



Commercial Accommodation Monitor:

February 2019

Auckland

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Preface

Commercial Accommodation Monitor: February 2019 – Auckland presents comprehensive and impartial information on short-term commercial accommodation for the Auckland 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:

- Auckland Council
- Part of Waikato District
- Part of Hauraki District

On 1 November 2010, the Auckland Council 'super city' area was formed by merging the former Auckland City with part of Franklin District and all of Manukau City, North Shore City, Papakura District, Rodney District, and Waitakere City. Part of the former Franklin District is now included in the Waikato and Hauraki Districts.

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).

The March 2019 monitor will be released on 14 May 2019.

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, Statistics 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.

Stats NZ Information Centre

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1 Highlights

Monthly highlights

In February 2019 compared with February 2018:

- Guest nights rose 0.2 percent to 667,086
- International guest nights rose 3.5 percent to 357,405
- Domestic guest nights fell 3.4 percent to 309,682
- The average length of stay remained at 1.95 nights
- The overall occupancy rate fell from 74.2 percent to 72.6 percent
- The occupancy rate, excluding holiday parks, was 78.5 percent in February 2019
- Accommodation capacity, excluding holiday parks, rose 5.4 percent.

Response rates for February 2019

The response rate for the Auckland RTO area was 83 percent for February 2019.

The proportion of the origin-of-guest estimate from unadjusted data was 76 percent.

Figure 1.1

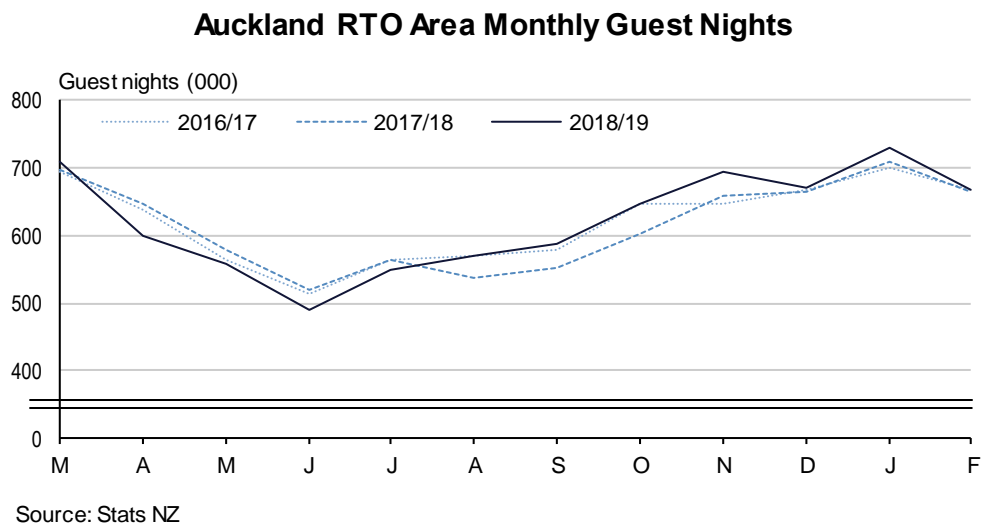
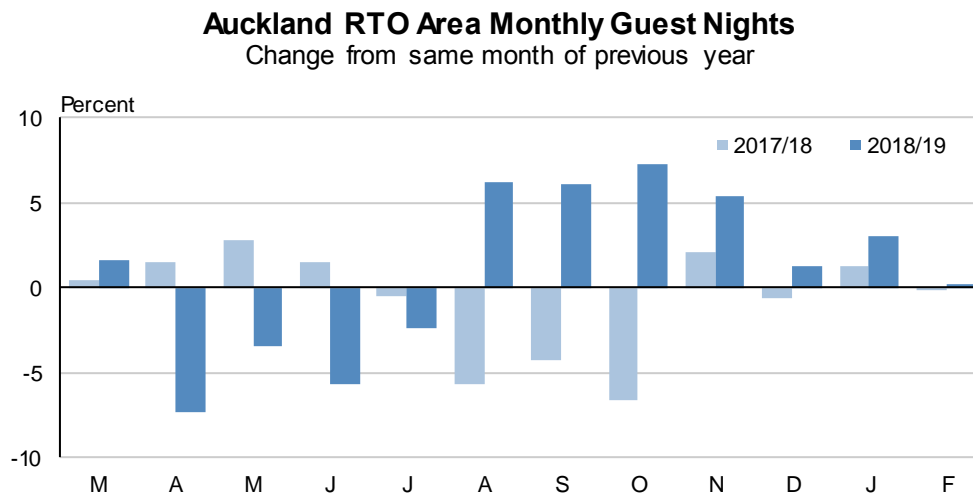


