



Commercial Accommodation Monitor:

September 2019

West Coast

This is the final release of accommodation survey information by Stats NZ.

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Preface

Commercial Accommodation Monitor: September 2019 – West Coast presents comprehensive and impartial information on short-term commercial accommodation for the West Coast Regional Tourism Organisation (RTO) area, from the Accommodation Survey. This survey is run by Stats NZ on behalf of the Ministry of Business, Innovation & Employment.

The data relates to the areas covered by the following local authorities:

- Buller District
- Grey District
- Westland District

Comparisons of monthly data with the same month of the previous year need to be treated with caution, as data for one period may be influenced by events for which there is no equivalent in the previous period (eg Chinese New Year, Easter).

More data and commentary is available on the Stats NZ website (www.stats.govt.nz).

This is the final release of the accommodation survey information by Stats NZ.

Liz MacPherson

Government Statistician

Standards and further information

Percentage changes

Percentage movements are, in a number of cases, calculated using data of greater precision than that published. This could result in slight variations.

Rounding procedures

On occasion, figures are rounded to the nearest thousand or some other convenient unit. This may result in a total disagreeing slightly with the total of the individual items as shown in tables. Where figures are rounded the unit is in general expressed in words below the table headings, but where space does not allow this the unit may be shown as (000) for thousands, etc.

Source

All data is compiled by Stats NZ, except where otherwise stated. Both administrative and survey data has been used in this report.

Liability

While all care and diligence has been used in processing, analysing and extracting data and information in this report, Stats NZ gives no warranty it is error free and will not be liable for any loss or damage suffered as a result of the use, directly or indirectly, of information in this report.

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1 Highlights

Monthly highlights

In September 2019 compared with September 2018:

- Guest nights fell 12.0 percent to 65,256
- International guest nights fell 12.7 percent to 33,873
- Domestic guest nights fell 11.2 percent to 31,383
- The average length of stay rose from 1.44 nights to 1.54 nights
- The overall occupancy rate fell from 25.2 percent to 22.9 percent
- The occupancy rate, excluding holiday parks, was 26.1 percent in September 2019
- Accommodation capacity, excluding holiday parks, rose 2.5 percent.

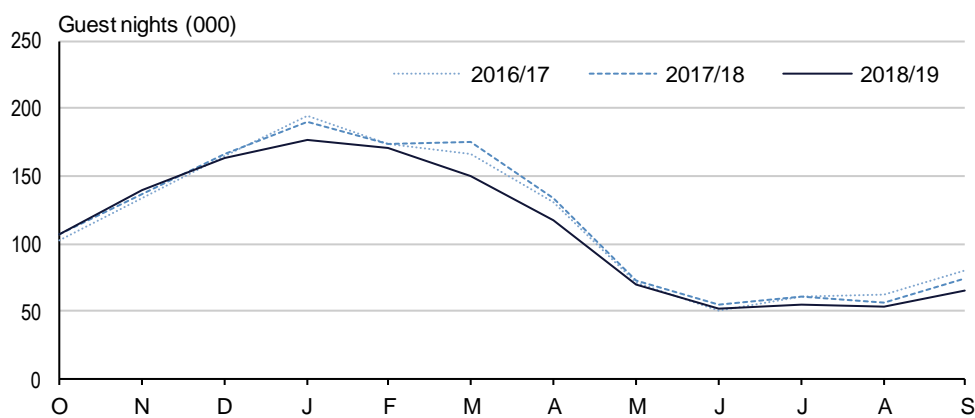
Response rates for September 2019

The response rate for the West Coast RTO area was 81 percent for September 2019.

The proportion of the origin-of-guest estimate from unadjusted data was 68 percent.

