

Roma Hippolite
Chairperson
Tainui Taranaki ki te Tonga
PO Box 293
NELSON

Tēnā koe Roma

Introduction

Thank you for meeting with me on 12 December to discuss the progress of Tainui Taranaki ki te Tonga's ("**Tainui Taranaki**") Treaty Settlement negotiations.

I and my colleagues the Prime Minister and the Minister of Maori Affairs are aware that all three mandated Te Tau Ihu groups had substantially agreed Treaty settlements with the previous administration. I am also aware of the complex relationships between, and within, the groups and the high degree of co-operation and compromise required to reach that point. I acknowledge both Tainui Taranaki's desire to move quickly to finalise an Agreement in Principle with the Crown and the importance of this settlement, and those of the other Te Tau Ihu groups, for the region and for the country.

I consider it important not only to honour the commitments of the Crown in respect of Treaty settlements but also, as a matter of good faith to Māori, to maintain momentum and continue progress wherever possible.

I would therefore now like to make a formal offer on behalf of the Crown for consideration by Tainui Taranaki. This offer contains the redress that the Crown is willing to provide in settlement of all Historical Claims of Te Atiawa ki Te Tau Ihu, Ngāti Tama ki te Te Tau Ihu, Ngāti Rārua, and Ngāti Kōata for breaches of the Treaty of Waitangi. This is the Crown's best and final offer.

If Tainui Taranaki accept the offer outlined in this letter I invite you to counter-sign it. This Offer Letter will then take effect as an Agreement in Principle between the Crown and Tainui Taranaki. Following the signing of this Offer Letter the parties will work together in good faith and agree all the terms necessary to give effect to the redress set out in this offer, and to translate that detail into a Deed of Settlement to be entered into by the parties.

I wish to emphasise that the regional approach taken to the negotiations with the three mandated groups with interests in Te Tau Ihu has enabled the Crown to make simultaneous settlement offers to the mandated groups. I am confident that this regional approach remains

the best way forward to resolve the outstanding issues relating to redress, and to allow the Crown to enter into Deeds of Settlement with all three groups.

I note that there are some residual issues to be resolved including redress items that require allocation or agreement between the three mandated Te Tau Ihu groups. Following the signing of this Offer Letter by both parties, I intend to write to you again setting out a suggested process for determining that allocation and seeking your agreement to it. My intention in developing that process will be to ensure that any remaining interdependent issues between the three mandated groups are addressed as a first priority.

As agreed with Tainui Taranaki I acknowledge that the issues around Waikawa Marina and historical aspects of Wai 56 will be discussed by the parties in good faith between the signing of this Offer Letter and the signing of the Deed of Settlement.

As also agreed I acknowledge that between the signing of this Offer Letter and the signing of the Deed of Settlement the parties will discuss in good faith the grant of cultural redress that has been utilised in other recent settlements, such as joint management arrangements and the appointment of iwi representatives to management boards.

Elements of Crown's Offer

The Crown's offer is made up of the following three broad elements:

- (a) Historical Accounts, Crown Acknowledgements and Crown Apology;
- (b) Commercial and Financial Redress; and
- (c) Cultural Redress.

These three elements are discussed in more detail below.

Historical Accounts, Crown Acknowledgements and Crown Apology

The historical accounts, Crown acknowledgments and Crown apology will outline the basis on which the Crown is settling the Historical Claims.

The historical accounts will outline the historical relationship between the Crown and Tainui Taranaki. On the basis of the historical accounts, the Crown will acknowledge that certain actions or omissions of the Crown were a breach of the Treaty of Waitangi and its principles. The Crown will then offer an apology to Tainui Taranaki for the acknowledged breaches of the Treaty of Waitangi and its principles.

Following the signing of this Offer Letter by both parties, discussions will continue for the purpose of finalising these matters for inclusion in the Deed of Settlement.

Commercial and Financial Redress

I attach a summary of the financial and commercial redress offer as **Attachment One** to this Offer Letter.

Cultural Redress

I attach a summary of the Cultural Redress offer as **Attachment Two** to this Offer Letter.

Conditions of the Crown's Offer

I attach as **Attachment Three** the key definitions, terms and conditions that apply to the Crown's offer. As you are aware, the Crown's offer and the Deed of Settlement are subject to ratification by Tainui Taranaki and the approval of relevant Ministers and Cabinet, together with a range of other conditions including the need for agreement between the three mandated Te Tau Ihu groups and the resolution of overlapping interests, the establishment of suitable Tainui Taranaki Governance Arrangements, and the passing of Settlement Legislation.