Figure 1.2



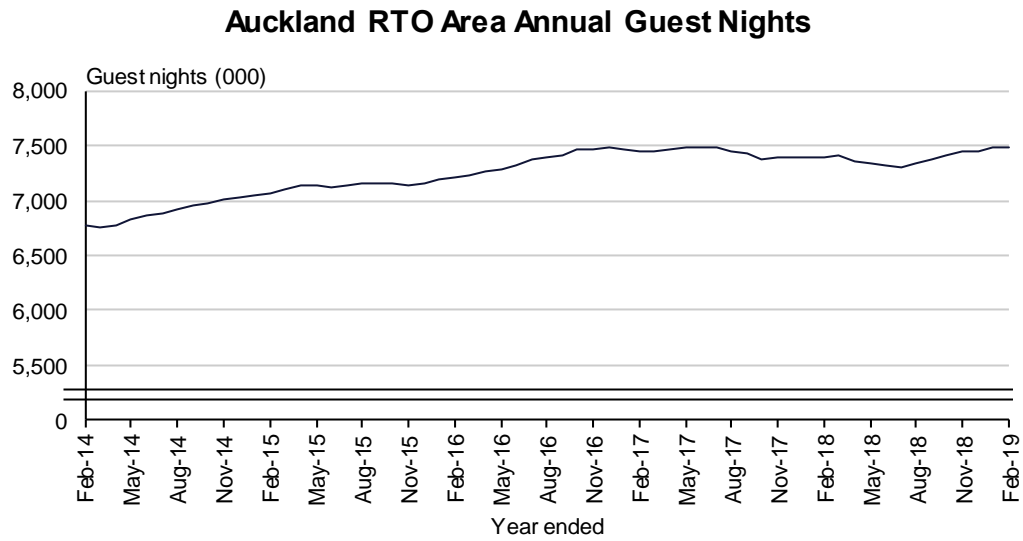
Source: Stats NZ

Year ended highlights

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

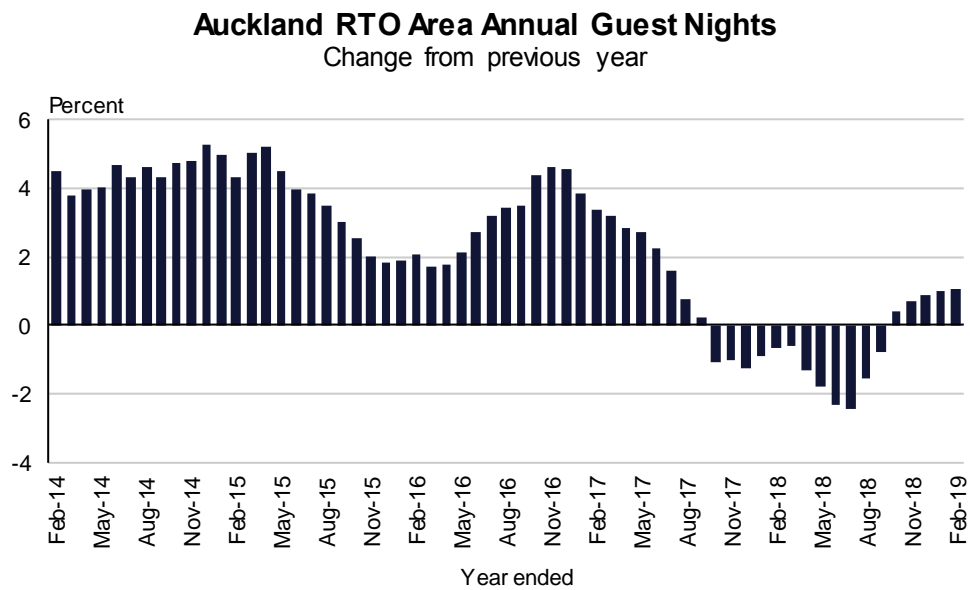
- Guest nights rose 1.1 percent to 7,475,656
- International guest nights rose 2.8 percent to 3,580,242
- Domestic guest nights fell 0.5 percent to 3,895,414
- The average length of stay fell from 1.97 nights to 1.95 nights
- The overall occupancy rate fell from 65.9 percent to 64.7 percent
- The occupancy rate, excluding holiday parks, was 70.5 percent for the year ended February 2019
- Accommodation capacity, excluding holiday parks, rose 5.1 percent.

