

TE ATIWA

and

THE TRUSTEES OF TE KOTAHITANGA O TE ATIWA TRUST

and

THE CROWN

**DEED OF SETTLEMENT SCHEDULE:
PROPERTY REDRESS**

VF 18

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K. J. P.

1 DISCLOSURE INFORMATION AND WARRANTY

DISCLOSURE INFORMATION

1.1 The Crown:

- 1.1.1 has provided information to the trustees about the redress properties, by the Office of Treaty Settlements to Te Atiawa Iwi Authority in May and June 2014; and
- 1.1.2 must under paragraph 4.2.1 provide information to the trustees about a deferred selection property if the trustees have, in accordance with part 5, given the Crown notice of interest in purchasing the property.

WARRANTY

1.2 In this deed, unless the context otherwise requires:

1.2.1 **acquired property** means:

- (a) each cultural redress property; and
- (b) each purchased deferred selection property; and

1.2.2 **disclosure information**, in relation to an acquired property, means the information given by the Crown about the property referred to in paragraph 1.1.

1.3 The Crown warrants to the trustees that the Crown has given to the trustees in its disclosure information about an acquired property all material information that, to the best of the land holding agency's knowledge, is in the agency's records about the property (including its encumbrances), at the date of providing that information:

- 1.3.1 having inspected the agency's records; but
- 1.3.2 not having made enquiries beyond the agency's records; and
- 1.3.3 in particular, not having undertaken a physical inspection of the property.

WARRANTY LIMITS

1.4 Other than under paragraph 1.3, the Crown does not give any representation or warranty, whether express or implied, and does not accept any responsibility, with respect to:

1.4.1 an acquired property, including in relation to:

- (a) its state, condition, fitness for use, occupation, or management; or
- (b) its compliance with:
- (i) legislation, including bylaws; or
- (ii) any enforcement or other notice, requisition, or proceedings; or

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1. DISCLOSURE INFORMATION AND WARRANTY

- 1.4.2 the disclosure information about an acquired property, including in relation to its completeness or accuracy.
- 1.5 The Crown has no liability in relation to the state or condition of an acquired property, except for any liability arising as a result of a breach of paragraph 1.3.

INSPECTION

- 1.6 In paragraph 1.7, **relevant date** means, in relation to an acquired property that is:
- 1.6.1 a cultural redress property, the date of this deed; and
- 1.6.2 a purchased deferred selection property, the day on which the trustees give an election notice electing to purchase the property.
- 1.7 Although the Crown is not giving any representation or warranty in relation to an acquired property, other than under paragraph 1.3, the trustees acknowledge that they could, before the relevant date:
- 1.7.1 inspect the property and determine its state and condition; and
- 1.7.2 consider the disclosure information in relation to it.

2 VESTING OF CULTURAL REDRESS PROPERTIES

SAME MANAGEMENT REGIME AND CONDITION

- 2.1 Until the settlement date, the Crown must:
- 2.1.1 continue to manage and administer each cultural redress property in accordance with its existing practices for the property; and
 - 2.1.2 maintain each cultural redress property in substantially the same condition that it is in at the date of this deed.
- 2.2 Paragraph 2.1 does not:
- 2.2.1 apply to a cultural redress property that is not managed and administered by the Crown; or
 - 2.2.2 require the Crown to restore or repair a cultural redress property damaged by an event beyond the Crown's control.

ACCESS

- 2.3 The Crown is not required to enable access to a cultural redress property for the trustees or members of the settling group, except under paragraph 1.7.

COMPLETION OF REQUIRED DOCUMENTATION

- 2.4 Any documentation, required by the settlement documentation to be signed by the trustees in relation to the vesting of a cultural redress property, must, on or before the settlement date, be:
- 2.4.1 provided by the Crown to the trustees; and
 - 2.4.2 duly signed and returned by the trustees.

SURVEY AND REGISTRATION

- 2.5 The Crown must arrange, and pay for:
- 2.5.1 the preparation, approval, and where applicable the deposit, of a cadastral survey dataset of a cultural redress property to the extent it is required to enable the issue, under the settlement legislation, of a computer freehold register for the property; and
 - 2.5.2 the registration of any document required in relation to the vesting under the settlement legislation of a cultural redress property in the trustees.

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3 DEFERRED SELECTION PROPERTIES

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3. DEFERRED SELECTION PROPERTIES

Name / Address	Description	Land holding agency	Valuation Process	Deferred selection period
Former Barrett Street Hospital site, New Plymouth LB 450	7.6274 hectares, more or less, being Sections 406, 407, 408, 409, 424, 425, 432, 433, 434, 435, 444, 445, 450, 451, 458, 459, 470, 471, 476, 477, 478, 484, 496, 497, 498, 522, 523, 524, 525, 2358, 2359, 2361, 2387, and Part Sections 404, 405, 479, 482, 483, 2360, H, and Parts Sections 480, 481, 499, 2388, and Closed Road Town of New Plymouth. All computer freehold register TNK3/768.	Ministry of Justice	Separately valued	1 year
10, 12 Hutchins Street and 9, 11 Harris Street, Waitara LB 1104	0.4084 hectares, more or less, being Sections 1, 2, 3 and 4 Block XL Town of Waitara East. Part Transfer 458246.2.	Ministry of Justice	Separately valued	1 year
41-47 Eliot St and Courtenay St, New Plymouth (Education House) LB 923	0.1285 hectares, more or less, being Lot 1 DP 5922. All computer freehold register TNH3/822.	Ministry of Justice	Separately valued	1 year
135-145 Devon Street West, New Plymouth (Atkinson Building) LB 922	0.2145 hectares, more or less, being Lots 1 and 2 DP 16793. All computer freehold register TNH4/1188.	Ministry of Justice	Separately valued	1 year
Cnr Liardet and Pendarves Streets, New Plymouth LB 1244	0.6405 hectares, more or less, being Part Section 2 SO 13319. Balance computer freehold register TNJ3/454.	Ministry of Justice	Separately valued	1 year

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3. DEFERRED SELECTION PROPERTIES

Name / Address	Description	Land holding agency	Valuation Process	Deferred selection period
51 Barrett Street, New Plymouth LB 348	0.1032 hectares, more or less, being Section 2389 Town of New Plymouth. All computer freehold register TNK3/767.	Ministry of Justice	Separately valued	1 year
83 Clifton Drive, Waitara LB 344	0.1106 hectares, more or less, being Lot 16 DP 6724. All computer freehold register TNK1/601.	Ministry of Justice	Separately valued	2 years
4A & B Silby Street, Waitara LB 1491	0.0832 hectares, more or less, being Lot 1 DP 12042. All computer freehold register 148823.	Ministry of Justice	Separately valued	2 years
17 Leon Place, Waitara LB 1369	0.0822 hectares, more or less, being Lot 30 DP 11588. All computer freehold register 37263.	Ministry of Justice	Separately valued	2 years
14 Bayly Street, Waitara LB 321	4.8842 hectares, more or less, being Lot 1 DP 447561. All computer freehold register 565005.	Ministry of Justice	Separately valued	2 years
Grey/Domett Streets, Waitara LB 449	0.1062 hectares, more or less, being Section 1 SO 13477. All computer freehold register TNK1/1019.	Ministry of Justice	Separately valued	2 years
45A Domett Street, Waitara LB 888	0.0498 hectares, more or less, being Section 1 SO 13555. All computer freehold register TNK3/110.	Ministry of Justice	Separately valued	2 years
1420 Devon Road, Waitara LB 1149	3.4192 hectares, approximately, being Part Section 3 SO 12766. Balance computer freehold register TNJ2/269. Subject to survey.	Ministry of Justice	Separately valued	2 years

