



# Commercial Accommodation Monitor:

## August 2019

Mackenzie

[newzealand.govt.nz](https://newzealand.govt.nz)

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# Preface

Commercial Accommodation Monitor: August 2019 – Mackenzie presents comprehensive and impartial information on short-term commercial accommodation for the Mackenzie 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 authority:

- Mackenzie 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](http://www.stats.govt.nz)).

The September 2019 monitor will be released on 14 November 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

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|                      |  |
|----------------------|--|
| Email:               | <a href="mailto:info@stats.govt.nz">info@stats.govt.nz</a> |
| Phone toll-free:     | 0508 525 525   |
| Phone international: | +64 4 931 4600   |
| Fax:                 | +64 4 931 4610   |
| Post:                | P O Box 2922, Wellington 6140, New Zealand                 |
| Website:             | <a href="http://www.stats.govt.nz">www.stats.govt.nz</a>   |

### Contact for the Commercial Accommodation Monitor

Danielle Barwick or Mark Darbyshire  
Wellington 04 931 4600  
Email: [info@stats.govt.nz](mailto:info@stats.govt.nz)

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# 1 Highlights

## Monthly highlights

In August 2019 compared with August 2018:

- Guest nights rose 2.3 percent to 53,550
- International guest nights fell 5.3 percent to 33,598
- Domestic guest nights rose 18.4 percent to 19,952
- The average length of stay fell from 1.29 nights to 1.27 nights
- The overall occupancy rate fell from 39.3 percent to 38.8 percent
- The occupancy rate, excluding holiday parks, was 48.6 percent in August 2019
- Accommodation capacity, excluding holiday parks, rose 14.7 percent.

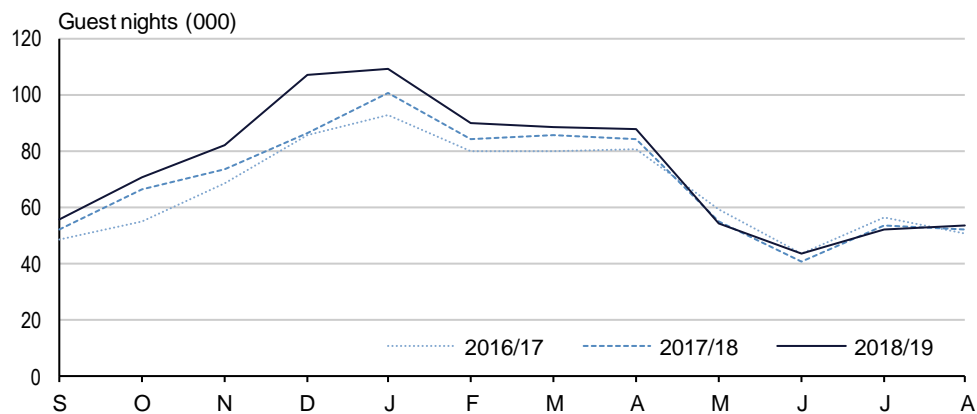
## Response rates for August 2019

The response rate for the Mackenzie RTO area was 83 percent for August 2019.

The proportion of the origin-of-guest estimate from unadjusted data was 89 percent.

