



Property Rights & Easements

Overview

Before constructing the 110kV electricity line, Waipa Networks must acquire property rights to the land along the line route. The property rights allow Waipa Networks access to the land to construct, inspect, maintain and operate its network. Property rights are negotiated with affected landowners and documented in an easement agreement between the landowner and Waipa Networks.

Easements

An easement is a property right over a specific area of land that is registered on the property title. An easement agreement specifies the land subject to the easement and the rights of both the landowner and Waipa Networks relating to that land. The landowner will continue to own the land, but their rights over the easement area are subject to an agreement with Waipa Networks.

Easements are a common property right and agreement tool in New Zealand and are often used for rights of access to land used for pathways and driveways between neighbours, as well as gas and water pipelines.

Purpose of an easement

An easement ensures that Waipa Networks can access the land specified in the easement to construct, inspect, maintain and operate the new line. The easement agreement sets out the responsibilities of both parties, including how access is provided by the landowner and how access is gained by Waipa Networks.

Purchase price of an easement

Waipa Network's negotiations with landowners for property rights and easements will be conducted with honesty and integrity. Negotiations are based on advice from independent registered valuers who have been selected because of their experience and credibility in this specialist field of property valuation. They assess the property and identify the value of the easement being sought. Waipa Networks will also, by

agreement, meet the reasonable costs incurred by landowners obtaining their own independent valuation report and legal advice.

Easement agreement

An easement agreement will clearly state the rights and obligations of both the landowner and Waipa Networks.

The agreement will outline restrictions on what the land can be used for and what activities are not permitted on the easement. An important consideration in this regard is to ensure safety for landowners, and the safety and integrity of the transmission line.

The agreement will also outline Waipa Network's obligations for providing notice when access is required to the land (excluding in emergency) to construct, inspect, operate or maintain the line. It is also an obligation to cause as little disturbance as possible and to pay compensation as required for any temporary disturbance that does occur.

Standard easement obligations include:

Waipa Networks will:

- Give notice before accessing the property, except in emergencies.
- Cause as little disturbance to landowner activities as possible.
- Pay compensation for temporary disturbances that may occur.
- Access the easement by agreed access routes.

The Landowner will:

- Not alter the land contour in the easement, except for normal farming operations.
- Not build any new structures within the easement or plant trees that will grow into the lines
- Maintain minimum clearance (4 metres) from the lines when operating machinery.
- Not knowingly flood or light fires in the easement area or do anything that may damage the line or related installations.



Reaching an agreement on easement

Waipa Networks will make all reasonable efforts to negotiate a fair agreement with landowners, as this is the best outcome for both parties. If an agreement on an easement is not able to be reached, Waipa Networks may proceed through the process set out in the Resource Management Act 1991 and the Public Works Act 1981 to acquire property rights.

Easement negotiations

Waipa Networks has begun negotiations or easements with landowners to obtain property rights along the line route. Waipa Networks is able to meet with landowners and start easement negotiations, as considerable investigations and studies have defined a route that is feasible from an economic, environmental and engineering, perspective. More importantly, the line

route and electricity line have been designed to reduce the impact on as many houses, buildings and areas of special interest as possible.

Waipa Networks is committed to being transparent and to act with integrity in its relationship with landowners and the wider community, and in all activities relating to the new line.

How do property rights and easements fit into the RMA process

Property right negotiations with landowners for easements is a separate process. For more information on this, see the Waipa Networks Fact Sheet – RMA Process. The RMA process will begin after affected landowners have been engaged in property right negotiations.



**For further information
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