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3. DEFERRED SELECTION PROPERTIES

Name / Address	Description	Land holding agency	Valuation Process	Deferred selection period
De Havilland Drive/Hudson Road, Bell Block LB 948	1.2045 hectares, more or less, being Lot 49 DP 12910. All computer freehold register TNF1/516. 0.9194 hectares, more or less, being Lot 92 DP 14599. All computer freehold register TNG4/1057. 0.2267 hectares, more or less, being Lot 70 DP 14599. All computer freehold register TNG4/1051. 0.3636 hectares, more or less, being Lot 71 DP 14599. All computer freehold register TNG4/1052. 0.2263 hectares, more or less, being Lot 72 DP 14599. All computer freehold register TNG4/1053. 7.0703 hectares, more or less, being Lots 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, and 69 DP 14599, Lots 83 and 91 DP 14600, Lot 1 DP 18684, and Lot 1 DP 18685. Balance Transfer 445427.	Ministry of Justice	Separately valued	2 years
Devon Road/De Havilland Drive, Bell Block LB 947	110.8478 hectares, more or less, being Lots 1 and 2 DP 19854. All computer freehold register TNK4/776.	Ministry of Justice	Separately valued	2 years
Te Arei Road (Sentry Hill), Waitara LB 335	2.7830 hectares, more or less, being Part Section 97 Waitara West District. All computer freehold register TNK2/1057.	Ministry of Justice	Separately valued	2 years
Mountain Rd/113 Te Arei Road West, Sentry Hill LB 894	6.4512 hectares, more or less, being Part Sections 97 and 98 Waitara West District. All computer freehold register TNH4/776.	Ministry of Justice	Separately valued	2 years
96 Paraiti Road/Okey Lane, Bell Block LB 1029	1.2145 hectares, more or less, being Lot 1 DP 19520. All computer freehold register TNK3/522.	Ministry of Justice	Separately valued	2 years

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3. DEFERRED SELECTION PROPERTIES

Name / Address	Description	Land holding agency	Valuation Process	Deferred selection period
53 Record Street, New Plymouth LB 1230	0.9415 hectares, more or less, being Lot 2 DP 20505. All computer freehold register TNL2/121.	Ministry of Justice	Separately valued	2 years
1 Autere Street, New Plymouth LB 1133	0.0943 hectares, more or less, being Lot 2 DP 19957. All computer freehold register TNK4/1015.	Ministry of Justice	Separately valued	2 years
25 Vivian Street, New Plymouth LB 1036	0.0731 hectares, more or less, being Lot 1 DP 4145. All transfer 452005.2.	Ministry of Justice	Separately valued	2 years
2 Standish Street, New Plymouth LB 360	0.0944 hectares, more or less, being Part Section 460 Town of New Plymouth. All computer freehold register TNK3/769.	Ministry of Justice	Separately valued	2 years
10, 12 and 16 Bell Street and 9 Cracroft Street, New Plymouth LB 1731	0.3053 hectares, more or less, being Lots 1 and 2 DP 8485 and Lots 18 and 21 DP 2926. All computer freehold register 500806.	Ministry of Justice	Separately valued	2 years
127 Coronation Avenue, New Plymouth LB 1742	0.1012 hectares, more or less, being Lot 12 DP 2926. All computer freehold register 500807.	Ministry of Justice	Separately valued	2 years
10D Seaview Road, New Plymouth LB 1201	0.1221 hectares, more or less, being Lot 2 DP 10560. All computer freehold register TNL2/100.	Ministry of Justice	Separately valued	2 years
53C David Street, New Plymouth LB 347	0.1251 hectares, more or less, being Lot 21 DP 9278. All computer freehold register TNC4/706.	Ministry of Justice	Separately valued	2 years

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3. DEFERRED SELECTION PROPERTIES

Name / Address	Description	Land holding agency	Valuation Process	Deferred selection period
43 David Street, New Plymouth LB 359	0.0933 hectares, more or less, being Lot 19 DP 9278. All computer freehold register TNB1/208.	Ministry of Justice	Separately valued	2 years
41 David Street, New Plymouth LB 350	0.1123 hectares, more or less, being Lot 1 DP 8257. All computer freehold register TN236/84.	Ministry of Justice	Separately valued	2 years
39 David Street, New Plymouth LB 358	0.1108 hectares, more or less, being Lot 2 DP 8257. All computer freehold register TN234/54.	Ministry of Justice	Separately valued	2 years
37 David Street, New Plymouth LB 354	0.0895 hectares, more or less, being Lot 5 DP 4622. Part Transfer 439472.2.	Ministry of Justice	Separately valued	2 years
30B David Street, New Plymouth LB 352	0.0826 hectares, more or less, being Lot 1 DP 9824. All computer freehold register TNC2/512.	Ministry of Justice	Separately valued	2 years
35 David Street, New Plymouth LB 356	0.0944 hectares, more or less, being Lot 4 DP 4622. All computer freehold register TNG2/1291.	Ministry of Justice	Separately valued	2 years
33 David Street, New Plymouth LB712	0.0570 hectares, more or less, being Lot 2 DP 19011. All computer freehold register TNK2/902.	Ministry of Justice	Separately valued	2 years
29 David Street, New Plymouth LB 357	0.0862 hectares, more or less, being Lot 2 DP 10410. All computer freehold register TNC2/674.	Ministry of Justice	Separately valued	2 years

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3. DEFERRED SELECTION PROPERTIES

Name / Address	Description	Land holding agency	Valuation Process	Deferred selection period
3 David Street, New Plymouth LB 351	0.0698 hectares, more or less, being Lot 3 DP 7271. All computer freehold register TNB2/453.	Ministry of Justice	Separately valued	2 years
113 Omata Road, New Plymouth LB 328	0.1012 hectares, more or less, being Lot 28 DP 4405. All Gazette notice 338094.	Ministry of Justice	Separately valued	2 years
17 Mayfair Place, New Plymouth LB 331	0.0572 hectares, more or less, being Lot 2 DP 10166. All computer freehold register TNJ4/117.	Ministry of Justice	Separately valued	2 years
79A Glenpark Avenue, New Plymouth LB 327	0.1704 hectares, more or less, being Lot 1 DP 18549. All computer freehold register TNK1/1004.	Ministry of Justice	Separately valued	2 years
186A & 188 Tukapa Street, New Plymouth (ex Roslyn Special School) LB 729	0.3202 hectares, more or less, being Part Lot C DP 1790 and Part Lot 22 DP 1619. All computer freehold register TNK3/67. 0.0736 hectares, more or less, being Part Lot 22 DP 1619. All computer freehold register TNK3/68.	Ministry of Justice	Separately valued	2 years
46 Junction Street, New Plymouth LB 1196	0.4229 hectares, more or less, being Section 2 SO 14672. All computer freehold register TNL2/82.	Ministry of Justice	Separately valued	2 years
307 Tukapa Street, New Plymouth LB 320	13.5080 hectares, more or less, being Lot 1 DP 18138. All computer freehold register TNJ4/808.	Ministry of Justice	Separately valued	2 years
17 Olson Street, Egmont Village	0.1000 hectares, more or less, being Lot 1 DP 18825. All computer freehold register TNK2/509.	Ministry of Justice	Separately valued	2 years

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3. DEFERRED SELECTION PROPERTIES

