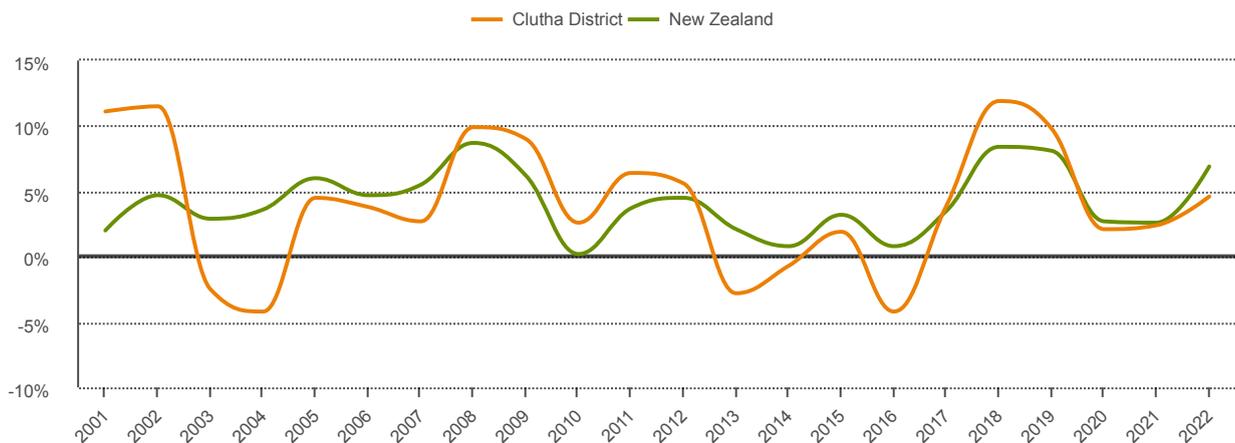
This section looks at how average per capita income in Clutha District has changed over time and how this compares against annual average per capita income nationally. It is measured in current prices.

Figure 29: Mean per capita income, 2022



- The average per capita income in Clutha District was \$32,437 in 2022, which was lower than the New Zealand average of \$44,179.
- Per capita income growth in Clutha District was 4.6% for the year to March 2022. Growth was lower than in New Zealand (6.9%).
- Since 2000, per capita income growth in Clutha District reached a maximum of 11.9% in 2018 and a minimum of -4.2% in 2016.

Figure 30: Mean per capita income growth, 2001-2022

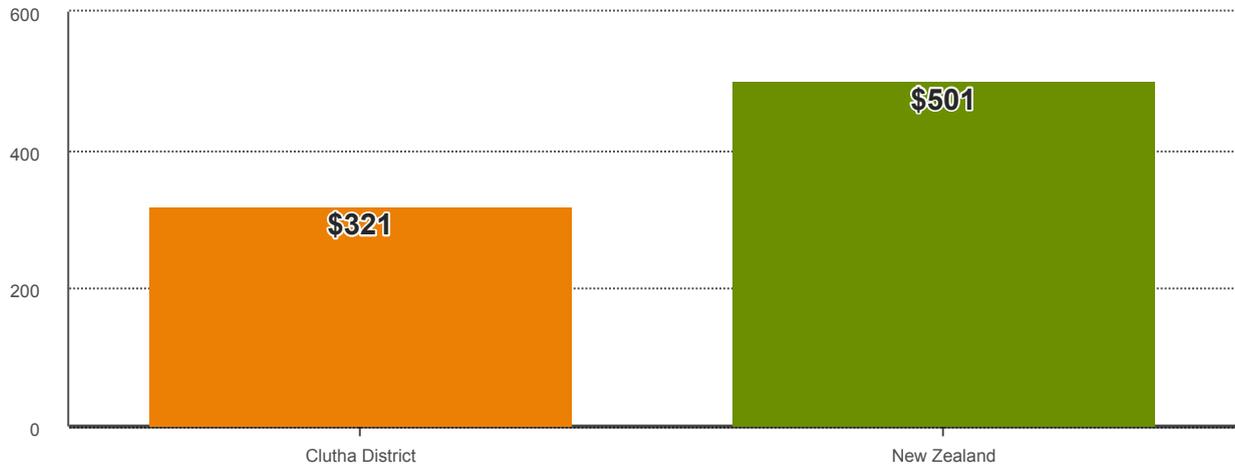


Change	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	9.9%	9.0%	2.6%	6.4%	5.6%	-2.8%	-0.7%	1.9%	-4.2%	3.9%	11.9%	9.8%	2.1%	2.4%	4.6%
New Zealand	8.7%	6.2%	0.2%	3.7%	4.5%	2.1%	0.8%	3.2%	0.8%	3.5%	8.4%	8.1%	2.7%	2.6%	6.9%

How do rents in Clutha District compare?

