



Commercial Accommodation Monitor:

July 2018

Kapiti-Horowhenua

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Preface

Commercial Accommodation Monitor: July 2018 – Kapiti-Horowhenua presents comprehensive and impartial information on short-term commercial accommodation for the Kapiti-Horowhenua Regional Tourism Organisation (RTO) area, from the Accommodation Survey. This survey is run by Stats NZ on behalf of the Ministry of Economic Development.

The data relates to the areas covered by the following local authorities:

- Horowhenua District
- Kapiti Coast 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).

For further data and commentary, see the monthly Accommodation Survey Hot Off the Press, and the monthly pivot tables – with variables by RTO and local authority area – both available on the Stats NZ website (www.stats.govt.nz).

The August 2018 monitor will be released on 10 October 2018.

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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1 Highlights

Monthly highlights

In July 2018 compared with July 2017:

- Guest nights rose 12.1 percent to 17,509
- International guest nights rose 16.1 percent to 2,423
- Domestic guest nights rose 11.5 percent to 15,085
- The average length of stay rose from 2.03 nights to 2.13 nights
- The overall occupancy rate rose from 16.4 percent to 18.7 percent
- The occupancy rate, excluding holiday parks, was 25.7 percent in July 2018
- Accommodation capacity, excluding holiday parks, fell 1.4 percent.

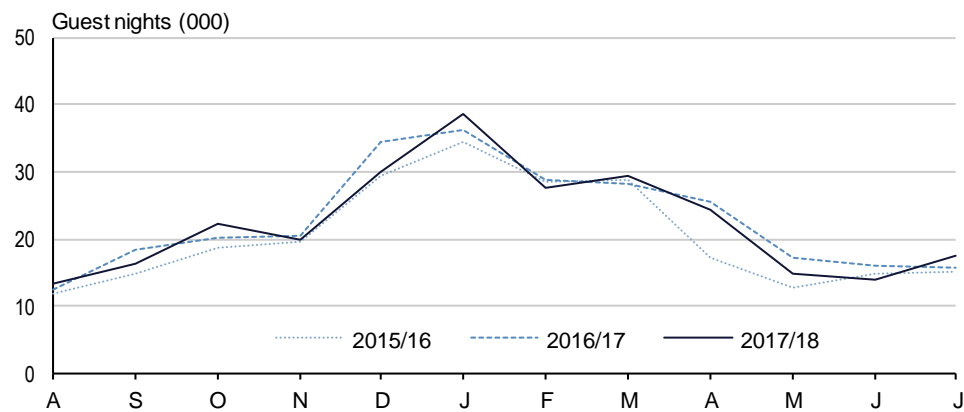
Response rates for July 2018

The response rate for the Kapiti-Horowhenua RTO area was 77 percent for July 2018.

The proportion of the origin-of-guest estimate from unadjusted data was 59 percent.