Name / Address	Description	Land holding agency	Valuation Process	Deferred selection period
LB 339				
123B & C Rata Street, Inglewood LB 1337	0.0968 hectares, more or less, being Lot 2 DP 20583. All computer freehold register TNL2/281.	Ministry of Justice	Separately valued	2 years
64A & B Kelly Street, Inglewood LB 1211	0.0845 hectares, more or less, being Lot 26 DP 9581. All computer freehold register TNH4/357.	Ministry of Justice	Separately valued	2 years
73 & 75 Kelly Street, Inglewood LB 1134	0.1624 hectares, more or less, being Section 314 Moa District. All computer freehold register TNL1/859.	Ministry of Justice	Separately valued	2 years
65 & 69 Kelly Street, Inglewood LB 1105	0.1619 hectares, more or less, being Section 318 Moa District. All computer freehold register TNK4/812.	Ministry of Justice	Separately valued	2 years
1 Matai & 2 Moa Streets (Inglewood Railway Station) LB 1304	0.7673 hectares, more or less, being Part Lot 1 DP 19991. Balance computer freehold register TNL1/31. 0.5157 hectares, more or less, being Lot 2 DP 19991. All computer freehold register TNL1/32.	Ministry of Justice	Separately valued	2 years
124 South Road, New Plymouth LB 1212	0.1028 hectares, more or less, being Lot 9 DP 5991. All computer freehold register TNK2/127.	Ministry of Justice	Separately valued	2 years
53B David St, New Plymouth LB 349	0.1184 hectares, more or less, being Lot 22 DP 9278. All computer freehold register TNA3/773	Ministry of Justice	Separately valued	2 years
40A Princess Street, Waitara	0.0743 hectares, more or less, being Lot 1 DP 8385. All computer freehold register TNH3/538.	Ministry of Justice	Separately valued	2 years

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3. DEFERRED SELECTION PROPERTIES

Name / Address	Description	Land holding agency	Valuation Process	Deferred selection period
LB 1735				
87 McLean Street, Waitara LB 1762	0.1113 hectares, more or less, being Lot 1 DP 357694. All computer freehold register 234582.	Ministry of Justice	Separately valued	2 years
New Plymouth High / District Court	0.1825 hectares, more or less, being Sections 1 and 2 SO 13315. All computer freehold register TNJ4/127.	Ministry of Justice (Courts)*	Separately valued	2 years
New Plymouth Central Police Station	0.3765 hectares, more or less, being Lot 1 DP 19249. All computer freehold register TNK3/358.	New Zealand Police*	Separately valued	2 years

* indicates the property is a leaseback property

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4 DEFERRED PURCHASE

A RIGHT OF PURCHASE

NOTICE OF INTEREST

- 4.1 The trustees may, at any time during the deferred selection period, give the Crown a written notice of interest in purchasing a deferred selection property.

EFFECT OF NOTICE OF INTEREST

- 4.2 If the trustees give, in accordance with this part, a notice of interest in a deferred selection property:
- 4.2.1 the Crown must, not later than 10 business days after the notification date, give the trustees all material information that, to the best of its knowledge, is in its records about the property, including its encumbrances; and
- 4.2.2 the property's transfer value, and if it is a leaseback property that is not a Ministry of Justice property, its initial annual rent must be determined or agreed in accordance with subpart B, being a separate valuation property.

ELECTION TO PURCHASE

- 4.3 If the trustees give a notice of interest in a deferred selection property in accordance with this part, it must give the Crown written notice of whether or not it elects to purchase the property, by not later than 15 business days after:
- 4.3.1 its transfer value being determined or agreed in accordance with this part, if:
- (a) it is not a leaseback property; or
- (b) it is a leaseback property that is a Ministry of Justice property; or
- 4.3.2 both its transfer value and its initial annual rent being determined or agreed in accordance with this part, if it is a leaseback property that is not a Ministry of Justice property.

EFFECT OF ELECTION TO PURCHASE

- 4.4 If the trustees give an election notice electing to purchase a deferred selection property in accordance with this part, the parties are to be treated as having entered into an agreement for the sale and purchase of the property at the transfer value determined or agreed in accordance with this part, plus GST if any, on the terms in part 5 and under which:
- 4.4.1 on the DSP settlement date:
- (a) the Crown must transfer the property to the trustees; and

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4. DEFERRED PURCHASE

- (b) the trustees must pay to the Crown an amount equal to the transfer value of the property determined or agreed in accordance with this part, plus GST if any, by:
 - (i) bank cheque drawn on a registered bank and payable to the Crown; or
 - (ii) another payment method agreed by the parties; and
- 4.4.2 if the property is a leaseback property, the parties must, by or on the DSP settlement date, sign the Crown leaseback (being a registrable lease of the property):
- (a) commencing on the actual TSP settlement date; and
 - (b) in the case of a Crown leaseback of a Ministry of Justice property, at an initial annual rent determined by multiplying the transfer value of the property by the percentage specified in item 3 of Schedule A of the Crown leaseback to the Ministry of Justice (plus GST, if any, on the amount so determined); and
 - (c) in the case of a Crown leaseback that is not a Ministry of Justice property, at its initial annual rent determined or agreed under this part (plus GST, if any, on the amount so determined or agreed); and
 - (d) on the terms provided in part 5 of the documents schedule for the leaseback.

4. DEFERRED PURCHASE

**B DETERMINING THE TRANSFER VALUE AND INITIAL ANNUAL RENT
OF A SEPARATE VALUATION PROPERTY**

APPLICATION OF THIS SUBPART

- 4.5 This subpart provides how the following are to be determined after the trustees have given, in accordance with this part, a notice of interest in a deferred selection property that is a separate valuation property:
- 4.5.1 its transfer value:
 - 4.5.2 if it is a leaseback property that is not a Ministry of Justice property, its initial annual rent.
- 4.6 The transfer value, and if applicable the initial annual rent, are to be determined as at the notification date.

APPOINTMENT OF VALUERS AND VALUATION ARBITRATOR

- 4.7 The parties, in relation to a separate valuation property, not later than 10 business days after the notification date:
- 4.7.1 must each:
 - (a) instruct a valuer using the form of instructions in appendix 1; and
 - (b) give written notice to the other of the valuer instructed; and
 - 4.7.2 may agree and jointly appoint the person to act as the valuation arbitrator in respect of the separate valuation property.
- 4.8 If the parties do not agree and do not jointly appoint a person to act as a valuation arbitrator within 15 business days after the notification date, either party may request that the Arbitrators' and Mediators' Institute of New Zealand appoint the valuation arbitrator as soon as is reasonably practicable.
- 4.9 The parties must ensure the terms of appointment of their respective registered valuers require the valuers to participate in the valuation process.

QUALIFICATION OF VALUERS AND VALUATION ARBITRATOR

- 4.10 Each valuer must be a registered valuer.
- 4.11 The valuation arbitrator:
- 4.11.1 must be suitably qualified and experienced in determining disputes about:
 - (a) the market value of similar properties; and
 - (b) if applicable, the market rental of similar properties; and
 - 4.11.2 is appointed when he or she confirms his or her willingness to act.

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4. DEFERRED PURCHASE

VALUATION REPORTS FOR A PROPERTY

- 4.12 Each party must, in relation to a separate valuation, not later than:
- 4.12.1 50 business days after the notification date, provide a copy of its final valuation report to the other party; and
 - 4.12.2 60 business days after the notification date, provide its valuer's written analysis report to the other party.
- 4.13 Valuation reports must comply with the International Valuation Standards 2012, or explain where they are at variance with those standards.