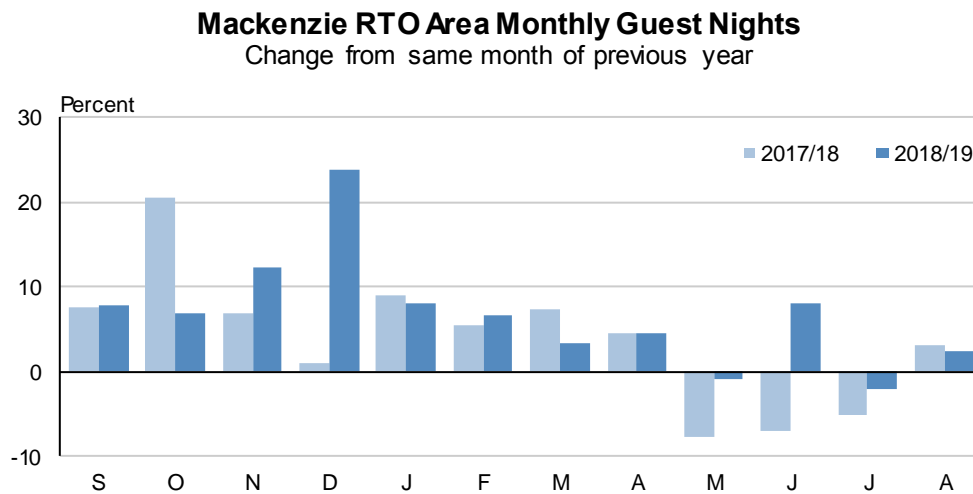
Figure 1.1

### Mackenzie RTO Area Monthly Guest Nights



Source: Stats NZ

Figure 1.2



Source: Stats NZ

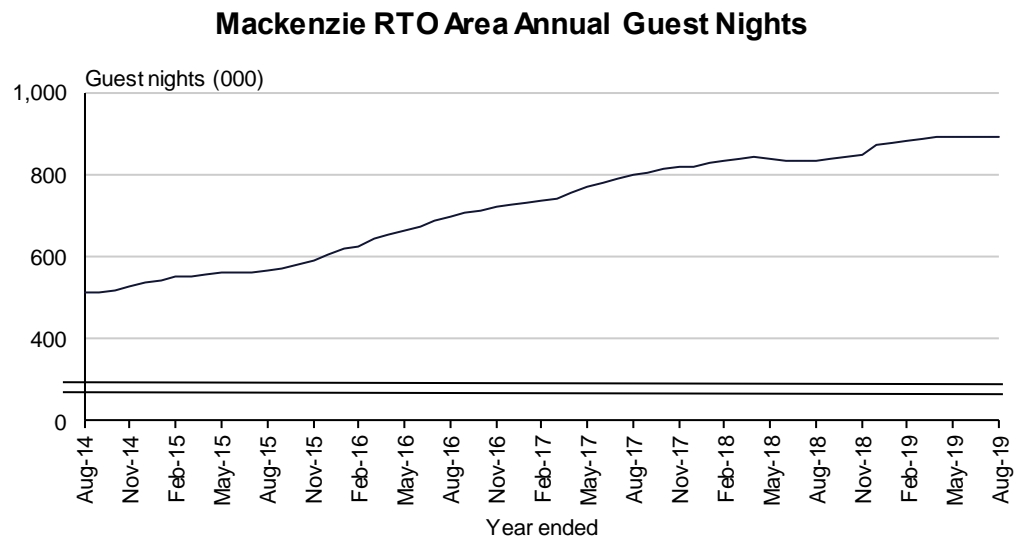
## Year ended highlights

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

- Guest nights rose 7.3 percent to 893,133
- International guest nights rose 4.8 percent to 614,240
- Domestic guest nights rose 13.2 percent to 278,893
- The average length of stay rose from 1.27 nights to 1.30 nights
- The overall occupancy rate rose from 54.7 percent to 55.1 percent
- The occupancy rate, excluding holiday parks, was 63.5 percent for the year ended August 2019
- Accommodation capacity, excluding holiday parks, rose 6.3 percent.