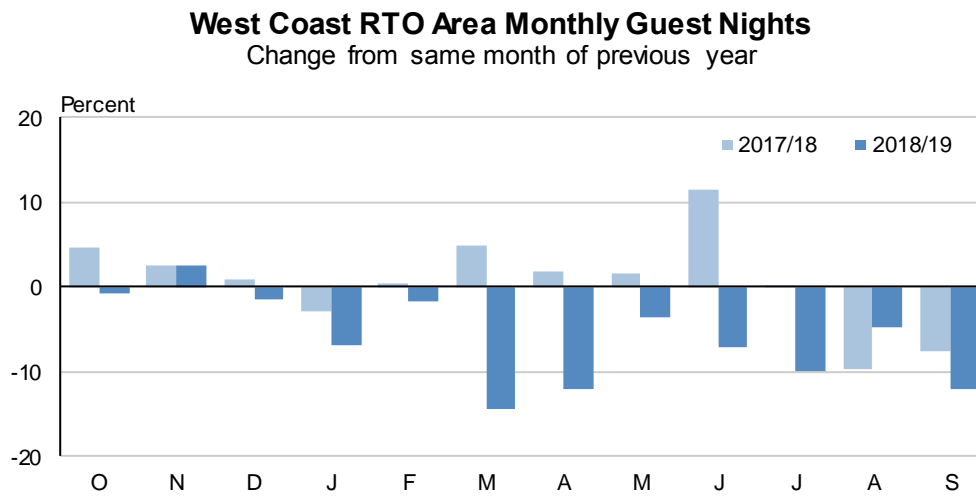
Figure 1.1

West Coast RTO Area Monthly Guest Nights



Source: Stats NZ

Figure 1.2



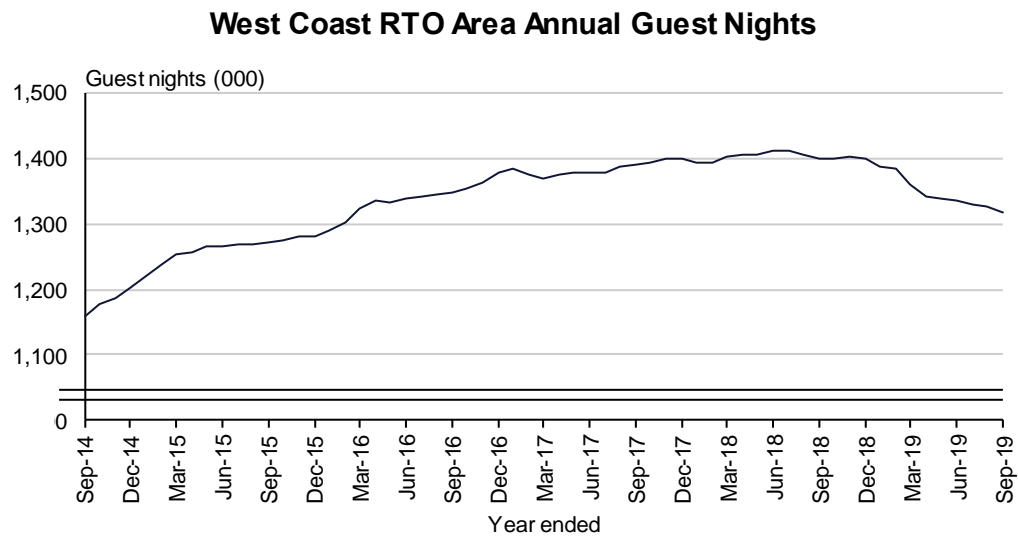
Source: Stats NZ

Year ended highlights

For the year ended September 2019 compared with the previous year:

