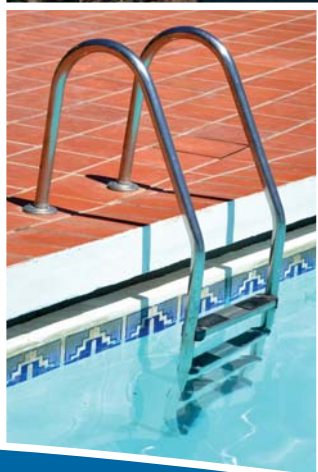
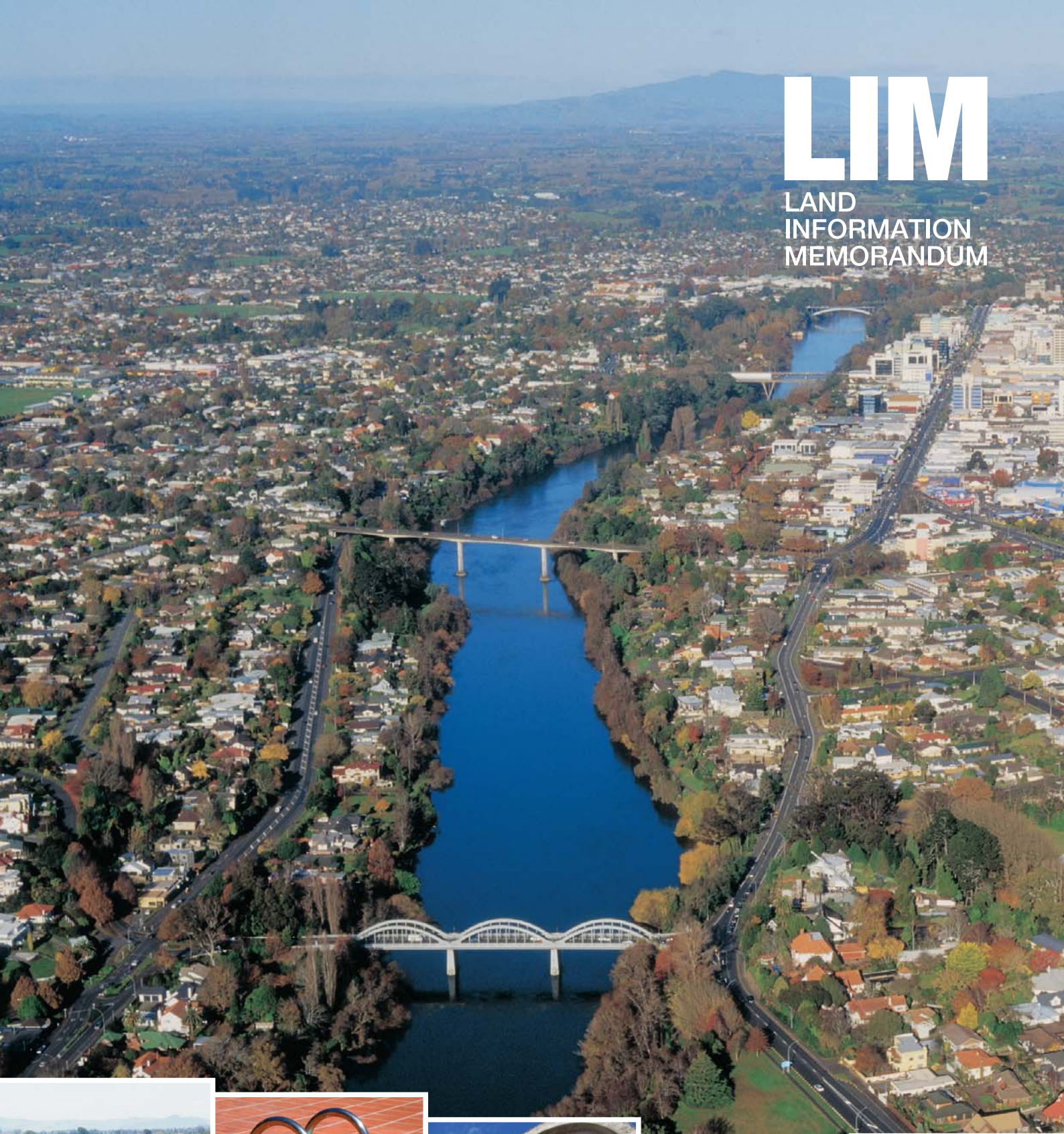