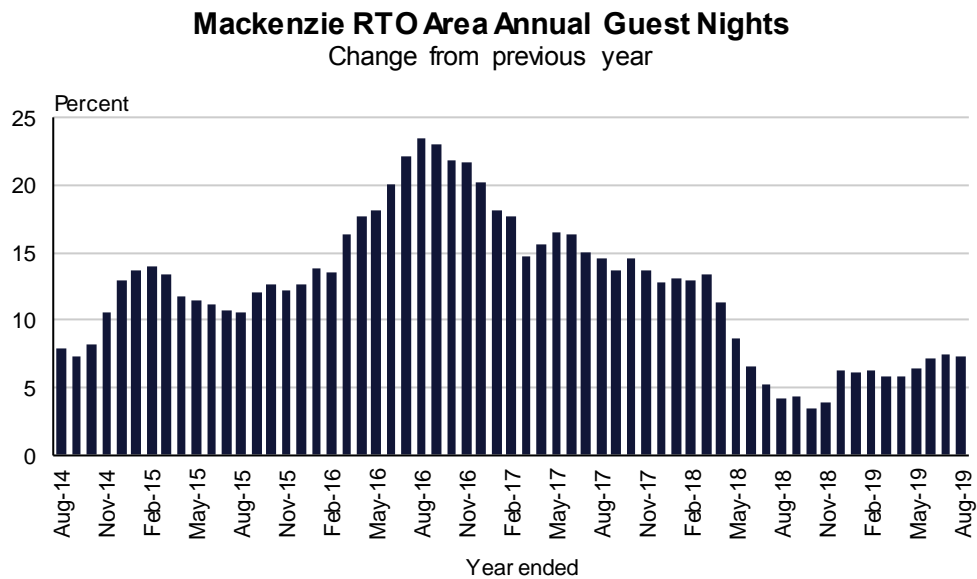


Figure 1.3



Source: Stats NZ

Figure 1.4



Source: Stats NZ

## 2 Accommodation variables

In August 2019, compared with August 2018, there was an increase of 2.3 percent in total guest nights for the Mackenzie RTO area.

For the year ended August 2019, compared with the previous August year, total guest nights for the Mackenzie RTO area increased 7.3 percent.

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

Table 2.1

**Mackenzie Accommodation Variables***By accommodation type  
Monthly and year ended<sup>(1)(2)</sup>*

| Accommodation type                           | Monthly |        |                      | Annual      |             |                      |
|--|---------|--------|----------------------|-------------|-------------|----------------------|
|  | August  |        | Percentage<br>change | Year ended  |             | Percentage<br>change |
|  | 2018    | 2019   |                      | August 2018 | August 2019 |                      |
| Guest nights                                 |         |        |                      |             |             |                      |
| Total guest nights                           | 52,320  | 53,550 | 2.3                  | 832,295     | 893,133     | 7.3                  |
| International                                | 35,465  | 33,598 | -5.3                 | 585,865     | 614,240     | 4.8                  |
| Domestic                                     | 16,856  | 19,952 | 18.4                 | 246,429     | 278,893     | 13.2                 |
| Hotels                                       | 19,349  | C      | C                    | 258,595     | C           | C                    |
| Motels/apartments                            | 17,169  | 18,310 | 6.6                  | 255,638     | 279,169     | 9.2                  |
| Backpackers                                  | 5,904   | C      | C                    | 102,440     | C           | C                    |
| Holiday parks                                | 9,898   | 10,611 | 7.2                  | 215,621     | 251,334     | 16.6                 |
| Occupancy rates <sup>(3)</sup> (%)           |         |        |                      |             |             |                      |
| Hotels                                       | C       | C      | C                    | C           | C           | C                    |
| Motels/apartments                            | 43.9    | 41.2   | -6.3                 | 54.0        | 56.5        | 4.6                  |
| Backpackers                                  | C       | C      | C                    | C           | C           | C                    |
| Holiday parks                                | 16.7    | 17.9   | 6.8                  | C           | 38.2        | C                    |
| Total  | 39.3    | 38.8   | -1.1                 | 54.7        | 55.1        | 0.8                  |
| Total excluding holiday parks <sup>(4)</sup> | 51.4    | 48.6   | -5.3                 | C           | 63.5        | C                    |
| Average length of stay <sup>(5)</sup>        |         |        |                      |             |             |                      |
| Hotels                                       | 1.18    | C      | C                    | C           | C           | C                    |
| Motels/apartments                            | 1.57    | 1.52   | -3.6                 | 1.45        | 1.44        | -0.6                 |
| Backpackers                                  | 1.17    | C      | C                    | C           | C           | C                    |
| Holiday parks                                | 1.22    | C      | C                    | C           | C           | C                    |
| Total  | 1.29    | 1.27   | -1.7                 | 1.27        | 1.30        | 2.4                  |
| Guest arrivals                               |         |        |                      |             |             |                      |
| Hotels                                       | 16,395  | C      | C                    | C           | C           | C                    |
| Motels/apartments                            | 10,902  | 12,057 | 10.6                 | 176,877     | 194,367     | 9.9                  |
| Backpackers                                  | 5,065   | 6,062  | 19.7                 | C           | C           | C                    |
| Holiday parks                                | 8,101   | C      | C                    | C           | C           | C                    |
| Total  | 40,463  | 42,138 | 4.1                  | 657,188     | 688,641     | 4.8                  |
| Establishments                               |         |        |                      |             |             |                      |
| Hotels                                       | 5       | 4      | -20.0                | 5           | 4           | -20.0                |
| Motels/apartments                            | 21      | 20     | -4.8                 | 21          | 20          | -4.8                 |
| Backpackers                                  | 4       | 6      | 50.0                 | 4           | 6           | 50.0                 |
| Holiday parks                                | 5       | 5      | 0.0                  | 5           | 5           | 0.0                  |
| Total  | 35      | 35     | 0.0                  | 35          | 35          | 0.0                  |
| Capacity <sup>(6)</sup>                      |         |        |                      |             |             |                      |
| Hotels                                       | 13,144  | 12,834 | -2.4                 | 154,760     | 151,390     | -2.2                 |
| Motels/apartments                            | 17,639  | 18,166 | 3.0                  | 206,989     | 211,814     | 2.3                  |
| Backpackers                                  | 10,695  | 16,585 | 55.1                 | 135,480     | 165,330     | 22.0                 |
| Holiday parks                                | 22,227  | 22,227 | 0.0                  | 250,969     | 261,705     | 4.3                  |
| Total  | 63,705  | 69,812 | 9.6                  | 748,198     | 790,239     | 5.6                  |