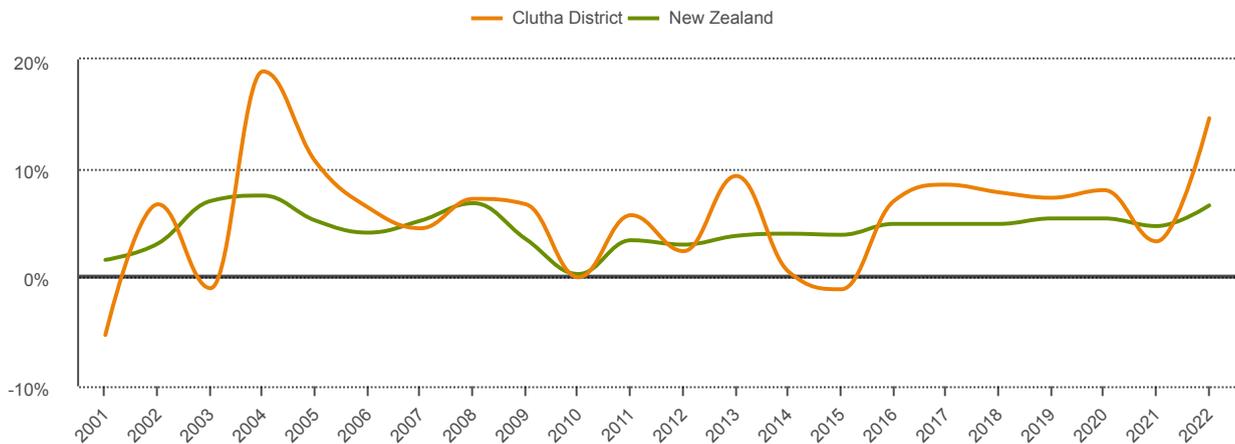
Rent is a major component of household spending. This section gives average weekly rental prices each year for Clutha District, relative to the rest of the country.

Figure 31: Average weekly rent, year to March 2022



- Average weekly rent in Clutha District was \$321 in 2022, which was lower than the New Zealand average of \$501.
- Growth in average weekly rent in Clutha District was 14.6% for the year to March 2022. Growth was higher than in New Zealand (6.6%).
- Since 2000, average weekly rent growth in Clutha District reached a maximum of 18.9% in 2004 and a minimum of -5.3% in 2001.

Figure 32: Growth in average rent, 2001-2022

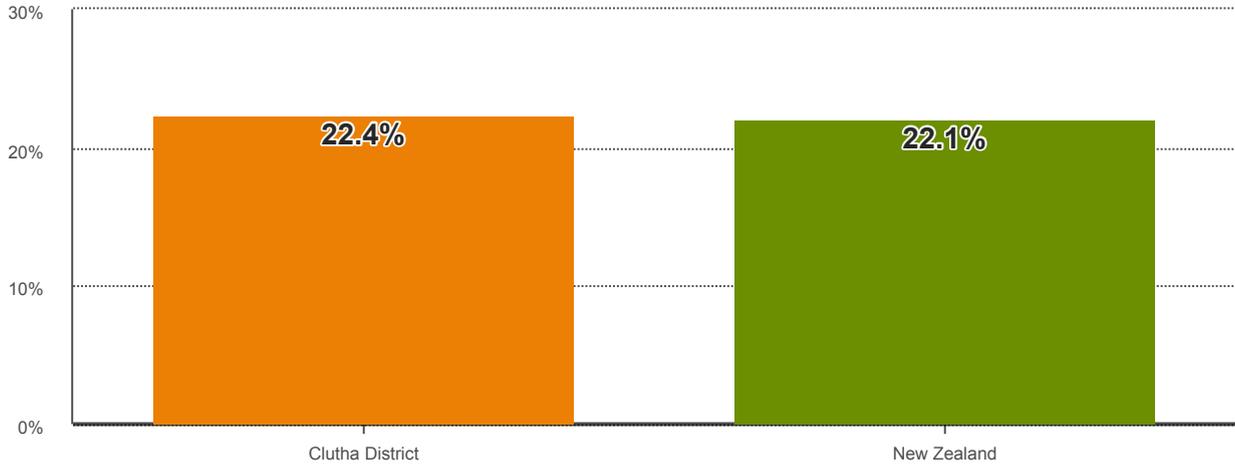


Change	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	7.2%	6.7%	0.0%	5.7%	2.4%	9.3%	0.5%	-1.1%	7.0%	8.5%	7.8%	7.3%	8.0%	3.3%	14.6%
New Zealand	6.8%	3.5%	0.3%	3.4%	3.0%	3.8%	4.0%	3.9%	4.9%	4.9%	4.9%	5.4%	5.4%	4.7%	6.6%

How affordable is renting in Clutha District?