# LIM

## LAND INFORMATION MEMORANDUM





## Information in a LIM includes:

### Building Consents, Licenses and Requisitions

- Building Permits/Consents issued on the property
- Any outstanding works, Code Compliance Certificates for consents issued since 1993
- If a Compliance Schedule has been issued for the building and when the related Warrant of Fitness expires
- Any other notice, order, or requisition affecting the land or any building on the land previously issued by Council
- The status of the land in relation to the contamination of soil by hazardous substances
- Whether the property has a licence relating to the sale of food, the sale of liquor or other licence (under Health Act 1956)

### Swimming Pool

- Whether the property has a swimming pool known to Council
- In accordance with the Fencing of Swimming Pools Act 1987 or the 8500 Standard, if an inspection is required in relation to the swimming pool fencing and any additional fee payable before inspection

### Rates

- Current rating valuation
- Annual rates levy
- Penalties charged during the year
- Outstanding amounts for current instalment period
- Rates arrears
- Water charges (commercial only)

### District Plan Information

- Zoning of the property as defined by Operative and / or Proposed District Plans
- Environmental Protection Overlay
- Whether the site is listed as a Heritage Item, Heritage Precinct or Archaeological, Historic or Cultural Overlay
- Registered historic and notable trees on the site
- All Resource Consents approved in relation to property
- Notified Resource Consents in process at the subject site and adjoining properties

### Public Works

- Any proposed public works that may directly affect the property, where it is known

### Drainage / Water

- Information on public stormwater and wastewater pipelines on the property as shown on Council's log plans
- Water toby location
- Private drainage plans will be provided if available

### Special Features

- Such as erosion, subsidence, filling, flooding avulsion, falling debris, slippage, alluvion, or inundation and soil report in relation to the property, where Council has such information available

## Information you will NOT receive in a LIM:

- For information in relation to State Highways please contact New Zealand Transport Agency
- Plans for and/or activities for any parks and/or reserves in the vicinity of the property - contact the Parks and Gardens unit 07 838 6970
- Hamilton City Council does not hold any information concerning electricity and gas and telephone connections. Information may be obtained from the relevant companies
- Non-notified Resource Consent applications in process on the subject site
- Any decisions on adjacent property

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**Property Address:** 127 Ohaupo Road, Hamilton

**Legal Description:** Part Lot 5 DPS 6899

**Applicant:** Ruth Ann Stowers

**Date of Issue:** 2 November 2015

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Thank you for your application for a Land Information Memorandum on the above property. This report is a result of a detailed clerical search of Hamilton City Council's records.

Please note, no physical inspections have been carried out in relation to your request. If you require a physical inspection of the property, you will need to obtain the services of a qualified person from the private sector.

The information contained in this report is given without prejudice and is valid at the date of issue only. Hamilton City Council reserves the right to serve requisitions at any time should the need become apparent.

**Debra Stan-Barton**  
**Acting General Manager City Environments**

Per



**Rosemary MacInnes**

**LIM Co-ordinator**

Building Control

Municipal Offices

Garden Place, Hamilton

Phone 07 958 5971

Email: [rosemary.macinnes@hcc.govt.nz](mailto:rosemary.macinnes@hcc.govt.nz)

**PLEASE NOTE:**

*This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all the relevant information relating to the land held by Council. It is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to the researcher. Other organisations may hold information relevant to this property, for example Waikato Regional Council and network utilities companies for electricity, gas and telephone information.*



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## Building Information

☎ Ph: (07) 838 6677 if you require further information

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With effect from 31<sup>st</sup> March 2005 Section 363 of the Building Act 2004 makes it an offence, in respect of any building intended for public use, to use or permit a person to use any part of that building that is affected by building work for which no building consent was obtained, or where a building consent was obtained, but no code compliance certificate was issued.

### **Building Permits / Consents on File:**

Building Consent 1993/1992 issued 30.11.1993 – For a Balcony – Code of Compliance Certificate issued 7.6.1994. Copy attached ☒

Building Consent 1994/2540 issued 17.1.1995 – For Cladding Balcony Support/Shed - Code Compliance Certificate issued 22.2.1995. Copy attached ☒

### **Plumbing & Drainage Permits on File:**

Drainage Permit 11868 issued 11.12.1961 – Drainage to Sewer

*Please Note: Building, Plumbing and Drainage Permits prior to 1993 will not have been issued with a Code Compliance Certificate, as this requirement did not come into effect until 1993.*

### **Important to Note:**

In accordance with the Local Government Official Information and Meetings Act 1987, we have provided all building permit information for the property that is known to Council. Prior to the Building Act 1991, Council was not required to keep detailed records for building permits issued. As such, limited information is held and in some cases we are unable to identify building permits for particular properties.