(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:**

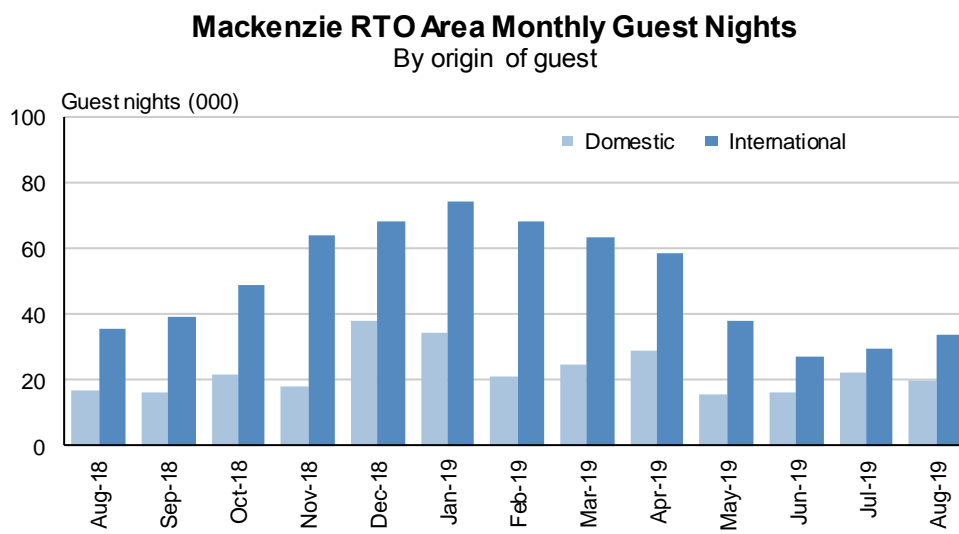
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### 3 Origin of guests

In August 2019, international guests accounted for 62.7 percent of all guest nights in the Mackenzie RTO area. When compared with August 2018, the number of international guest nights spent in the area in August 2019 was down 5.3 percent to 33,598. Domestic guest nights increased 18.4 percent, to 19,952, for the same period.

The proportion of the origin-of-guest estimate from actual data was 89 percent for August 2019.

