



# Commercial Accommodation Monitor:

## June 2019

### Fiordland

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

### **Reproduction of material**

Material in this report may be reproduced and published, provided that it does not purport to be published under government authority and that acknowledgement is made of this source.

### **Citation**

Stats NZ (2019). *Commercial Accommodation Monitor: June 2019– Fiordland*. Wellington: Stats NZ.

### **Published in August 2019 by**

Stats NZ  
Tatauranga Aotearoa  
Wellington, New Zealand

---

## Preface

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

- part of Southland 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 July 2019 monitor will be released on 13 September 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, 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.

### Stats NZ Information Centre

For help finding and using statistical information available on our website, contact the Information Centre:

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)

# Contents

<b>List of tables and figures .....</b>	<b>vi</b>
<b>1    Highlights .....</b>	<b>1</b>
Monthly highlights .....	1
Year ended highlights .....	2
<b>2    Accommodation variables .....</b>	<b>4</b>
<b>3    Origin of guests .....</b>	<b>6</b>
<b>4    National results .....</b>	<b>8</b>
<b>5    Regional comparison .....</b>	<b>9</b>
<b>6    Accommodation Survey technical notes.....</b>	<b>12</b>

# List of tables and figures

## Tables by chapter

### 2 Accommodation variables

2.1 Fiordland accommodation variables by accommodation type.....	5
--	---

### 3 Origin of guests

3.1 Fiordland and New Zealand monthly guest nights by origin of guest.....	7
--	---

### 4 National results

4.1 Fiordland and New Zealand guest nights by accommodation type.....	8
---	---

### 5 Regional comparison

5.1 Regional tourism organisation areas' monthly guest nights by origin of guest.....	10
5.2 Regional tourism organisation areas' monthly occupancy rates by accommodation type .....	11

## Figures by chapter

### 1 Highlights

1.1 Fiordland RTO area monthly guest nights.....	1
1.2 Fiordland RTO area monthly guest nights, change from same month of previous year.....	2
1.3 Fiordland RTO area annual guest nights.....	3
1.4 Fiordland RTO area annual guest nights, change from previous year.....	3

### 3 Origin of guests

3.1 Fiordland RTO area monthly guest nights, by origin of guest.....	6
--	---

# 1 Highlights

## Monthly highlights

In June 2019 compared with June 2018:

- Guest nights fell 5.6 percent to 19,952
- International guest nights fell 7.9 percent to 11,825
- Domestic guest nights fell 1.9 percent to 8,127
- The average length of stay fell from 1.85 nights to 1.70 nights
- The overall occupancy rate rose from 16.8 percent to 16.9 percent
- The occupancy rate, excluding holiday parks, was 21.5 percent in June 2019
- Accommodation capacity, excluding holiday parks, fell 4.4 percent.

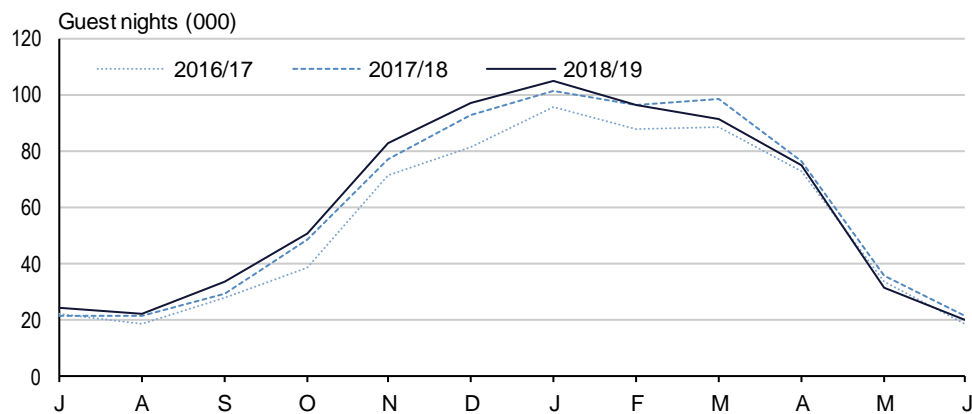
## Response rates for June 2019

The response rate for the Fiordland RTO area was 77 percent for June 2019.

The proportion of the origin-of-guest estimate from unadjusted data was 78 percent.

