



Commercial Accommodation Monitor:

September 2019

Auckland

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

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Preface

Commercial Accommodation Monitor: September 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).

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

Liz MacPherson
Government Statistician

Standards and further information

Percentage changes

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

Rounding procedures

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

Source

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

Liability

While all care and diligence has been used in processing, analysing and extracting data and information in this report, 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.

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1 Highlights

Monthly highlights

In September 2019 compared with September 2018:

- Guest nights rose 5.9 percent to 621,143
- International guest nights fell 3.8 percent to 252,105
- Domestic guest nights rose 13.6 percent to 369,038
- The average length of stay rose from 1.92 nights to 2.02 nights
- The overall occupancy rate rose from 64.5 percent to 66.2 percent
- The occupancy rate, excluding holiday parks, was 72.5 percent in September 2019
- Accommodation capacity, excluding holiday parks, rose 4.4 percent.

Response rates for September 2019

The response rate for the Auckland RTO area was 80 percent for September 2019.

The proportion of the origin-of-guest estimate from unadjusted data was 77 percent.

Figure 1.1

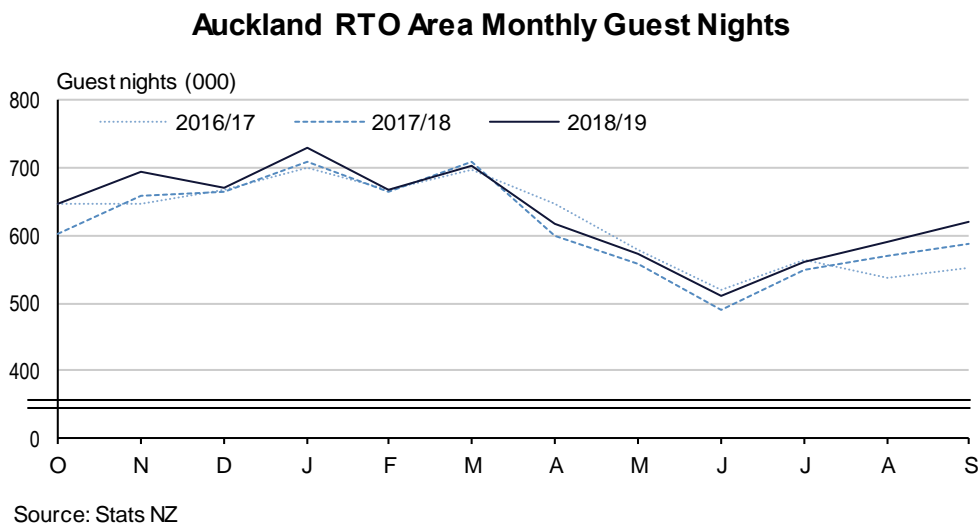
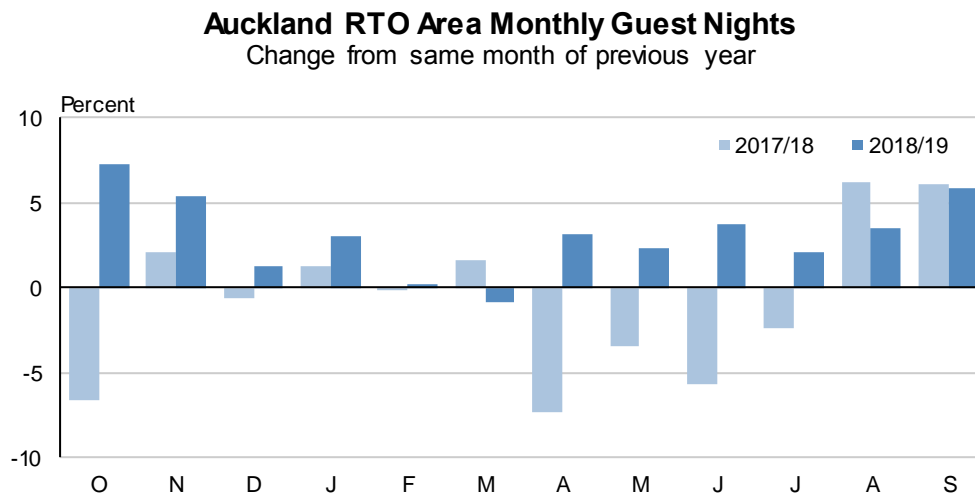