The information provided in this application is in accordance with Section 44A (2) of the Local Government Official Information and Meetings Act 1987 (LGOIMA). In addition, Hamilton City Council informs the applicant that historic information ( limited to basic consent details- no plans held ) may, or may not, be contained in the 'Historic Building Register'. These registers have been archived at the Central Library (Garden Place) and are open for inspection in accordance with sec. 15 (1) (a) of the LGOIMA 1987.

**CODE COMPLIANCE CERTIFICATE NO:** 93/1992**COUNCIL FILE COPY**

Section 43(3), Building Act 1991

ISSUED BY

**HAMILTON CITY COUNCIL**

BUILDING CONSENT NO: 93/1992

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No of:      of an intended      stages		<b>MR/S A BARNES</b> <b>127 OHAUPO RD</b> <b>HAMILTON</b>	
New or relocated building	<input type="checkbox"/>	<b>LEGAL DESCRIPTION</b>	
Alteration	<input type="checkbox"/>		
Intended use(s) (in detail):		Property Number: <b>D1156929000</b>	
<b>BALCONY</b>		Valuation Roll Number: <b>04141-668-00</b>	
Intended Life:		Lot: <b>PT 5</b> <b>DPS 6899</b>	
Indefinite, but not less than 50 years	<input type="checkbox"/>	Section:      Block:	
Specified as      years	<input checked="" type="checkbox"/>	Survey District:	
Demolition	<input type="checkbox"/>		

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attached .....page(s) headed "Conditions of Code Compliance Certificate No. ...." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ **0.00**

Receipt No:

Signed for and on behalf of the Council:

Name: **P. MARTIN**

Position:

**C. G. Martin, City Engineer**

Date:

**7.16.1992**

**CODE COMPLIANCE CERTIFICATE NO: 94/2540****COUNCIL FILE COPY**

Section 43(3), Building Act 1991

ISSUED BY

**HAMILTON CITY COUNCIL**BUILDING CONSENT NO: **94/2540**

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No of:      of an intended      stages		<b>MR A BARNES</b>	
New or relocated building	<input type="checkbox"/>	<b>127 OHAUPO RD</b>	
Alteration	<input checked="" type="checkbox"/>	<b>HAMITON</b>	
Intended use(s) (in detail):		<b>LEGAL DESCRIPTION</b>	
<b>CLADDING BALCONY SUPPORT / SHED</b>		Property Number: <b>D0006899005</b>	
Intended Life:		Valuation Roll Number: <b>04141 668 00</b>	
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Lot: <b>PT5</b>	DP: <b>S.6899</b>
Specified as      years		Section:	Block:
Demolition	<input type="checkbox"/>	Survey District:	

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No. ...." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ **0.00**

Receipt No:

Signed for and on behalf of the Council:

Name: **PETER MARTENS****NZCB**Position: **BUILDING INSPECTOR****CO-ORDINATOR**Date: **22 / 2 / 95**

**General Information / Requisition/Special Features:** None recorded for this property.

**Record of Fill:** None recorded for this property.

**Legal File /Prosecutions Served / Bonds / Encumbrances:** None recorded for this property.

**Earthquake Risk:** None recorded for this property.

**Wind Zone:** Low

**Swimming Pool:** None recorded for this property.

**Building Warrant of Fitness:** Not applicable to residential properties.

**If work has been carried out without a building consent:**

With the introduction of the Building Act 2004, the service of providing what has been commonly known as “Safe and Sanitary” inspection has been discontinued. There is no longer the ability to make an application to Council for this service.

The Building Act 2004 allows for any person to apply for a “Certificate of Acceptance” for any work that has been completed without a building consent. This is however only applicable to work carried out after the inception of the Building Act 1991 (1 July 1992). A “Certificate of Acceptance” must be applied for on the appropriate form.

For any work completed without a building consent and prior to 1 July 1992 there is no process available through Council for acceptance or qualification of this work. Where such building work is the subject of a condition for a building report in a sale and purchase agreement, then you will need to obtain the services of a qualified person from the private sector.