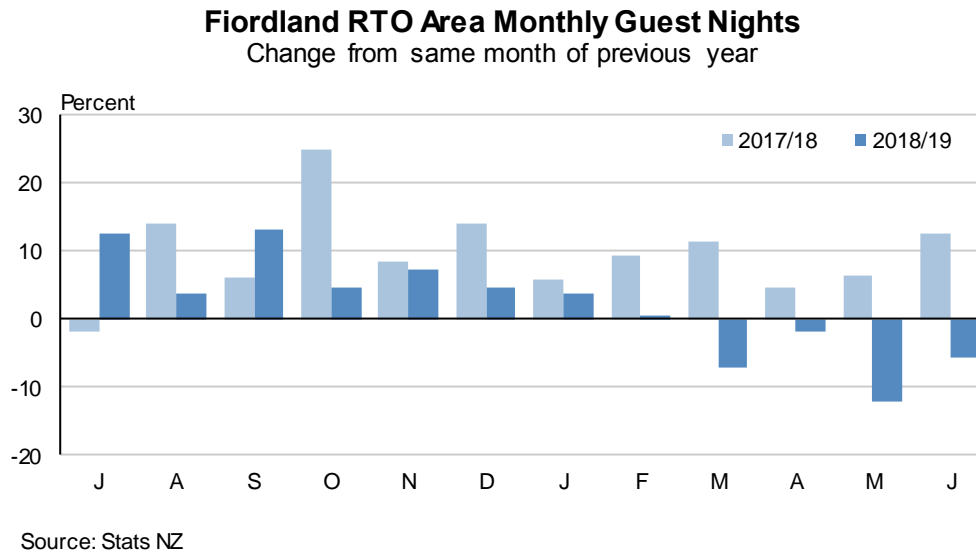
Figure 1.1

### Fiordland RTO Area Monthly Guest Nights



Source: Stats NZ

Figure 1.2



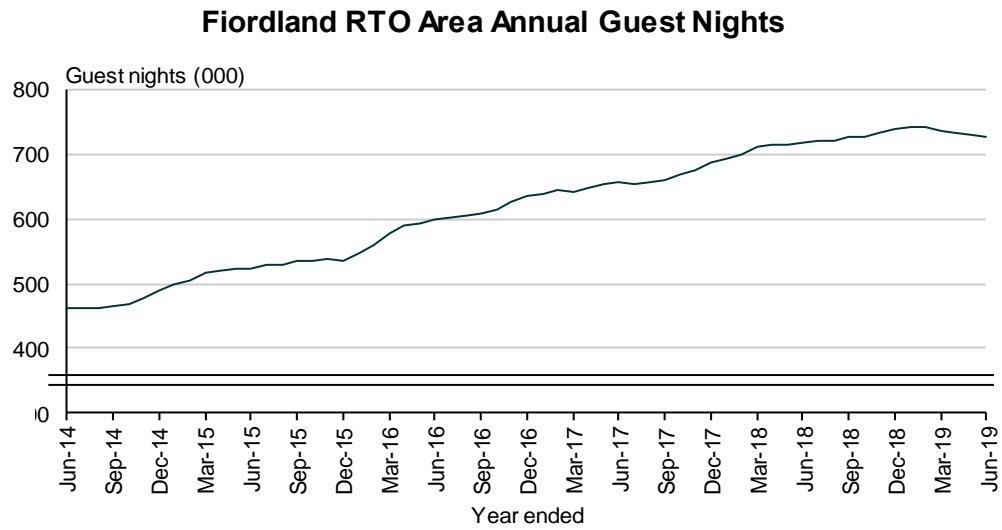
## Year ended highlights

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

- Guest nights rose 1.3 percent to 727,335
- International guest nights rose 0.4 percent to 533,078
- Domestic guest nights rose 4.0 percent to 194,258
- The average length of stay fell from 1.91 nights to 1.88 nights
- The overall occupancy rate fell from 46.3 percent to 45.6 percent
- Accommodation capacity, excluding holiday parks, fell 0.5 percent.