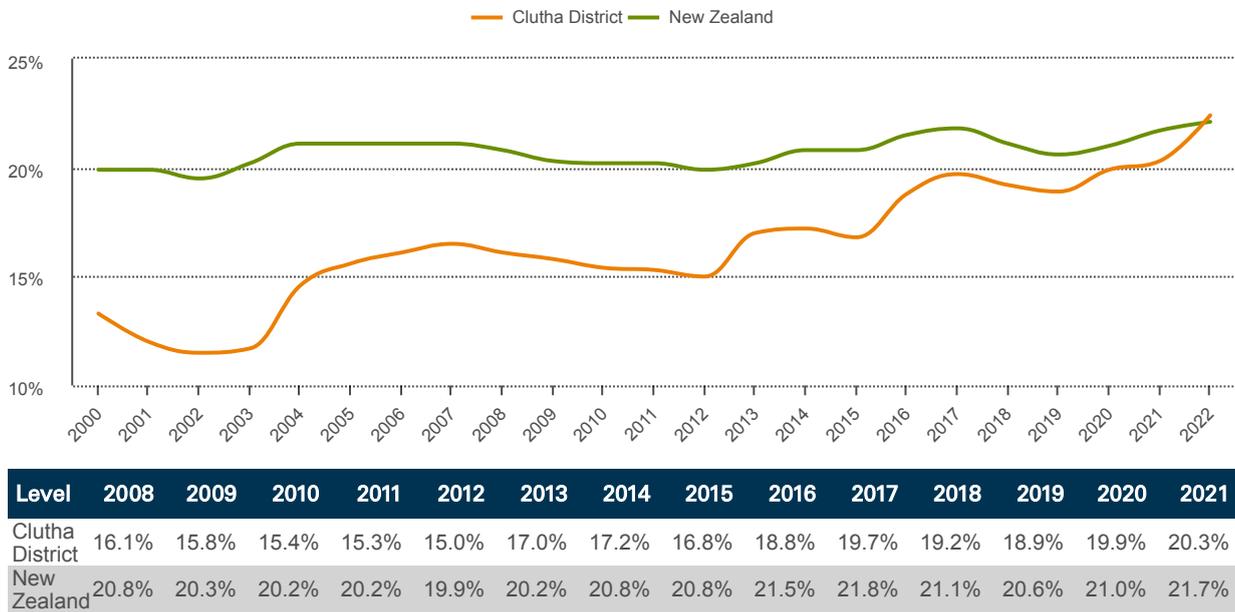
This section investigates the affordability of renting by comparing average weekly rents with average weekly household income. We present a rental affordability index which is the ratio of the average weekly rent to average household income. A higher ratio, therefore, suggests that average rents cost a greater multiple of typical incomes, which indicates lower rental affordability.

Figure 33: Rental affordability index, 2022



- In Clutha District, the average weekly rent accounted for 22.4% of the average household income in 2022. Renting was less affordable than in New Zealand (22.1%).