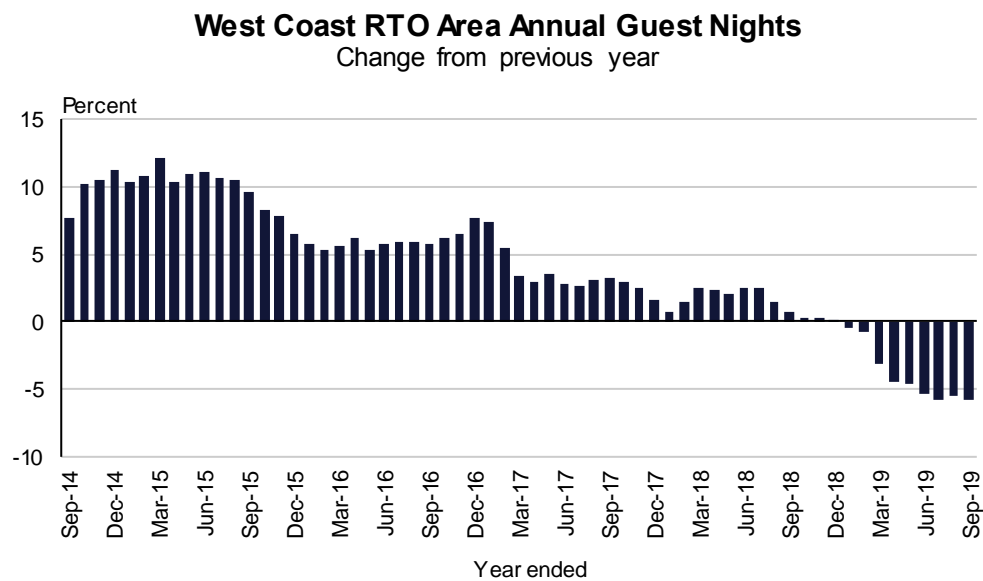
- Guest nights fell 5.8 percent to 1,317,905
- International guest nights fell 7.6 percent to 837,767
- Domestic guest nights fell 2.5 percent to 480,138
- The average length of stay rose from 1.43 nights to 1.44 nights
- The overall occupancy rate fell from 40.9 percent to 37.1 percent
- The occupancy rate, excluding holiday parks, was 42.3 percent for the year ended September 2019
- Accommodation capacity, excluding holiday parks, rose 3.9 percent.

Figure 1.3



Source: Stats NZ

Figure 1.4



Source: Stats NZ

2 Accommodation variables

In September 2019, compared with September 2018, there was a decrease of 12.0 percent in total guest nights for the West Coast RTO area. Motels had the largest decrease, followed by hotels.

For the year ended September 2019, compared with the previous September year, total guest nights for the West Coast RTO area decreased 5.8 percent. Backpackers had the largest decrease, followed by holiday parks. Hotels had the only increase.

See table 2.1 for comparisons of data across the main accommodation variables.

Table 2.1

West Coast Accommodation Variables*By accommodation type
Monthly and year ended⁽¹⁾⁽²⁾*

Accommodation type	Monthly			Annual		
	September		Percentage change	Year ended		Percentage change
	2018	2019		September 2018	September 2019	
Guest nights						
Total guest nights	74,147	65,256	-12.0	1,399,388	1,317,905	-5.8
International	38,793	33,873	-12.7	907,111	837,767	-7.6
Domestic	35,354	31,383	-11.2	492,277	480,138	-2.5
Hotels	22,961	20,039	-12.7	402,516	419,071	4.1
Motels/apartments	26,881	22,626	-15.8	429,290	408,890	-4.8
Backpackers	8,530	7,560	-11.4	217,898	172,080	-21.0
Holiday parks	15,775	15,031	-4.7	349,683	317,864	-9.1
Occupancy rates ⁽³⁾ (%)						
Hotels	29.1	25.5	-12.6	46.6	45.0	-3.6
Motels/apartments	42.5	39.0	-8.1	55.1	52.0	-5.7
Backpackers	18.0	16.2	-9.9	38.1	30.9	-19.0
Holiday parks	14.9	14.7	-1.7	27.9	24.2	-13.3
Total	25.2	22.9	-9.0	40.9	37.1	-9.2
Total excluding holiday parks ⁽⁴⁾	29.2	26.1	-10.6	46.0	42.3	-8.0
Average length of stay ⁽⁵⁾						
Hotels	1.28	1.37	7.1	1.39	1.38	-0.8
Motels/apartments	1.43	1.47	2.6	1.41	1.42	0.7
Backpackers	1.40	1.53	9.3	1.35	1.40	3.6
Holiday parks	1.80	2.02	12.3	1.56	1.56	0.0
Total	1.44	1.54	7.1	1.43	1.44	0.4
Guest arrivals						
Hotels	17,911	14,599	-18.5	290,005	304,482	5.0
Motels/apartments	18,733	15,363	-18.0	303,562	287,094	-5.4
Backpackers	6,109	4,956	-18.9	160,973	122,665	-23.8
Holiday parks	8,754	7,425	-15.2	223,590	203,246	-9.1
Total	51,507	42,343	-17.8	978,130	917,487	-6.2
Establishments						
Hotels	31	30	-3.2	31	30	-3.2
Motels/apartments	71	71	0.0	71	71	0.0
Backpackers	22	22	0.0	22	22	0.0
Holiday parks	20	20	0.0	20	20	0.0
Total	144	143	-0.7	144	143	-0.7
Capacity ⁽⁶⁾						
Hotels	46,380	46,860	1.0	517,831	561,490	8.4
Motels/apartments	31,200	31,770	1.8	370,632	389,633	5.1
Backpackers	36,660	38,490	5.0	465,622	456,187	-2.0
Holiday parks	45,270	46,050	1.7	533,666	567,785	6.4
Total	159,510	163,170	2.3	1,887,751	1,975,095	4.6