EFFECT OF DELIVERY OF ONE VALUATION REPORT FOR A PROPERTY

- 4.14 If only one valuation report for a separate valuation property that is not a Ministry of Justice property is delivered by the required date, the transfer value of the property, and if applicable its initial annual rent, is the market value and the market rental, as assessed in the report.
- 4.15 If only one valuation report for a separate valuation property that is a Ministry of Justice property is delivered by the required date, the transfer value of the property is the market value as assessed in the report (based on highest and best use calculated on the zoning of the property in force at the valuation date, less 20%).

NEGOTIATIONS TO AGREE A TRANSFER VALUE AND INITIAL ANNUAL RENT FOR A SEPARATE VALUATION PROPERTY

- 4.16 If both valuation reports for a separate valuation property are delivered by the required date:
- 4.16.1 the parties must endeavour to agree in writing:
 - (a) the transfer value of the separate valuation property; and
 - (b) if the separate valuation property is a Ministry of Justice property, the transfer value (being the agreed market value based on highest and best use calculated on the zoning of the property in force at the valuation date, less 20%); and
 - (c) if the property is a leaseback property that is not a Ministry of Justice property, its initial annual rent.
 - 4.16.2 either party may, if the transfer value of the separate valuation property or, if applicable, its initial annual rent, is not agreed in writing within 70 business days after the notification date and if a valuation arbitrator has been appointed under paragraph 4.7.2 or paragraph 4.8, refer that matter to the determination of the valuation arbitrator; or
 - 4.16.3 if that agreement has not been reached within the 70 business day period but the valuation arbitrator has not been appointed under paragraph 4.7.2 or paragraph 4.8, the parties must attempt to agree and appoint a person to act as the valuation arbitrator within a further 5 business days; and

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4. DEFERRED PURCHASE

- 4.16.4 if paragraph 4.16.3 applies, but the parties do not jointly appoint a person to act as a valuation arbitrator within the further 5 business days, either party may request that the Arbitrators' and Mediators' Institute of New Zealand appoint the valuation arbitrator as soon as is reasonably practicable; and
- 4.16.5 the valuation arbitrator, must promptly on his or her appointment, specify to the parties the arbitration commencement date.

VALUATION ARBITRATION

- 4.17 The valuation arbitrator must, not later than 10 business days after the arbitration commencement date:
- 4.17.1 give notice to the parties of the arbitration meeting, which must be held:
- (a) at a date, time, and venue determined by the valuation arbitrator after consulting with the parties; but
 - (b) not later than 30 business days after the arbitration commencement date; and
- 4.17.2 establish the procedure for the arbitration meeting, including providing each party with the right to examine and re-examine, or cross-examine, as applicable:
- (a) each valuer; and
 - (b) any other person giving evidence.
- 4.18 Each party must:
- 4.18.1 not later than 5pm on the day that is 5 business days before the arbitration meeting, give to the valuation arbitrator, the other party, and the other party's valuer:
- (a) its valuation report; and
 - (b) its submission; and
 - (c) any sales, rental, or expert evidence that it will present at the meeting; and
- 4.18.2 attend the arbitration meeting with its valuer.
- 4.19 The valuation arbitrator must:
- 4.19.1 have regard to the requirements of natural justice at the arbitration meeting; and
- 4.19.2 no later than 50 business days after the arbitration commencement date, give his or her determination:
- (a) of the market value of the separate valuation property (which in respect of a Ministry of Justice property is to be the market value based on

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highest and best use calculated on the zoning of the property in force at the valuation date, less 20%); and

- (b) if applicable, of its market rental; and
- (c) being no higher than the higher, and no lower than the lower, assessment of market value and/or market rental, as the case may be, contained in the parties' valuation reports.

4.20 An arbitration under this subpart is an arbitration for the purposes of the Arbitration Act 1996.

TRANSFER VALUE AND INITIAL ANNUAL RENT FOR ALL PROPERTIES

4.21 The transfer value of the separate valuation property for the purposes of paragraph 4.4.1(b), and if applicable its initial annual rent for the purposes of paragraph 4.4.2(b), is:

- 4.21.1 determined under paragraph 4.14 or 4.15 (as the case may be); or
- 4.21.2 agreed under paragraph 4.16.1; or
- 4.21.3 the market value and, if applicable, market rental determined by the valuation arbitrator under paragraph 4.19.2, if the determination is in respect of a property that is not a Ministry of Justice property; or
- 4.21.4 if the property is a Ministry of Justice property, the market value determined by the valuation arbitrator under paragraph 4.19.2 (based on highest and best use calculated on the zoning of the property in force at the valuation date, less 20%).

4. DEFERRED PURCHASE

C GENERAL PROVISIONS

TIME LIMITS

- 4.22 Time is of the essence for the time limits in paragraphs 4.1 and 4.3.
- 4.23 In relation to the time limits in this part, other than those referred to in paragraph 4.23, each party must use reasonable endeavours to ensure:
- 4.23.1 those time limits are met and delays are minimised; and
- 4.23.2 in particular, if a valuer or a valuation arbitrator appointed under this part is unable to act, a replacement is appointed as soon as is reasonably practicable.

DETERMINATION FINAL AND BINDING

- 4.24 The valuation arbitrator's determination under subpart B is final and binding.

COSTS

- 4.25 In relation to the determination of the transfer value and initial annual rent of a separate valuation property, each party must pay:
- 4.25.1 its costs; and
- 4.25.2 half the costs of a valuation arbitration; or
- 4.25.3 such other proportion of the costs of a valuation arbitration awarded by the valuation arbitrator as the result of a party's unreasonable conduct.

ENDING OF OBLIGATIONS

- 4.26 The Crown's obligations under this deed in relation to a deferred selection property immediately cease if:
- 4.26.1 the trustees:
- (a) do not give notice of interest in relation to the property in accordance with paragraph 4.1; or
 - (b) give notice of interest in relation to the property in accordance with paragraph 4.1 but the trustees:
 - (i) give an election notice under which they elect not to purchase the property; or
 - (ii) do not give an election notice in accordance with paragraph 4.3 electing to purchase the property; or
 - (c) give the Crown written notice that they are not interested in purchasing the property at any time before an agreement for the sale and purchase of the property is constituted under paragraph 4.4; or
 - (d) do not comply with any obligation in relation to the property under subpart B; or

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4.26.2 an agreement for the sale and purchase of the property is constituted under paragraph 4.4 and the agreement is cancelled in accordance with the terms of transfer in part 5.

4. DEFERRED PURCHASE

APPENDIX 1

[Note: If these instructions apply to:

- a non-leaseback property, references connected with a leaseback (including references to assessing the property's market rental) must be deleted; or
- a leaseback property:
 - that is to be leased back to the Ministry of Justice, references to assessing the property's market rental must be deleted; or
 - that is not to be leased back to the Ministry of Justice, references to a lease to the Ministry of Justice must be deleted.

These instructions may be modified to apply to more than one separate valuation property.]

[Valuer's name]

[Address]

Valuation instructions

INTRODUCTION

The trustees of the Te Kotahitanga o Te Atiawa Trust (the **governance entity**) has the right under a deed of settlement to purchase properties from [name] (the **land holding agency**).

This right is given by:

- (a) clause 6.3 of the deed of settlement; and
- (b) part 4 of the property redress schedule to the deed of settlement (part 4).

PROPERTY TO BE VALUED

The governance entity has given the land holding agency a notice of interest in purchasing:

[describe the property including its legal description]

[PROPERTY TO BE LEASED BACK

If the governance entity purchases the property from the Crown, the governance entity will lease the property back to the Crown on the terms provided by the lease in part 5 of the documents schedule to the deed of settlement (the **agreed lease**).