Figure 1.2



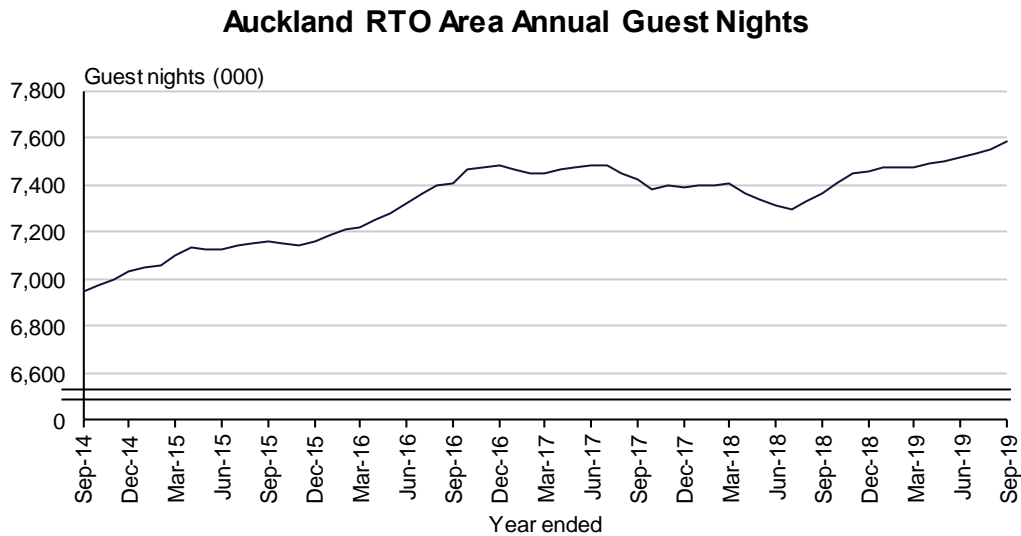
Source: Stats NZ

Year ended highlights

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

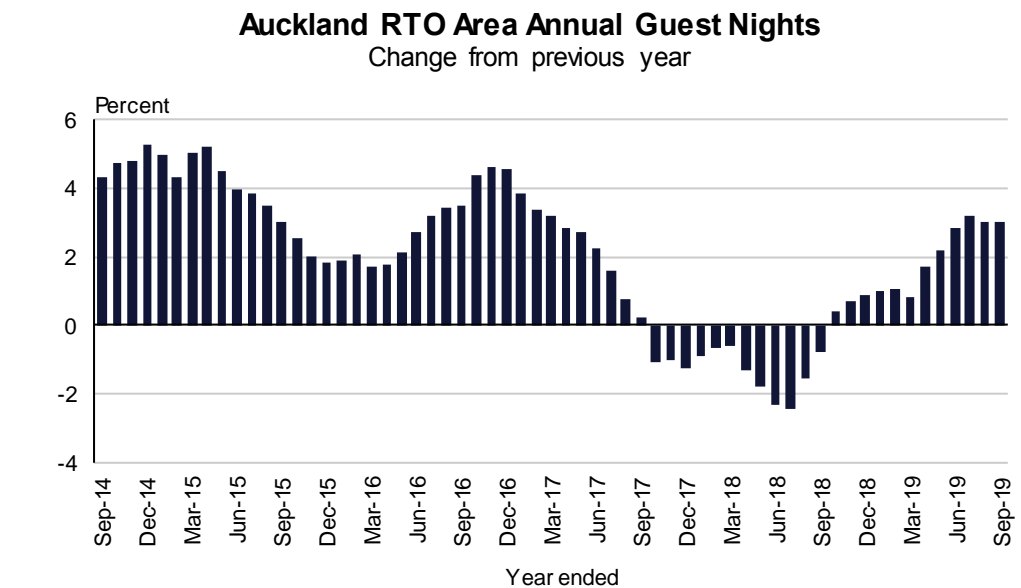
- Guest nights rose 3.0 percent to 7,585,462
- International guest nights rose 0.8 percent to 3,533,297
- Domestic guest nights rose 5.0 percent to 4,052,165
- The average length of stay rose from 1.94 nights to 1.95 nights
- The overall occupancy rate rose from 64.3 percent to 64.6 percent
- The occupancy rate, excluding holiday parks, was 70.0 percent for the year ended September 2019
- Accommodation capacity, excluding holiday parks, rose 4.7 percent.

Figure 1.3



Source: Stats NZ

Figure 1.4



Source: Stats NZ

2 Accommodation variables

In September 2019, compared with September 2018, there was an increase of 5.9 percent in total guest nights for the Auckland RTO area. Hotels had the largest increase, followed by motels. Backpackers had the only decrease.

