

Date: 04 Jun 2024
Time: 10.00am
Meeting Room: Room 1, Level 26
Venue: 135 Albert Street
 Auckland

Komiti mō te Waeture me te Haumarū ā-Hapori / Regulatory and Community Safety Committee

OPEN MINUTE ITEM ATTACHMENTS

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4/06/2024

Item 6.1



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Well-Run Boarding Houses are Assets

- Cheap
- Sociable
- Enjoyable
- Flexible
- Convenient
- Necessary – there are limited housing options in Auckland and high levels of immigration

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Attachment A

1

Badly-run Boarding Houses are High Risk

- Shoddy building work
- Overcrowding
- Fire Risk
- Volatile mix of residents that put most vulnerable at risk
- Reputational - Backpackers share stories of terrible experiences
- Neighbours witness drug dealing, erratic behaviour and are threatened with violence by some residents and their visitors
- Potentially, tax evasion, and other criminal behaviour from landlords.
- Not just an Auckland issue: fires in badly-run boarding houses have led to many deaths world-wide. Better regulation has followed tragedies in the UK, Australia, Canada and the US.

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Boarding Houses in Waitemata

- Lantana Lodge and City Garden Lodge have caused numerous problems for residents and neighbours alike with reports of overcrowding, drug dealing, threats to knife people (or their children).
- City Garden Lodge is alleged to have had **243 police call outs** in three years and there have been reports of police and security guards being chased away from the property.
- The City Garden Lodge was destroyed by arson. The lodge had failed previous audits with regards fire standards.
- Backpacker reviews for some hostels in central Auckland report overcrowding, rooms without windows, sanitation issues, faulty air conditioning, cooking in rooms, and concerns about safety.
- Many office buildings continue to be converted into sleeping accommodation.
- Some offer a great experience and cause no trouble at all.

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