As the agreed lease is a ground lease, the ownership of the improvements on the property (the **Lessee's improvements**), remains unaffected by the transfer.].

DEED OF SETTLEMENT

A copy of the deed of settlement is enclosed.

Your attention is drawn to:

- (a) part 4; and

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(b) the agreed lease of the property in part 5 of the documents schedule to the deed].

All references in this letter to subparts or paragraphs are to subparts or paragraphs of part 4.

A term defined in the deed of settlement has the same meaning when used in these instructions.

The property is a separate valuation property for the purposes of part 4. Subpart B of part 4 applies to the valuation of separate valuation properties.

ASSESSMENT OF MARKET VALUE REQUIRED

You are required to undertake a valuation to assess the market value of the property [that is a Ministry of Justice property site in accordance with the methodology below] as at [**date**] (the **valuation date**), being the date the land holding agency received the notice of interest in the property from the governance entity.

[As the Lessee's improvements will not transfer, the market value of the property is to be the market value of its land (ie not including any Lessee's improvements).]

The [land holding agency][governance entity][~~delete one~~] will require another registered valuer to assess the market value of the property [, and its market rental,] as at the valuation date.

The two valuations are to enable the market value of the property, [, and its market rental,] to be determined either:

- (a) by agreement between the parties; or
- (b) by arbitration.

The market value of the property so determined will be the basis of establishing the "transfer value" at which the governance entity may elect to purchase the property under part 5, plus GST (if any).

[MARKET VALUE OF A MINISTRY OF JUSTICE PROPERTY

For the purposes of these instructions the intention of the parties in respect of a Ministry of Justice property is to determine a transfer value to reflect the designation and use of the land for justice purposes.

The market value of a Ministry of Justice property is to be calculated as the market value of the property, exclusive of improvements, based on highest and best use calculated on the zoning of the property in force at the valuation date, less 20%.

A two step process is required:

- 1) firstly, the assessment of the unencumbered market value (based on highest and best use) by:
 - (a) disregarding the designation and the Crown leaseback; and
 - (b) considering the zoning in force at the valuation date; and
 - (c) excluding any improvements on the land; and
- 2) secondly, the application of a 20% discount to the unencumbered market value to determine the market value as a Ministry of Justice property (transfer value).

4. DEFERRED PURCHASE

The transfer value is used to determine the initial annual rent based on an agreed rental percentage of the agreed transfer value, determined in accordance with the Crown leaseback (plus GST, if any, on the amount so determined).]

[ASSESSMENT OF MARKET RENTAL REQUIRED

You are also required to assess the market rental (exclusive of GST) for the property, as at the valuation date, being the rental payable from the commencement of the agreed lease.

The market rental for the property is to be the market rental payable under the agreed lease, being a ground lease. So it will be the rent payable for its land (ie excluding any Lessee's improvements).]

VALUATION OF PROPERTY

You must, in relation to a property:

- (a) before inspecting the property, determine with the other valuer:
 - (i) the valuation method or methods applicable to the property; and
 - (ii) the comparable sales [, and comparable market rentals if the property is not a Ministry of Justice property,] to be used in determining the market value of the property [and its market rental if the property is not a Ministry of Justice property]; and
- (b) inspect the property, where practical, together with the valuer appointed by the other party; and
- (c) attempt to resolve any matters or issues arising from your inspections and input assumptions; and
- (d) by not later than [30] business days after the valuation date, prepare, and deliver to us, a draft valuation report; and
- (e) by not later than [45] business days after the valuation date:
 - (i) review your draft valuation report, after taking into account any comments made by us or a peer review of the report obtained by us; and
 - (ii) deliver a copy of your final valuation report to us; and
- (f) by not later than [55] business days after the valuation date, prepare and deliver to us a written analysis of both valuation reports to assist in the determination of the market value of the property [and its market rental if the property is not a Ministry of Justice property]; and
- (g) by not later than [65] business days after the valuation date, meet with the other valuer and discuss your respective valuation reports and written analysis reports with a view to reaching consensus on the market value [and its market rental if the property is not a Ministry of Justice property]; and
- (h) if a consensus on market value [and its market rental if the property is not a Ministry of Justice property] is reached, record it in writing signed by you and the other valuer and deliver it to both parties; and

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- (i) participate in any meetings, including any peer review process, as required by us and the other party to agree the market value of the property [and its market rental if the property is not a Ministry of Justice property]; and
- (j) if a review valuer has been appointed by parties, you must within 5 business days of receipt of the review valuer's report, review your market valuation report, taking into account the findings of the review valuer, and provide us with a written report of your assessment of the market value of the property; and
- (k) participate in any arbitration process required under subpart C to determine the market value of the property [and its market rental if the property is not a Ministry of Justice property].

REQUIREMENTS OF YOUR VALUATION

Our requirements for your valuation are as follows.

You are to assume that:

- (a) the property is a current asset and was available for immediate sale as at the valuation date; and
- (b) all legislative processes that the Crown must meet before disposing of the property have been met.

Your valuation is:

- (a) to assess market value on the basis of market value as defined in the current edition of the Australia and New Zealand Valuation and Property Standards [2009] and International Valuation Standards [2012]; and
- (b) to take into account:
 - (i) any encumbrances, interests, or other matters affecting or benefiting the property that were noted on its title on the valuation date; and
 - (ii) the terms of the agreed lease; and
 - (iii) the attached disclosure information about the property that has been given by the land holding agency to the governance entity, including the disclosed encumbrances; and
 - (iv) the terms of transfer in part 6 of the property redress schedule to the deed of settlement (that will apply to a purchase of the property by the governance entity); but
- (c) not to take into account a claim in relation to the property by or on behalf of the settling group; and
- (d) in relation to the market rental for the property, to be on the basis of a willing lessor and a willing lessee, in an arm's length transaction, the parties having acted knowledgeably, prudently, and without compulsion].

4. DEFERRED PURCHASE

REQUIREMENTS FOR YOUR VALUATION REPORT

We require a full valuation report in accordance with the current edition of the Australia and New Zealand Valuation and Property Standards [2009] and International Valuation Standards [2012], including:

- (a) an executive summary, containing a summary of:
 - (i) the valuation; and
 - (ii) [the market rental; and]
 - (iii) the key valuation parameters; and
 - (iv) the key variables affecting value; and
- (b) a detailed description, and a clear statement, of the land value; and
- (c) a clear statement as to any impact of:
 - (i) the disclosed encumbrances; and
 - (ii) the agreed lease; and
- (d) details of your assessment of the highest and best use of the property; and
- (e) comment on the rationale of likely purchasers [,and tenants,] of the property; and
- (f) a clear identification of the key variables which have a material impact on the valuation; and
- (g) full details of the valuation method or methods; and
- (h) appendices setting out:
 - (i) a statement of the valuation methodology and policies; and
 - (ii) relevant market and sales information.

Your report must comply with the minimum requirements set out in section 5 of the International Valuation Standard 1 Market Value Basis of Valuation, and other relevant standards, insofar as they are consistent with subpart C.

You may, with our prior consent, obtain specialist advice, such as engineering or planning advice.

ACCEPTANCE OF THESE INSTRUCTIONS

By accepting these instructions, you agree to comply with these instructions and, in particular, not later than:

- (a) [30] business days after the valuation date, to prepare and deliver to us a draft valuation report; and
- (b) [45] business days after the valuation date, to:
 - (i) review your draft valuation report after taking into account any comments made by us or a peer review of the report obtained by us; and

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- (ii) deliver a copy of your final valuation report to us; and
- (c) [55] business days after the valuation date, to prepare and deliver to us a written analysis of both valuation reports; and
- (d) [65] business days after the valuation date, to meet with the other valuer to discuss your respective valuation reports and written analysis reports.