Other Matters

This offer includes a commitment to facilitate discussions between Tainui Taranaki and Ngāi Tahu in relation to the Ngāi Tahu takiwā. My expectation is that any proposals to address this issue will be non-financial in character.

Claimant Funding

As you are aware the Crown has approved an additional amount of \$100,000.00 as claimant funding for Tainui Taranaki. I understand that my officials are working with you so that this additional claimant funding can be made available to Tainui Taranaki.

I wish to express my appreciation to Tainui Taranaki for their ongoing commitment to this settlement process, and I look forward to working with you toward the signing of a Deed of Settlement. If Tainui Taranaki accept this offer, I will prioritise this settlement in the work programme for the Office of Treaty Settlements, and instruct officials to draft a Deed of Settlement and settlement Bill concurrently with a view to Settlement Legislation being enacted by the end of 2009.

Nā mātou noa, nā

Hon Chris Finlayson
Minister for Treaty of Waitangi Negotiations

Hon John Key
Prime Minister

Hon Pita Sharples
Minister of Māori Affairs

Signed on behalf of Tainui Taranaki ki te Tonga by:

Roma Hippolite for Ngāti Kōata Trust

Allen McGregor Hippolite for Ngāti Kōata Trust

Barry Matthew Mason for Ngāti Rārua Iwi Trust

Lee Russell Luke for Ngāti Rārua Iwi Trust

Sharon Barcello-Gemmell for Te Atiawa Manawhenua ki Te Tau Ihu Trust

Harvey Ruru for Te Atiawa Manawhenua ki Te Tau Ihu Trust

Fred Te Miha for Ngāti Tama Manawhenua ki
Te Tau Ihu Trust

Robert McKewen for Ngāti Tama
Manawhenua ki Te Tau Ihu Trust

Rore Pat Stafford for Wai 56 (Wakatu Inc)

Waari Geoffrey Ward-Holmes for Wai 56
(Wakatu Inc)

WITNESSES:

ATTACHMENT ONE

FINANCIAL AND COMMERCIAL REDRESS

1. The Deed of Settlement (and Settlement Legislation where necessary) will provide for the following financial and commercial redress.

Quantum

2. The quantum to be paid under the settlement is \$35 million.
3. The quantum to be paid on Settlement Date will be \$35 million, less the value of the on-account payments identified in paragraph 4, and less the market value of any commercial redress properties selected for transfer on Settlement Date.

On-Account Payments

4. Upon this Offer Letter being signed by both parties, the sum of \$2 million will be payable by the Crown to Tainui Taranaki as an on-account payment. In addition to the \$2 million, the Crown will pay an amount equivalent to simple interest on the \$2 million, at the official cash rate, for the period between 24 October 2008 and the date upon which this Offer Letter is signed by both parties. These payments will be deducted from the quantum to be paid to Tainui Taranaki on Settlement Date.
5. If this Offer Letter is not converted into a Deed of Settlement, the Crown will take the on-account payments into account in any future settlement.

Interest

6. The Crown will pay to Tainui Taranaki on Settlement Date interest on the amount described in paragraph 3 (being the quantum less the on-account payments) for:
 - a. the period between the date of the signing of this Offer Letter by both parties and the date of the signing of the Deed of Settlement, subject to that Deed being signed within two years of the date the parties sign the Offer Letter; and
 - b. the period from the date of signing of the Deed of Settlement to (but excluding) Settlement Date.
7. In the event that the period identified in paragraph 6 is more than two years, then unless otherwise agreed the Crown will be required to pay interest for no more than a two year period.
8. The interest payable under paragraph 6 will be calculated based on the official cash rate, will be non-compounding and will be subject to normal taxation law.

Commercial Redress Properties

9. Paragraphs 10 to 24 are subject to paragraphs 25 and 26.

Property Lists

10. The property lists in **Attachments Four, Five and Six** are draft lists and are therefore subject to final confirmation from the Crown that the properties listed are available. The Crown will undertake that investigation process in good faith. In the event any property is not available, the Crown will be under no obligation to replace that property with another property but will, in good faith, consider alternative properties that may be available.