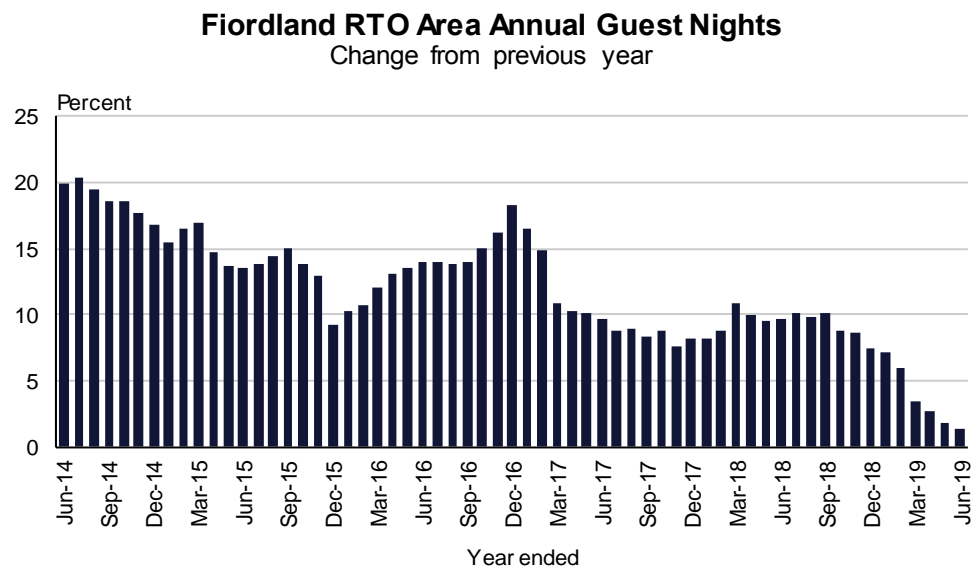


Figure 1.3



Source: Stats NZ

Figure 1.4



Source: Stats NZ

## 2 Accommodation variables

In June 2019, compared with June 2018, there was a decrease of 5.6 percent in total guest nights for the Fiordland RTO area.

For the year ended June 2019, compared with the previous June year, total guest nights for the Fiordland RTO area increased 1.3 percent.

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

Table 2.1

**Fiordland Accommodation Variables**

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

Accommodation type	Monthly			Annual		
	June		Percentage change	Year ended		Percentage change
	2018	2019		June 2018	June 2019	
Guest nights						
Total guest nights	21,127	19,952	-5.6	717,718	727,335	1.3
International	12,842	11,825	-7.9	531,000	533,078	0.4
Domestic	8,286	8,127	-1.9	186,718	194,258	4.0
Hotels	7,215	C	C	219,489	C	C
Motels/apartments	6,156	6,158	0.0	167,478	170,266	1.7
Backpackers	C	C	C	C	C	C
Holiday parks	C	6,303	C	C	C	C
Occupancy rates <sup>(3)</sup> (%)						
Hotels	21.5	C	C	53.1	C	C
Motels/apartments	24.1	26.9	11.5	53.9	54.3	0.6
Backpackers	C	C	C	C	C	C
Holiday parks	C	10.5	C	C	C	C
Total	16.8	16.9	0.4	46.3	45.6	-1.6
Total excluding holiday parks <sup>(4)</sup>	C	21.5	C	C	C	C
Average length of stay <sup>(5)</sup>						
Hotels	C	C	C	C	C	C
Motels/apartments	1.68	1.57	-6.5	1.58	1.56	-0.9
Backpackers	C	C	C	C	C	C
Holiday parks	C	2.25	C	C	C	C
Total	1.85	1.70	-8.3	1.91	1.88	-1.5
Guest arrivals						
Hotels	C	C	C	C	C	C
Motels/apartments	3,669	3,927	7.0	106,083	108,801	2.6
Backpackers	C	C	C	C	C	C
Holiday parks	2,320	2,805	20.9	C	C	C
Total	11,408	11,750	3.0	375,824	386,763	2.9
Establishments						
Hotels	5	5	0.0	5	5	0.0
Motels/apartments	21	18	-14.3	21	18	-14.3
Backpackers	5	3	-40.0	5	3	-40.0
Holiday parks	5	5	0.0	5	5	0.0
Total	36	31	-13.9	36	31	-13.9
Capacity <sup>(6)</sup>						
Hotels	16,410	16,410	0.0	202,571	202,931	0.2
Motels/apartments	11,460	10,800	-5.8	136,349	139,202	2.1
Backpackers	10,590	9,570	-9.6	188,400	182,489	-3.1
Holiday parks	26,670	26,670	0.0	309,894	332,583	7.3
Total	65,130	63,450	-2.6	837,214	857,205	2.4

(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 June 2019, international guests accounted for 59.3 percent of all guest nights in the Fiordland RTO area. When compared with June 2018, the number of international guest nights spent in the area in June 2019 was down 7.9 percent to 11,825. Domestic guest nights decreased 1.9 percent, to 8,127, for the same period.