Figure 3.1



Source: Stats NZ

Table 3.1

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

|  |     | Mackenzie RTO <sup>(1)</sup> area |               |         | New Zealand     |               |            |
|--|-----|-----------------------------------|---------------|---------|-----------------|---------------|------------|
|  |     | Origin of guest                   |               | Total   | Origin of guest |               | Total      |
|  |     | Domestic                          | International |         | Domestic        | International |            |
| Month  |     |                                   |               |         |                 |               |            |
| 2018   | Aug | 16,856                            | 35,465        | 52,320  | 1,571,502       | 952,679       | 2,524,181  |
|  | Sep | 16,337                            | 39,505        | 55,842  | 1,701,704       | 1,046,180     | 2,747,884  |
|  | Oct | 21,611                            | 48,776        | 70,388  | 1,954,146       | 1,314,205     | 3,268,352  |
|  | Nov | 18,008                            | 64,074        | 82,082  | 1,804,941       | 1,730,166     | 3,535,107  |
|  | Dec | 38,266                            | 68,376        | 106,642 | 2,289,702       | 1,908,866     | 4,198,568  |
| 2019   | Jan | 34,645                            | 74,064        | 108,709 | 2,879,204       | 2,088,517     | 4,967,720  |
|  | Feb | 21,395                            | 68,377        | 89,772  | 1,988,788       | 2,026,586     | 4,015,374  |
|  | Mar | 24,687                            | 63,511        | 88,197  | 2,125,847       | 1,882,162     | 4,008,009  |
|  | Apr | 29,194                            | 58,747        | 87,941  | 2,123,710       | 1,480,938     | 3,604,648  |
|  | May | 15,934                            | 38,199        | 54,132  | 1,592,880       | 970,273       | 2,563,153  |
|  | Jun | 16,305                            | 27,254        | 43,558  | 1,498,095       | 799,876       | 2,297,971  |
|  | Jul | 22,559                            | 29,761        | 52,320  | 1,733,055       | 965,763       | 2,698,818  |
|  | Aug | 19,952                            | 33,598        | 53,550  | 1,659,593       | 957,634       | 2,617,226  |
| Percent change from the current month of the previous year |     |                                   |               |         |                 |               |            |
|  |     | 18.4                              | -5.3          | 2.3     | 5.6             | 0.5           | 3.7        |
| Year ended   |     |                                   |               |         |                 |               |            |
| August 2018  |     | 246,429                           | 585,865       | 832,295 | 22,456,939      | 17,523,822    | 39,980,761 |
| August 2019  |     | 278,893                           | 614,240       | 893,133 | 23,351,664      | 17,171,166    | 40,522,830 |
| Percent change from previous year                          |     |                                   |               |         |                 |               |            |
|  |     | 13.2                              | 4.8           | 7.3     | 4.0             | -2.0          | 1.4        |

(1) Regional tourism organisation

## 4 National results

In August 2019, a total of 2,617,000 guest nights were spent in short-term commercial accommodation in New Zealand, an increase of 93,000 nights (3.7 percent) from August 2018. Both the North Island (up 66,000 or 4.3 percent) and South Island (up 27,000 or 2.8 percent) recorded an increase.

All four accommodation types recorded an increase in guest nights in August 2019, compared with August 2018. Hotels had the largest increase in guest nights (up 42,000 or 3.9 percent), followed by motels (up 22,000 or 2.5 percent), backpackers (up 19,000 or 6.4 percent), and holiday parks (up 10,000 or 3.4 percent).

Refer to Table 4.1 for comparisons of data.

