



Commercial Accommodation Monitor:

February 2019

Central Otago

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: February 2019– Central Otago*.
Wellington: Stats NZ.

Published in April 2019 by

Stats NZ
Tatauranga Aotearoa
Wellington, New Zealand

Preface

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

- Central Otago 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).

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, 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:	info@stats.govt.nz
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:	www.stats.govt.nz

Contact for the Commercial Accommodation Monitor

Zara Darbyshire
Wellington 04 931 4600
Email: info@stats.govt.nz

Contents

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

List of tables and figures

Tables by chapter

2 Accommodation variables

2.1 Central Otago accommodation variables by accommodation type.....	5
--	---

3 Origin of guests

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

4 National results

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

3 Origin of guests

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

1 Highlights

Monthly highlights

In February 2019 compared with February 2018:

- Guest nights fell 3.2 percent to 32,378
- International guest nights fell 22.4 percent to 9,236
- Domestic guest nights rose 7.4 percent to 23,142
- The average length of stay rose from 1.91 nights to 1.92 nights
- The overall occupancy rate fell from 23.1 percent to 22.7 percent
- The occupancy rate, excluding holiday parks, was 57.4 percent in February 2019
- Accommodation capacity, excluding holiday parks, fell 0.3 percent.

Response rates for February 2019

The response rate for the Central Otago RTO area was 89 percent for February 2019.

The proportion of the origin-of-guest estimate from unadjusted data was 80 percent.

Figure 1.1

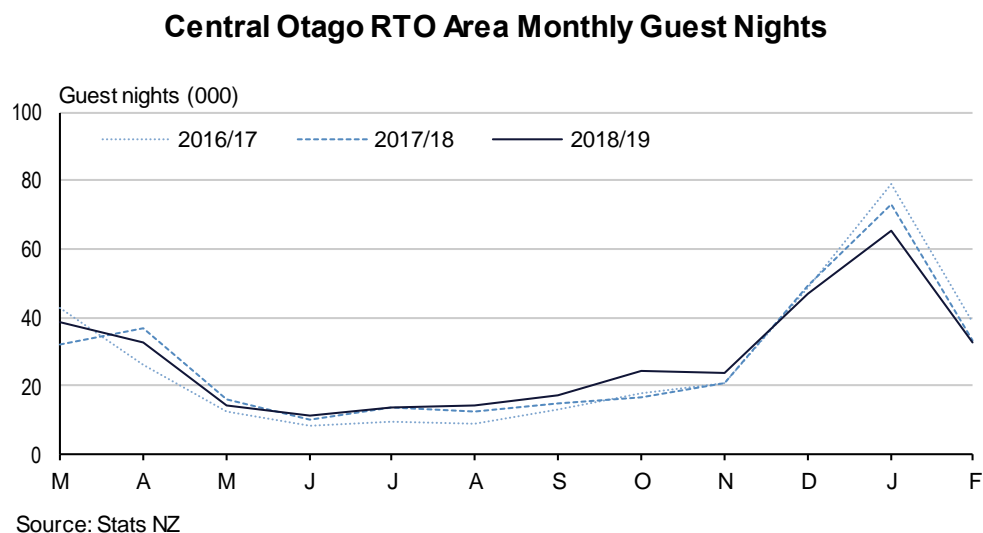
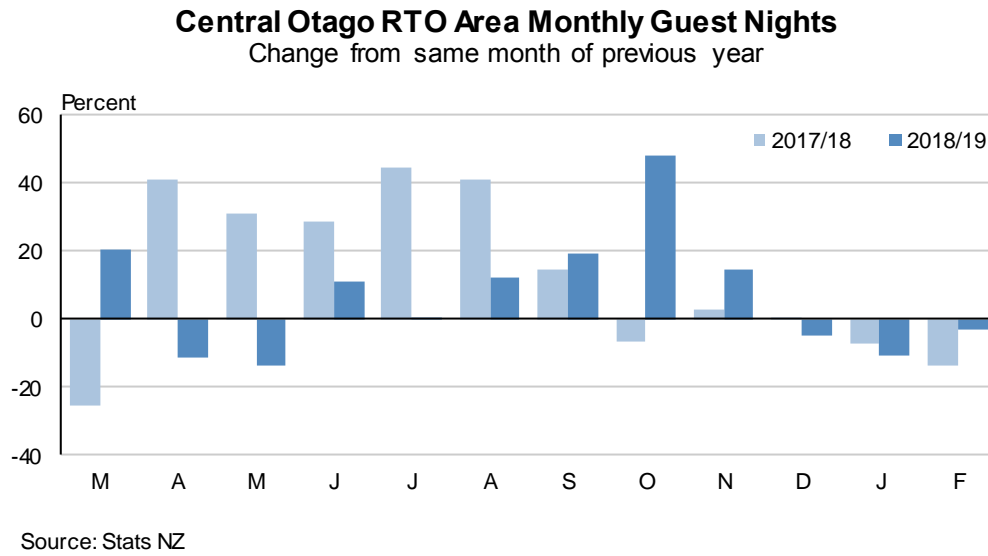