The proportion of the origin-of-guest estimate from actual data was 78 percent for June 2019.

Figure 3.1

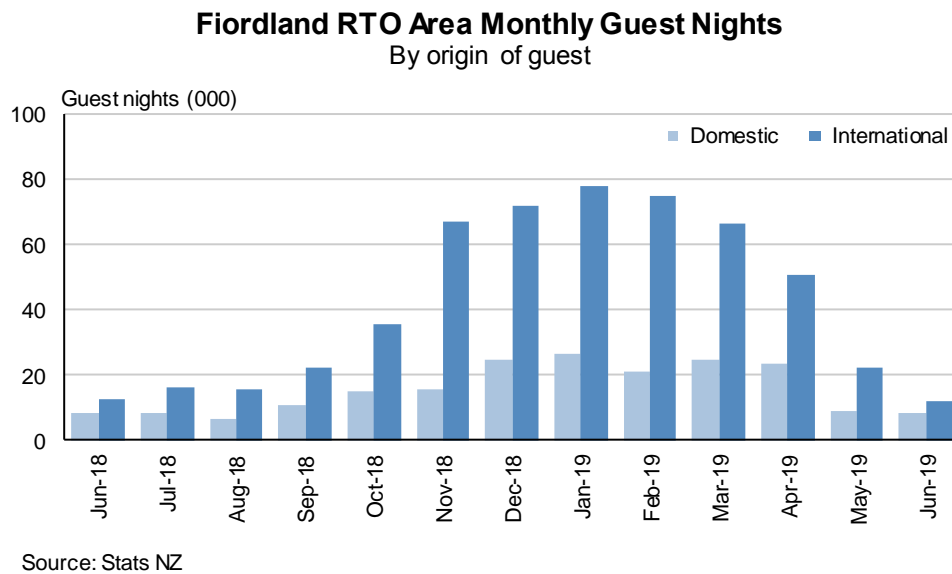


Table 3.1

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

		Fiordland RTO <sup>(1)</sup> area			New Zealand		
		Origin of guest		Total	Origin of guest		Total
		Domestic	International		Domestic	International	
Month							
2018	Jun	8,286	12,842	21,127	1,443,331	824,407	2,267,738
	Jul	8,106	15,975	24,082	1,688,075	989,310	2,677,385
	Aug	6,781	15,369	22,150	1,571,502	952,679	2,524,181
	Sep	10,535	22,571	33,106	1,701,704	1,046,180	2,747,884
	Oct	14,992	35,781	50,772	1,954,146	1,314,205	3,268,352
	Nov	15,747	66,798	82,545	1,804,941	1,730,166	3,535,107
	Dec	25,002	71,899	96,902	2,289,702	1,908,866	4,198,568
2019	Jan	26,674	78,182	104,856	2,879,204	2,088,517	4,967,720
	Feb	21,208	75,157	96,365	1,988,788	2,026,586	4,015,374
	Mar	24,794	66,346	91,140	2,125,847	1,882,162	4,008,009
	Apr	23,522	50,925	74,447	2,123,710	1,480,938	3,604,648
	May	8,770	22,250	31,020	1,592,880	970,273	2,563,153
	Jun	8,127	11,825	19,952	1,498,095	799,876	2,297,971
Percent change from the current month of the previous year							
		-1.9	-7.9	-5.6	3.8	-3.0	1.3
Year ended							
June 2018		186,718	531,000	717,718	22,338,758	17,554,467	39,893,225
June 2019		194,258	533,078	727,335	23,218,593	17,189,759	40,408,352
Percent change from previous year							
		4.0	0.4	1.3	3.9	-2.1	1.3

(1) Regional tourism organisation

## 4 National results

In June 2019, a total of 2,298,000 guest nights were spent in short-term commercial accommodation in New Zealand, an increase of 30,000 nights (1.3 percent) from June 2018. The North Island recorded an increase (up 38,000 or 2.7 percent) while the South Island recorded a decrease (down 8,000 or 1.0 percent).

Two of the four accommodation types recorded an increase in guest nights in June 2019, compared with June 2018.

Hotels had the largest increase in guest nights (up 19,000 or 2.0 percent), followed by holiday parks (up 14,000 or 4.7 percent). Backpackers had the largest decrease in guest nights (down 2,000 or 0.8 percent), and motels relatively unchanged.

