

**Hearings Committee - Bylaws and Policies**  
**Dangerous, Insanitary and Affected Buildings Policy**  
**MINUTES**

---

Minutes of an ordinary meeting of the Dangerous, Insanitary and Affected Buildings Policy Hearings held in the Council Chambers, Dunedin Public Art Gallery, The Octagon, Dunedin on Monday 30 March 2026, commencing at 9.02 am

**PRESENT**

**Chairperson** Cr Lee Vandervis

**Members** Cr Russell Lund Cr Mandy Mayhem

**IN ATTENDANCE** Paul Henderson (General Manager Corporate and Regulatory Services); Mike Hart (Acting Manager Building Services), Grant Sutton (Principal Advisor Building Services), Mark Mawdsley (Team Leader Advisory Services) and Anne Gray (Policy Analyst) and Cr John Chambers

**Governance Support Officer** Lynne Adamson

**1 APOLOGIES**

There were no apologies.

**2 CONFIRMATION OF AGENDA**

Moved (Cr Lee Vandervis/Cr Mandy Mayhem):

That the Committee:

**Confirms** the agenda without addition or alteration.

**Motion carried (CH/2026/004)**

### 3 DECLARATIONS OF INTEREST

Members were reminded of the need to stand aside from decision-making when a conflict arose between their role as an elected representative and any private or other external interest they might have.

Moved (Cr Lee Vandervis/Cr Mandy Mayhem):

That the Committee:

- a) **Notes** the Elected or Independent Members' Interest Register; and
- b) **Confirms** the proposed management plan for Elected or Independent Members' Interests.

**Motion carried (CH/2026/005)**

### 4 SPEAKING SCHEDULE

#### **Michael Gibson**

Mr Michael Gibson spoke to his submission in support of the proposed Dangerous, Insanitary and Affected Building Policy. Mr Gibson spoke of the results of the Ministry of Business, Innovation and Employment (MBIE) inspections of rental properties last year. He commented that as landlords gave consent to the inspection he feared that as a result, the worst properties weren't inspected.

Mr Gibson responded to questions.

The Chair acknowledged, and the committee considered the other three submissions received.

### 5 RESULTS OF CONSULTATION ON REVIEW OF DANGEROUS, INSANITARY AND AFFECTED BUILDINGS POLICY

A report from Corporate and Regulatory informed the Hearings Committee on the submissions received on the review of the Dangerous, Insanitary and Affected Buildings Policy.

There were four submissions received with two submitters in agreement with the proposed Policy; one did not agree and one did not answer the question.

The General Manager Corporate and Regulatory Services (Paul Henderson), Acting Manager Building Services (Mike Hart), Principal Advisor Building Services (Grant Sutton) and Team Leader Advisory Services spoke to the report and responded to questions.

Moved (Cr Lee Vandervis/Cr Mandy Mayhem):

That the Committee:

- a) **Considers** the submissions on the review of the Dangerous, Insanitary and Affected Buildings Policy; and

- b) **Makes** recommendations to the Council on the Dangerous, Insanitary and Affected Buildings Policy.

**Motion carried (CH/2026/006)**

Moved (Cr Lee Vandervis/Cr Mandy Mayhem):

That the Committee

**Adjourns** the meeting for 5 minutes.

**Motion carried**

The hearing adjourned at 10.05 am and resumed at 10.17 am.

There was a continued discussion on the submissions and the proposed changes.

Moved (Cr Lee Vandervis/Cr Mandy Mayhem):

That the Committee:

- a) **Approves** all of the proposed track changes to the Dangerous, Insanitary and Affected Buildings policy with the inclusion of:
  - i) Add the word “ordinary” to the definition of Dangerous buildings to accurately reflect this definition in the Act.
  - ii) Add the words 2.4 “Any proposed work affecting buildings or areas subject to heritage orders or encumbrances (e.g. a heritage covenant), may require additional approvals” for greater clarification.

**Motion carried (CH/2026/007)**

The meeting concluded at 10.20 am

.....  
CHAIRPERSON