For the year ended September 2019, compared with the previous September year, total guest nights for the Auckland RTO area increased 3.0 percent. Hotels had the largest increase, followed by backpackers. Motels had the only 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		
	September		Percentage change	Year ended		Percentage change
	2018	2019		September 2018	September 2019	
Guest nights						
Total guest nights	586,738	621,143	5.9	7,365,558	7,585,462	3.0
International	261,999	252,105	-3.8	3,506,539	3,533,297	0.8
Domestic	324,739	369,038	13.6	3,859,019	4,052,165	5.0
Hotels	370,865	393,238	6.0	4,523,296	4,750,742	5.0
Motels/apartments	115,898	128,377	10.8	1,549,394	1,508,773	-2.6
Backpackers	79,601	77,414	-2.7	875,838	898,582	2.6
Holiday parks	20,374	22,115	8.5	417,030	427,364	2.5
Occupancy rates⁽³⁾ (%)						
Hotels	77.8	79.8	2.6	79.3	77.8	-1.9
Motels/apartments	62.6	67.9	8.5	65.0	64.7	-0.4
Backpackers	62.5	58.2	-6.9	54.0	55.0	1.8
Holiday parks	15.1	19.1	26.4	21.5	25.2	17.0
Total	64.5	66.2	2.6	64.3	64.6	0.4
Total excluding holiday parks ⁽⁴⁾	71.3	72.5	1.7	70.5	70.0	-0.7
Average length of stay⁽⁵⁾						
Hotels	1.83	1.84	0.8	1.83	1.79	-2.4
Motels/apartments	2.05	2.12	3.8	2.00	2.06	2.7
Backpackers	2.09	3.01	44.0	2.32	2.77	19.7
Holiday parks	2.46	3.02	22.6	2.41	2.48	3.0
Total	1.92	2.02	5.5	1.94	1.95	0.5
Guest arrivals						
Hotels	202,943	213,373	5.1	2,468,513	2,655,155	7.6
Motels/apartments	56,673	60,498	6.7	773,095	733,381	-5.1
Backpackers	38,057	25,708	-32.4	378,145	324,036	-14.3
Holiday parks	8,277	7,326	-11.5	173,237	172,368	-0.5
Total	305,950	306,905	0.3	3,792,991	3,884,941	2.4
Establishments						
Hotels	82	86	4.9	82	86	4.9
Motels/apartments	164	164	0.0	164	164	0.0
Backpackers	35	37	5.7	35	37	5.7
Holiday parks	20	20	0.0	20	20	0.0
Total	301	307	2.0	301	307	2.0
Capacity⁽⁶⁾						
Hotels	300,630	312,930	4.1	3,509,794	3,728,519	6.2
Motels/apartments	106,320	110,220	3.7	1,291,025	1,325,436	2.7
Backpackers	116,010	122,940	6.0	1,450,117	1,490,886	2.8
Holiday parks	71,910	73,620	2.4	901,540	899,796	-0.2
Total	594,870	619,710	4.2	7,152,476	7,444,637	4.1

(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 September 2019, international guests accounted for 40.6 percent of all guest nights in the Auckland RTO area. When compared with September 2018, the number of international guest nights spent in the area in September 2019 was down 3.8 percent to 252,105. Domestic guest nights increased 13.6 percent, to 369,038, for the same period.

The proportion of the origin-of-guest estimate from actual data was 77 percent for September 2019.