Commercial Properties with Cultural Associations

11. The Crown will gift to Tainui Taranaki on Settlement Date commercial properties with cultural associations selected from Table 4 of the Attachment Two and/or the lists attached as **Attachments Four and Five**. Tainui Taranaki may select for gifting properties with a combined market value of up to \$12.04 million. For the avoidance of doubt the value of these properties will not be deducted from the settlement quantum.

Commercial Properties for Purchase

12. Tainui Taranaki may select any of the properties listed in **Attachment Four** for purchase at Settlement Date.
13. The market value of the properties to be purchased under paragraph 12 will be deducted from the quantum to be paid to Tainui Taranaki on Settlement Date.
14. The valuation date for the properties selected under paragraph 12 will be the date of the signing of this Offer Letter by both parties, on the condition that a Deed of Settlement is signed within two years of that date. If a Deed of Settlement is not signed within two years of the signing of this Offer Letter by both parties, the valuation date will be updated to current market value.
15. Tainui Taranaki will also have a right of deferred selection for any of the properties listed in **Attachment Four** that are not selected for gifting or purchase at Settlement Date. This right of deferred selection will be for three years from Settlement Date. The valuation date for the properties selected under this right of deferred selection will be the date upon which notice is given by Tainui Taranaki that it seeks to purchase a property.

Commercial Properties for Purchase and Leaseback

16. Tainui Taranaki may select any of the properties listed in **Attachment Five** for purchase and leaseback to the Crown at Settlement Date. Subject to paragraph 17 below, the purchase and leaseback will apply to the land only, and not the improvements on the land.
17. Tainui Taranaki may also request that up to four properties selected for purchase and leaseback under paragraph 16 include the improvements on the land. The Crown will make all reasonable endeavours to ensure that the improvements associated with four purchase and leaseback properties are made available.
18. The market value of the properties to be purchased under paragraphs 16 and 17 will be deducted from the quantum to be paid to Tainui Taranaki on Settlement Date.

19. The valuation date for the properties selected under paragraphs 16 and 17 will be the date of the signing of this Offer Letter by both parties, on the condition that a Deed of Settlement is signed within two years of that date. If a Deed of Settlement is not signed within two years of the signing of this Offer Letter by both parties, the valuation date will be updated to current market value.
20. Tainui Taranaki will also have a right of deferred selection for any of the properties listed in **Attachment Five** that are not selected for purchase and leaseback at Settlement Date. This right of deferred selection will be for three years from Settlement Date. The valuation date for the properties selected under this right of deferred selection will be the date upon which notice is given by Tainui Taranaki that a property is selected.
21. The terms applying to the leaseback to the Crown for any property selected will be negotiated and agreed between the relevant Crown agency and Tainui Taranaki as part of the preparation of the Deed of Settlement.

Right of First Refusal

22. Tainui Taranaki will have a right of first refusal over the properties listed in **Attachment Six** for a period of 169 years from Settlement Date.
23. The terms of this right of first refusal will be agreed between the parties as part of the preparation of the Deed of Settlement.

Commitment to Explore Purchase and Leaseback

24. The Crown will also explore the availability of five non-core Crown properties listed in **Attachment Seven** for purchase and leaseback. For the avoidance of doubt, the Crown has commenced discussions with the relevant non-core Crown agencies for these properties, and a number of complex and difficult issues have been identified. These issues will have to be resolved if these properties are to become available for purchase and leaseback.

Agreement Process for Commercial Redress Properties

25. Following the signing of this Offer Letter by both parties, the Crown and Tainui Taranaki will work with the other two mandated Te Tau Ihu groups to agree a process for the selection of the commercial redress properties between the three groups.
26. For the avoidance of doubt, the Crown will require evidence that there has been agreement between the three mandated Te Tau Ihu groups on the selection process and allocation of properties before any commercial redress property may be selected (whether for transfer on Settlement Date, for purchase and leaseback, under deferred selection or under the right of first refusal).

Crown Forest Licensed Land Redress

27. Tainui Taranaki will have the opportunity to purchase up to 50% by value of the Crown forest licensed land in Te Tau Ihu, subject to the ongoing protection of public access, any necessary survey and to first reaching agreement with Ngāti Toa on the allocation of this land.
28. Between the date of the signing of this Offer Letter and the date of the signing of the Deed of Settlement the parties will discuss payment options for the acquisition of the Crown forest licensed land by Tainui Taranaki.