Figure 1.3



Source: Stats NZ

Figure 1.4



Source: Stats NZ

2 Accommodation variables

In February 2019, compared with February 2018, there was an increase of 0.2 percent in total guest nights for the Auckland RTO area. Hotels had the only increase. Motels had the largest decrease, followed by holiday parks.

For the year ended February 2019, compared with the previous February year, total guest nights for the Auckland RTO area increased 1.1 percent. Hotels had the largest increase, followed by backpackers. Motels had the largest decrease.

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

Table 2.1

Auckland Accommodation Variables

By accommodation type
Monthly and year ended⁽¹⁾⁽²⁾

Accommodation type	Monthly			Annual		
	February		Percentage change	Year ended		Percentage change
	2018	2019		February 2018	February 2019	
Guest nights						
Total guest nights	665,953	667,086	0.2	7,397,819	7,475,656	1.1
International	345,353	357,405	3.5	3,481,523	3,580,242	2.8
Domestic	320,600	309,682	-3.4	3,916,296	3,895,414	-0.5
Hotels	388,567	410,602	5.7	4,499,778	4,652,626	3.4
Motels/apartments	153,839	136,486	-11.3	1,602,527	1,525,933	-4.8
Backpackers	84,089	83,532	-0.7	873,803	893,241	2.2
Holiday parks	39,458	36,466	-7.6	421,711	403,856	-4.2
Occupancy rates ⁽³⁾ (%)						
Hotels	88.0	85.8	-2.5	81.8	78.8	-3.6
Motels/apartments	77.3	72.9	-5.7	67.3	64.6	-3.9
Backpackers	65.0	65.6	0.9	55.0	55.1	0.1
Holiday parks	30.5	28.1	-7.8	21.9	22.0	0.7
Total	74.2	72.6	-2.2	65.9	64.7	-1.9
Total excluding holiday parks ⁽⁴⁾	80.4	78.5	-2.3	72.5	70.5	-2.7
Average length of stay ⁽⁵⁾						
Hotels	1.88	1.82	-3.4	1.86	1.82	-2.3
Motels/apartments	2.02	1.98	-1.8	2.02	2.02	-0.5
Backpackers	2.09	2.82	34.8	2.40	2.56	6.6
Holiday parks	2.02	1.95	-3.4	2.34	2.32	-0.8
Total	1.95	1.95	0.0	1.97	1.95	-1.2
Guest arrivals						
Hotels	206,138	225,569	9.4	2,413,810	2,555,123	5.9
Motels/apartments	76,166	68,802	-9.7	791,444	757,064	-4.3
Backpackers	40,171	29,594	-26.3	363,685	348,845	-4.1
Holiday parks	19,549	18,712	-4.3	180,268	174,069	-3.4
Total	342,025	342,677	0.2	3,749,206	3,835,100	2.3
Establishments						
Hotels	79	83	5.1	79	83	5.1
Motels/apartments	165	163	-1.2	165	163	-1.2
Backpackers	37	38	2.7	37	38	2.7
Holiday parks	21	20	-4.8	21	20	-4.8
Total	302	304	0.7	302	304	0.7
Capacity ⁽⁶⁾						
Hotels	267,680	288,456	7.8	3,378,916	3,617,672	7.1
Motels/apartments	100,352	101,780	1.4	1,280,774	1,307,221	2.1
Backpackers	113,260	117,040	3.3	1,422,877	1,465,183	3.0
Holiday parks	67,396	67,508	0.2	904,119	870,801	-3.7
Total	548,688	574,784	4.8	6,986,686	7,260,877	3.9