(1) Reclassifications, new businesses, ceased businesses, and temporary closures may affect figures.

(2) Irregular events, such as airshows and Easter, may affect percentage changes and other figures.

(3) Occupancy rates are calculated as the ratio of used stay-unit nights to available stay-unit nights.

(4) Holiday parks often have high capacity and can mislead when included in total occupancy rates.

(5) Average length of stay is calculated as the ratio of guest nights to guest arrivals.

(6) Capacity is calculated as the number of available stay-units multiplied by the number of days in the month.

Symbol:

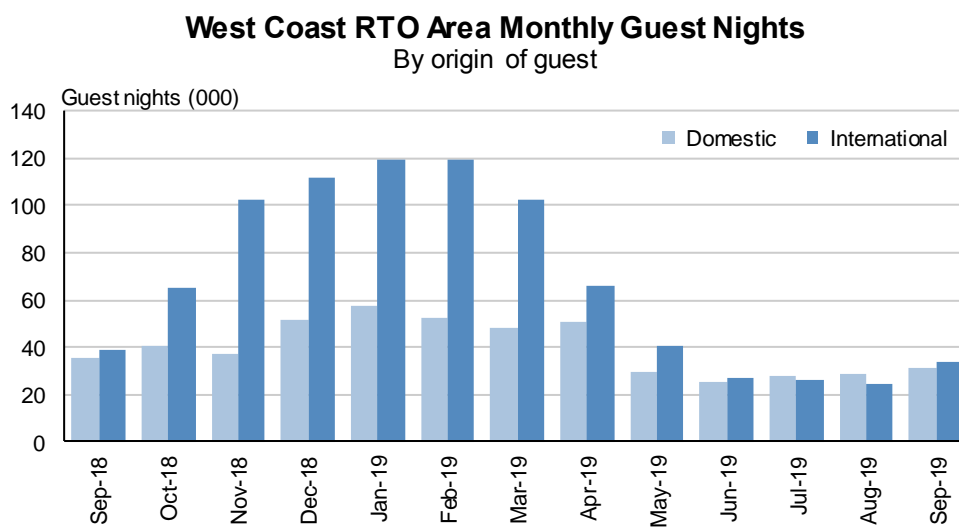
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3 Origin of guests

In September 2019, international guests accounted for 51.9 percent of all guest nights in the West Coast RTO area. When compared with September 2018, the number of international guest nights spent in the area in September 2019 was down 12.7 percent to 33,873. Domestic guest nights decreased 11.2 percent, to 31,383, for the same period.

The proportion of the origin-of-guest estimate from actual data was 68 percent for September 2019.