Figure 1.2

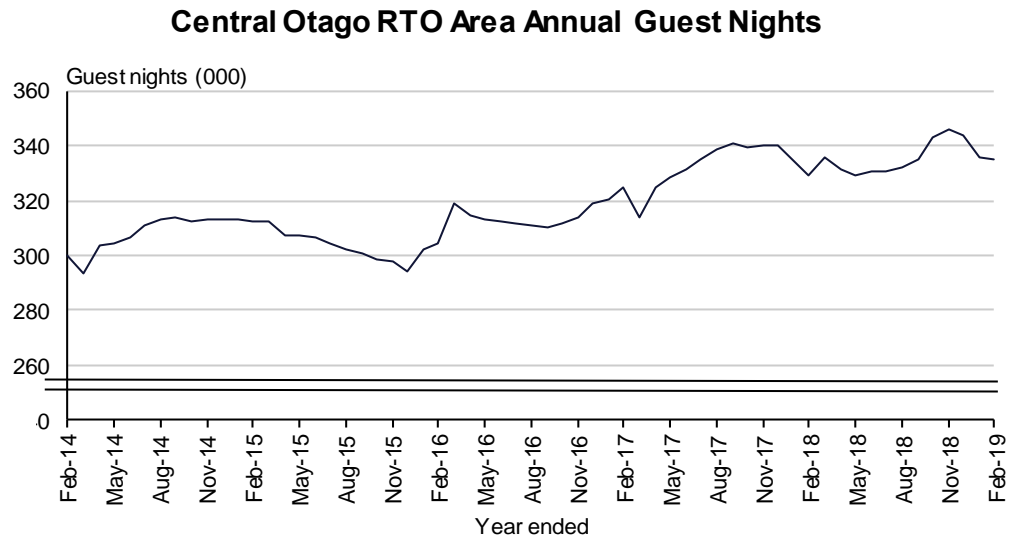


Year ended highlights

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

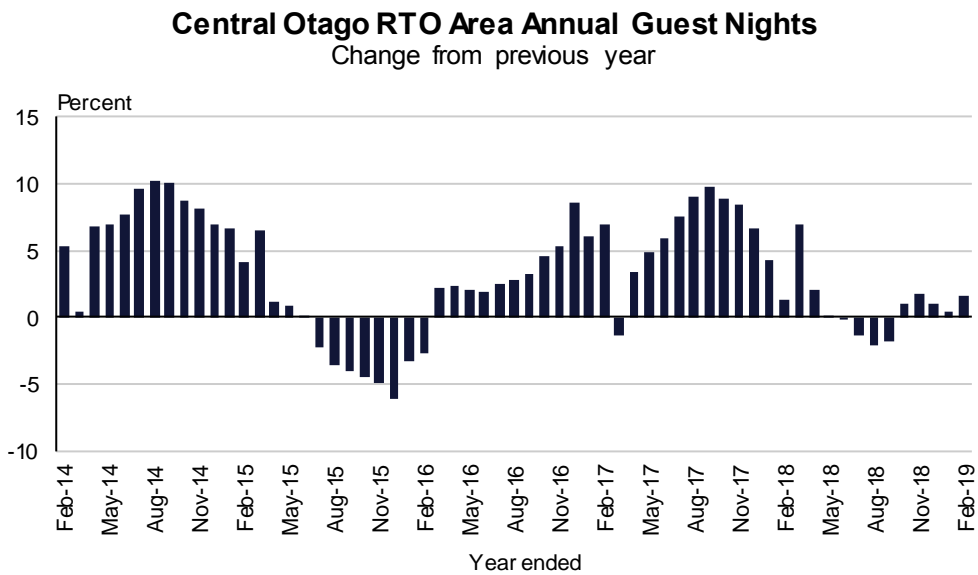
- Guest nights rose 1.6 percent to 334,597
- International guest nights rose 0.7 percent to 81,001
- Domestic guest nights rose 1.9 percent to 253,596
- The average length of stay remained at 2.26 nights
- The overall occupancy rate rose from 16.7 percent to 17.4 percent
- The occupancy rate, excluding holiday parks, was 42.3 percent for the year ended February 2019
- Accommodation capacity, excluding holiday parks, rose 2.5 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 a decrease of 3.2 percent in total guest nights for the Central Otago RTO area. Holiday parks had the largest decrease, followed by backpackers. Hotels had the largest increase.

