

## Schedule of meetings with owners

### 7 Carter Street – F & E Boyd

Encroachment: Extensively developed with concrete drive, glasshouse, garden shed, brick wall, iron gates, timber fence, paths, lawns and gardens. Eaves of garage also encroaches slightly.

Council requirement: Removal of all improvements except eaves of garage.

Licence proposal: For future use as lawn and garden and to cater for eaves for life of structure at a rent of \$0.10 pa.

Compliance with Council policy: Licence for eaves of garage will comprise a departure but is deemed unreasonable to charge \$175.00 pa for a nominal encroachment.

Owner reaction: Owners happy to remove all but the driveway. Council letter of 30 June 1992 required drive to remain gravel, owner elected to ignore. Owners are currently trying to sell the property. Owners have been advised in writing to remove the driveway by 30 June 2003.

### 12 Edwin Street – DM & KG Heller

Encroachment: Front edge of a timber deck off the house, lawn and garden.

Council requirement: No removal necessary.

Licence proposal: For future use as lawn and garden and to cater for deck edge for life of structure at a rent of \$0.10 pa.

Compliance with Council policy: Licence for deck will comprise a departure but is deemed unreasonable to charge \$175.00 pa for a nominal encroachment.

Owner reaction: Happy with proposal and pleased to have their situation clarified. Likely to request a licence. Had believed the deck to be within the boundary.

### 9 Edwin Street – B Brewer

Encroachment: Picket fence 2 metres into Council land over part of the boundary length.

Council requirement: Move encroaching fence back onto the common boundary.

Licence proposal: None necessary.

Compliance with Council policy: Relocation to boundary or removal of fence will achieve compliance.

Owner reaction: Happy to remove fence. May, when work completed, fence all boundary and seek Council half share of costs.

### 10 Charles Street

Encroachment: Dumped waste on Council land.

Council requirement: Remove waste material.

Action Taken: Council has erected temporary post and wire fence to define the boundary. Waste material has been removed.

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### 11 Charles Street – C & A Thorn

Encroachment: Minor fence encroachment and storage of building materials.

Council requirement: Remove building materials and grant licence to regularise fence.

Licence proposal: To cater for encroachment of fence on Council land over part of the boundary length only at \$0.10 pa.

Compliance with Council policy: Licence for fence will comprise a departure but is deemed unreasonable to charge \$175.00 pa for a nominal encroachment.

Owner reaction: Happy to remove building materials immediately and to have licence granted. Had believed the fence to be on the boundary.

### 7A Richard Street – J & V Petersen

Encroachment: Fence and part of access drive, part of timber deck, lawn and garden.

Council requirement: To either remove all encroachment or to regularise by grant of a licence at the greater of \$175.00 or a current market licence fee.

Licence proposal: An assessment of the licence fee worth is being obtained. This will be relayed to the owners. If they can afford the fee, a licence will be requested. If the fee is not affordable, the owners plan to fully withdraw from the Council land.

Compliance with Council policy: The grant of a licence will comprise a departure. The owners purchased the property as it is currently developed. The land is well back from the river edge. The licence will be for these owners only. On sale the encroachment will terminate.

Owner reaction: Pleased to have the matter addressed. Are about to retire and licence fee is therefore an affordability issue.

### 5A Richard Street – D Martin

Encroachment: Dog kennel.

Council requirement: Remove the dog kennel.

Owner reaction: Owner happy to remove the dog kennel.

### 64A Owen Street – D Puata and P Maxwell

Encroachment: Council land fenced off for private use.

Council requirement: Removal of fence.

Owner reaction: Happy to remove fence. Wish to fence common boundary and have Council pay half share. Do not require a licence.

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### 66A Owen Street – W & P Emmens

Encroachment: Council land fenced off for private use, earth mounds (stopbanks) and corner of shed encroaches.

Council requirement: Removal of fences, removal of earth mounds and either removal of shed or regularisation by licence.

Licence proposal: For future use as lawn and garden and to cater for shed corner for life of structure at a rent of \$0.10 pa.

Compliance with Council policy: Licence for shed corner will comprise a departure but is deemed unreasonable to charge \$175.00 pa for a nominal encroachment.

Owner reaction: Happy to remove fencing erected by former owner. Does request licence for lawn, garden and shed.

### 68 Owen Street – B & K Patterson

Encroachment: Two encroachments. To rear river side, lawn, garden and trees plus small fence. To side, fence, lawn, garden and caravan park.

Council requirement: Remove all fencing.