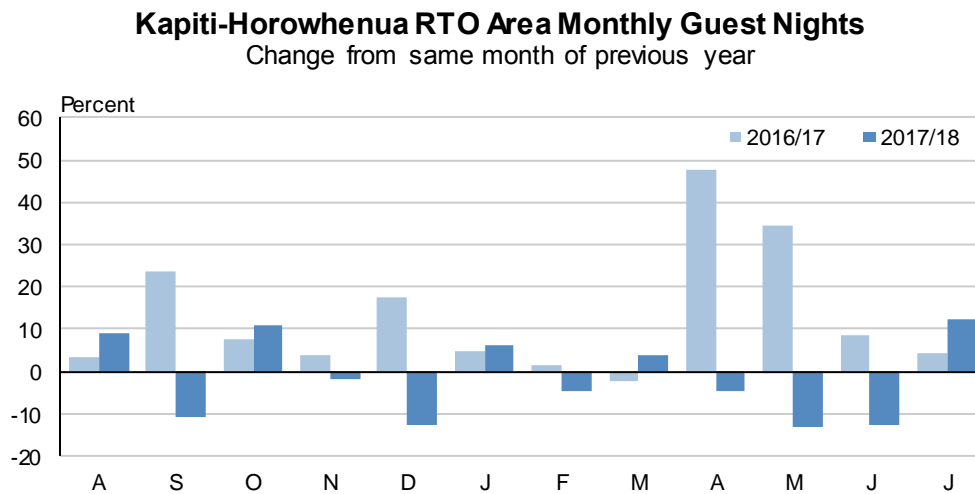
Figure 1.1

Kapiti-Horowhenua RTO Area Monthly Guest Nights



Source: Stats NZ

Figure 1.2



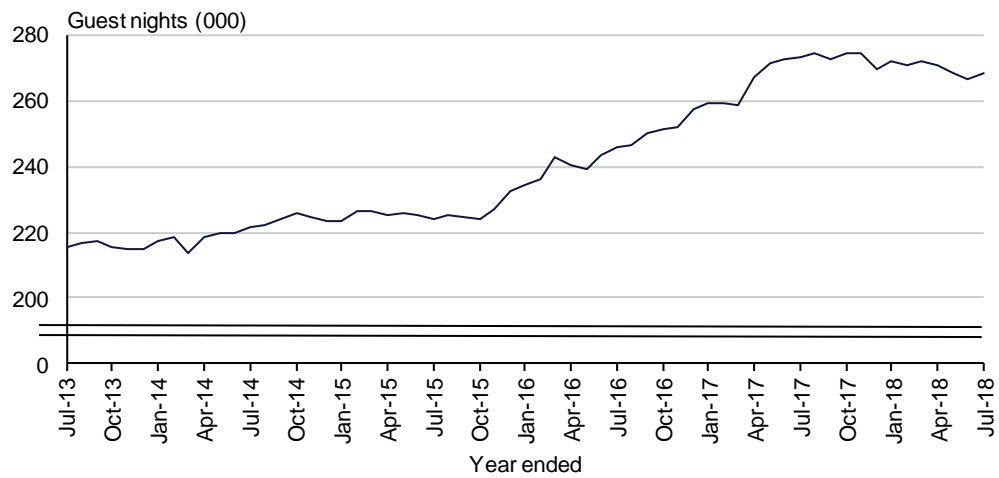
Source: Stats NZ

Year ended highlights

For the year ended July 2018 compared with the previous year:

- Guest nights fell 1.8 percent to 268,112
- International guest nights rose 4.8 percent to 41,220
- Domestic guest nights fell 2.9 percent to 226,892
- The average length of stay rose from 2.01 nights to 2.02 nights
- The overall occupancy rate fell from 23.8 percent to 22.0 percent
- The occupancy rate, excluding holiday parks, was 29.4 percent for the year ended July 2018
- Accommodation capacity, excluding holiday parks, rose 10.5 percent.

Figure 1.3

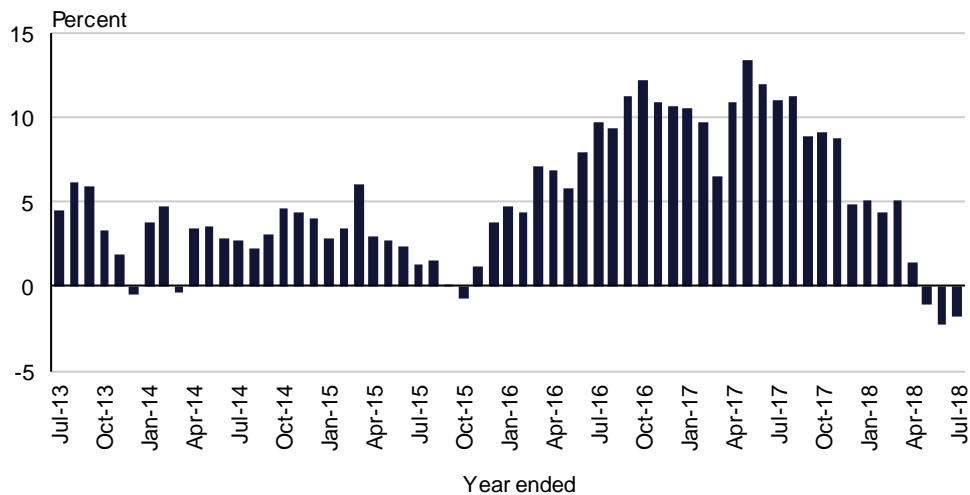
Kapiti-Horowhenua RTO Area Annual Guest Nights

Source: Stats NZ

Figure 1.4

Kapiti-Horowhenua RTO Area Annual Guest Nights

Change from previous year



Source: Stats NZ

2 Accommodation variables

In July 2018, compared with July 2017, there was an increase of 12.1 percent in total guest nights for the Kapiti-Horowhenua RTO area.