Figure 3.1



Source: Stats NZ

Table 3.1

West Coast and New Zealand Monthly Guest Nights*By origin of guest*

		West Coast RTO ⁽¹⁾ area			New Zealand		
		Origin of guest		Total	Origin of guest		Total
		Domestic	International		Domestic	International	
Month							
2018	Sep	35,354	38,793	74,147	1,701,704	1,046,180	2,747,884
	Oct	40,649	65,530	106,179	1,954,146	1,314,205	3,268,352
	Nov	37,595	102,538	140,133	1,804,941	1,730,166	3,535,107
	Dec	51,329	111,833	163,162	2,289,702	1,908,866	4,198,568
2019	Jan	57,220	118,964	176,184	2,879,204	2,088,517	4,967,720
	Feb	52,125	119,031	171,156	1,988,788	2,026,586	4,015,374
	Mar	47,957	102,001	149,959	2,125,847	1,882,162	4,008,009
	Apr	50,696	66,002	116,697	2,123,710	1,480,938	3,604,648
	May	29,150	40,680	69,830	1,592,880	970,273	2,563,153
	Jun	24,979	26,595	51,574	1,498,095	799,876	2,297,971
	Jul	28,223	26,528	54,750	1,733,055	965,763	2,698,818
	Aug	28,833	24,193	53,026	1,659,593	957,634	2,617,226
	Sep	31,383	33,873	65,256	1,776,837	993,919	2,770,756
Percent change from the current month of the previous year							
		-11.2	-12.7	-12.0	4.4	-5.0	0.8
Year ended							
September 2018		492,277	907,111	1,399,388	22,519,587	17,539,546	40,059,134
September 2019		480,138	837,767	1,317,905	23,426,796	17,118,905	40,545,702
Percent change from previous year							
		-2.5	-7.6	-5.8	4.0	-2.4	1.2

(1) Regional tourism organisation

4 National results

In September 2019, a total of 2,771,000 guest nights were spent in short-term commercial accommodation in New Zealand, an increase of 23,000 nights (0.8 percent) from September 2018. The North Island recorded an increase (up 40,000 or 2.4 percent) while the South Island recorded a decrease (down 17,000 or 1.6 percent).

Three of the four accommodation types recorded an increase in guest nights in September 2019, compared with September 2018. Hotels had the largest increase in guest nights (up 12,000 or 1.1 percent), followed by motels (up 12,000 or 1.3 percent), and backpackers (up 10,000 or 3.0 percent). Holiday parks had the only decrease in guest nights (down 11,000 or 2.6 percent).

Refer to Table 4.1 for comparisons of data.

Table 4.1

West Coast and New Zealand Guest Nights

*By accommodation type
Monthly and year ended*

Accommodation type	Total guest nights			Percentage change	
	2017	2018	2019	2017 to 2018	2018 to 2019
September month					
West Coast RTO area					
Hotels	27,154	22,961	20,039	-15.4	-12.7
Motels	24,738	26,881	22,626	8.7	-15.8
Backpackers	13,984	8,530	7,560	-39.0	-11.4
Holiday parks	14,381	15,775	15,031	9.7	-4.7
Total	80,257	74,147	65,256	-7.6	-12.0
New Zealand					
Hotels	1,070,977	1,094,219	1,106,195	2.2	1.1
Motels	889,823	916,580	928,174	3.0	1.3
Backpackers	326,488	331,715	341,544	1.6	3.0
Holiday parks	382,224	405,370	394,843	6.1	-2.6
Total	2,669,511	2,747,884	2,770,756	2.9	0.8
Year ended September					
West Coast RTO area					
Hotels	318,726	402,516	419,071	26.3	4.1
Motels	433,976	429,290	408,890	-1.1	-4.8
Backpackers	298,105	217,898	172,080	-26.9	-21.0
Holiday parks	338,544	349,683	317,864	3.3	-9.1
Total	1,389,351	1,399,388	1,317,905	0.7	-5.8
New Zealand					
Hotels	13,802,270	14,277,903	14,570,130	3.4	2.0
Motels	12,285,546	12,429,939	12,497,465	1.2	0.5
Backpackers	5,165,276	5,092,980	5,025,163	-1.4	-1.3
Holiday parks	7,769,664	8,258,312	8,452,944	6.3	2.4
Total	39,022,756	40,059,134	40,545,702	2.7	1.2

5 Regional comparison

In September 2019, Auckland recorded the largest increase in guest nights (up 34,000 or 5.9 percent) from September 2018. This was followed by Waikato (up 12,000 or 12 percent), Hawke's Bay (up 5,000 or 6.6 percent), Queenstown (up 5,000 or 1.7 percent), and Manawatu (up 4,000 or 8.4 percent).

