

1 August 2018

Hamish McNeilly  
[Hamish.mcneilly@fairfaxmedia.co.nz](mailto:Hamish.mcneilly@fairfaxmedia.co.nz)

Dear Mr McNeilly

**Local Government Official Information and Meetings Act 1987 (LGOIMA) request for information on tree house complaints**

I refer to your request dated 4 July 2018 requesting all documents, including emails, relating to complaints over tree houses over the last two years.

I advise that we have received two complaints regarding tree houses in the last two years.

Please find attached information on the first complaint received in April 2017. Pursuant to Section 7(2)(a) of the LGOIMA to protect the privacy of natural persons and Section 7(2)(c)(i) where making the information available would be likely to prejudice the supply of similar information, or information from the same source, and it in the public interest that such information should continue to be supplied the details of the complainant have been redacted along with the details of the person and their property that the complaint was in relation to.

With regards to the second complaint, we are extending the time to respond to you under Section 14(1)(a) of the LGOIMA, we are currently collating and reviewing the information requested, and will send a response to you by 31 August 2018.

You are advised that as some information has been withheld you are entitled to seek a review by the Office of the Ombudsman (0800 802 602) or [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz)

Yours faithfully



Rebecca Murray  
**Governance Support Officer**

30 March 2017



Dear Sir/Madam

**Application Location:**  
**Consent Number:**  
**Application Details:**



The Dunedin City Council's building services department has received a complaint about the construction of a tree hut at [REDACTED]. Can you please contact me on DDI 474-3550 or alternatively you can email me at [hveldkam@dcc.govt.nz](mailto:hveldkam@dcc.govt.nz) to discuss as this is classed as building work and would require a building consent.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Heddy Veldkamp', with a long horizontal line extending to the right.

Heddy Veldkamp  
**Building Services**



**DUNEDIN CITY**  
**COUNCIL**  
*Kaunihera-a-rohe o Otepoti*

50 The Octagon, PO Box 5045, Moray Place  
Dunedin 9058, New Zealand  
Telephone: 03 477 4000, Fax: 03 474 3488  
Email: [dcc@dcc.govt.nz](mailto:dcc@dcc.govt.nz)  
[www.dunedin.govt.nz](http://www.dunedin.govt.nz)

18/04/17

[REDACTED]

Dear [REDACTED]

Thank you for meeting with me the other day to discuss the tree house.

I have spoken with Phil Marshal one of our senior planners and discussed what would be required from the building consent side of things as well as any planning requirements.

From a planning perspective the tree hut / deck would require a resource consent as it breaches the height plane requirements.

The tree hut would also require a building consent as it is closer than its own height to the boundary.

This relates to buildings that are less 10 square meters.

If you decide to remove the roof and keep the structure as a deck then a building consent would only be required if the deck was over 1.5 meters from the ground. You would of course need a barrier if the height was over 1 meter from the ground.

I would also point out that all exempt building work must comply with the Building Code and I did note that the piles that were in place were 100x100 and to comply with the requirements of the building code the minimum size of a square pile is 125x125 and would have to be H5 treated.

I don't want to be the bearer of bad news but it would seem that it would be much easier to remove the structure as the cost of obtaining a building consent and resource consent may be prohibitive.

Please contact Phil Marshall to discuss the planning requirements and feel free to contact me to discuss the above.

Signature:

On Behalf of: Dunedin City Council

Position: Building Compliance Officer

Name: Heddy Veldkamp

Email: [hveldkam@dcc.govt.nz](mailto:hveldkam@dcc.govt.nz)

Phone: 03 477 4000

Hi,  
Assistance need please see below:

Customer Name:

[REDACTED]

Query received:

The concern is that [REDACTED] at [REDACTED] is building a very large tree house. It is about 2.5m off the ground, right next to the boundary and about 1.5m - 2m high. Wanting to know if they should have had either building consent or resource consent to do this?

I, Chenette, has just discussed the building work with [REDACTED]. The tree house is under construction so unsure whether or not it will have a roof? The m2 area of the structure might just be under 10m2? My findings are that it does appear that the structure require a Building Consent with reference to Schedule 1, exemption 3 or 24 because of the height of the ground?

A resource consent might be required too?

Can you please follow up as [REDACTED] very concerned?

Thanks  
Chenette

Chenette Thomas  
Building Consent Officer, Regulatory Services  
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand  
Telephone: 03 477 4000; Fax: 03 474 3523  
Email: [chenette.thomas@dcc.govt.nz](mailto:chenette.thomas@dcc.govt.nz)



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If you wish to receive regular electronic updates from Dunedin City Council Building Services, please register on-line: [www.dunedin.govt.nz/building-services-contacts](http://www.dunedin.govt.nz/building-services-contacts)

## Jenny Lapham

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**From:** Heddy Veldkamp  
**Sent:** Tuesday, 10 July 2018 08:27 a.m.  
**To:** Jenny Lapham  
**Subject:** tree house

The tree house was removed and verified by a site inspection.  
I don't have a record of that inspection.

Kind Regards  
Heddy

Heddy Veldkamp  
Compliance Officer  
Regulatory Services  
**Dunedin City Council**

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand  
Telephone: 03 474 3550; Fax 03 474 3523  
Email; [heddy.veldkamp@dcc.govt.nz](mailto:heddy.veldkamp@dcc.govt.nz); [www.dunedin.govt.nz](http://www.dunedin.govt.nz)



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