For the year ended July 2018, compared with the previous July year, total guest nights for the Kapiti-Horowhenua RTO area decreased 1.8 percent.

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

Table 2.1

Kapiti-Horowhenua Accommodation Variables

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

Accommodation type	Monthly			Annual		
	July		Percentage change	Year ended		Percentage change
	2017	2018		July 2017	July 2018	
Guest nights						
Total guest nights	15,615	17,509	12.1	273,077	268,112	-1.8
International	2,087	2,423	16.1	39,330	41,220	4.8
Domestic	13,528	15,085	11.5	233,747	226,892	-2.9
Hotels	C	C	C	C	C	C
Motels/apartments	7,462	7,837	5.0	100,792	95,527	-5.2
Backpackers	C	C	C	C	C	C
Holiday parks	5,858	7,591	29.6	124,373	129,287	4.0
Occupancy rates ⁽³⁾ (%)						
Hotels	C	C	C	C	C	C
Motels/apartments	50.9	58.1	14.1	57.6	58.6	1.7
Backpackers	C	C	C	C	C	C
Holiday parks	10.0	13.4	34.5	15.9	16.0	0.5
Total	16.4	18.7	14.0	23.8	22.0	-7.4
Total excluding holiday parks ⁽⁴⁾	24.8	25.7	3.6	34.4	29.4	-14.5
Average length of stay ⁽⁵⁾						
Hotels	C	C	C	C	C	C
Motels/apartments	1.80	1.80	0.1	1.76	1.71	-2.8
Backpackers	C	C	C	C	C	C
Holiday parks	2.40	2.40	-0.2	2.17	2.18	0.9
Total	2.03	2.13	4.9	2.01	2.02	0.2
Guest arrivals						
Hotels	C	C	C	C	C	C
Motels/apartments	4,153	4,360	5.0	57,132	55,729	-2.5
Backpackers	C	C	C	C	C	C
Holiday parks	2,439	3,165	29.8	57,434	59,179	3.0
Total	7,693	8,226	6.9	135,713	133,033	-2.0
Establishments						
Hotels	1	1	0.0	1	1	0.0
Motels/apartments	26	24	-7.7	26	24	-7.7
Backpackers	4	5	25.0	4	5	25.0
Holiday parks	9	9	0.0	9	9	0.0
Total	40	39	-2.5	40	39	-2.5
Capacity ⁽⁶⁾						
Hotels	651	651	0.0	7,725	7,665	-0.8
Motels/apartments	7,936	7,440	-6.3	95,566	88,977	-6.9
Backpackers	15,686	15,841	1.0	173,210	208,928	20.6
Holiday parks	31,806	31,806	0.0	373,101	373,200	0.0
Total	56,079	55,738	-0.6	649,602	678,770	4.5

(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:

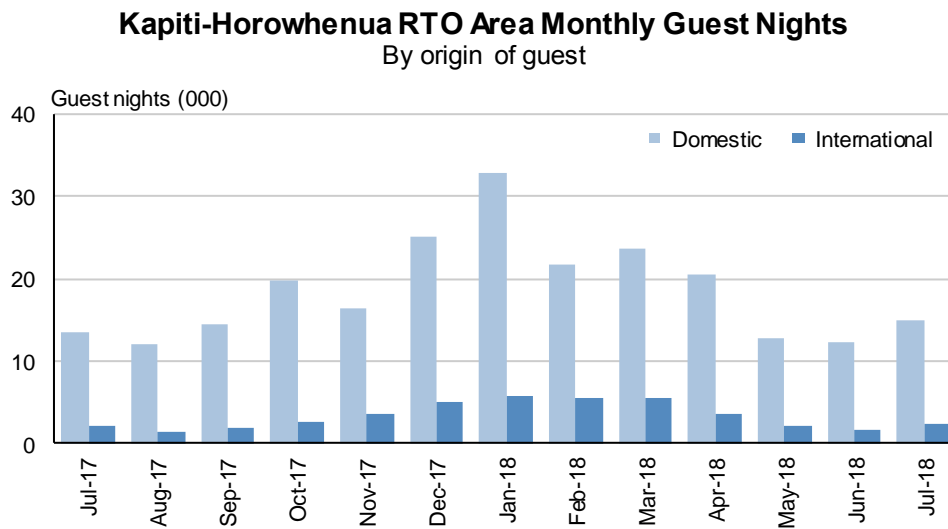
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3 Origin of guests

In July 2018, international guests accounted for 13.8 percent of all guest nights in the Kapiti-Horowhenua RTO area. When compared with July 2017, the number of international guest nights spent in the area in July 2018 was up 16.1 percent to 2,423. Domestic guest nights increased 11.5 percent, to 15,085, for the same period.