Wellington recorded the largest decrease (down 17,000 or 7.4 percent), followed by West Coast (down 9,000 or 12 percent), Bay of Plenty (down 6,000 or 7.3 percent), Dunedin (down 5,000 or 7.6 percent), and Taupo (down 5,000 or 6.2 percent).

Table 5.1

Regional Tourism Organisation Areas' Monthly Guest Nights*By origin of guest*

RTO area	September guest nights								
	Domestic			International			Total		
	2018	2019	Percent age change	2018	2019	Percent age change	2018	2019	Percent age change
Northland	69,608	69,594	0.0	26,955	27,513	2.1	96,563	97,107	0.6
Auckland	324,739	369,038	13.6	261,999	252,105	-3.8	586,738	621,143	5.9
Coromandel	33,115	32,264	-2.6	11,307	9,922	-12.2	44,422	42,186	-5.0
Waikato	79,151	91,565	15.7	20,040	19,865	-0.9	99,191	111,430	12.3
Bay of Plenty	69,157	62,873	-9.1	19,501	19,312	-1.0	88,658	82,185	-7.3
Rotorua	95,632	96,865	1.3	56,947	58,661	3.0	152,579	155,526	1.9
Taupo	61,107	59,530	-2.6	21,834	18,298	-16.2	82,941	77,828	-6.2
Whakatane-									
Kawerau	12,860	13,068	1.6	2,192	2,450	11.8	15,052	15,519	3.1
Gisborne	22,665	22,587	-0.3	2,921	3,727	27.6	25,586	26,314	2.8
Taranaki	37,960	38,492	1.4	4,923	4,732	-3.9	42,883	43,224	0.8
Hawke's Bay	62,856	68,479	8.9	17,435	17,148	-1.6	80,291	85,627	6.6
Ruapehu	37,190	39,135	5.2	7,935	9,893	24.7	45,125	49,028	8.6
Manawatu	45,035	49,039	8.9	4,821	5,013	4.0	49,856	54,052	8.4
Whanganui	13,339	14,573	9.2	2,441	2,629	7.7	15,780	17,202	9.0
Wairarapa	16,019	16,666	4.0	1,396	1,286	-7.9	17,414	17,952	3.1
Kapiti-Horowhenua	15,098	18,546	22.8	1,971	1,893	-4.0	17,070	20,439	19.7
Wellington	168,156	160,977	-4.3	57,342	47,820	-16.6	225,499	208,797	-7.4
Marlborough	27,041	29,439	8.9	12,320	12,738	3.4	39,360	42,177	7.2
Nelson-Tasman	51,599	51,473	-0.2	23,043	22,743	-1.3	74,643	74,217	-0.6
Canterbury	153,071	161,312	5.4	109,527	104,185	-4.9	262,598	265,496	1.1
Hurunui	16,451	15,729	-4.4	6,901	6,857	-0.6	23,352	22,587	-3.3
Mackenzie	16,337	18,658	14.2	39,505	35,376	-10.5	55,842	54,034	-3.2
Timaru	14,620	14,846	1.5	4,745	4,554	-4.0	19,365	19,399	0.2
West Coast	35,354	31,383	-11.2	38,793	33,873	-12.7	74,147	65,256	-12.0
Wanaka	22,305	26,131	17.1	44,075	37,061	-15.9	66,381	63,192	-4.8
Queenstown	88,937	94,879	6.7	178,118	176,807	-0.7	267,055	271,686	1.7
Waitaki	15,298	12,877	-15.8	8,429	8,112	-3.8	23,728	20,989	-11.5
Central Otago	13,887	12,182	-12.3	3,557	2,672	-24.9	17,444	14,853	-14.8
Dunedin	46,059	47,196	2.5	22,269	15,943	-28.4	68,327	63,139	-7.6
Clutha	4,176	3,301	-21.0	1,556	1,091	-29.9	5,732	4,392	-23.4
Fiordland	10,535	10,542	0.1	22,571	21,248	-5.9	33,106	31,790	-4.0
Southland	22,346	23,599	5.6	8,812	8,392	-4.8	31,158	31,992	2.7
Total	1,701,704	1,776,837	4.4	1,046,180	993,919	-5.0	2,747,884	2,770,756	0.8