Table 4.1

### Mackenzie 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 |
| <b>August month</b>       |                    |            |            |                   |              |
| <b>Mackenzie RTO area</b> |                    |            |            |                   |              |
| Hotels                    | 20,299             | 19,349     | C          | -4.7              | C            |
| Motels                    | 16,144             | 17,169     | 18,310     | 6.3               | 6.6          |
| Backpackers               | 5,857              | 5,904      | C          | 0.8               | C            |
| Holiday parks             | 8,401              | 9,898      | 10,611     | 17.8              | 7.2          |
| Total                     | 50,701             | 52,320     | 53,550     | 3.2               | 2.3          |
| <b>New Zealand</b>        |                    |            |            |                   |              |
| Hotels                    | 1,027,233          | 1,068,787  | 1,110,768  | 4.0               | 3.9          |
| Motels                    | 818,685            | 848,372    | 869,958    | 3.6               | 2.5          |
| Backpackers               | 305,590            | 294,424    | 313,409    | -3.7              | 6.4          |
| Holiday parks             | 289,089            | 312,599    | 323,092    | 8.1               | 3.4          |
| Total                     | 2,440,597          | 2,524,181  | 2,617,226  | 3.4               | 3.7          |
| <b>Year ended August</b>  |                    |            |            |                   |              |
| <b>Mackenzie RTO area</b> |                    |            |            |                   |              |
| Hotels                    | C                  | 258,595    | C          | C                 | C            |
| Motels                    | 244,219            | 255,638    | 279,169    | 4.7               | 9.2          |
| Backpackers               | C                  | 102,440    | C          | C                 | C            |
| Holiday parks             | C                  | 215,621    | 251,334    | C                 | 16.6         |
| Total                     | 798,561            | 832,295    | 893,133    | 4.2               | 7.3          |
| <b>New Zealand</b>        |                    |            |            |                   |              |
| Hotels                    | 13,759,198         | 14,254,660 | 14,558,154 | 3.6               | 2.1          |
| Motels                    | 12,298,184         | 12,403,182 | 12,485,871 | 0.9               | 0.7          |
| Backpackers               | 5,172,628          | 5,087,753  | 5,015,334  | -1.6              | -1.4         |
| Holiday parks             | 7,756,898          | 8,235,166  | 8,463,471  | 6.2               | 2.8          |
| Total                     | 38,986,909         | 39,980,761 | 40,522,830 | 2.5               | 1.4          |

## 5 Regional comparison

In August 2019, Wellington recorded the largest increase in guest nights (up 23,000 or 12 percent) from August 2018. This was followed by Queenstown (up 22,000 or 7.6 percent), Auckland (up 20,000 or 3.5 percent), Rotorua (up 7,000 or 5.3 percent), and Waikato (up 6,000 or 6.3 percent).

Wanaka recorded the largest decrease (down 4,000 or 5.8 percent), followed by Taupo (down 4,000 or 5.4 percent), West Coast (down 3,000 or 4.8 percent), Central Otago (down 2,000 or 16 percent), and Bay of Plenty (down 2,000 or 2.9 percent).