Council is bound by the Building Act 2004 and has a role to ensure the health and safety of the public with regard to buildings is always maintained. If you are aware of a situation that you believe compromises the health and safety of building users then you need to refer the matter to Council at the earliest date.

For access to forms and further information, please visit our website: [www.buildwaikato.co.nz](http://www.buildwaikato.co.nz) and [www.hamilton.co.nz](http://www.hamilton.co.nz)

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# Planning Guidance Information

☎ Ph: (07) 838 6800 if you require further information

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## 1.0 STATUS OF DISTRICT PLANS

### Status of Hamilton City Operative District Plan

- In accordance with clause 20(1) of Schedule 1 of the Resource Management Act 1991, the Hamilton City District Plan became **Operative** on 28 July 2012.

### Status of Hamilton City Proposed District Plan

- Decisions on Submissions to the Hamilton City Proposed District Plan were released 4:50 PM 9 July 2014.
- Appeals to the Environment Court on the Decisions closed 20 August 2014, with 45 Appeals. These will be dealt with in due course through the Court.

### Where to find the District Plans

*To view the Hamilton City District Plans and Planning Maps on line go to [www.hamilton.co.nz/our-council/council-publications/districtplans/Pages/default.aspx](http://www.hamilton.co.nz/our-council/council-publications/districtplans/Pages/default.aspx)  
There are paper copies of the Hamilton City District Plan and Planning Maps available to view at Planning Guidance Unit and City Planning Unit, Council Building at Garden Place, and at the Hamilton Central Library.*

## 2.0 DISTRICT PLAN DETAILS APPLICABLE TO THIS PROPERTY

### Operative District Plan:

**Zone:** Residential

**Area :** None Recorded For This Property

**Overlay:** Hamilton Airport Protection Overlay

**Plan Change:** None Recorded For This Property

**District Plan Notations on this property:** None Recorded For This Property

**Designations on this Property:** None Recorded For This Property

**Alterations to Designations and Notices of Requirement for this property:** None Recorded For This Property

**For further information regarding Alterations to Existing Designations, and Notices of Requirement for new Designations please contact the City Planning Unit on 838 6810**



**Proposed District Plan:**

**Zone:** General Residential Zone

**Features:**

**\*Significant Archaeological, Historic and Cultural Sites:** None Recorded For This Property

**\*Natural Environment:** None Recorded For This Property

**\*Electricity Transmission Corridors:** None Recorded For This Property

**\*Natural Hazard Area:** None Recorded For This Property

**\*Areas:** None Recorded For This Property

**\*Other Features:** Airport Protection Overlay

**\*Designations on this Property:** None Recorded For This Property

**\*Alterations to Designations and Notices of Requirement for this property:** None Recorded For This Property

**For further information regarding Alterations to Existing Designations, and Notices of Requirement for new Designations please contact the City Planning Unit on 838 6810**

**\*Appeals:** None Recorded For This Property

**3.0 RESOURCE CONSENTS IN REGARD TO THIS PROPERTY**

**Resource Consents currently In Progress for this Property:**

None Recorded For This Property

**Resource Consent granted for this Property:**

None Recorded For This Property

**4.0 ACTIVE COMPLAINTS IN RELATION TO THIS PROPERTY:**

None Recorded For This Property

## **5.0 HERITAGE NEW ZEALAND REGISTERED ITEMS IN RELATION TO THIS PROPERTY**

None Recorded For This Property

## **6.0 INFORMATION ON LAND ADJOINING THIS PROPERTY**

### **Designations Adjoining this Property:**

#### **Existing Designations adjoining this property:**

Operative District Plan: 82 – State Highway 3  
Proposed District Plan: E82 – State Highway 3

#### **Alterations to Designations and Notices of Requirement adjoining this property:**

Operative District Plan: None Recorded For This Property  
Proposed District Plan: None Recorded For This Property

**For further information regarding Alterations to Existing Designations, and Notices of Requirement for new Designations please contact the City Planning Unit on 838 6810**

### **Notified Resource Consents currently in progress at adjoining Properties:**


#### **Notified Resource consent applications that are currently being processed at adjoining properties:**

None Recorded For This Property

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## City Waters Information

 Ph: (07) 838 6999 if you require further information

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Hamilton City Council's water-take does not provide capacity to supply process-related water above 15 cubic metres per day for the following activities:

- All new commercial and industrial activities
- All existing commercial and industrial activities that currently use more than 15 cubic metres per day, and wish to increase this amount
- All existing commercial and industrial activities that currently use less than 15 cubic metres per day, and wish to increase the amount of water used to above 15 cubic metres per day

If you are proposing to exceed any of these thresholds please contact Hamilton City Council's Works and Services Development Unit as soon as possible to discuss how this water may be obtained.