Table 5.2

Regional Tourism Organisation Areas' Monthly Occupancy Rates⁽¹⁾*By accommodation type*

RTO area	September 2019 occupancy rate					
	Accommodation type					Total excluding holiday parks ⁽²⁾
	Hotels	Motels	Backpackers	Holiday parks	Total	
	Percent					
Northland	38.0	44.4	23.9	10.1	20.2	36.5
Auckland	79.8	67.9	58.2	19.1	66.2	72.5
Coromandel	36.0	33.8	15.3	10.8	15.5	26.8
Waikato	68.4	66.1	24.0	13.7	40.9	56.5
Bay of Plenty	58.5	64.5	36.2	14.7	33.6	52.1
Rotorua	70.1	57.3	22.3	22.4	42.6	48.1
Taupo	57.8	55.7	30.4	13.5	35.8	47.2
Whakatane-Kawerau	C	54.1	C	7.7	16.9	44.9
Gisborne	C	60.0	C	8.7	22.6	53.0
Taranaki	42.3	46.8	21.6	13.3	29.8	40.3
Hawke's Bay	63.5	71.6	29.9	16.0	42.0	57.6
Ruapehu	56.6	36.3	C	C	40.1	C
Manawatu	50.4	62.7	C	C	41.7	C
Whanganui	C	59.3	47.5	C	31.2	C
Wairarapa	49.4	51.1	C	C	25.1	C
Kapiti-Horowhenua	C	66.2	C	12.1	19.3	27.4
Wellington	69.9	73.5	C	C	61.0	C
Marlborough	43.7	49.2	21.0	19.9	30.9	37.7
Nelson-Tasman	43.6	52.0	30.2	10.2	24.9	41.2
Canterbury	61.4	53.5	32.1	15.2	38.0	49.9
Hurunui	C	46.3	C	12.4	25.0	35.4
Mackenzie	C	43.8	C	21.6	41.3	50.5
Timaru	C	58.6	C	13.3	29.8	50.7
West Coast	25.5	39.0	16.2	14.7	22.9	26.1
Wanaka	58.5	63.5	44.9	17.5	34.9	54.3
Queenstown	75.5	57.9	60.4	25.2	61.4	67.0
Waitaki	29.3	45.3	24.1	3.4	10.3	34.7
Central Otago	C	52.9	C	3.7	11.1	36.5
Dunedin	55.7	65.2	26.9	23.9	47.1	53.4
Clutha	C	35.0	C	11.4	16.5	26.2
Fiordland	29.2	31.9	C	C	24.6	C
Southland	41.9	54.8	18.6	11.6	33.1	40.4
Total	64.4	56.7	36.1	13.1	39.0	53.4

(1) Occupancy rates are calculated as the ratio of stay unit nights to monthly capacity.

(2) Occupancy rates excluding holiday parks are included because the capacity of holiday parks can distort the total occupancy rates.

Symbols:

C confidential

... not applicable

6 Local authority area results

Table 6.1 shows results for the individual local authority areas in the West Coast RTO area.

Table 6.1

Local Authority and West Coast Accommodation Results ⁽¹⁾					
Accommodation type	September 2019 results				
	Establish-ments	Capacity	Guest Nights	Average stay length	Occupancy rate
	Number			Days	Percent
Buller District					
Hotels	11	6,180	2,633	1.32	24.02
Motels	19	5,970	3,282	1.60	36.20
Backpackers	8	10,590	C	C	C
Holiday parks	7	17,670	C	C	C
Total	45	40,410	10,934	1.62	16.31
Grey District					
Hotels	6	7,080	5,123	1.31	47.86
Motels	18	6,570	5,420	1.53	49.24
Backpackers	4	5,220	C	C	C
Holiday parks	3	8,730	C	C	C
Total	31	27,600	14,693	1.51	32.00
Westland District					
Hotels	13	33,600	12,283	1.41	20.99
Motels	34	19,230	13,924	1.42	36.43
Backpackers	10	22,680	5,632	1.54	20.73
Holiday parks	10	19,650	7,789	2.07	16.05
Total	67	95,160	39,629	1.53	23.03
West Coast Regional Tourism Organisation area					
Hotels	30	46,860	20,039	1.37	25.45
Motels	71	31,770	22,626	1.47	39.04
Backpackers	22	38,490	7,560	1.53	16.24
Holiday parks	20	46,050	15,031	2.02	14.68
Total	143	163,170	65,256	1.54	22.88

(1) The Accommodation Survey is designed at the regional (RTO by accommodation type) level to meet data quality standards. Care should therefore be taken with data at the local authority level.

