

**MINUTES OF THE DANGEROUS, AFFECTED AND INSANITARY BUILDINGS  
POLICY REVIEW HEARING  
HELD IN THE COUNCIL CHAMBERS ON  
THURSDAY 5 JUNE 2025 COMMENCING AT 9.00AM**

**PRESENT**

Councillor Elizabeth Mundt (Chair)  
Councillor Bob Mugford  
Vanessa Mitchell - Head of Building

**IN ATTENDANCE**

Nathan Evans – Building Operations Manager  
Neisha Livermore – Senior Communications Advisor  
Therese Davel – Governance Lead (minutes)

The meeting was livestreamed.

**APOLOGIES**

None.

**OPENING COMMENTS**

The Chairperson welcomed her panel member, Councillor Mugford and staff, Mrs Mitchell and Mr Evans, to the hearing. She also welcomed those in attendance wishing to speak.

**RECEIPT OF SPEAKING SUBMITTERS**

**Samuel Wilshire**

Mr Wilshire said the policy needed a table to show what was deemed as unsuitable potable water and said many homes had rainwater tanks and the rainwater was used for drinking water as well.

He said any failed sewerage system would have huge health effects on the population and that portable toilets should be made available when people's homes were affected.

Mr Wilshire also questioned why earthquakes were excluded from the Act in terms of the definition of a dangerous building noting that some of the older homes were actually better constructed and withstood earthquakes better.

Mr Wilshire had a slide pack showing photos of several buildings and said that it showed how poorly remediation and maintenance was done. He said it seemed it was a result of deferred maintenance and showed photos of buildings which appeared to have been resealed and repainted rather than undergoing proper maintenance. He questioned what happened to the books and furniture in the Leeston Library for example, when it was not able to be approached or accessed over a 30-day period.

Relating to photos of Lincoln Library, Lincoln Event Centre and West Melton Community Centre, Mr Wilshire questioned how long council staff have known about water damage for example, before anything was done to rectify the situation.

Overall Mr Wilshire noted the policy was much clearer and while the flow chart was an improvement the terminology could do with some tweaking.

Councillor Mundt thanked Mr Wilshire for his presentation. Councillor Mugford thanked him as well noting he had obviously put in a lot of time and effort. He asked Mr Wilshire what he thought a suitable process could be for informing council of buildings so affected to which Mr Wilshire commented that it could be by people complaining about it. he said a range of perspectives would be necessary for each building as one opinion wasn't always clear cut.

Staff commented that the threshold was extremely high with e.g. insanitary buildings and that in situations where septic tanks were overflowing in the back yard, the homes are still liveable and portaloos would be considered. It was always better to leave people in their homes where appropriate and safe to do so.

### **John Verry**

Mr Verry submitted on behalf of the Malvern Community Board. He said the Board also asked the Malvern Ward Residents' Associations for their feedback and incorporated that into the final submission where appropriate.

Mr Verry said the Board felt that staff should be proactive as well and acknowledged that in some cases complaints can be quite vexatious.

He added that the policy should enhance transparency and that this would foster trust and ensure community support for what is happening. He said staff could consider a community register on the website and clarity of timelines. He said the MBIE diagram was quite helpful.

Mr Verry also addressed the submissions referring to heritage buildings and he said there should be clear enforcement protocols.

Councillor Mugford asked him about whether there should be a different threshold for heritage buildings, but Mr Verry said he didn't think so, rather a different process as detailed in the Heritage New Zealand submission.

Councillor Mundt asked for clarification around his suggestions to use different wording to which Mr Verry said having the policy say 'compliance driven response' would show an honest and transparent approach. He said the implications of non-compliance are quite significant.

The Chairperson and staff thanked the submitters for their time.

The Chairperson led the meeting in a closing karakia and thanked everyone for attending. She reminded the attendees of the deliberations which will take place on Friday 6 June 2025.

The hearings closed at 9.32am

Chairperson *T. Mundt*

*Dated 6 day of June 2025.*