### Public Water & Waste Services:

A water connection is showing as serving the property

No stormwater connection is shown on the log plan as serving the property.

Council records do not show where the sewer connection is for this property.

**Refuse Collection Day:** Thursday

**Special Features:** None recorded for this property (Information on slips, flooding etc)

**Trade Waste:** None recorded for this property

**Please Note:** Levels, locations and dimensions of drainage/water works shown on plans may not be accurate, due to circumstances not notified to Council. A physical check should be made on all levels, locations and dimensions before starting design or works.





#### Freshwater Services Key

- H Hydrant
- Service Line
- ⊙ End Of Pipe
- X Abandoned Pipe
- V Valve
- ⊕ Service Valve
- Existing Pipe
- Other Pipe



#### Stormwater Services Key

	Catchpit		Manhole		Inlet		Channel		Stormwater Flow		Abandoned		Service Line
	Culvert		Node		Outlet		Soakage Trench		Live		Other		



**Hamilton City Council**  
Te kaunihera o Kirikiriroa

Disclaimer: Hamilton City Council does not guarantee that the data shown on this map is 100% correct.

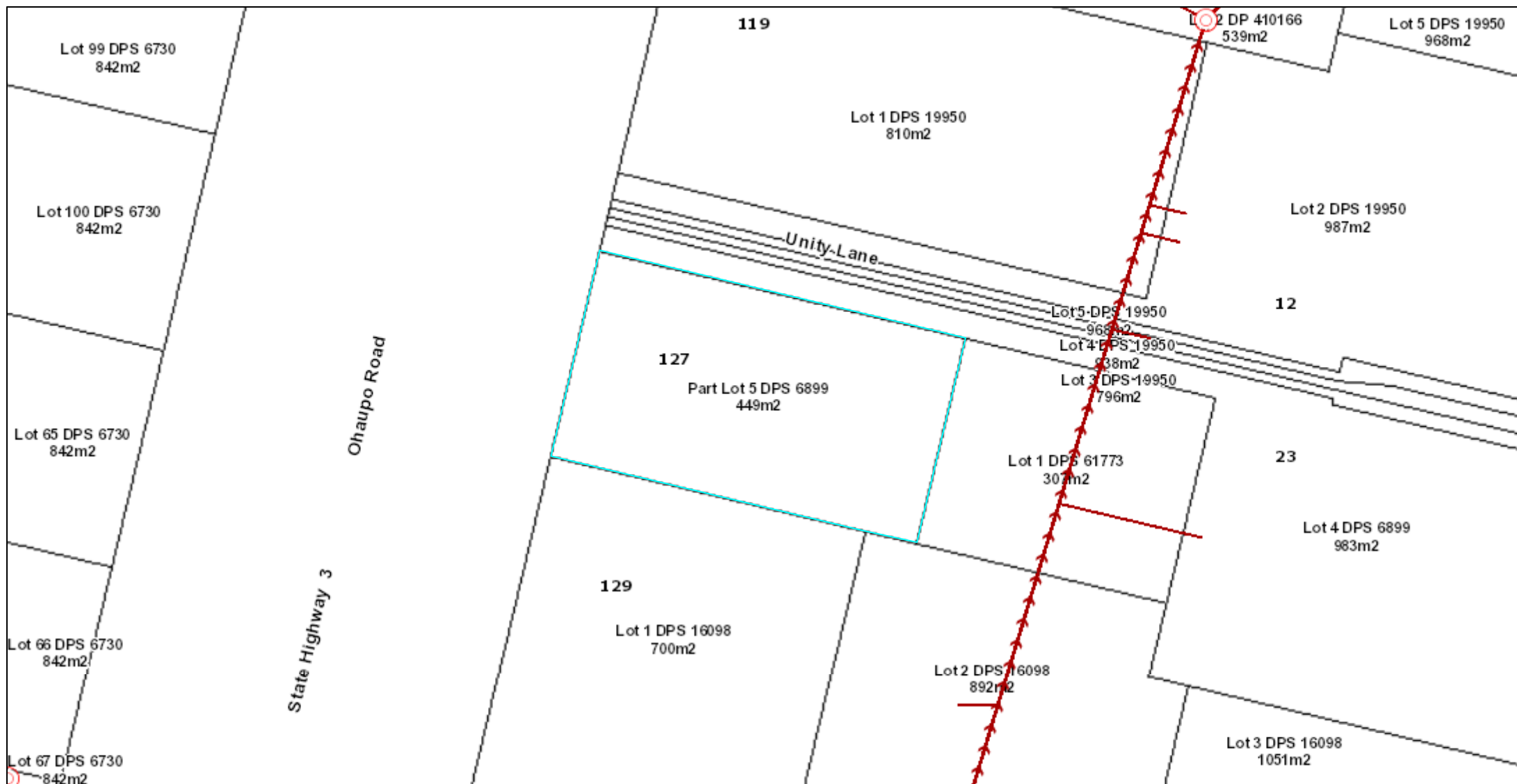
Cadastral Information is from Land Information New Zealand, Crown Copyright Reserved