Symbol:

C confidential

... not applicable

7 Accommodation Survey technical notes

Data source

We collect data from accommodation providers or their representatives each month, mostly via a postal survey.

Coverage

The Accommodation Survey covers most short-term commercial accommodation in New Zealand.

The target population for this survey is all accommodation providers with the following characteristics:

- operating on a commercial basis
- providing mainly short-term (less than one month) accommodation
- economically significant (generally meaning being GST-registered and having a turnover of at least \$30,000 per year)
- included in class 4400 (accommodation) or class 4520 (pubs, taverns, and bars) in ANZSIC06 (Australian and New Zealand Standard Industrial Classification 2006)
- classified to 'hotels', 'motels', 'backpacker accommodation', or 'holiday parks'.

Excluded:

- hosted accommodation (such as 'bed & breakfast' establishments)
- marine vessels (such as cruise ships)
- private dwellings
- tramping huts (non-commercial)
- event-specific accommodation (such as temporary campervan parks)
- businesses that cease operation or no longer provide short-term commercial accommodation
- businesses that temporarily shut down (eg for renovations) – we remove them from the survey until they re-open.

Accommodation type classification

The predominant capacity provided by a business determines the accommodation type. For instance, if the business provides both motel and camping ground accommodation, but the majority of its stay units are motel rooms, then we classify it as a motel. We use the New Zealand Accommodation Classification, broadly defined below:

- hotels (including resorts)
- motels (including motor inns and serviced apartments)
- backpacker accommodation (including short-stay hostels)
- holiday parks (including caravan parks and camping grounds).

Confidentiality

'C' symbols are used in the tables where information has been suppressed. We do not release data from individual businesses.

Changes to survey content

Establishments may change the way they operate over time. If they do, they may be reclassified from one accommodation type to another. For example, if a holiday park adds sufficient motel units that it is operating more as a motel than a holiday park, it will be subject to reclassification to the 'motels' accommodation type. This type of change will tend to reduce surveyed guest nights and other figures for holiday parks (because there would be one fewer holiday park) while boosting guest nights and other figures for motels (because there would be one more motel).

Guest night and other movements, where the latest month is compared with the same month of the previous year, are affected for 12 months from the time that any reclassification is done. After 12 months, the reclassified establishment will appear in the same accommodation type in both comparison months.

Reclassifications of establishments are not the only changes that affect survey content and figures for the Accommodation Survey:

- When establishments temporarily cease operations, we take them out of the survey until they re-open. These changes affect figures for the number of establishments and available capacity.
- Businesses that start up, shut down, or move into or out of the short-term commercial accommodation industry also affect survey figures.

Survey errors

This survey aims for 100 percent coverage of the accommodation businesses in New Zealand (a full census). However, in practice, the overall response rate is usually between 76 and 80 percent. We estimate values for the remaining units based on the characteristics of similar establishments in the same or similar regions. This introduces unknown errors into the estimates, and users of the data should bear this in mind. The size of these unknown errors is difficult to quantify.

Other errors include respondent error, and errors in coverage, classification, and processing. Our editing processes identify and remove many errors, but some will likely remain. We cannot quantify the effect of the remaining errors.

Comparability

Accommodation Survey statistics are not always on the same basis as statistics from other sources. For example, 'average length of stay' in the Accommodation Survey is for all guests (domestic plus international), but in the [International Visitor Arrivals to New Zealand](#) reports, it is only for international guests.

More information

For further information on the Accommodation Survey, refer to webpage <https://www.stats.govt.nz/topics/accommodation>