(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:

C confidential

3 Origin of guests

In February 2019, international guests accounted for 53.6 percent of all guest nights in the Auckland RTO area. When compared with February 2018, the number of international guest nights spent in the area in February 2019 was up 3.5 percent to 357,405. Domestic guest nights decreased 3.4 percent, to 309,682, for the same period.

The proportion of the origin-of-guest estimate from actual data was 76 percent for February 2019.

Figure 3.1

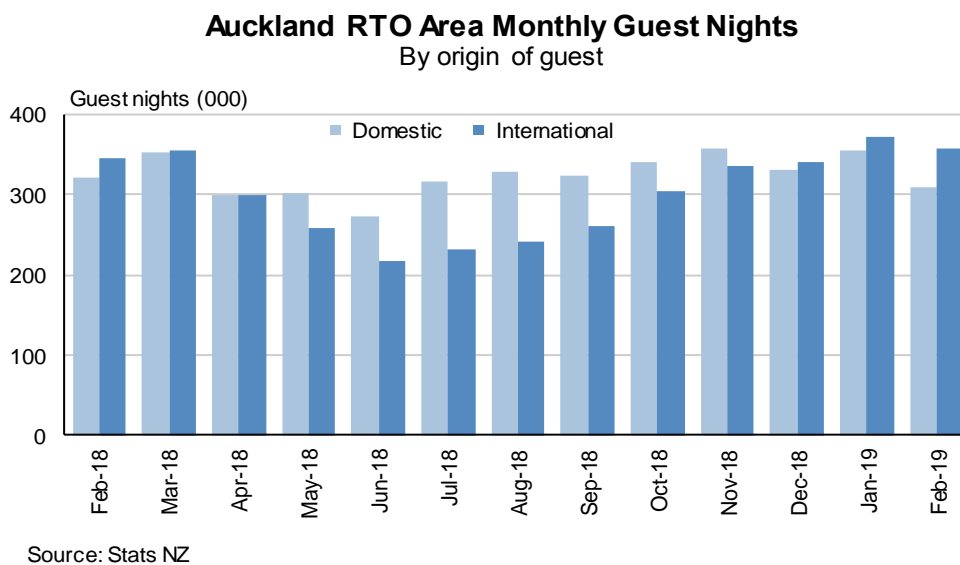


Table 3.1

Auckland and New Zealand Monthly Guest Nights*By origin of guest*

		Auckland RTO ⁽¹⁾ area			New Zealand		
		Origin of guest		Total	Origin of guest		Total
		Domestic	International		Domestic	International	
Month							
2018	Feb	320,600	345,353	665,953	1,938,307	2,092,637	4,030,944
	Mar	353,304	354,927	708,230	2,180,388	1,996,067	4,176,455
	Apr	299,037	300,629	599,667	1,860,719	1,569,372	3,430,091
	May	301,848	257,500	559,348	1,493,682	1,047,474	2,541,156
	Jun	273,757	217,369	491,126	1,443,331	824,407	2,267,738
	Jul	315,885	233,169	549,054	1,688,075	989,310	2,677,385
	Aug	328,885	242,055	570,940	1,571,502	952,679	2,524,181
	Sep	324,739	261,999	586,738	1,701,704	1,046,180	2,747,884
	Oct	340,976	305,372	646,348	1,954,146	1,314,205	3,268,352
	Nov	358,680	336,928	695,608	1,804,941	1,730,166	3,535,107
	Dec	331,995	339,830	671,825	2,289,702	1,908,866	4,198,568
	2019	Jan	356,626	373,060	729,686	2,879,204	2,088,517
Feb		309,682	357,405	667,086	1,988,788	2,026,586	4,015,374
Percent change from the current month of the previous year							
		-3.4	3.5	0.2	2.6	-3.2	-0.4
Year ended							
February 2018		3,916,296	3,481,523	7,397,819	22,184,057	17,431,855	39,615,912
February 2019		3,895,414	3,580,242	7,475,656	22,856,181	17,493,830	40,350,011
Percent change from previous year							
		-0.5	2.8	1.1	3.0	0.4	1.9