127 Ohaupo Road

Scale :- 1 : 398

Date :- 28/10/2015





### Wastewater Services Key

- Manhole
- Pump Station
- Existing Pipe
- Other Pipe
- Rising Main
- Node
- Wastewater Flow
- Abandoned Pipe
- Aerial Main
- Service Line



**Hamilton City Council**  
Te kaunihera o Kirikiriroa

Disclaimer: Hamilton City Council does not guarantee that the data shown on this map is 100% correct.

127 Ohaupo Road

Scale :- 1 : 397


Date :- 28/10/2015





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## Environmental Health Information

 Ph: (07) 838 6582 if you require further information

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Note - No inspection of the subject business premises/property has been carried out as a result of this application.

### **Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council:-**

No information in relation to consents, certificates, notices, orders or requisitions are currently held in respect of this business premises/property. This does not preclude the possibility of consents, certificates, notices, orders or requisitions being issued in the future.

### **Likely presence of hazardous contaminants known to Council:-**

Council holds records of properties where certain hazardous activity and industrial landuses (HAIL) that are considered likely to cause land contamination are known to be occurring, may have occurred, or have occurred in the past.

As at the date of issue of this LIM report Council holds no information for the land that is the subject of this LIM in relation to activities and industries that are considered likely to cause land contamination, or in relation to the likely presence of hazardous contaminants.

### **Important notes:-**

*The absence of information does not necessarily mean that no hazardous activity or industrial landuse is occurring or has occurred on the land, or the absence of hazardous contaminants on the land, but simply means that no information is currently held by Council.*

*Council is concerned with human receptors only. You are advised to contact the Waikato Regional Council, who may or may not have further information in relation to HAIL activity and the likely presence of hazardous contaminants for this land, particularly in relation to ecological receptors.*

### **Disclaimer:-**

*Hamilton City Council accepts no liability for any inaccuracy in, or omission from, the information provided above, or for any consequence of that inaccuracy or omission.*

*Any person who wishes to make any commercial decisions that involves an assessment of whether the site is impacted by hazardous contaminants should make their own enquiries and decisions.*

Further information:-

*More information on hazardous activities and industries that are considered likely to cause land contamination can be found at:- <http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.html>.*

*Advisory note:-*

*The absence of information does not necessarily mean the absence of hazardous contaminants in the soil, but simply means that no information is currently held by Council. Refer to the Ministry for the Environment website for information on hazardous activities and industries that may lead to land contamination - <http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.html>.*

*You are also advised to contact Waikato Regional Council, who may or may not have further information in relation to the likely presence of hazardous contaminants for this property.*

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## City Transportation Information

☎ Ph: (07) 838 6999 if you require further information

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**Public Works:** There are no known works to be undertaken on this street.

**Rights Of Way / Shared Access:** It is probable that a 'right-of-way' or 'Shared Access' serve this property. You are advised to check with your legal adviser as to what your responsibilities would be with regard to the maintenance of the 'right-of-way' or 'Shared Access' and associated services (including any lighting).

**Vehicle Crossing:** For vehicle access it is necessary that this property is served by a properly formed vehicle crossing. If you are unsure as to the adequacy of the crossing, or if one does not exist, please contact the above number.