Table 5.1

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

| RTO area           | August guest nights |                  |                    |                |                |                    |                  |                  |                    |
|--------------------|---------------------|------------------|--------------------|----------------|----------------|--------------------|------------------|------------------|--------------------|
|                    | Domestic            |                  |                    | International  |                |                    | Total            |                  |                    |
|                    | 2018                | 2019             | Percent age change | 2018           | 2019           | Percent age change | 2018             | 2019             | Percent age change |
| Northland          | 57,762              | 64,623           | 11.9               | 29,213         | 26,284         | -10.0              | 86,975           | 90,907           | 4.5                |
| Auckland           | 328,885             | 343,835          | 4.5                | 242,055        | 246,899        | 2.0                | 570,940          | 590,734          | 3.5                |
| Coromandel         | 27,100              | 27,122           | 0.1                | 9,022          | 7,778          | -13.8              | 36,123           | 34,900           | -3.4               |
| Waikato            | 74,244              | 81,983           | 10.4               | 19,103         | 17,217         | -9.9               | 93,347           | 99,200           | 6.3                |
| Bay of Plenty      | 52,750              | 50,073           | -5.1               | 14,142         | 14,853         | 5.0                | 66,892           | 64,926           | -2.9               |
| Rotorua            | 92,344              | 94,618           | 2.5                | 47,091         | 52,248         | 11.0               | 139,435          | 146,867          | 5.3                |
| Taupo              | 50,916              | 50,634           | -0.6               | 20,816         | 17,188         | -17.4              | 71,731           | 67,822           | -5.4               |
| Whakatane-         |                     |                  |                    |                |                |                    |                  |                  |                    |
| Kaw erau           | 9,949               | 11,668           | 17.3               | 1,657          | 1,776          | 7.1                | 11,606           | 13,444           | 15.8               |
| Gisborne           | 18,522              | 21,301           | 15.0               | 1,912          | 2,842          | 48.7               | 20,433           | 24,143           | 18.2               |
| Taranaki           | 31,013              | 32,153           | 3.7                | 5,051          | 5,335          | 5.6                | 36,063           | 37,488           | 4.0                |
| Haw ke's Bay       | 55,856              | 60,206           | 7.8                | 13,838         | 12,547         | -9.3               | 69,694           | 72,752           | 4.4                |
| Ruapehu            | 44,181              | 41,082           | -7.0               | 7,578          | 9,539          | 25.9               | 51,759           | 50,621           | -2.2               |
| Manaw atu          | 37,312              | 37,241           | -0.2               | 5,786          | 5,209          | -10.0              | 43,098           | 42,450           | -1.5               |
| Whanganui          | 11,171              | 11,715           | 4.9                | 1,567          | 1,885          | 20.3               | 12,738           | 13,600           | 6.8                |
| Wairarapa          | 13,381              | 14,836           | 10.9               | 1,318          | 1,288          | -2.2               | 14,698           | 16,124           | 9.7                |
| Kapiti-Horow henua | 13,061              | 15,051           | 15.2               | 1,548          | 1,611          | 4.1                | 14,610           | 16,662           | 14.0               |
| Wellington         | 146,016             | 170,921          | 17.1               | 46,747         | 45,021         | -3.7               | 192,763          | 215,942          | 12.0               |
| Marlborough        | 23,852              | 28,767           | 20.6               | 9,337          | 8,738          | -6.4               | 33,189           | 37,505           | 13.0               |
| Nelson-Tasman      | 44,203              | 45,106           | 2.0                | 15,537         | 19,038         | 22.5               | 59,740           | 64,143           | 7.4                |
| Canterbury         | 148,685             | 151,459          | 1.9                | 97,916         | 99,146         | 1.3                | 246,601          | 250,605          | 1.6                |
| Hurunui            | 14,663              | 14,761           | 0.7                | 6,090          | 6,217          | 2.1                | 20,753           | 20,978           | 1.1                |
| Mackenzie          | 16,856              | 19,952           | 18.4               | 35,465         | 33,598         | -5.3               | 52,320           | 53,550           | 2.3                |
| Timaru             | 13,569              | 10,701           | -21.1              | 3,179          | 4,154          | 30.7               | 16,748           | 14,855           | -11.3              |
| West Coast         | 26,640              | 28,833           | 8.2                | 29,059         | 24,193         | -16.7              | 55,700           | 53,026           | -4.8               |
| Wanaka             | 27,164              | 28,545           | 5.1                | 47,691         | 41,948         | -12.0              | 74,855           | 70,493           | -5.8               |
| Queenstow n        | 98,601              | 107,304          | 8.8                | 188,400        | 201,376        | 6.9                | 287,000          | 308,680          | 7.6                |
| Waitaki            | 12,858              | 12,521           | -2.6               | 7,958          | 7,632          | -4.1               | 20,816           | 20,154           | -3.2               |
| Central Otago      | 11,253              | 9,226            | -18.0              | 2,694          | 2,424          | -10.0              | 13,946           | 11,650           | -16.5              |
| Dunedin            | 40,235              | 42,331           | 5.2                | 17,962         | 15,849         | -11.8              | 58,197           | 58,180           | 0.0                |
| Clutha             | 3,946               | 2,896            | -26.6              | 906            | 1,004          | 10.8               | 4,852            | 3,900            | -19.6              |
| Fiordland          | 6,781               | 7,605            | 12.1               | 15,369         | 16,214         | 5.5                | 22,150           | 23,819           | 7.5                |
| Southland          | 17,734              | 20,525           | 15.7               | 6,675          | 6,583          | -1.4               | 24,409           | 27,108           | 11.1               |
| <b>Total</b>       | <b>1,571,502</b>    | <b>1,659,593</b> | <b>5.6</b>         | <b>952,679</b> | <b>957,634</b> | <b>0.5</b>         | <b>2,524,181</b> | <b>2,617,226</b> | <b>3.7</b>         |