The proportion of the origin-of-guest estimate from actual data was 59 percent for July 2018.

Figure 3.1



Source: Stats NZ

Table 3.1

Kapiti-Horowhenua and New Zealand Monthly Guest Nights*By origin of guest*

		Kapiti-Horowhenua RTO ⁽¹⁾ area			New Zealand		
		Origin of guest		Total	Origin of guest		Total
		Domestic	International		Domestic	International	
Month							
2017	Jul	13,528	2,087	15,615	1,649,217	1,024,216	2,673,433
	Aug	12,030	1,398	13,427	1,492,179	948,419	2,440,597
	Sep	14,531	1,838	16,369	1,639,056	1,030,456	2,669,511
	Oct	19,696	2,678	22,374	1,843,147	1,303,650	3,146,797
	Nov	16,461	3,546	20,007	1,732,137	1,673,546	3,405,683
	Dec	25,052	4,957	30,009	2,215,289	1,926,411	4,141,700
2018	Jan	32,788	5,783	38,571	2,851,307	2,117,813	4,969,120
	Feb	21,826	5,653	27,479	1,938,307	2,092,637	4,030,944
	Mar	23,636	5,597	29,234	2,180,388	1,996,067	4,176,455
	Apr	20,660	3,697	24,357	1,860,719	1,569,372	3,430,091
	May	12,758	2,067	14,825	1,493,682	1,047,474	2,541,156
	Jun	12,368	1,583	13,951	1,443,331	824,407	2,267,738
	Jul	15,085	2,423	17,509	1,688,075	989,310	2,677,385
		Percent change from the current month of the previous year					
		11.5	16.1	12.1	2.4	-3.4	0.1
Year ended							
July 2017		233,747	39,330	273,077	22,062,844	16,932,479	38,995,323
July 2018		226,892	41,220	268,112	22,377,616	17,519,561	39,897,177
		Percent change from previous year					
		-2.9	4.8	-1.8	1.4	3.5	2.3

(1) Regional tourism organisation

4 National results

In July 2018, a total of 2,677,000 guest nights were spent in short-term commercial accommodation in New Zealand, an increase of 4,000 nights (0.1 percent) from July 2017. The North Island recorded a decrease (down 12,000 or 0.7 percent) while the South Island recorded an increase (up 16,000 or 1.5 percent).

Two of the four accommodation types recorded an increase in guest nights in July 2018, compared with July 2017. Motels had the largest increase in guest nights (up 23,000 or 2.6 percent), followed by holiday parks (up 11,000 or 3.2 percent). Backpackers had the largest decrease in guest nights (down 25,000 or 7.6 percent), followed by hotels (down 5,000 or 0.5 percent).

For the year ended July 2018, there were 39,897,000 guest nights, an increase of 902,000 (2.3 percent) from the previous July year.

Refer to Table 4.1 for comparisons of data.

Table 4.1

Kapiti-Horowhenua and New Zealand Guest Nights

*By accommodation type
Monthly and year ended*

Accommodation type	Total guest nights			Percentage change	
	2016	2017	2018	2016 to 2017	2017 to 2018
July month					
Kapiti-Horowhenua RTO area					
Hotels	C	C	C	C	C
Motels	6,672	7,462	7,837	11.8	5.0
Backpackers	C	C	C	C	C
Holiday parks	5,680	5,858	7,591	3.1	29.6
Total	14,977	15,615	17,509	4.3	12.1
New Zealand					
Hotels	1,080,210	1,097,658	1,092,547	1.6	-0.5
Motels	888,240	909,599	933,010	2.4	2.6
Backpackers	340,152	330,329	305,118	-2.9	-7.6
Holiday parks	327,444	335,847	346,711	2.6	3.2
Total	2,636,046	2,673,433	2,677,385	1.4	0.1
Year ended July					
Kapiti-Horowhenua RTO area					
Hotels	C	C	C	C	C
Motels	90,004	100,792	95,527	12.0	-5.2
Backpackers	C	C	C	C	C
Holiday parks	105,453	124,373	129,287	17.9	4.0
Total	245,972	273,077	268,112	11.0	-1.8
New Zealand					
Hotels	13,383,980	13,759,289	14,213,106	2.8	3.3
Motels	11,794,918	12,312,954	12,373,496	4.4	0.5
Backpackers	5,123,973	5,173,195	5,098,919	1.0	-1.4
Holiday parks	7,431,557	7,749,886	8,211,656	4.3	6.0
Total	37,734,428	38,995,323	39,897,177	3.3	2.3