29. Tainui Taranaki will have the right to the accumulated rentals (held by or payable to the Crown Forestry Rental Trust) associated with the Te Tau Ihu Crown forest licensed land purchased under paragraph 27, unless otherwise agreed.
30. Tainui Taranaki will have the right to any New Zealand Emission Units associated with the 50% by value of Crown forest licensed land that Tainui Taranaki may purchase in Te Tau Ihu. The Crown acknowledges the importance of these New Zealand Emission Units to Tainui Taranaki and further acknowledges that if the proposed Emissions Trading Scheme does not proceed Tainui Taranaki will seek equivalent value from the Crown.
31. If Tainui Taranaki elect to receive the area of up to 100 hectares of the Queen Charlotte Forest as a gift of cultural redress, paragraphs 29 and 30 will not apply to that land.

Endowment Lands in Motueka

32. On Settlement Date the Crown will provide \$300,000 to Tainui Taranaki for the purchase of endowment lands in Motueka.

ATTACHMENT TWO

CULTURAL REDRESS

The Deed of Settlement (and Settlement Legislation where necessary) will provide for the following Cultural Redress.

General

- 1 This offer includes instruments that are designed to recognise the historical and cultural interests of Tainui Taranaki.
- 2 Unless otherwise specified, the value of the Cultural Redress is not off-set against the settlement quantum.

Overlay Classifications

- 3 The Crown offers to grant the Governance Arrangements overlay classifications over:
 - a. Farewell Spit;
 - b. Waikoropupu Springs;
 - c. Takapourewa (Stephens Island);
 - d. Whakaterepapanui Island Scenic Reserve;
 - e. Part of French Pass Scenic Reserve;
 - f. Rangitoto ki te Tonga (D'Urville Island)
 - g. The Brothers Islands;
 - h. East Head on Arapawa Island; and
 - i. the Wairau Lagoon.
- 4 The declaration of an area as an overlay classification provides for the Crown to acknowledge Tainui Taranaki values in relation to that area. It also provides, in relation to that area, for:
 - a the Governance Arrangements and the Crown to agree on protection principles to avoid harm to Tainui Taranaki values, or any diminishment of them, and for the Director-General of Conservation to take action in relation to the protection principles; and
 - b the New Zealand Conservation Authority and the Nelson/Marlborough Conservation Board to have regard to Tainui Taranaki values and the protection principles.
- 5 The overlay classifications are to be offered, in substance, on the same terms as those that have been provided in recent Treaty settlements and subject to the conditions in Table 1 below.

Table 1: Overlay classifications

Area	Location	Iwi with cultural association	Total area (ha) and conditions
Mohua	Waikoropupu Springs	Ngāti Tama, Te Atiawa, Ngāti Rārua	27.5 ha
Mohua	Farewell Spit	Ngāti Tama, Te Atiawa, Ngāti Rārua	11,423.5 ha
Wairau	Wairau Lagoon (excluding 10ha of the Boulder Bank immediately South East of Pt Sec 8 Opawa District)	Ngāti Rārua	2,309.8 ha Subject to the development with Ngāti Toa and Rangitāne of joint iwi protection principles
Rangitoto	Takapourewa (Stephens Island)	Ngāti Kōata	150.3 ha
Rangitoto	Whakaterepapanui Island	Ngāti Kōata	60.7 ha
Rangitoto	French Pass	Ngāti Kōata	Part of French Pass Scenic Reserve, 12.9 ha
Rangitoto	D'Urville Island Scenic Reserve	Ngāti Kōata	5870 ha D'Urville Island Scenic Reserve
Totaranui (Queen Charlotte Sound)	Arapawa Island	Te Atiawa	East Head, 60.7 ha
Totaranui (Queen Charlotte Sound)	The Brothers Islands	Te Atiawa	8 ha Including Maritime Safety Authority owned parts, subject to Authority's agreement Subject to the development with Ngāti Toa of joint iwi protection principles

Kaitiaki instruments*Takapourewa and Whakaterepapanui*

- 6 The Crown proposes that the Deed of Settlement and the Settlement Legislation acknowledge Tainui Taranaki's special association with native species and native flora by providing for the
- a Governance Arrangements to be appointed as kaitiaki to provide advice directly to the Minister of Conservation regarding the management of threatened native species (such as Tuatara, Stephens Island frog, fairy prion, Stephens Island green and striped geckos) in the following two locations: Takapourewa Nature Reserve (Stephens Island, 150.3 hectares), and Whakaterepapanui Island Scenic Reserve (60.7 hectares).