Licence proposal: To rear for lawn and garden at \$0.10 pa and to side for lawn, garden and caravan park at greater of \$175.00 or market licence fee.

Compliance with Council policy: Both proposed licences will comply with policy.

Owner reaction: Happy to remove fences. Happy to pay a licence fee for the use of the land.

### 72 Owen Street – G & Y Cody

Encroachment: Extensive lawn and garden.

Council requirement: Regularise by grant of licence, owner to maintain the land.

Licence proposal: For lawn and garden at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Happy to have licence granted and to maintain the land. Also asked Council to remove or trim a large Willow on Council land next to their south boundary. Council agreed to undertake this work and owner has been advised.

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### 74 Owen Street – M & S Sutton

Encroachment: Low timber fence, lawn and garden.

Council requirement: Fence to be removed.

Licence proposal: For lawn and garden at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Owner has already removed the fence. Happy to have licence granted and to maintain the land.

### 76 Owen Street – R & R Lang

Encroachment: Para type portable swimming pool set into the ground, deck, fencing, lawns and gardens.

Council requirement: Removal of swimming pool, deck and fencing. Also require backfill of pool excavation.

Licence proposal: For lawn and garden at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: During meeting with Mr Lang he was happy to remove the pool and to have a licence granted. Subsequently Mrs Lang has written to Council raising a host of concerns and is clearly not at all happy.

### 78 Owen Street – R McGuigan

Encroachment: Full encroachment of garage, carport, shed and pergola. Partial encroachment of carport and shed. Wire fence to ensure private use of Council land and lawns and gardens.

Council requirement: Removal of fully encroaching buildings and fence.

Licence proposal: Owner has requested licence for the lawn and garden at \$0.10 pa. Owner will form a view and advise if a licence is required for partially encroaching structures at \$175.00 pa or if those encroachments will be removed.

Compliance with Council policy: Both licences, if granted, will comply with Council policy.

Owner reaction: An absentee owner living in Hong Kong. Property under professional management. Happy to remove fences and structures fully on Council land. Do want a licence for lawn and garden.

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### 82 Owen Street – C Reid

Encroachment: Post and wire netting fence, lawn and garden.

Council requirement: Removal of fence.

Licence proposal: For lawn and garden at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Not happy to have their use of Council land interrupted. Have a dog and unhappy to remove the fence. Do not want to lose the use of the Council land as they have planted some valuable specimen trees and shrubs. Likely to require a fence to the common boundary with Council to meet the half share of the cost.

### 84 Owen Street – A & S Jenner

Encroachment: Landscaped garden, concrete walls and path.

Council requirement: No removal action required.

Licence proposal: For garden and path at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Happy to maintain the land and have a licence granted.

### 86 Owen Street – R Ward

Encroachment: Landscaped garden and timber steps.

Council requirement: No removal action required.

Licence proposal: For garden and steps at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Happy to maintain the land and have a licence granted. Owner concerned the neighbour dumps garden rubbish on Council land.

### 88 Owen Street – J & K Dougherty and P Muir

Encroachment: Landscaped garden and concrete steps.

Council requirement: No removal action required.

Licence proposal: For garden and steps at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Happy to maintain the land and have a licence granted.

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### 92 Owen Street – D & M Fitzgerald

Encroachment: Post and wire netting pergola, concrete wall, concrete path, garden and trees.

Council requirement: Removal of post and netting pergola.

Licence proposal: For garden, concrete wall, path and trees at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Initially not happy for pergola to be removed. Work seemed too much for owner to contemplate. Council has agreed to supply manpower for this work. Happy to maintain the land and have a licence granted.

### 94 Owen Street – PA & AM Bowden

Encroachment: Chicken coop, timber fence, railway sleeper landscape walls, concrete path and garden.

Council requirement: Removal of chicken coop and timber fence.

Licence proposal: For garden and landscape walls and path at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Happy to remove chicken coop and timber fence. Happy to maintain the land and have a licence granted.

### 96 Owen Street – AJ & MI MacLeod

Encroachment: Stone retaining walls, timber trellis fence, lawn and garden.

Council requirement: Removal of timber trellis fence.

Licence proposal: For stone walls, lawn and garden at \$0.10 pa.

Compliance with Council policy: In compliance with Council policy.

Owner reaction: Initially not happy to remove the fence. It was pointed out that Council approved the fence in 2000 as a temporary fence only until boundaries were clarified and Council policy for encroachments was settled. Otherwise happy to maintain the land and to have a licence granted.