(1) Regional tourism organisation

4 National results

In February 2019, a total of 4,015,000 guest nights were spent in short-term commercial accommodation in New Zealand, a decrease of 16,000 nights (0.4 percent) from February 2018. North Island guest nights were unchanged (up 1,000 or 0.0 percent) while the South Island recorded a decrease (down 17,000 or 0.9 percent).

Two of the four accommodation types recorded a decrease in guest nights in February 2019, compared with February 2018.

Backpackers had the largest decrease in guest nights (down 25,000 or 4.6 percent), followed by motels (down 20,000 or 1.6 percent). Holiday parks had the largest increase in guest nights (up 18,000 or 1.9 percent), followed by hotels (up 12,000 or 0.9 percent).

For the year ended February 2019, there were 40,350,000 guest nights, an increase of 734,000 (1.85 percent) from the previous February year.

Refer to Table 4.1 for comparisons of data.

Table 4.1

Auckland 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
February month					
Auckland RTO area					
Hotels	376,860	388,567	410,602	3.1	5.7
Motels	151,357	153,839	136,486	1.6	-11.3
Backpackers	88,078	84,089	83,532	-4.5	-0.7
Holiday parks	50,756	39,458	36,466	-22.3	-7.6
Total	667,050	665,953	667,086	-0.2	0.2
New Zealand					
Hotels	1,256,915	1,327,592	1,339,812	5.6	0.9
Motels	1,220,328	1,235,928	1,215,591	1.3	-1.6
Backpackers	550,634	540,872	515,807	-1.8	-4.6
Holiday parks	921,250	926,552	944,164	0.6	1.9
Total	3,949,127	4,030,944	4,015,374	2.1	-0.4
Year ended February					
Auckland RTO area					
Hotels	4,441,809	4,499,778	4,652,626	1.3	3.4
Motels	1,655,324	1,602,527	1,525,933	-3.2	-4.8
Backpackers	916,630	873,803	893,241	-4.7	2.2
Holiday parks	434,948	421,711	403,856	-3.0	-4.2
Total	7,448,711	7,397,819	7,475,656	-0.7	1.1
New Zealand					
Hotels	13,573,064	14,082,085	14,467,280	3.8	2.7
Motels	12,129,668	12,327,920	12,474,278	1.6	1.2
Backpackers	5,161,818	5,186,673	5,011,726	0.5	-3.4
Holiday parks	7,675,525	8,019,234	8,396,727	4.5	4.7
Total	38,540,076	39,615,912	40,350,011	2.8	1.9

5 Regional comparison

In February 2019, Rotorua recorded the largest decrease in guest nights (down 15,000 or 6.7 percent) from February 2018. This was followed by Taupo (down 10,000 or 8.8 percent), Dunedin (down 9,000 or 8.8 percent), Northland (down 6,000 or 2.9 percent), and Wanaka (down 6,000 or 5.7 percent).

Nelson-Tasman recorded the largest increase (up 8,000 or 4.4 percent), followed by Mackenzie (up 6,000 or 6.5 percent), Gisborne (up 5,000 or 14.9 percent), Wellington (up 5,000 or 1.9 percent), and Coromandel (up 5,000 or 4.4 percent).