### **Road Resurfacing Policy:**

Hamilton City Council has adopted a Road Resurfacing Policy that determines the appropriate resurfacing material to be used when each road becomes due for resurfacing. The Policy states that:

- a) Chipseal surfacing shall be used for resealing, except for roads satisfying the criteria in b) below, in which case hot mix surfacing shall be used.
- b) The criteria for use of hot mix surfacing shall include:
  - i. roads where the volume of traffic exceeds 15,000 vehicles per day
  - ii. roads subject to high wear and tear (such as cul-de-sac heads and intersections)
  - iii. roads in industrial/commercial areas where there is a high concentration of truck traffic
  - iv. roads with short sections between two adjacent hot mix areas where the use of chipseal is uneconomic
  - v. roads subject to high usage by pedestrians, such as the CBD
  - vi. roads requiring special treatment due to engineering reasons.
- c) The performance of chipseals shall be monitored closely during initial laying and up to a period of 3 months thereafter, to minimise nuisance caused by loose chips and bitumen.
- d) The specifications for all chipsealing contracts will ensure the greatest possible chip retention and a high standard of sweeping and cleanup after the work is complete.

If the road this property is located on is surfaced with hotmix, and carries less than 10,000 vehicles per day, the road will be resurfaced with chipseal when the current surfacing material reaches the end of its useful life. The end of its life will be when it no longer provides waterproof cover for the underlying pavement layers.

If you require more information on this, please contact the Roads and Traffic Unit (phone 838 6999) who will be able to confirm if this road is affected by this Policy.

Ohaupo Road is a state highway. Please contact (NZTA) New Zealand Transport Agency for further information.



**Under the Local Government Rating Act 2002 section 36 (2) you are required to notify the Hamilton City Council no later than 1 month after settlement occurs**

**Date of Information:** 26/10/2015  
**Valuation Number:** 04141-668-00  
**Rates Number:** 19088  
**Assessment Area:** 0.0449 - Hectares  
**Legal Description:** Pt Lot 5 DP S6899 127 Ohaupo Road  
**Total Years Levy:** \$1,589.53  
**Received to Date:** \$397.36 - Credit  
**Arrears Brought Forward from 2014/15:** \$0.00  
**Amount to clear to 30 June 2016:** \$1,192.17  
**Total Penalties:** \$0.00  
**Adjustments:** \$0.00  
**Rebates:** \$0.00

*If a rebate amount is showing please contact the Rates Department on 07 838 6688 as it will affect the rates currently due for settlement.*

**Amount now Due:** \$397.39

*10% Additional charge will be incurred after the instalment due date*

**Settlement payments can be made via Internet Banking into Hamilton City Council bank account 02-0316-0030142-06, ensure the following fields are completed:**

**Particulars:** Rates **Code:** 19088 **Reference:** 127OhaupoRoa

**Please advise confirmation of this payment when sending Notice of Sale.**

**Direct Debit:** None

**Payment Amount:** Nil

*Automatic payments must be cancelled at the bank. Direct debits will be cancelled by HCC when requested or when change of ownership is processed.*

**Rating Category:** Residential General

**Water meter attached:** No

*Please note: for properties with a rating category "Commercial General" water meter charges may still apply. To confirm this, or for a final reading please email your request to*

*[CIRevenueteam@hcc.govt.nz](mailto:CIRevenueteam@hcc.govt.nz). Alternatively, further information can be found in the "City Waters Information" section as shown in the LIM report.*

**Land Value:** \$119,000

**Capital Value:** \$330,000


**Improved Value:** \$211,000

<b>Instalment Number:</b>	<b>Payment Due Date:</b>	<b>Instalment Amount:</b>
<b>1 (1 Jul - 30 Sep)</b>	10/09/2015	\$397.36
<b>2 (1 Oct - 31 Dec)</b>	3/12/2015	\$397.39
<b>3 (1 Jan - 31 Mar)</b>	3/03/2016	\$397.39
<b>4 (1 Apr - 30 Jun)</b>	2/06/2016	\$397.39

*Please clear at least to the end of the current instalment at the time of settlement.*

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## Parks & Open Spaces Information

 Ph: (07) 838 6622 if you require further information

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The property you are enquiring about is not within 200 metres of any park. You are advised to contact the Parks and Open Spaces Unit for further information regarding the management, development and current and potential use of any park on 07 838 6622 or email [parksopenspaces@hcc.govt.nz](mailto:parksopenspaces@hcc.govt.nz)

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### Network Utility Operators

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Hamilton City Council does not hold any information concerning electricity, gas or telephone connections. Information may be obtained from the relevant companies.