Refer to Table 4.1 for comparisons of data.

Table 4.1

### Fiordland 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>June month</b>					
<b>Fiordland RTO area</b>					
Hotels	5,070	7,215	C	42.3	C
Motels	5,836	6,156	6,158	5.5	0.0
Backpackers	C	C	C	C	C
Holiday parks	C	C	6,303	C	C
Total	18,764	21,127	19,952	12.6	-5.6
<b>New Zealand</b>					
Hotels	932,894	934,722	953,432	0.2	2.0
Motels	755,356	748,991	748,824	-0.8	0.0
Backpackers	314,437	284,544	282,190	-9.5	-0.8
Holiday parks	306,479	299,482	313,525	-2.3	4.7
Total	2,309,165	2,267,738	2,297,971	-1.8	1.3
<b>Year ended June</b>					
<b>Fiordland RTO area</b>					
Hotels	195,588	219,489	C	12.2	C
Motels	161,357	167,478	170,266	3.8	1.7
Backpackers	C	C	C	C	C
Holiday parks	C	C	C	C	C
Total	654,892	717,718	727,335	9.6	1.3
<b>New Zealand</b>					
Hotels	13,741,841	14,218,218	14,513,020	3.5	2.1
Motels	12,291,595	12,350,085	12,484,495	0.5	1.1
Backpackers	5,183,018	5,124,130	4,974,192	-1.1	-2.9
Holiday parks	7,741,482	8,200,792	8,436,645	5.9	2.9
Total	38,957,936	39,893,225	40,408,352	2.4	1.3

## 5 Regional comparison

In June 2019, Auckland recorded the largest increase in guest nights (up 18,000 or 3.7 percent) from June 2018. This was followed by Waikato (up 10,000 or 10 percent), Wellington (up 9,000 or 4.8 percent), Queenstown (up 7,000 or 3.1 percent), and Bay of Plenty (up 5,000 or 7.6 percent).

Dunedin recorded the largest decrease (down 11,000 or 18 percent), followed by Rotorua (down 6,000 or 4.3 percent), Taupo (down 6,000 or 8.9 percent), Ruapehu (down 5,000 or 20 percent), and West Coast (down 4,000 or 7.2 percent).

Table 5.1

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

RTO area	June guest nights								
	Domestic			International			Total		
	2018	2019	Percent age change	2018	2019	Percent age change	2018	2019	Percent age change
Northland	56,923	59,427	4.4	24,776	22,968	-7.3	81,699	82,395	0.9
Auckland	273,757	300,121	9.6	217,369	209,128	-3.8	491,126	509,248	3.7
Coromandel	25,703	28,478	10.8	7,753	7,108	-8.3	33,457	35,586	6.4
Waikato	76,905	87,285	13.5	18,000	17,442	-3.1	94,905	104,727	10.3
Bay of Plenty	53,538	56,124	4.8	15,795	18,464	16.9	69,333	74,587	7.6
Rotorua	94,349	96,060	1.8	54,367	46,270	-14.9	148,716	142,330	-4.3
Taupo	47,367	44,327	-6.4	17,215	14,486	-15.9	64,582	58,813	-8.9
Whakatane-									
Kawerau	10,688	14,543	36.1	1,816	1,935	6.6	12,504	16,478	31.8
Gisborne	20,291	23,636	16.5	2,734	2,809	2.7	23,025	26,445	14.9
Taranaki	32,183	33,610	4.4	6,329	6,227	-1.6	38,511	39,837	3.4
Hawke's Bay	60,126	56,704	-5.7	13,586	17,214	26.7	73,712	73,918	0.3
Ruapehu	21,286	17,168	-19.3	5,884	4,619	-21.5	27,170	21,787	-19.8
Manawatu	34,273	36,557	6.7	4,408	4,229	-4.1	38,680	40,786	5.4
Whanganui	10,947	10,542	-3.7	1,970	1,788	-9.2	12,917	12,330	-4.5
Wairarapa	15,014	13,619	-9.3	1,106	1,061	-4.0	16,120	14,680	-8.9
Kapiti-Horowhenua	12,368	13,955	12.8	1,583	1,396	-11.8	13,951	15,351	10.0
Wellington	147,318	156,839	6.5	47,790	47,627	-0.3	195,108	204,466	4.8
Marlborough	23,791	26,586	11.7	9,900	9,091	-8.2	33,691	35,676	5.9
Nelson-Tasman	41,463	43,093	3.9	16,180	17,667	9.2	57,643	60,760	5.4
Canterbury	132,009	130,150	-1.4	87,668	86,857	-0.9	219,677	217,007	-1.2
Hurunui	14,236	14,273	0.3	4,325	4,978	15.1	18,561	19,251	3.7
Mackenzie	13,756	16,305	18.5	26,585	27,254	2.5	40,341	43,558	8.0
Timaru	13,588	12,060	-11.2	3,824	4,208	10.1	17,412	16,269	-6.6
West Coast	24,244	24,979	3.0	31,307	26,595	-15.1	55,551	51,574	-7.2
Wanaka	14,233	15,331	7.7	22,923	20,993	-8.4	37,156	36,325	-2.2
Queenstown	78,486	80,160	2.1	134,690	139,704	3.7	213,176	219,864	3.1
Waitaki	10,622	10,660	0.4	6,074	4,802	-20.9	16,696	15,462	-7.4
Central Otago	9,336	8,119	-13.0	2,080	2,045	-1.7	11,416	10,163	-11.0
Dunedin	42,719	37,312	-12.7	17,171	11,999	-30.1	59,889	49,311	-17.7
Clutha	3,375	2,397	-29.0	769	858	11.6	4,144	3,255	-21.5
Fiordland	8,286	8,127	-1.9	12,842	11,825	-7.9	21,127	19,952	-5.6
Southland	20,151	19,548	-3.0	5,589	6,231	11.5	25,740	25,779	0.2
<b>Total</b>	<b>1,443,331</b>	<b>1,498,095</b>	<b>3.8</b>	<b>824,407</b>	<b>799,876</b>	<b>-3.0</b>	<b>2,267,738</b>	<b>2,297,971</b>	<b>1.3</b>