Moawhiti (D'Urville Island/Rangitoto)

- 7 The Crown proposes that the Deed of Settlement and the Settlement Legislation acknowledge Tainui Taranaki's special association with eels at Moawhiti by providing for the:

- a Governance Arrangements to be appointed as kaitiaki to provide advice directly to the Minister of Conservation regarding Ngāti Kōata’s interest in managing eels at Moawhitu on D’Urville Island (626 hectares).

Queen Charlotte Sound Conservation and Maritime Kaitiaki

- 8 The Crown proposes that the Deed of Settlement and the Settlement Legislation acknowledge Tainui Taranaki’s special association with native species and native flora by providing for:
 - 9 the Governance Arrangements to be appointed as kaitiaki to provide advice directly to the Minister of Conservation regarding the restoration of native flora and the management of threatened native species on (or proposed to be transferred to) the following four islands in the Queen Charlotte Sound: Allports Island Scenic Reserve (17.4 hectares); Pickersgill Island Scenic Reserve (96.3 hectares); Blumine Island Scenic Reserve (376.7 hectares); and Moioio Island Scenic Reserve (0.9 ha approx);
 - 10 To recognise Te Atiawa’s maritime interests in the Queen Charlotte Sound the Crown offers to recognise Te Atiawa’s role as kaitiaki of the coastal marine area of Queen Charlotte Sound. This will be achieved by providing advice and expertise to Te Atiawa to develop a statutory plan articulating Te Atiawa’s values in relation to Queen Charlotte Sound. The Marlborough District Council will have a statutory obligation to consider the plan when developing their Regional Coastal Plans and Regional Policy Statements under the Resource Management Act 1991.

Table 2: Kaitiaki instruments

Area	Location	Iwi with cultural association
Rangitoto	Takapourewa (Stephens Island) (150.3 ha) and Whakaterepapanui Island (60.7 ha)	Ngāti Kōata
Rangitoto	Moawhitu (D’Urville Island) (626 ha)	Ngāti Kōata
Totaranui (Queen Charlotte Sound)	Pickersgill, Blumine, and Allports Islands (Queen Charlotte Sound), and Moioio Island Scenic Reserve (Tory Channel) Queen Charlotte Sound Coastal Marine Area	Te Atiawa

Cultural Redress Properties

Sites to be vested in Tainui Taranaki

- 11 **Tables 3, 4 and 5** below set out the Cultural Redress Properties that the Crown offers to vest in fee simple estate in Tainui Taranaki. These vestings will be subject to the specific conditions and encumbrances noted in **Tables 3, 4 and 5** and in paragraph 7 of Attachment Three to this Offer Letter.

Table 3: Sites to be vested in fee simple

Area	Location	Site description	Iwi with cultural association	Legal description	Specific conditions or encumbrances
Mohua	Pūponga Farm Map 1	Cape House parcel, part of Pūponga Farm Park Recreation Reserve, adjoining Wharariki Road	Ngāti Tama, Te Atiawa, Ngāti Rārua	5 hectares, approximately. Being part of Part Section 3 SO 5462. Subject to survey.	Subject to farm lease, and including house and improvements
Mohua	Pūponga Farm Map 2	Reinterment site on Triangle Flat, part of Pūponga Farm Park Recreation Reserve	Ngāti Tama, Te Atiawa, Ngāti Rārua	0.2 hectares, approximately, being part of Section 32 Square 16. Subject to survey.	
Mohua	Pūponga Farm Map 3	Part of Pūponga Farm Park Recreation Reserve, Pūponga Point Pā site	Ngāti Tama, Te Atiawa, Ngāti Rārua	14 hectares, approximately, being part of Section 33 Square 16. Subject to survey.	Subject to reserve status changing to Historic Reserve, and farm lease. Excludes land leased by information centre.
Mohua	Pakawau Inlet Map 4	Part of Pakawau Point Conservation Area	Te Atiawa	1.6187 hectares, more or less, being Section 18 Town of Seaford.	Subject to a Reserves Act covenant to protect biodiversity and public access
Mohua	Tākaka River Mouth Map 5	Tākaka River Mouth Conservation Area	Ngāti Tama	3.6000 hectares, more or less, being Lot 1 DP 15245 (Nelson).	Subject to change to scenic reserve status
Mohua	Melbourne Point/Pah Point (Whanganu i Inlet) Map 6	Part of North West Nelson Forest Park	Ngāti Rārua	1.0 hectare, approximately, being part of Part Section 1 Square 17. Subject to survey.	Subject to change to scenic reserve status