[ACCESS

[you should not enter on to the property without first arranging access through the **[landholding agency] [give contact details].**]

[Where the property is a Ministry of Justice property, you should not enter on to *[insert name(s) of school site(s)]* without first arranging access through the Ministry of Justice *[give contact details]* and should not contact the property directly.]

OPEN AND TRANSPARENT VALUATION

The parties intend this valuation to be undertaken in an open and transparent manner, and for all dealings and discussions to be undertaken in good faith.

In particular, you must:

- (a) copy any questions you have or receive with regard to the valuation, together with the responses, to the governance entity, the landholding agency, and the other valuer; and
- (b) make all reasonable attempts throughout this valuation process to resolve differences between you and the other valuer before delivering a copy of your final report to us.

Yours faithfully

[Name of signatory]

[Position]

[Governance entity/Land holding agency][delete one]

5 TERMS OF TRANSFER FOR PURCHASED DEFERRED SELECTION PROPERTIES

APPLICATION OF THIS PART

- 5.1 This part applies to the transfer by the Crown to the trustees of each purchased deferred selection property, under paragraph 4.4 (a **transfer property**).

TRANSFER

- 5.2 The Crown must transfer the fee simple estate in a transfer property to the trustees:

5.2.1 subject to, and where applicable with the benefit of:

- (a) the disclosed encumbrances affecting or benefiting the property (as they may be varied by a non-material variation, or a material variation entered into under paragraph 5.18.4(a)); and
- (b) any additional encumbrances affecting or benefiting the property entered into by the Crown under paragraph 5.18.4(b); and

5.2.2 if the property is a leaseback property, subject to the Crown leaseback in relation to the property.

- 5.3 The Crown must pay any survey and registration costs required to transfer the fee simple estate in a transfer property to the trustees.

POSSESSION

- 5.4 Possession of a transfer property must, on the TSP settlement date for the property:

5.4.1 be given by the Crown; and

5.4.2 taken by the trustees; and

5.4.3 be vacant possession subject only to:

- (a) any encumbrances referred to in paragraph 5.2.1 that prevent vacant possession being given and taken; and
- (b) if the property is a leaseback property, the Crown leaseback.

SETTLEMENT

- 5.5 Subject to paragraphs 5.6 and 5.38.2, the Crown must provide the trustees with the following in relation to a transfer property on the TSP settlement date for that property:

5.5.1 evidence of:

- (a) a registrable transfer instrument; and

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- (b) any other registrable instrument required by this deed in relation to the property:
- 5.5.2 all contracts and other documents (but not public notices such as proclamations and *Gazette* notices) that create unregistered rights or obligations affecting the registered proprietor's interest in the property after the TSP settlement date.
- 5.6 If the fee simple estate in the transfer property may be transferred to the trustees electronically under the relevant legislation:
 - 5.6.1 paragraph 5.5.1 does not apply; and
 - 5.6.2 the Crown must ensure its solicitor:
 - (a) a reasonable time before the TSP settlement date for the property:
 - (i) creates a Landonline workspace for the transfer to the trustees of the fee simple estate in the property and for any other registrable instruments required by the deed in relation to the property (the **electronic transfer instruments**); and
 - (ii) prepares, certifies, signs, and pre-validates in the Landonline workspace the electronic transfer instruments; and
 - (b) on the TSP settlement date, releases the electronic transfer instruments so that the trustees' solicitor may submit them for registration under the relevant legislation; and
 - 5.6.3 the trustees must ensure their solicitor, a reasonable time before the TSP settlement date, certifies and signs the electronic transfer instruments for the property prepared in the Landonline workspace under paragraph 5.6.2(a)(ii); and
 - 5.6.4 paragraphs 5.6.2 and 5.6.3 are subject to paragraph 5.38.2.
- 5.7 The **relevant legislation** for the purposes of paragraph 5.6 is:
 - 5.7.1 the Land Transfer Act 1952; and
 - 5.7.2 the Land Transfer (Computer Registers and Electronic Lodgement) Amendment Act 2002.
- 5.8 The Crown must, on the actual TSP settlement date for a transfer property, provide the trustees with any key or electronic opener to a gate or door on, and any security code to an alarm for, the property that are held by the Crown unless:
 - 5.8.1 the property is a leaseback property; and
 - 5.8.2 to provide it would be inconsistent with the Crown leaseback.
- 5.9 The transfer value of, or the amount payable by the trustees for, a transfer property is not affected by:
 - 5.9.1 a non-material variation, or a material variation entered into under paragraph 5.18.4(a), of a disclosed encumbrance affecting or benefiting the property; or

**TE ATIAWA DEED OF SETTLEMENT:
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- 5.9.2 an additional encumbrance affecting or benefiting the property entered into by the Crown under paragraph 5.18.4(b).

APPORTIONMENT OF OUTGOINGS AND INCOMINGS

- 5.10 If, as at the actual TSP settlement date for a transfer property:
- 5.10.1 the outgoings for the property pre-paid by the Crown for any period after that date exceed the incomings received by the Crown for any period after that date, the trustees must pay the amount of the excess to the Crown; or
 - 5.10.2 the incomings for the property received by the Crown for any period after that date exceed the outgoings for the property pre-paid by the Crown for any period after that date, the Crown must pay the amount of the excess to the trustees .
- 5.11 The outgoings for a transfer property for the purposes of paragraph 5.10 do not include insurance premiums and the trustees are not required to take over from the Crown any contract of insurance in relation to the property.
- 5.12 An amount payable under paragraph 5.10 in relation to a transfer property must be paid on the actual TSP settlement date for the property.
- 5.13 The Crown must, before the actual TSP settlement date for a transfer property, provide the trustees with a written statement calculating the amount payable by the trustees or the Crown under paragraph 5.10.

FIXTURES, FITTINGS AND CHATTELS

- 5.14 The transfer of a transfer property includes all fixtures and fittings that were owned by the Crown, and located on the property, on the first date of the transfer period for that property.
- 5.15 Paragraph 5.14 does not apply to the Lessee's improvements located on a leaseback property.
- 5.16 Fixtures and fittings transferred under paragraph 5.14 must not be mortgaged or charged.
- 5.17 The transfer of a transfer property does not include chattels.

OBLIGATIONS AND RIGHTS DURING THE TRANSFER PERIOD

- 5.18 The Crown must, during the transfer period for a transfer property:
- 5.18.1 ensure the property is maintained in substantially the same condition, fair wear and tear excepted, as it was in at the first day of the period; and
 - 5.18.2 pay the charges for electricity, gas, water, and other utilities that the Crown owes as owner of the property, except where those charges are payable by a tenant or occupier to the supplier; and
 - 5.18.3 ensure the Crown's obligations under the Building Act 2004 are complied with in respect of any works carried out on the property during the period:
 - (a) by the Crown; or
 - (b) with the Crown's written authority; and

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**5. TERMS OF TRANSFER FOR PURCHASED DEFERRED
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- 5.18.4 obtain the prior written consent of the trustees before:
- (a) materially varying a disclosed encumbrance affecting or benefiting the property; or
 - (b) entering into an encumbrance affecting or benefiting the property; or
 - (c) procuring a consent, providing a waiver, or giving an approval, that materially affects the property, under the Resource Management Act 1991 or any other legislation; and
- 5.18.5 use reasonable endeavours to obtain permission for the trustees to enter and inspect the property under paragraph 5.19.2 if the trustees are prevented from doing so by the terms of an encumbrance referred to in paragraph 5.2, but

in the case of a leaseback property these obligations are modified to the extent necessary to ensure they do not add to, or vary, the obligations of the Crown under the Crown leaseback as if it applied during the transfer period.