Table 5.2

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

RTO area	June 2019 occupancy rate					
	Accommodation type					
	Hotels	Motels	Backpackers	Holiday parks	Total	Total excluding holiday parks <sup>(2)</sup>
	Percent					
Northland	26.5	39.7	12.7	10.5	17.2	27.8
Auckland	67.7	57.5	38.6	18.7	54.1	59.0
Coromandel	43.9	25.9	18.1	9.4	13.9	24.8
Waikato	68.0	64.2	27.4	11.3	40.1	56.5
Bay of Plenty	48.9	56.5	35.2	17.3	31.9	46.5
Rotorua	64.0	61.8	20.6	17.2	40.0	46.3
Taupo	45.9	44.8	20.7	9.3	27.3	36.5
Whakatane-Kawerau	C	61.8	C	7.3	18.0	50.0
Gisborne	C	58.4	C	7.8	21.2	49.9
Taranaki	42.9	46.9	20.5	12.2	29.3	40.3
Hawke's Bay	49.6	58.3	46.0	16.7	39.5	52.7
Ruapehu	37.1	16.4	14.2	11.0	18.4	19.9
Manawatu	46.9	52.5	C	C	36.1	C
Whanganui	C	47.2	38.9	C	25.8	C
Wairarapa	37.2	41.9	-	8.6	21.4	39.9
Kapiti-Horowhenua	C	55.4	C	12.2	19.9	33.7
Wellington	70.7	66.0	C	C	60.6	C
Marlborough	34.8	46.3	24.2	17.3	28.8	36.1
Nelson-Tasman	42.8	39.1	27.7	8.3	20.6	34.4
Canterbury	55.7	44.3	27.0	12.1	32.5	43.0
Hurunui	37.7	40.7	14.5	10.3	21.0	29.9
Mackenzie	C	34.7	C	15.7	33.1	41.2
Timaru	C	49.7	C	11.8	24.8	43.3
West Coast	26.1	29.9	13.8	8.6	18.8	22.9
Wanaka	36.0	35.4	40.3	12.1	24.1	37.6
Queenstown	62.8	39.5	61.1	19.1	52.6	57.8
Waitaki	21.2	36.9	17.2	7.5	16.6	26.8
Central Otago	C	40.3	C	3.5	9.7	23.2
Dunedin	44.8	52.5	31.0	17.1	38.9	44.6
Clutha	C	33.7	C	C	12.5	C
Fiordland	C	26.9	C	10.5	16.9	21.5
Southland	31.4	48.9	20.0	7.9	28.9	35.0
<b>Total</b>	56.4	48.3	31.0	11.7	34.2	46.1

(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>