Area	Location	Site description	Iwi with cultural association	Legal description	Specific conditions or encumbrances
Mohua	Te Tai Tapu Map 7	Part of North West Nelson Forest Park	Ngāti Tama, Te Atiawa, Ngāti Rārua	30 hectares, approximately, being part of Part Section 1 Square 17. Subject to survey.	10 hectares, approximately, unencumbered 20 hectares, approximately, subject to covenants to protect public access and biodiversity protections, and subject to a marginal strip beside the Patarau River.
Motueka	Puketawai Map 8	Puketawai, part of Kaiteriteri Recreation Reserve.	Ngāti Tama, Ngāti Rārua, Te Atiawa	11.3129 hectares, more or less, being Part Sections 53, 95, 96, and 97 Block X Kaiteriteri Survey District, and part of Part section 67 Motueka District.	Pt Section 96, and part of Pt Section 53, change to historic reserve, and retain public access (subject to consent of Recreation Reserve Board)
Motueka	Tapu Bay, Kaiteriteri Map 9	Part of Kaiteriteri Conservation Area	Te Atiawa	0.2 hectares, approximately, being part of Part Section 34 Block XII Kaiteriteri Survey District. Subject to survey.	
Motueka	Karaka/Kak a Point Map 10	Part of Kaiteriteri Recreation Reserve	Te Atiawa, Ngāti Tama, Ngāti Rārua	2.0209 hectares, more or less, being Lot 1 DP 3286 and Part Section 16 Square 9.	Historic reserve (subject to consent of Recreation Reserve Board)
Mohua	Wainui Road Conservation Area Map 11	Part of Wainui Road Conservation Area	Ngāti Tama	0.2 hectares, approximately, being part of Part Section 13 Square 12. Subject to survey.	
Pelorus	Waihīnau Bay/Bulwer Map 12	Part of Bulwer Scenic Reserve	Ngāti Kōata	0.2024 hectares, more or less, being Sections 55 and 56 Village of Bulwer.	Covenant to protect biodiversity
Rangitoto	Catherine Cove School Site Map 13	Catherine Cove School site, part of D'Urville Island Scenic Reserve	Ngāti Kōata	1.0 hectare, approximately, being part of Part Lot 1 DP 3041 and part of Part Rangitoto 3B2. Subject to survey.	Transfer of Crown's surface title (Pt 3B2) and full title, subject to lease, including improvements (school house)

Area	Location	Site description	Iwi with cultural association	Legal description	Specific conditions or encumbrances
Rangitoto	Anakawau Bay Map 14	Anakawau Bay, part of D'Urville Island Scenic Reserve (French Pass)	Ngāti Kōata	1.2 hectares, approximately, being part of Part Rangitoto 1B. Subject to survey.	Transfer of Crown's surface title, and as a Scenic Reserve
Rangitoto	Collinet Point Map 15	Collinet Point (part of French Pass Scenic Reserve)	Ngāti Kōata	0.8 hectares, approximately, being part of Section 14 Square 93. Subject to survey.	Scenic Reserve
Rangitoto	The Cove, D'Urville Island Map 16	Part of D'Urville Island Scenic Reserve	Ngāti Kōata	2.0 hectares, approximately, being part of Part Lot 1 DP 5231. Subject to survey.	Subject to covenants to protect biodiversity values
Rangitoto	Penguin Bay, D'Urville Island Map 17	Urupā, part of D'Urville Island Scenic Reserve	Ngāti Kōata	1.0 hectare, approximately, being part of Part Lot 2 DP 3893. Subject to survey.	Subject to Ngāti Kōata providing location of urupā
Totaranui (Queen Charlotte Sound)	Momorangi Point Map 18	Pā site within Momorangi Recreation Reserve	Te Atiawa	0.2 hectares, approximately, being part of Part Section 19 Block XI Linkwater Survey District. Subject to survey.	Recreation Reserve
Totaranui (Queen Charlotte Sound)	Picton Map 19	Unnamed Conservation Area	Te Atiawa	1.7660 hectares, more or less, being Crown Land Block XII Linkwater Survey District.	
Totaranui (Queen Charlotte Sound)	Wedge Point Map 20	Pā site, part of Wedge Point Scenic Reserve	Te Atiawa	2.0 hectares, approximately, being part of Section 1 Block VIII Linkwater Survey District. Subject to survey.	Subject to scenic reserve status
Totaranui (Queen Charlotte Sound)	Ngākuta Bay Map 21	Old pā site, part of Ngākuta Point Scenic Reserve	Te Atiawa	2.3269 hectares, more or less, being Section 12 Block XI Linkwater Survey District.	Subject to reserve status
Totaranui (Queen Charlotte Sound)	Queen Charlotte Forest (Crown forest licensed land) Map 22	Location to be decided	Te Atiawa	up to 100 ha	The specific area of which is to be discussed with Ngāti Toa and agreed with the Crown