Table 5.1

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

RTO area	February guest nights								
	Domestic			International			Total		
	2018	2019	Percent age change	2018	2019	Percent age change	2018	2019	Percent age change
Northland	121,948	124,075	1.7	90,776	82,429	-9.2	212,723	206,504	-2.9
Auckland	320,600	309,682	-3.4	345,353	357,405	3.5	665,953	667,086	0.2
Coromandel	61,727	69,261	12.2	41,688	38,684	-7.2	103,415	107,945	4.4
Waikato	89,352	98,420	10.1	44,912	37,854	-15.7	134,265	136,274	1.5
Bay of Plenty	76,095	76,313	0.3	31,131	31,089	-0.1	107,226	107,402	0.2
Rotorua	94,600	98,052	3.6	130,724	112,171	-14.2	225,324	210,223	-6.7
Taupo	63,823	53,375	-16.4	52,150	52,428	0.5	115,973	105,803	-8.8
Whakatane-									
Kawerau	16,100	21,615	34.3	7,863	6,616	-15.9	23,962	28,231	17.8
Gisborne	25,287	29,840	18.0	7,103	7,386	4.0	32,390	37,227	14.9
Taranaki	45,179	50,770	12.4	13,932	12,639	-9.3	59,112	63,408	7.3
Hawke's Bay	75,762	80,567	6.3	41,693	36,040	-13.6	117,455	116,607	-0.7
Ruapehu	23,359	21,499	-8.0	21,251	20,698	-2.6	44,610	42,197	-5.4
Manawatu	40,254	44,309	10.1	10,248	7,864	-23.3	50,502	52,173	3.3
Whanganui	12,883	17,047	32.3	5,510	5,226	-5.2	18,393	22,273	21.1
Wairarapa	20,317	21,691	6.8	6,543	5,647	-13.7	26,860	27,338	1.8
Kapiti-Horowhenua	21,826	24,913	14.1	5,653	6,449	14.1	27,479	31,362	14.1
Wellington	140,795	149,459	6.2	103,229	99,228	-3.9	244,024	248,687	1.9
Marlborough	48,866	45,483	-6.9	46,679	46,124	-1.2	95,544	91,606	-4.1
Nelson-Tasman	88,583	101,960	15.1	89,903	84,370	-6.2	178,487	186,330	4.4
Canterbury	183,376	181,479	-1.0	227,915	232,103	1.8	411,291	413,582	0.6
Hurunui	22,075	21,822	-1.1	16,225	13,696	-15.6	38,300	35,518	-7.3
Mackenzie	19,831	21,395	7.9	64,438	68,377	6.1	84,269	89,772	6.5
Timaru	17,873	16,326	-8.7	15,126	13,452	-11.1	32,999	29,778	-9.8
West Coast	50,823	52,125	2.6	123,326	119,031	-3.5	174,150	171,156	-1.7
Wanaka	31,045	30,767	-0.9	73,418	67,740	-7.7	104,464	98,507	-5.7
Queenstown	79,556	77,242	-2.9	266,939	265,909	-0.4	346,495	343,150	-1.0
Waitaki	22,784	23,833	4.6	30,625	28,404	-7.3	53,409	52,237	-2.2
Central Otago	21,538	23,142	7.4	11,902	9,236	-22.4	33,440	32,378	-3.2
Dunedin	47,791	46,851	-2.0	56,182	47,952	-14.6	103,973	94,803	-8.8
Clutha	5,516	6,448	16.9	5,996	6,154	2.6	11,512	12,602	9.5
Fiordland	21,107	21,208	0.5	74,874	75,157	0.4	95,981	96,365	0.4
Southland	27,635	27,823	0.7	29,330	29,030	-1.0	56,965	56,853	-0.2
Total	1,938,307	1,988,788	2.6	2,092,637	2,026,586	-3.2	4,030,944	4,015,374	-0.4