Figure 34: Rental affordability index, 2001-2022

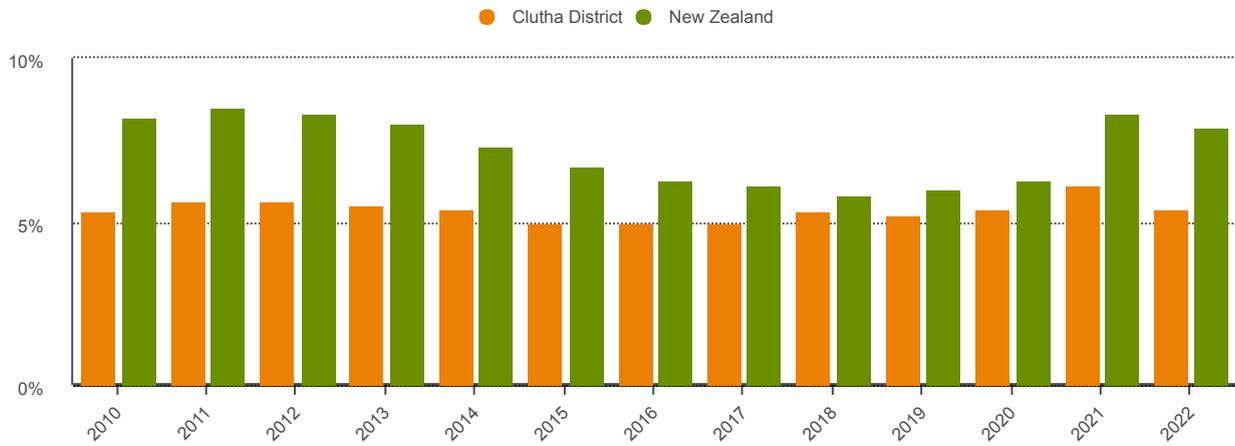


Level	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	16.1%	15.8%	15.4%	15.3%	15.0%	17.0%	17.2%	16.8%	18.8%	19.7%	19.2%	18.9%	19.9%	20.3%	22.4%
New Zealand	20.8%	20.3%	20.2%	20.2%	19.9%	20.2%	20.8%	20.8%	21.5%	21.8%	21.1%	20.6%	21.0%	21.7%	22.1%

How many beneficiaries are there in Clutha District?

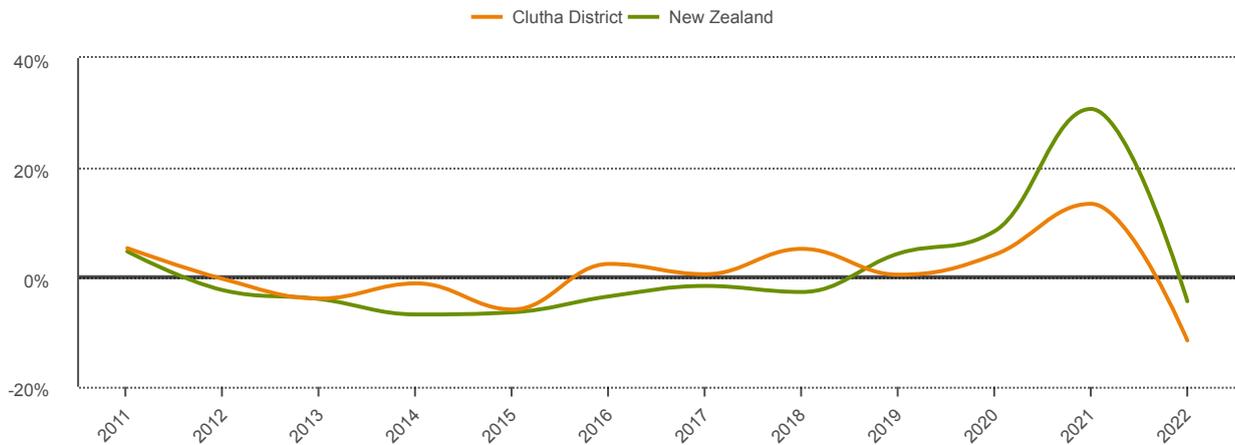
This section looks at the number of people in Clutha District receiving benefits relative to the rest of the country.

Figure 35: Total beneficiaries as a proportion of working age (15-64) population, 2010-2022



- In Clutha District there were 634 people on a benefit in 2022. This was a 11.5% decrease compared to the previous year.

Figure 36: Growth in beneficiary numbers, 2011-2022



Change	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clutha District	5.3%	-0.4%	-3.9%	-1.1%	-5.9%	2.4%	0.5%	5.2%	0.5%	4.1%	13.4%	-11.5%
New Zealand	4.7%	-2.4%	-4.0%	-6.8%	-6.4%	-3.5%	-1.6%	-2.7%	4.3%	8.4%	30.7%	-4.4%