Table 5.2

**Regional Tourism Organisation Areas' Monthly Occupancy Rates<sup>(1)</sup>***By accommodation type*

| RTO area          | August 2019 occupancy rate |             |             |               |             |  |
|-------------------|----------------------------|-------------|-------------|---------------|-------------|--|
|                   | Accommodation type         |             |             |               |             |  |
|                   | Hotels                     | Motels      | Backpackers | Holiday parks | Total       | Total excluding holiday parks <sup>(2)</sup> |
|                   | Percent                    |             |             |               |             |  |
| Northland         | 31.6                       | 42.4        | 19.6        | 10.4          | 19.2        | 32.5   |
| Auckland          | 75.8                       | 63.3        | 45.6        | 16.9          | 60.4        | 66.5   |
| Coromandel        | 35.2                       | 24.7        | 14.5        | 8.8           | 12.6        | 21.9   |
| Waikato           | 59.4                       | 57.4        | 20.9        | 11.2          | 35.6        | 49.4   |
| Bay of Plenty     | 49.1                       | 53.5        | 26.8        | 13.9          | 28.0        | 42.0   |
| Rotorua           | 66.1                       | 55.6        | 18.9        | 16.9          | 38.9        | 44.9   |
| Taupo             | 50.6                       | 47.6        | 26.3        | 10.8          | 30.6        | 40.7   |
| Whakatane-Kawerau | C                          | 49.8        | C           | 6.8           | 15.1        | 40.4   |
| Gisborne          | C                          | 56.7        | C           | 5.9           | 20.0        | 50.1   |
| Taranaki          | 42.8                       | 43.7        | 22.2        | 10.0          | 28.2        | 40.8   |
| Hawke's Bay       | 54.2                       | 64.9        | 28.1        | 13.2          | 37.3        | 51.7   |
| Ruapehu           | 63.3                       | 37.4        | C           | C             | 38.1        | C  |
| Manawatu          | 43.3                       | 53.5        | C           | C             | 36.3        | C  |
| Whanganui         | C                          | 48.5        | 36.9        | C             | 25.8        | C  |
| Wairarapa         | 38.7                       | 46.2        | C           | C             | 22.3        | C  |
| Kapiti-Horowhenua | C                          | 60.5        | C           | C             | 19.1        | C  |
| Wellington        | 74.9                       | 69.9        | C           | C             | 61.5        | C  |
| Marlborough       | 32.7                       | 45.2        | 19.3        | 18.3          | 27.6        | 33.6   |
| Nelson-Tasman     | 41.1                       | 44.6        | 28.6        | 8.7           | 22.0        | 37.0   |
| Canterbury        | 63.4                       | 49.0        | 29.0        | 12.8          | 36.0        | 47.9   |
| Hurunui           | C                          | 41.7        | C           | 11.1          | 22.7        | 32.3   |
| Mackenzie         | C                          | 41.2        | C           | 17.9          | 38.8        | 48.6   |
| Timaru            | C                          | 46.7        | C           | 10.5          | 24.1        | 41.4   |
| West Coast        | 20.6                       | 32.7        | 14.4        | 8.2           | 18.0        | 21.9   |
| Wanaka            | 66.7                       | 84.5        | 51.4        | 13.6          | 37.9        | 65.0   |
| Queenstown        | 83.9                       | 70.4        | 71.9        | 23.9          | 70.0        | 77.3   |
| Waitaki           | 33.5                       | 43.9        | 35.2        | 7.3           | 22.6        | 37.9   |
| Central Otago     | C                          | 46.2        | C           | 2.4           | 9.3         | 32.4   |
| Dunedin           | 51.6                       | 61.1        | 30.8        | 17.1          | 43.7        | 50.9   |
| Clutha            | C                          | 39.8        | C           | C             | 12.8        | C  |
| Fiordland         | 24.1                       | 26.2        | C           | C             | 18.6        | C  |
| Southland         | C                          | 47.5        | C           | 7.9           | 30.4        | 38.3   |
| <b>Total</b>      | <b>63.3</b>                | <b>52.4</b> | <b>33.4</b> | <b>11.5</b>   | <b>37.2</b> | <b>50.9</b>                                  |

(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 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>