5 Regional comparison

In July 2018, Canterbury recorded the largest increase in guest nights (up 21,000 or 8.7 percent), followed by Manawatu (up 8,000 or 17 percent), Waikato (up 7,000 or 8.0 percent), Ruapehu (up 5,000 or 11 percent), and Southland (up 4,000 or 15 percent).

Auckland recorded the largest decrease in guest nights (down 14,000 or 2.4 percent) from July 2017. This was followed by Bay of Plenty (down 10,000 or 12 percent), Rotorua (down 9,000 or 5.5 percent), Queenstown (down 5,000 or 1.5 percent), and Nelson/Tasman (down 5,000 or 7.1 percent).

Table 5.1

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

RTO area	July guest nights								
	Domestic			International			Total		
	2017	2018	Percent age change	2017	2018	Percent age change	2017	2018	Percent age change
Northland	63,351	63,618	0.4	27,447	27,127	-1.2	90,799	90,744	-0.1
Auckland	326,749	315,885	-3.3	235,808	233,169	-1.1	562,557	549,054	-2.4
Coromandel	27,777	29,863	7.5	9,622	8,321	-13.5	37,399	38,185	2.1
Waikato	71,066	78,302	10.2	19,330	19,322	0.0	90,396	97,624	8.0
Bay of Plenty	60,879	52,789	-13.3	18,112	16,433	-9.3	78,990	69,222	-12.4
Rotorua	108,878	109,263	0.4	61,118	51,361	-16.0	169,996	160,624	-5.5
Taupo	62,463	62,704	0.4	23,670	23,162	-2.1	86,133	85,866	-0.3
Whakatane-									
Kawerau	10,487	11,971	14.2	3,514	2,141	-39.1	14,001	14,111	0.8
Gisborne	20,776	20,791	0.1	2,785	2,215	-20.5	23,561	23,006	-2.4
Taranaki	34,370	36,262	5.5	7,156	6,645	-7.1	41,526	42,907	3.3
Hawke's Bay	56,314	58,690	4.2	16,246	14,501	-10.7	72,560	73,191	0.9
Ruaapehu	35,762	41,948	17.3	12,362	11,271	-8.8	48,125	53,219	10.6
Manawatu	38,188	44,955	17.7	6,074	6,815	12.2	44,261	51,769	17.0
Whanganui	11,449	13,966	22.0	2,251	1,660	-26.2	13,699	15,627	14.1
Wairarapa	13,988	14,749	5.4	2,187	999	-54.3	16,175	15,748	-2.6
Kapiti-Horowhenua	13,528	15,085	11.5	2,087	2,423	16.1	15,615	17,509	12.1
Wellington	150,329	162,050	7.8	61,096	45,044	-26.3	211,425	207,094	-2.0
Marlborough	28,278	29,313	3.7	12,120	10,581	-12.7	40,398	39,894	-1.2
Nelson-Tasman	47,141	44,316	-6.0	18,498	16,633	-10.1	65,639	60,948	-7.1
Canterbury	148,311	161,223	8.7	96,054	104,333	8.6	244,365	265,556	8.7
Hurunui	20,352	20,588	1.2	8,642	8,482	-1.9	28,995	29,070	0.3
Mackenzie	24,808	21,499	-13.3	31,563	31,988	1.3	56,372	53,487	-5.1
Timaru	13,437	15,015	11.7	4,561	4,415	-3.2	17,999	19,430	7.9
West Coast	29,741	28,459	-4.3	30,992	32,290	4.2	60,733	60,748	0.0
Wanaka	28,805	31,278	8.6	42,005	41,487	-1.2	70,809	72,765	2.8
Queenstown	103,192	102,111	-1.0	219,566	215,702	-1.8	322,759	317,813	-1.5
Waitaki	11,883	13,631	14.7	7,902	7,349	-7.0	19,785	20,980	6.0
Central Otago	10,516	10,677	1.5	3,097	2,940	-5.1	13,613	13,617	0.0
Dunedin	46,732	43,730	-6.4	17,352	16,742	-3.5	64,084	60,472	-5.6
Clutha	3,623	3,899	7.6	895	711	-20.5	4,518	4,611	2.1
Fiordland	6,920	8,106	17.1	14,454	15,975	10.5	21,374	24,082	12.7
Southland	19,125	21,337	11.6	5,649	7,076	25.2	24,774	28,413	14.7
Total	1,649,217	1,688,075	2.4	1,024,216	989,310	-3.4	2,673,433	2,677,385	0.1