TOURISM

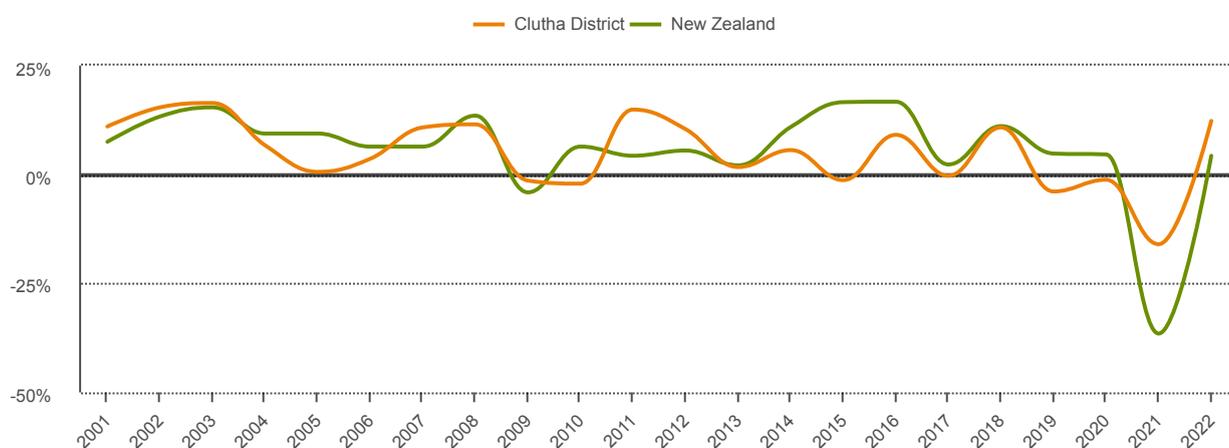
Tourism has grown rapidly in New Zealand since 2000. Not only has the number of overseas tourist arrivals increased substantially, but the level of domestic tourism has also expanded rapidly as spending on leisure by New Zealand residents increased. This section describes the contribution of tourism to Clutha District's economy.

Tourism GDP

Table 12: Tourism GDP, 2001-2022

Year	Clutha District		New Zealand	
	Level	Change	Level	Change
2000	\$5.88m		\$3,239m	
2001	\$6.53m	11.0%	\$3,484m	7.5%
2002	\$7.54m	15.4%	\$3,948m	13.3%
2003	\$8.78m	16.4%	\$4,555m	15.4%
2004	\$9.37m	6.7%	\$4,982m	9.4%
2005	\$9.43m	0.6%	\$5,452m	9.4%
2006	\$9.76m	3.6%	\$5,800m	6.4%
2007	\$10.8m	10.8%	\$6,172m	6.4%
2008	\$12.1m	11.5%	\$7,004m	13.5%
2009	\$11.9m	-1.4%	\$6,718m	-4.1%
2010	\$11.6m	-2.1%	\$7,151m	6.4%
2011	\$13.4m	14.9%	\$7,460m	4.3%
2012	\$14.8m	10.4%	\$7,869m	5.5%
2013	\$15.0m	1.7%	\$8,033m	2.1%
2014	\$15.9m	5.6%	\$8,908m	10.9%
2015	\$15.6m	-1.3%	\$10,385m	16.6%
2016	\$17.1m	9.1%	\$12,121m	16.7%
2017	\$17.0m	-0.3%	\$12,405m	2.3%
2018	\$18.9m	10.8%	\$13,788m	11.1%
2019	\$18.1m	-3.9%	\$14,444m	4.8%
2020	\$17.9m	-1.2%	\$15,108m	4.6%
2021	\$15.0m	-16.0%	\$9,588m	-36.5%
2022	\$16.9m	12.3%	\$10,005m	4.3%

Figure 37: Annual average tourism GDP growth, 2001-2022



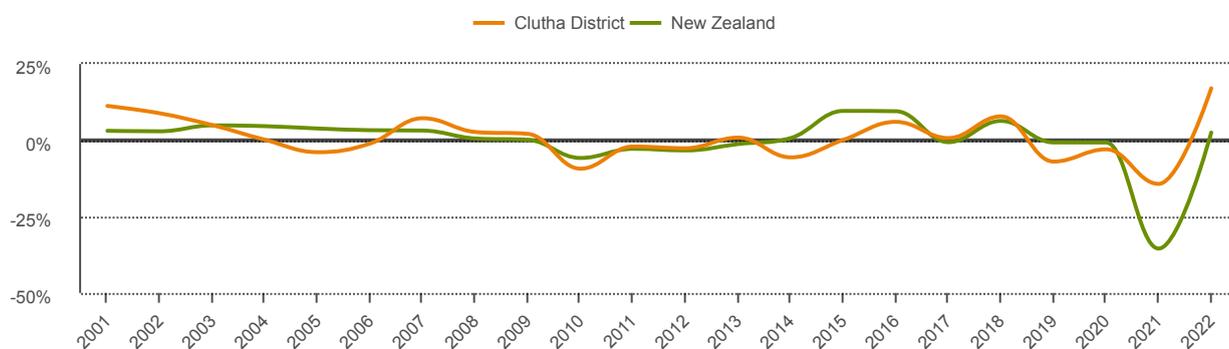
- The tourism industry contributed \$16.9m towards GDP in Clutha District in 2022. This amounted to 1.5% of the Clutha District's economic output in 2022, up from 1.4% ten years ago.
- Economic output in Clutha District's tourism industry increased by 12.3% in 2022, compared with a 4.3% increase in New Zealand.
- Growth in the industry in Clutha District has averaged 1.4% over the last ten years, compared with 2.4% in New Zealand.