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#### Please Note:

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- Some categories of information are based on records supplied to Council by property owners or developers or trades people. This information may not be accurate.
- Persons intending to make decisions in relation to the property to which this land information relates are urged to take appropriate professional advice including legal, survey, engineering and land use planning advice.
- No inspection of the property has been made for the purpose of this memorandum; it deals only with those matters which it specifically addresses and is not a general warranty of fitness.

# TREES AND YOUR POWER SUPPLY

**The Waikato is a region of great beauty** – fertile pastures, clean rivers and millions of trees. Unfortunately, overgrown and inappropriate trees near power lines are one of the biggest contributors to power outages in our area. Even when trees appear to be well clear of the lines, they still pose a threat to the power supply during storms and strong winds.

WEL Networks, your electricity lines company is dedicated to delivering safe and reliable power to you.

## Does this property have trees growing near power lines?

WEL Networks regularly carries out patrols on its lines to identify problem trees. Trees that are encroaching on the power lines are

entitled to one trim carried out by WEL Networks for free\*.

This offer pertains to the property, not the property owner. Contact WEL Networks to find out if any trees on this property have already had their free trim as any subsequent trimming or felling of trees is the responsibility of the property owner.

If you are a property owner then you own, and are responsible, for maintaining the lines and equipment on your property. This also includes trees that reach over your property boundary and encroach on either power lines in the roadside reserve, or into neighbouring properties.

\* Some conditions apply.

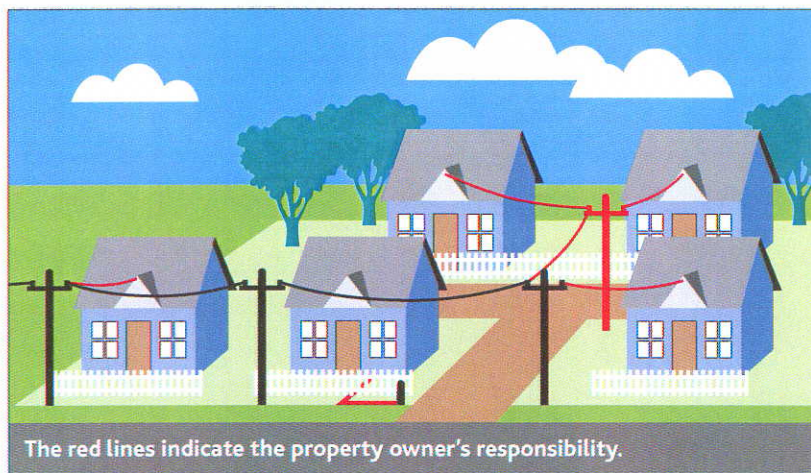
## WHO OWNS WHAT?

**WEL Networks owns the electricity distribution network throughout the Waikato.**

However, we generally don't own the lines from the boundary of your property to your home or business. These are called service lines and they're owned by the property owner. This includes any equipment on your property such as poles, cross arms, insulators and underground cables.

If your service line serves others too, for example if you live down a right of way (R.O.W.), then you share ownership with the other property owners.

If you would like to find out more information about trees on this property and your responsibilities, contact WEL Networks directly on 0800 800 935 or [trees@wel.co.nz](mailto:trees@wel.co.nz). The rules surrounding trees

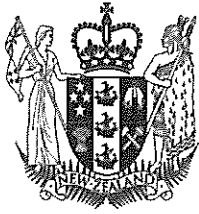


and power lines are covered by the Electricity (Hazards from Trees) Regulations 2003. If you would like to download a copy of the Tree regulations visit our website:

<http://www.wel.co.nz/files/ElectricityHazardsfromTreesRegulations2003.pdf>



114 Maui Street, Hamilton | PO Box 925, Hamilton 3240, New Zealand  
Phone +64 7 850 3100 | Fax +64 7 850 3210 | Email [connect@wel.co.nz](mailto:connect@wel.co.nz) | [www.wel.co.nz](http://www.wel.co.nz)



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**

**Guaranteed Search Copy issued under Section 172A  
of the Land Transfer Act 1952**



**R. W. Muir**  
Registrar-General  
of Land

**Identifier** SA50B/918  
**Land Registration District** South Auckland  
**Date Issued** 27 April 1992

**Prior References**  
SA2016/35

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<b>Estate</b>	Fee Simple
<b>Area</b>	449 square metres more or less
<b>Legal Description</b>	Part Lot 5 Deposited Plan South Auckland 6899

**Proprietors**  
Rita Janet Wells

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**Interests**  
Appurtenant hereto is a right of way created by Transfer H963470

Identifier

SA50B/918