Table 5.2

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

RTO area	July 2018 occupancy rate					
	Accommodation type					
	Hotels	Motels	Backpackers	Holiday parks	Total	Total excluding holiday parks ⁽²⁾
	Percent					
Northland	23.6	43.5	23.8	8.2	17.7	31.9
Auckland	71.7	60.1	41.1	12.8	56.7	62.5
Coromandel	37.2	29.3	11.1	9.2	13.3	22.6
Waikato	54.1	59.8	23.1	11.2	35.3	49.2
Bay of Plenty	47.3	59.3	28.3	14.0	29.1	44.5
Rotorua	65.4	55.5	16.8	17.9	38.6	44.3
Taupo	50.3	50.2	25.8	12.9	31.4	41.1
Whakatane-Kawerau	C	50.2	C	6.1	15.3	41.0
Gisborne	C	49.6	C	7.0	21.4	46.8
Taranaki	45.7	48.5	22.3	9.6	28.9	42.8
Hawke's Bay	52.5	60.3	32.8	12.5	36.4	50.7
Ruapehu	57.1	44.0	C	C	41.9	C
Manawatu	45.2	61.0	C	C	41.7	C
Whanganui	C	54.7	48.3	C	31.7	C
Wairarapa	40.1	42.7	C	C	21.9	C
Kapiti-Horowhenua	C	58.1	C	13.4	18.7	25.7
Wellington	72.6	70.7	C	C	60.6	C
Marlborough	35.4	51.5	23.5	12.2	27.9	38.5
Nelson-Tasman	47.8	44.1	29.9	7.8	22.7	38.4
Canterbury	58.9	52.1	34.1	14.1	37.3	49.2
Hurunui	C	50.7	C	13.6	25.7	35.7
Mackenzie	C	44.6	C	16.8	39.4	51.5
Timaru	C	59.8	C	11.3	28.1	50.3
West Coast	28.3	33.0	14.3	9.4	21.0	25.3
Wanaka	65.1	85.5	60.8	15.4	40.3	68.5
Queenstown	77.9	65.8	C	C	69.1	C
Waitaki	29.6	49.2	17.1	6.7	19.9	36.3
Central Otago	C	47.2	C	3.4	9.9	29.7
Dunedin	48.8	62.8	28.9	17.9	43.3	50.1
Otago	C	52.2	C	C	20.6	C
Fiordland	21.3	25.5	C	C	17.7	C
Southland	C	51.2	C	9.1	32.1	40.3
Total	60.5	53.7	33.7	11.5	36.9	50.4

(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 Kapiti-Horowhenua RTO area.

Table 6.1

Local Authority and Kapiti-Horowhenua Accommodation Results⁽¹⁾

Accommodation type	July 2018 results				
	Establish-ments	Capacity	Guest Nights	Average stay length	Occupancy rate
	Number			Days	Percent
Horowhenua District					
Hotels	-	-	-	-	-
Motels	12	3,286	3,115	1.66	52.58
Backpackers	2	6,541	C	C	C
Holiday parks	5	18,693	C	C	C
Total	19	28,520	5,598	1.74	11.41
Kapiti Coast District					
Hotels	1	651	C	C	C
Motels	12	4,154	4,722	1.90	62.44
Backpackers	3	9,300	C	C	C
Holiday parks	4	13,113	C	C	C
Total	20	27,218	11,911	2.38	26.38
Kapiti-Horowhenua Regional Tourism Organisation area					
Hotels	1	651	C	C	C
Motels	24	7,440	7,837	1.80	58.08
Backpackers	5	15,841	C	C	C
Holiday parks	9	31,806	7,591	2.40	13.44
Total	39	55,738	17,509	2.13	18.72

(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 http://www.stats.govt.nz/browse_for_stats/industry_sectors/accommodation.aspx