Figure 3.1

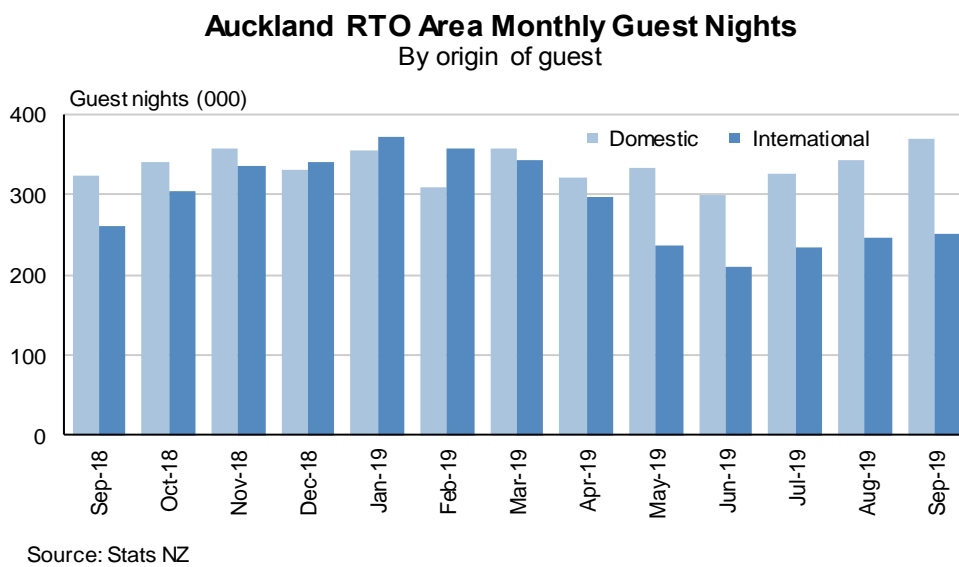


Table 3.1

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	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	4,967,720
	Feb	309,682	357,405	667,086	1,988,788	2,026,586	4,015,374
	Mar	357,966	344,393	702,359	2,125,847	1,882,162	4,008,009
	Apr	321,969	296,415	618,384	2,123,710	1,480,938	3,604,648
	May	334,746	237,879	572,625	1,592,880	970,273	2,563,153
	Jun	300,121	209,128	509,248	1,498,095	799,876	2,297,971
	Jul	326,533	233,882	560,415	1,733,055	965,763	2,698,818
	Aug	343,835	246,899	590,734	1,659,593	957,634	2,617,226
	Sep	369,038	252,105	621,143	1,776,837	993,919	2,770,756
Percent change from the current month of the previous year							
		13.6	-3.8	5.9	4.4	-5.0	0.8
Year ended							
	September 2018	3,859,019	3,506,539	7,365,558	22,519,587	17,539,546	40,059,134
	September 2019	4,052,165	3,533,297	7,585,462	23,426,796	17,118,905	40,545,702
Percent change from previous year							
		5.0	0.8	3.0	4.0	-2.4	1.2

(1) Regional tourism organisation

4 National results

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

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

Refer to Table 4.1 for comparisons of data.

Table 4.1

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
September month					
Auckland RTO area					
Hotels	342,053	370,865	393,238	8.4	6.0
Motels	122,826	115,898	128,377	-5.6	10.8
Backpackers	63,884	79,601	77,414	24.6	-2.7
Holiday parks	24,272	20,374	22,115	-16.1	8.5
Total	553,035	586,738	621,143	6.1	5.9
New Zealand					
Hotels	1,070,977	1,094,219	1,106,195	2.2	1.1
Motels	889,823	916,580	928,174	3.0	1.3
Backpackers	326,488	331,715	341,544	1.6	3.0
Holiday parks	382,224	405,370	394,843	6.1	-2.6
Total	2,669,511	2,747,884	2,770,756	2.9	0.8
Year ended September					
Auckland RTO area					
Hotels	4,474,438	4,523,296	4,750,742	1.1	5.0
Motels	1,639,955	1,549,394	1,508,773	-5.5	-2.6
Backpackers	887,851	875,838	898,582	-1.4	2.6
Holiday parks	422,015	417,030	427,364	-1.2	2.5
Total	7,424,259	7,365,558	7,585,462	-0.8	3.0
New Zealand					
Hotels	13,802,270	14,277,903	14,570,130	3.4	2.0
Motels	12,285,546	12,429,939	12,497,465	1.2	0.5
Backpackers	5,165,276	5,092,980	5,025,163	-1.4	-1.3
Holiday parks	7,769,664	8,258,312	8,452,944	6.3	2.4
Total	39,022,756	40,059,134	40,545,702	2.7	1.2

5 Regional comparison

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

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

Table 5.1

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

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

Table 5.2

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

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

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

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

Symbols:

C confidential

... not applicable

6 Local authority area results

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

Table 6.1

Local Authority and Auckland Accommodation Results⁽¹⁾

Accommodation type	September 2019 results				
	Establish-ments	Capacity	Guest Nights	Average stay length	Occupancy rate
	Number			Days	Percent
Rodney District and North Shore City					
Hotels	10	13,650	C	C	C
Motels	41	21,450	22,036	2.01	56.94
Backpackers	4	9,390	C	C	C
Holiday parks	13	47,970	14,393	3.23	19.29
Total	68	92,460	54,667	2.38	34.86
Waitakere City					
Hotels	2	3,270	C	C	C
Motels	6	2,370	1,795	2.42	47.31
Backpackers	1	1,200	C	C	C
Holiday parks	1	3,660	C	C	C
Total	10	10,500	6,285	2.23	41.00
Auckland City					
Hotels	58	240,750	294,503	2.00	79.73
Motels	68	51,030	59,653	2.21	68.20
Backpackers	29	97,470	C	C	C
Holiday parks	2	9,240	C	C	C
Total	157	398,490	428,747	2.16	73.92
Manukau City, Papakura District and Franklin District					
Hotels	16	55,260	80,412	1.39	85.96
Motels	49	35,370	44,892	2.06	75.37
Backpackers	3	14,880	C	C	C
Holiday parks	4	12,750	C	C	C
Total	72	118,260	131,445	1.59	66.77
Auckland Regional Tourism Organisation area					
Hotels	86	312,930	393,238	1.84	79.78
Motels	164	110,220	128,377	2.12	67.86
Backpackers	37	122,940	77,414	3.01	58.20
Holiday parks	20	73,620	22,115	3.02	19.05
Total	307	619,710	621,143	2.02	66.17

(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>