For the year ended February 2019, compared with the previous February year, total guest nights for the Central Otago RTO area increased 1.6 percent.

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

Table 2.1

Central Otago 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	33,440	32,378	-3.2	329,296	334,597	1.6
International	11,902	9,236	-22.4	80,432	81,001	0.7
Domestic	21,538	23,142	7.4	248,863	253,596	1.9
Hotels	3,370	4,055	20.3	C	C	C
Motels/apartments	12,069	12,359	2.4	101,926	112,555	10.4
Backpackers	2,647	2,251	-15.0	C	C	C
Holiday parks	15,354	13,713	-10.7	163,863	158,936	-3.0
Occupancy rates ⁽³⁾ (%)						
Hotels	50.3	59.3	17.8	C	C	C
Motels/apartments	78.9	82.3	4.3	56.2	60.9	8.4
Backpackers	33.9	27.1	-20.1	C	C	C
Holiday parks	11.9	10.8	-9.4	9.3	9.2	-1.1
Total	23.1	22.7	-2.1	16.7	17.4	4.8
Total excluding holiday parks ⁽⁴⁾	56.0	57.4	2.7	41.6	42.3	1.7
Average length of stay ⁽⁵⁾						
Hotels	1.18	1.26	7.4	C	C	C
Motels/apartments	1.50	1.53	2.1	1.61	1.63	1.7
Backpackers	3.17	3.71	17.2	C	C	C
Holiday parks	2.66	2.73	2.6	3.22	3.34	3.5
Total	1.91	1.92	0.3	2.26	2.26	0.1
Guest arrivals						
Hotels	2,861	3,206	12.0	C	C	C
Motels/apartments	8,047	8,071	0.3	63,464	68,921	8.6
Backpackers	835	606	-27.4	C	C	C
Holiday parks	5,768	5,021	-13.0	50,841	47,647	-6.3
Total	17,512	16,904	-3.5	145,814	148,082	1.6
Establishments						
Hotels	12	12	0.0	12	12	0.0
Motels/apartments	27	26	-3.7	27	26	-3.7
Backpackers	7	7	0.0	7	7	0.0
Holiday parks	9	9	0.0	9	9	0.0
Total	55	54	-1.8	55	54	-1.8
Capacity ⁽⁶⁾						
Hotels	4,956	4,844	-2.3	65,215	63,389	-2.8
Motels/apartments	7,672	7,784	1.5	97,312	97,516	0.2
Backpackers	6,720	6,664	-0.8	74,607	82,066	10.0
Holiday parks	56,560	56,560	0.0	806,569	734,181	-9.0
Total	75,908	75,852	-0.1	1,043,703	977,152	-6.4

(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 February 2019, international guests accounted for 28.5 percent of all guest nights in the Central Otago RTO area. When compared with February 2018, the number of international guest nights spent in the area in February 2019 was down 22.4 percent to 9,236. Domestic guest nights increased 7.4 percent, to 23,142, for the same period.

The proportion of the origin-of-guest estimate from actual data was 80 percent for February 2019.