Tourism Employment

Table 13: Tourism employment, 2001-2022

Year	Clutha District		New Zealand	
	Level	Change	Level	Change
2000	294		152,607	
2001	327	11.3%	157,386	3.1%
2002	356	8.9%	162,042	3.0%
2003	374	5.0%	169,968	4.9%
2004	374	0.2%	177,861	4.6%
2005	360	-3.9%	184,761	3.9%
2006	356	-1.0%	190,893	3.3%
2007	382	7.2%	197,028	3.2%
2008	392	2.7%	198,219	0.6%
2009	401	2.1%	198,558	0.2%
2010	363	-9.3%	187,083	-5.8%
2011	356	-2.0%	181,881	-2.8%
2012	347	-2.6%	175,866	-3.3%
2013	350	0.9%	173,724	-1.2%
2014	330	-5.6%	175,023	0.7%
2015	331	0.2%	191,886	9.6%
2016	351	6.1%	210,180	9.5%
2017	354	0.7%	208,920	-0.6%
2018	381	7.8%	222,201	6.4%
2019	355	-6.9%	220,665	-0.7%
2020	344	-2.9%	219,093	-0.7%
2021	295	-14.3%	141,417	-35.5%
2022	346	17.1%	145,032	2.6%

Figure 38: Annual average tourism employment growth, 2001-2022



- The tourism industry employed an average of 346 people in Clutha District in 2022. This amounted to 3.6% of the Clutha District's total employment in 2022, down from 3.8% in 2012.
- Employment growth in the industry in Clutha District has averaged 0% over the last ten years, compared with -1.9% in New Zealand.
- Employment in the tourism industry increased by 17.1% in 2022, compared with a 2.6% increase in New Zealand.

TECHNICAL NOTES

Time period

This economic profile reports on March years (eg 2022 refers to the 12 months to March 2022) for all indicators except population (as at June) and dairy sector statistics (May year) and business units (snapshot as at February).

Broad economic sectors

Primary industries extract or harvest products from the earth and include agriculture, forestry, fishing, and mining. Goods-producing industries produce manufactured and other processed goods and include manufacturing, electricity, gas and water, and construction. High-value services include **knowledge intensive** service industries. Other services include all service industries that are not knowledge intensive, such as retail trade, and food and accommodation services. 'Other' includes owner occupied property operation and **unallocated** activity.

Broad skill levels

Highly skilled occupations typically require a bachelor degree or higher qualification and include professionals such as accountants, teachers, and engineers, as well as most managers such as chief executives. This category is consistent with skill level one of the Australia New Zealand Standard Classification of Occupations (ANZSCO).

Medium-high skilled occupations typically require an NZ Register Diploma, an Associate Degree or Advanced Diploma. The category includes some managers (such as retail managers) and technicians (such as architectural draftspersons, ICT support technicians and dental hygienists). This category is consistent with skill level two of the ANZSCO classification.

Medium skilled occupations typically require an NZ Register Level 4 qualification. The category includes tradespersons (such as motor mechanics), skilled service workers (such as firefighters), as well as skilled clerical and sales workers (such as legal secretaries and estate agents). This category is consistent with skill level three of the ANZSCO classification.

Low skilled occupations typically require an NZ Register Level 3 qualification or lower. It includes a range of lower skilled occupations from general clerks, caregivers, and sales assistants, through to cleaners and labourers. This category is consistent with skill level four and five of the ANZSCO classification.

Business units

Data on the number of businesses is sourced from the Business Demography statistics from Statistics New Zealand. Businesses are measured by geographic units, which represent a business location engaged in one, or predominantly one, kind of economic activity at a single physical site or base (eg a factory, a farm, a shop, an office, etc). All non-trading or dormant enterprises, as well as enterprises outside of New Zealand, are excluded from business demography statistics.

The number of business units is based on a snapshot as at February each year.