Area	Location	Site description	Iwi with cultural association	Legal description	Specific conditions or encumbrances
Totaranui (Queen Charlotte Sound)	Glasgow Island Map 23		Ngāti Rārua (Te Atiawa seek further discussion)	2.0 hectares, approximately, being Crown Land situated in Arapawa Survey District. Subject to survey.	Vesting subject to confirmation of Crown title, survey, and the Commissioner of Crown Lands accepting this as Crown land under the Land Act 1948
Wairau	Wairau Pā (Blenheim) Map 24		Ngāti Rārua	Size to be determined, but to be within 1.4600 hectares, more or less, being Section 23 Block XII Cloudy Bay Survey District.	Subject to Part 4A Conservation Act (riparian management)
Wairau	Rārangi Map 25	Part of Wairau River Mouth Diversion Conservation Area	Ngāti Rārua	0.25 hectares, approximately, being part of Section 25 Block VIII Cloudy Bay Survey District. Subject to survey.	
Whakapuaka	Hori Bay Map 26	Hori Bay and adjoining land, part of Mt Richmond Forest Park	Ngāti Tama	100 hectares, approximately, being part of Part Lot 2 DP 8911. Subject to survey.	Maintaining public access (including some facilities and road access), and Conservation Act covenants

Commercial properties sought as Cultural Redress

12 Table 4 below sets out Crown owned property which the Crown is prepared to vest in fee simple in Tainui Taranaki subject to the market value of the sites being subtracted from the \$12.04 million set aside for the gifting of commercial property to Tainui Taranaki as part of its commercial package.

Table 4: Commercial properties to be vested in fee simple in Tainui Taranaki as Cultural Redress, subject to deduction from Tainui Taranaki's existing fund for the gifting of commercial properties

Location	Site description	Iwi with cultural association	Legal description	Specific conditions or encumbrances
Nelson	Gifting of up to 4 commercial properties in Nelson	Tainui Taranaki	n/a	To be subtracted from Tainui Taranaki commercial gifting

Sites to be jointly vested in more than one Te Tau Ihu mandated group

13 **Table 5** below sets out the Cultural Redress Properties that the Crown is prepared to vest in fee simple, subject to agreement between all mandated groups that have expressed interest in the sites.

Table 5: Sites to be vested in fee simple in Tainui Taranaki jointly with one or more Te Tau Ihu groups

Area	Location	Site description	Iwi with cultural association	Legal description	Specific conditions or encumbrances
Whakatū-Waimea (Nelson)	Matangi Āwhio, Nelson Map 28	Queen's Road Recreation Reserve, Nelson	Ngāti Tama, Ngāti Rārua, Ngāti Kōata, Te Atiawa Jointly with Kurahaupō	0.2061 hectares, more or less, being Section 1212 City of Nelson.	Vesting of Crown's reversionary interests, subject to reserve status, agreement of the Nelson City Council, and continued Nelson City Council management
Wairau	Pukatea (Whites Bay) Map 29	Part of Whites Bay Recreation Reserve	Ngāti Rārua Jointly with Rangitāne and Ngāti Toa	1.2 hectares, approximately, being part of Part Pukatea Section 2. Subject to survey.	Subject to recreation reserve and to be jointly transferred to Ngāti Rārua, Rangitāne, and Ngāti Toa
Wairau	Horahora Kākahu Map 30	Horahora Kākahu Island Historic Reserve	Ngāti Rārua Jointly with Ngāti Toa and Rangitāne	1.2141 hectares, more or less, being Section 4 Block XVI Arapawa Survey District.	Subject to historic reserve and to be jointly transferred to Rangitāne, Ngāti Rārua, and Ngāti Toa
Wairau	Tokomaru (Mt Robertson) Map 31	Summit, part of Robertson Range Scenic Reserve	Ngāti Rārua Jointly with Ngāti Toa	49.6 hectares, approximately, being part of Section 9 Block XVI Linkwater Survey District. Subject to survey.	Subject to concession and scenic reserve status. Excludes 0.4 ha for radar facility, which is to be retained by Department of Conservation.