- 5.19 The trustees, during the transfer period in relation to a transfer property:
- 5.19.1 must not unreasonably withhold or delay any consent sought under paragraph 5.18.4 in relation to the property; and
 - 5.19.2 may enter and inspect the property on one occasion:
 - (a) after giving reasonable notice; and
 - (b) subject to the terms of the encumbrances referred to in paragraph 5.2; and
 - 5.19.3 must comply with all reasonable conditions imposed by the Crown in relation to entering and inspecting the property.

OBLIGATIONS AFTER SETTLEMENT

- 5.20 The Crown must:
- 5.20.1 give the relevant territorial authority notice of the transfer of a transfer property immediately after the actual TSP settlement date for the property; and
 - 5.20.2 if it receives a written notice in relation to a transfer property from the Crown, a territorial authority, or a tenant after the actual TSP settlement date for the property:
 - (a) comply with it; or
 - (b) provide it promptly to the trustees or their solicitor; or
 - 5.20.3 pay any penalty incurred by the trustees to the person providing the written notice as a result of the Crown not complying with paragraph 5.20.2.

5. TERMS OF TRANSFER FOR PURCHASED DEFERRED
SELECTION PROPERTIES

RISK AND INSURANCE

- 5.21 A transfer property is at the sole risk of:
- 5.21.1 the Crown, until the actual TSP settlement date for the property; and
 - 5.21.2 the trustees, from the actual TSP settlement date for the property.

DAMAGE AND DESTRUCTION

- 5.22 Paragraphs 5.23 to 5.31 apply if, before the actual TSP settlement date for a transfer property:
- 5.22.1 the property is destroyed or damaged; and
 - 5.22.2 the destruction or damage has not been made good.
- 5.23 Paragraph 5.24 applies if the transfer property is:
- 5.23.1 a deferred selection property; and
 - 5.23.2 as a result of the destruction or damage, the property is not tenable.
- 5.24 Where this paragraph applies:
- 5.24.1 the trustees may cancel its transfer by written notice to the Crown; or
 - 5.24.2 the Crown may cancel its transfer by written notice to the trustees if the property is a leaseback property.
- 5.25 Notice under paragraph 5.24 must be given before the actual TSP settlement date.
- 5.26 Paragraph 5.27 applies if the property is a deferred selection property, that:
- 5.26.1 despite the destruction or damage, is tenable; or
 - 5.26.2 as a result of the damage or destruction, is not tenable, but its transfer is not cancelled under paragraph 5.24 before the actual TSP settlement date.
- 5.27 Where this paragraph applies:
- 5.27.1 the trustees must complete the transfer of the property in accordance with this deed; and
 - 5.27.2 the Crown must pay the trustees:
 - (a) the amount by which the value of the property has diminished, as at the actual TSP settlement date for the property, as a result of the destruction or damage;
 - (b) plus GST if any.

**TE ATIAWA DEED OF SETTLEMENT:
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**5. TERMS OF TRANSFER FOR PURCHASED DEFERRED
SELECTION PROPERTIES**

- 5.28 The value of the transfer property for the purposes of paragraph 5.27.2 is to be its transfer value as determined or agreed in accordance with part 4.
- 5.29 An amount paid by the Crown under paragraph 5.27.2 is a partial refund of the purchase price if it relates to the destruction or damage of a deferred selection property.
- 5.30 Each party may give the other notice:
- 5.30.1 requiring a dispute as to the application of paragraphs 5.24 to 5.29 be determined by an arbitrator appointed by the Arbitrators' and Mediators' Institute of New Zealand; and
 - 5.30.2 referring the dispute to the arbitrator so appointed for determination under the Arbitration Act 1996.
- 5.31 If a dispute as to the application of paragraphs 5.24 to 5.29 is not determined by the TSP settlement date, the date the parties must comply with their obligations on transfer of the property is to be:
- 5.31.1 the fifth business day following the determination of the dispute; or
 - 5.31.2 if an arbitrator appointed under paragraph 5.30 so determines, another date including the original TSP settlement date.

BOUNDARIES AND TITLE

- 5.32 The Crown is not required to point out the boundaries of a transfer property.
- 5.33 If a transfer property is subject only to the encumbrances referred to in paragraph 5.2 and, if the property is a leaseback property, the Crown leaseback, the trustees:
- 5.33.1 are to be treated as having accepted the Crown's title to the property as at the actual TSP settlement date; and
 - 5.33.2 may not make any objections to, or requisitions on, it.
- 5.34 An error or omission in the description of a transfer property or its title does not annul its transfer.

FENCING

- 5.35 The Crown is not liable to pay for, or contribute towards, the erection or maintenance of a fence between a transfer property and any contiguous land of the Crown, unless the Crown requires the fence, in which case the provisions of the Fencing Act 1978 will prevail.
- 5.36 Paragraph 5.35 does not continue for the benefit of a purchaser from the Crown of land contiguous to a transfer property.
- 5.37 The Crown may require a fencing covenant to the effect of paragraphs 5.35 and 5.36 to be registered against the title to a transfer property.

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5. TERMS OF TRANSFER FOR PURCHASED DEFERRED
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DELAYED TRANSFER OF TITLE

- 5.38 The Crown covenants for the benefit of the trustees that it will:
- 5.38.1 arrange for the creation of a computer freehold register for the land of a transfer property for land that:
 - (a) is not licensed land; and
 - (b) is not contained in a computer freehold register; or
 - (c) is contained in a computer freehold register or registers but together with other land; and
 - 5.38.2 transfer (in accordance with paragraph 5.5 or 5.6, whichever is applicable) the fee simple estate in a transfer property to which paragraph 5.38.1 applies as soon as reasonably practicable after complying with that paragraph in relation to the property but not later than five years after the settlement date.
- 5.39 If paragraph 5.38.2 applies to a transfer property, and paragraph 5.6 is applicable, the trustees must comply with their obligations under paragraph 5.6.3 by a date specified by written notice by the Crown.
- 5.40 The covenant given by the Crown under paragraph 5.38 has effect and is enforceable, despite:
- 5.40.1 being positive in effect; and
 - 5.40.2 there being no dominant tenement.
- 5.41 If paragraph 5.38 applies then, for the period from the actual TSP settlement date until the date that the Crown transfers the fee simple estate in the transfer property to the trustees:
- 5.41.1 the trustees will be the beneficial owners of the property; and
 - 5.41.2 all obligations and rights will be performed and arise as if the fee simple estate had been transferred to the trustees on the actual TSP settlement date; and
 - 5.41.3 the trustees may not serve a settlement notice under paragraph 5.44.

INTEREST

- 5.42 If for any reason (other than the default of the Crown) all or any of the amount payable by the trustees to the Crown in relation to a purchased deferred selection property is not paid on the TSP settlement date:
- 5.42.1 the Crown is not required to give possession of the property to the trustees; and
 - 5.42.2 the trustees must pay the Crown default interest at the rate of 12% per annum on the unpaid amount (plus GST if any) for the period from the TSP settlement date to the actual TSP settlement date.
- 5.43 Paragraph 5.42 is without prejudice to any of the Crown's other rights or remedies available to the Crown at law or in equity.