Figure 3.1

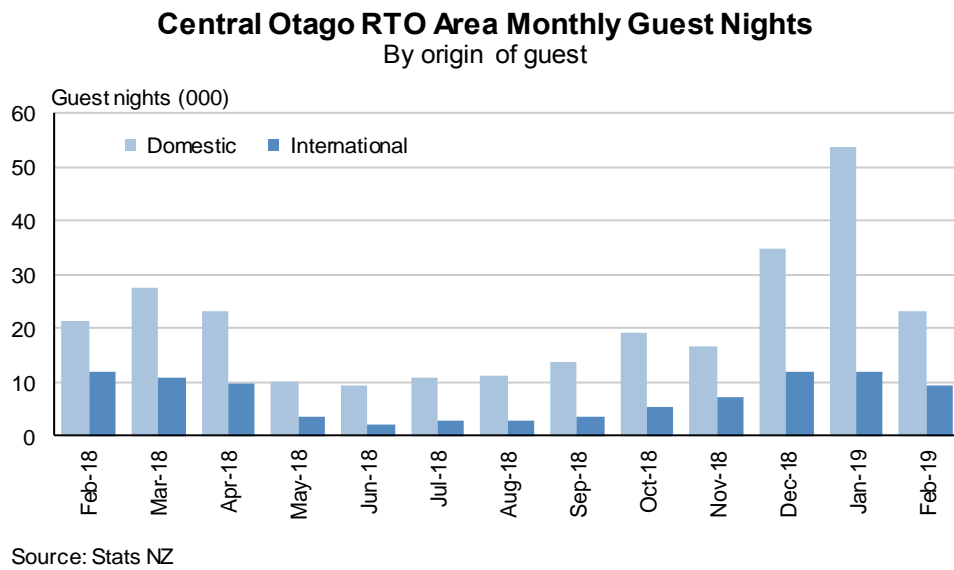


Table 3.1

Central Otago and New Zealand Monthly Guest Nights*By origin of guest*

		Central Otago RTO ⁽¹⁾ area			New Zealand		
		Origin of guest		Total	Origin of guest		Total
		Domestic	International		Domestic	International	
Month							
2018	Feb	21,538	11,902	33,440	1,938,307	2,092,637	4,030,944
	Mar	27,592	10,827	38,419	2,180,388	1,996,067	4,176,455
	Apr	23,182	9,595	32,777	1,860,719	1,569,372	3,430,091
	May	10,157	3,772	13,929	1,493,682	1,047,474	2,541,156
	Jun	9,336	2,080	11,416	1,443,331	824,407	2,267,738
	Jul	10,677	2,940	13,617	1,688,075	989,310	2,677,385
	Aug	11,253	2,694	13,946	1,571,502	952,679	2,524,181
	Sep	13,887	3,557	17,444	1,701,704	1,046,180	2,747,884
	Oct	19,174	5,372	24,546	1,954,146	1,314,205	3,268,352
	Nov	16,811	7,187	23,998	1,804,941	1,730,166	3,535,107
	Dec	34,817	11,864	46,681	2,289,702	1,908,866	4,198,568
	2019	Jan	53,568	11,878	65,446	2,879,204	2,088,517
Feb		23,142	9,236	32,378	1,988,788	2,026,586	4,015,374
Percent change from the current month of the previous year							
		7.4	-22.4	-3.2	2.6	-3.2	-0.4
Year ended							
February 2018		248,863	80,432	329,296	22,184,057	17,431,855	39,615,912
February 2019		253,596	81,001	334,597	22,856,181	17,493,830	40,350,011
Percent change from previous year							
		1.9	0.7	1.6	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

Central Otago 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					
Central Otago RTO area					
Hotels	3,857	3,370	4,055	-12.6	20.3
Motels	10,181	12,069	12,359	18.5	2.4
Backpackers	2,927	2,647	2,251	-9.6	-15.0
Holiday parks	21,692	15,354	13,713	-29.2	-10.7
Total	38,657	33,440	32,378	-13.5	-3.2
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					
Central Otago RTO area					
Hotels	C	C	C	C	C
Motels	87,934	101,926	112,555	15.9	10.4
Backpackers	C	C	C	C	C
Holiday parks	C	163,863	158,936	C	-3.0
Total	325,098	329,296	334,597	1.3	1.6
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
Ruaapehu	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-Kawerau	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
Hawke'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
Manawatu	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-Horowhenua	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
Queenstown	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 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>