A significant number of enterprises are recorded as having zero employment. Enterprises in the zero employee count size category may have:

- working owners who do not draw a wage from their business
- labour provided by other businesses or contractors
- business activity that requires no labour (eg holding company).

Only business units that are economically significant enterprises are included. To be regarded as economically significant they must meet at least one of the following criteria:

- annual expenses or sales subject to GST of more than \$30,000
- 12-month rolling mean employee count of greater than three
- part of a group of enterprises
- registered for GST and involved in agriculture or forestry
- over \$40,000 of income recorded in the IR10 annual tax return (this includes some units in residential property leasing and rental).

Dependency ratio

The dependency ratio is the number of under 15 year olds and over 65 year olds as a ratio of the rest of the population (working age).

Earnings

Earnings data comes from the quarterly Linked Employer Employee Data published by Statistics New Zealand. LEED publishes the mean earnings of full quarter jobs for each quarter. Full quarter jobs may include full time and part time jobs. Earnings include overtime and lump sum payments. We sum the mean earnings for the four quarters making up the year to arrive at an estimate of average annual earnings.

Employment by industry

Employment is measured as an average of the four quarters making up each year. The unit of measurement is filled jobs, based on work place address.

Regional employment numbers are from Infometrics' Regional Industry Employment Model (RIEM). The model draws heavily on quarterly and annual Linked Employer Employee Data (LEED) published by Statistics New Zealand. RIEM differs from data from Business Demography in that it is a quarterly series (BD is annual) and it includes both employees and self-employed, whereas BD only includes employees.

Employment by occupation

Employment in each industry is converted to occupational employment using the relationship between industry and occupational employment observed in various Population Censuses. The Population Census measures the occupational composition of employment in each industry and how this changes over time. Occupations conform to the categories used in the Australian New Zealand Standard Classification of Occupations (ANZSCO).

Employment by qualification and field of study

Employment by occupation is converted to employment by qualification using the unique matching between occupation and **the five qualification or skill levels used** in the Australian New Zealand Standard Classification of Occupations (ANZSCO). Fields of study for each combination of occupation and skill are obtained from Population Census. Shares of employment in a particular occupation and skill combination for each field of study can, thus, be aggregated into demand for labour by skill/qualification.

Gross Domestic Product

Gross Domestic Product (GDP) measures the value economic units add to their inputs. It should not be confused with revenue or turnover.

Total GDP is calculated by summing the value added to all goods and services for final consumption – ie it does not include the value added to goods and services used as intermediate inputs for the production of other goods as this would result in double counting. As a result, GDP estimates should not be confused with revenue/turnover/gross output.

In this profile Gross Domestic Product for each region and territorial authority (TA) is estimated by Infometrics. A top-down approach breaks national production-based GDP for each industry (published by Statistics New Zealand) down to territorial authority level by applying TA shares to the national total. Each TA's share of industry output is based on the share of employment measured in the Linked Employer Employee Data (LEED), which is, in turn, based on taxation data. Our estimates are benchmarked on regional GDP published by Statistics New Zealand which ensures we capture differences in regional industry productivity and changes in productivity over time. In the 2022 GDP estimates we incorporate Infometrics' estimates of the proportions of industries in each territorial authority which were able to operate under each COVID-19 alert level to capture the economic impacts of the pandemic.

GDP is measured in constant 2022 prices.

Household income

The Infometrics household income series is a comprehensive estimate of average household incomes within each region or territorial authority area. The series captures labour market earnings (wages, salaries and self-employment) as well as allowances (e.g. Disability Allowance), benefits (e.g. Jobseeker Support) and superannuation. Investment income is excluded.

Infometrics models the series with a top-down approach, first measuring all incomes received by households in New Zealand, then apportioning them to smaller areas using various sources of administrative data. As there is a time lag in the availability of administrative data we use contemporary indicators to project our estimates to the most recent quarter. Infometrics estimates of the number of occupied private households are used to translate total income in each area into a per household mean.

The Infometrics household income series tends to be slightly higher than Census measures. Census tends to underestimate household incomes because individuals often fail to recall all their income when completing their Census form.

House values

House values (dollar value) are sourced from QVNZ. The levels used are average current values. An average current value is the average (mean) value of all developed residential properties in the area based on the latest house value index from QVNZ. It is not an average or median sales price, as both of those figures only measure what happens to have sold in the period. These average current values are affected by the underlying value of houses (including those not on the market) and are quality adjusted based on the growth in each house's price between sales.