5. TERMS OF TRANSFER FOR PURCHASED DEFERRED
SELECTION PROPERTIES

SETTLEMENT NOTICE

- 5.44 If, without the written agreement of the parties, settlement of a purchased deferred selection property is not effected on the TSP settlement date:
- 5.44.1 either party may at any time after the TSP settlement date serve notice on the other (a **settlement notice**) requiring the other to effect settlement; but
 - 5.44.2 the settlement notice is effective only if the party serving it is:
 - (a) ready, able and willing to effect settlement in accordance with the settlement notice; or
 - (b) not ready, able and willing to effect settlement only by reason of the default or omission of the other party; and
 - 5.44.3 upon service of a settlement notice, the party on which it is served must effect settlement within 10 business days after the date of service (excluding the date of service); and
 - 5.44.4 time is of the essence under paragraph 5.44.3; and
 - 5.44.5 if the party in default does not comply with the terms of a settlement notice, the other party may cancel the agreement constituted by paragraph 4.4.
- 5.45 Paragraph 5.44, and the exercise of rights under it, is without prejudice to any other rights or remedies, at law, in equity, or otherwise, that the party not in default may have.

FURTHER ASSURANCES

- 5.46 Each party must, at the request of the other, sign and deliver any further documents or assurances, and do all acts and things that the other may reasonably require to give full force and effect to this part.

NON-MERGER

- 5.47 On transfer of a transfer property to the trustees:
- 5.47.1 the provisions of this part will not merge; and
 - 5.47.2 to the extent any provision of this part has not been fulfilled, it will remain in force.

GST

- 5.48 When the trustees give a written notice of election to purchase under part 4, they must include in that notice the following information in relation to the factual situation that will exist at the DSP settlement date and warrants the correctness of that information:
- 5.48.1 whether or not the trustees are a registered person for GST purposes; and
 - 5.48.2 the trustees' registration number (if any); and
 - 5.48.3 whether or not the trustees intend to use the property for the purposes of making taxable supplies; and

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**5. TERMS OF TRANSFER FOR PURCHASED DEFERRED
SELECTION PROPERTIES**

- 5.48.4 whether or not the trustees intend to use the property as a principal place of residence of the trustees or a person associated with the trustees under section 2A(1)(c) of the Goods and Services Tax Act 1985.
- 5.49 If any of that information provided in the election to purchase notice alters before the DSP settlement date, the trustees must forthwith notify the Crown and warrants the correctness of that altered information.
- 5.50 If the information provided (subject to alteration, if any) indicates that, at the DSP settlement date, each of the following statements is correct and the supply of the property is a taxable supply by the Crown, the parties agree that GST will apply to the supply at the rate of zero percent:
- 5.50.1 the trustees are a registered person for GST purposes; and
 - 5.50.2 the trustees intend to use the property for the purposes of making taxable supplies; and
- 6.59.3 the trustees do not intend to use the property as a principal place of residence of the trustees or a person associated with the trustees under section 2A(1)(c) of the Goods and Services Tax Act 1985.

6 NOTICE IN RELATION TO CULTURAL REDRESS PROPERTIES AND DEFERRED SELECTION PROPERTIES

- 6.1 If this schedule requires the trustees to give notice to the Crown in relation to or in connection with a cultural redress property, or a deferred selection property, the trustees must give the notice in accordance with part 4 of the general matters schedule, except the notice must be addressed to the land holding agency for the property at its address or facsimile number provided:
- 6.1.1 in paragraph 6.2; or
- 6.1.2 if the land holding agency has given notice to the trustees of a new address or facsimile number, in the most recent notice of a change of address or facsimile number.
- 6.2 Until any other address or facsimile number of a land holding agency is given by notice to the trustees, the address of each land holding agency is as follows for the purposes of giving notice to that agency in accordance with this part.

Land holding agency	Address and facsimile number
Office of Treaty Settlements	Level 3, The Justice Centre 19 Aitken Street DX SX 10111 Wellington Fax: (04) 494 9801
Land Information New Zealand	Level 7, Radio New Zealand House 155 The Terrace PO Box 551 Wellington 6145 Fax: (04) 472 2244
Ministry of Justice	Level 3, The Justice Centre 19 Aitken Street DX SX 10088 Wellington Fax: (04) 918 8820
New Zealand Police	Police Headquarters PO Box 3017 Wellington Fax: (04) 498 7400

7 DEFINITIONS

7.1 In this schedule, unless the context otherwise requires, **party** means each of the trustees of Te Kotahitanga o Te Atiawa Trust and the Crown.

7.2 In this deed, unless the context otherwise requires:

acquired property has the meaning given to it by paragraph 1.2.1; and

actual TSP settlement date, in relation to a transfer property, means the date on which settlement of the property takes place; and

arbitration commencement date, in relation to the determination of the market value and/or market rental of a separate valuation property means:

(a) in relation to a referral under paragraph 4.16.2 the date of that referral; and,

(b) in relation to an appointment under paragraph 4.16.3 or 4.16.4, a date specified by the valuation arbitrator:

arbitration meeting, in relation to the determination of the market value and/or market rental of a separate valuation property, means the meeting notified by the valuation arbitrator under paragraph 4.17.1; and

Crown leaseback means, in relation to a leaseback deferred selection property, the lease to be entered into by the trustees and the Crown under paragraph 4.4.2; and

deferred selection property means each property described in part 3; and

disclosed encumbrance, in relation to a transfer property, means an encumbrance affecting or benefiting the property that is disclosed in the disclosure information about the property; and

disclosure information has the meaning given to it by paragraph 1.2.2; and

DSP settlement date, in relation to a purchased deferred selection property, means the date that is 20 business days after the Crown receives an election notice from the trustees electing to purchase the property; and

election notice means a written notice given by the trustees in accordance with paragraph 4.3 electing whether or not to purchase a deferred selection property; and

initial annual rent in relation to a leaseback property, means the rent payable under the Crown leaseback from its commencement determined or agreed in accordance with part 4; and

leaseback deferred selection property means each deferred selection property referred to in clause 6.4; and

leaseback property means each leaseback deferred selection property; and

Lessee's improvements, in relation to a leaseback property, has the meaning given to it in the Crown leaseback for the property; and

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market rental, in relation to a separate valuation property, has the meaning provided in the valuation instructions in appendix 1 to part 4; and

market value, in relation to a separate valuation property, has the meaning provided in the valuation instructions in appendix 1 to part 4; and

Ministry of Justice property means a deferred selection property in respect of which the land holding agency is the Ministry of Justice; and

notice of interest, in relation to a deferred selection property, means a notice given by the trustees under paragraph 4.1 in relation to the property; and

notification date, in relation to a deferred selection property, means the date that the Crown receives a notice of interest in the property from the trustees; and

registered bank has the meaning given to it by section 2(1) of the Reserve Bank of New Zealand Act 1989; and

registered valuer means a person registered as a valuer with the Valuers Act 1948; and

separate valuation property means each deferred selection property; and

settlement notice has the meaning given to it by paragraph 5.44.1; and

terms of transfer means the terms of transfer set out in part 5; and

transfer property has the meaning given to it by paragraph 5.1; and

transfer period means, in relation to a deferred selection property, the period from the notification date for that property to its actual TSP settlement date; and

transfer value, in relation to a deferred selection property, means the amount payable by the trustees for the transfer of the property determined or agreed in accordance with part 4; and

TSP settlement date means, in relation to a purchased deferred selection property, the DSP settlement date for the property; and

valuation arbitrator, in relation to a separate valuation property means the person appointed under paragraphs 4.7.2 or 4.8, in relation to the determination of its market value, and if applicable its market rental; and

valuation date, in relation to a deferred selection property, means the notification date in relation to the property.