Table 5.2

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

RTO area	February 2019 occupancy rate					
	Accommodation type					
	Hotels	Motels	Backpackers	Holiday parks	Total	Total excluding holiday parks ⁽²⁾
	Percent					
Northland	69.9	73.5	43.5	25.5	40.3	63.4
Auckland	85.8	72.9	65.6	28.1	72.6	78.5
Coromandel	56.8	67.2	30.9	29.6	35.9	50.9
Waikato	72.0	70.3	51.2	27.8	52.3	66.1
Bay of Plenty	78.2	68.2	48.9	31.4	47.1	62.5
Rotorua	85.4	79.3	37.9	38.8	59.6	65.2
Taupo	70.8	73.4	52.6	25.6	52.1	65.1
Whakatane-Kaw erau	C	77.5	C	15.9	28.8	68.1
Gisborne	C	72.4	C	14.6	29.5	63.8
Taranaki	55.3	65.8	35.7	33.6	47.2	56.2
Haw ke's Bay	79.9	78.1	60.6	35.9	58.6	73.4
Ruapehu	61.8	38.8	25.2	43.8	38.1	36.9
Manaw atu	50.0	67.7	C	C	47.4	C
Whanganui	C	71.5	67.1	C	47.5	C
Wairarapa	C	69.2	C	23.0	38.4	58.6
Kapiti-Horow henua	C	73.9	C	20.1	29.5	40.0
Wellington	84.1	79.9	C	C	75.6	C
Marlborough	82.2	83.0	58.8	47.0	63.1	73.6
Nelson-Tasman	80.3	84.1	69.6	37.0	55.6	77.1
Canterbury	84.0	81.4	56.9	30.5	59.5	74.4
Hurunui	59.9	62.7	28.9	27.1	39.2	49.3
Mackenzie	C	75.6	C	61.1	74.4	81.1
Timaru	C	74.6	C	27.1	43.7	66.8
West Coast	71.9	79.3	54.1	48.3	62.6	68.3
Wanaka	76.2	91.7	87.5	46.9	64.7	84.7
Queenstow n	91.1	77.8	79.7	55.7	80.8	84.7
Waitaki	58.9	77.4	57.3	10.4	21.6	65.9
Central Otago	59.3	82.3	27.1	10.8	22.7	57.4
Dunedin	82.6	84.7	50.6	55.0	71.9	76.3
Clutha	C	62.2	C	30.1	45.4	60.0
Fiordland	87.4	82.2	71.3	70.3	76.1	79.5
Southland	62.5	66.9	51.4	35.1	52.8	60.8
Total	80.7	75.0	56.2	30.5	56.6	71.4

(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 Auckland RTO area.

Table 6.1

Local Authority and Auckland Accommodation Results⁽¹⁾

Accommodation type	February 2019 results				
	Establish-ments	Capacity	Guest Nights	Average stay length	Occupancy rate
	Number			Days	Percent
Rodney District and North Shore City					
Hotels	9	10,556	C	C	C
Motels	40	19,404	24,787	1.87	67.38
Backpackers	4	8,764	C	C	C
Holiday parks	12	41,888	24,918	2.12	31.01
Total	65	80,612	64,361	1.94	44.21
Waitakere City					
Hotels	2	3,052	C	C	C
Motels	5	2,212	2,022	2.47	56.84
Backpackers	1	1,120	C	C	C
Holiday parks	1	3,416	C	C	C
Total	9	9,800	7,844	1.80	50.29
Auckland City					
Hotels	56	221,480	318,473	2.02	86.47
Motels	68	48,888	65,341	2.11	73.73
Backpackers	30	92,624	C	C	C
Holiday parks	2	8,624	C	C	C
Total	156	371,616	463,262	2.14	80.37
Manukau City, Papakura District and Franklin District					
Hotels	16	53,368	77,121	1.30	88.28
Motels	50	31,276	44,337	1.87	76.01
Backpackers	3	14,532	C	C	C
Holiday parks	5	13,580	C	C	C
Total	74	112,756	131,619	1.48	69.26
Auckland Regional Tourism Organisation area					
Hotels	83	288,456	410,602	1.82	85.78
Motels	163	101,780	136,486	1.98	72.85
Backpackers	38	117,040	83,532	2.82	65.59
Holiday parks	20	67,508	36,466	1.95	28.09
Total	304	574,784	667,086	1.95	72.61

(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>