Industrial classification

This profile uses industry categories from the 2006 Australia New Zealand Standard Industrial Classification (ANZSIC). The ANZSIC is a hierarchical classification with four levels, namely divisions (the broadest level also referred to as 1-digit categories), subdivisions (3-digit), groups (4-digit) and classes (7-digit). There are approximately 500 7-digit industries.

This profile also uses a grouping of 54 industries. These are the industries used by Statistics New Zealand in the national accounts.

Knowledge intensive employment

Knowledge intensive employment is measured as employment in industries (measured at the 7-digit industry level) which are defined as **knowledge intensive**.

Knowledge intensive industries

Knowledge-intensive industries are industries that satisfy two basic criteria: At least 25 per cent of the workforce must be qualified to degree level and at least 30 per cent of the workforce must be employed in professional, managerial, as well as scientific and technical occupations.

Māori industry and occupational employment

Infometrics models Māori industry and occupational employment data by drawing on detailed data from the Census, Household Labour Force Survey (HLFS) as well as the Infometrics Regional Employment Industry Model (REIM) and the Infometrics Regional Industry-Occupational matrix. Employment is measured at the place of work.

Per capita income

Per capita income is based on the Infometrics household income series, and translated into per capita incomes using estimates of the number of occupied private households and population.

Population

The population numbers presented in this profile are based on Statistics New Zealand's Estimated Resident Population (ERP). The ERP is an estimate of all people who usually live in an area at a given date. Visitors from elsewhere in New Zealand or from overseas are excluded.

The ERP is not directly comparable with the census usually resident population count because of a number of adjustments. The ERP at 30 June 2018 is based on the 2018 census usually resident population count, adjusted for:

- net census undercount (based on the 2018 Post-enumeration Survey)
- residents temporarily overseas on census night
- births, deaths, and net migration between census night and the date of the estimate
- reconciliation with demographic estimates at ages 0–9 years.

Prices

In this profile, we present all GDP estimates in constant 2022 prices. GDP presented in constant prices is sometimes referred to as real GDP. By using constant prices we remove the distractionary effect of inflation. It enables us to meaningfully compare GDP from one year to the next.

Productivity

Productivity measures the efficiency of production. In this profile, we measure productivity as GDP per filled job (ie the amount of economic activity generated on average by each filled job). Labour is only one input into production. The output of each employee may differ across industries in a region due to differing access to machinery, technology, and land. Therefore, productivity comparisons should only be made in circumstances where it is reasonable to assume that capital intensity will be broadly the same – for example, when looking at productivity within an industry over a limited-time period, or when comparing productivity of a particular industry with that same industry in another region.

Rents

Rents (\$ per week) are sourced from monthly data provided by MBIE and averaged across each year using weighted geometric means. Rental data pertains to averages from data collected when bonds are lodged and does not control for specifications of the home (eg size, number of bedrooms, age of home, etc).

Self-employment

Self-employment rates are from Annual Linked Employer Employee Data (LEED).

Tourism employment

Our estimates of tourism employment leverage off our tourism GDP estimates. We are able to use our understanding of the proportion of output in each industry in a territorial authority that is associated with tourism and apply this proportion to underlying employment levels in that industry. Summing up tourism employment by industry gives us an indication of the total number of jobs in a region that are attributable to the tourism industry.

Tourism GDP

Our estimates of tourism GDP are measured in millions of dollars and are in 2022 **prices**. The estimates draw on the Tourism Satellite Accounts (TSA) published by Statistics New Zealand, in conjunction with data on guest nights, visitor expenditure data from MBIE, and Infometrics' regional GDP model. The TSA estimates the contribution of the tourism industry to GDP nationally. For the years 2009-2013, we have apportioned tourism GDP from the TSA to each territorial authority (TA) using constrained shares of visitor expenditure from MBIE's visitor expenditure data.

For the years before 2009, we have calculated growth rates in each TA's tourism GDP, by adjusting TSA industry ratios (that summarise the proportion each industry's output associated with tourism) and applying these adjusted ratios to our estimates of the TA's GDP. Our adjustment takes into consideration each TA's relative exposures to industries and guest night shares compared to the national economy. The estimates for each TA are then benchmarked on the national total from the TSA.

Unallocated

Unallocated items include taxes levied on the purchaser rather than the producing industry (such as GST, import duties, and taxes on capital transactions), and items that cannot easily be allocated to a specific industry (such as the seasonal adjustment balancing item). A seasonal adjustment balancing item is necessary to ensure that the sum of all seasonally adjusted industries can be reconciled with total GDP.