Statutory Acknowledgements

14 The Deed of Settlement and the Settlement Legislation will provide for statutory acknowledgments to be made in relation to the following areas:

Table 6: Statutory Acknowledgements

Area	Location	Iwi with cultural association	Total area (ha)
Whakapuaka	Cable Bay	Ngāti Tama	0.05 ha
Whakatū-Waimea (Nelson)	Maungatapu	Ngāti Rārua and Ngāti Kōata	50 ha
Croiselles	Matapihi (Matapehe)	Ngāti Kōata	20 ha around summit
Nelson Lakes	Lake Rotoiti	Te Atiawa, Ngāti Tama, Ngāti Rārua	To be discussed
Nelson Lakes	Lake Rotoroa	Te Atiawa, Ngāti Tama, Ngāti Rārua	To be discussed
Mohua	South of Ligar Bay, Abel Tasman monument in Abel Tasman National Park	Ngāti Rārua	1.3 ha (Lot 2, DP 3163)
Mohua	Westhaven (Te Tai Tapu) Marine Reserve and	Ngāti Rārua, Ngāti Tama, Te Atiawa	2607.7 ha

	Westhaven (Whanganui Inlet) Wildlife Reserve		
Mohua	Parapara Peak	Te Atiawa, Ngāti Tama	Over massif of peak
Motueka	Pukeone (Mt Campbell)	Te Atiawa, Ngāti Tama, Ngāti Rārua	Over Crown part of massif of peak
Motueka	Wharepapa (Mount Arthur)	Te Atiawa, Ngāti Tama, Ngāti Rārua	Over massif of peak outside of Ngāi Tahu takiwā
Pelorus	Titi Island Nature Reserve	Te Atiawa	32.4 ha
Rangitoto	D'Urville Island (Moawhitu Bay)	Ngāti Kōata	626 ha
Rangitoto	D'Urville Island (Anakawau/Wainui Bays)	Ngāti Kōata	76.5 ha
Rangitoto	Samson Bay quarry sites in Odlins Exchange Reserve and Tennyson inlet Scenic Reserve	Ngāti Kōata	To be determined
Rangitoto	Askews Hill quarry site in Taipare Conservation Area	Ngāti Kōata	To be determined
Rangitoto	Penguin Bay (D'Urville Island)	Ngāti Kōata	55 ha
Totaranui (Queen Charlotte Sound)	Te Rae o Te Karaka (Karaka Point, Waikawa Bay)	Te Atiawa	0.89 ha
Totaranui (Queen Charlotte Sound)	Queen Charlotte Sounds and Islands	Te Atiawa	To be discussed
Totaranui (Queen Charlotte Sound)	Hura, Arapawa Island	Te Atiawa	165.4 ha (Section 3, Blk XXI, Gore SD)
Wairau	Para Swamp Wildlife Refuge	Ngāti Rārua	38.8 ha
Wharehunga Bay	Wharehunga Bay Recreation Reserve, Arapawa Island	Te Atiawa	165.9 ha

- 15 Statutory acknowledgements provide for the Crown to acknowledge in the Settlement Legislation a statement by Tainui Taranaki of their cultural, spiritual, historic and traditional association with a particular area. They further provide for:
- a relevant consent authorities, the New Zealand Historic Places Trust, and the Environment Court to have regard to the statutory acknowledgments;
 - b relevant consent authorities to forward to the Governance Arrangements summaries of resource consent applications for activities within, adjacent to, or impacting directly on, the area in relation to which a statutory acknowledgment has been made; and
 - c the Governance Arrangements and any member of Tainui Taranaki to cite to consent authorities, the New Zealand Historic Places Trust and the Environment Court the statutory acknowledgment as evidence of the association of Tainui Taranaki with the area in relation to which the statutory acknowledgement has been made.
- 16 The statutory acknowledgments provided to the Governance Arrangements will, in substance, be provided on similar terms to those provided in recent Treaty settlements. In particular, the statutory acknowledgements:

- a will not affect the lawful rights or interests of a person who is not a party to the Deed of Settlement;
- b will not prevent the Crown from providing a statutory acknowledgment to persons other than Tainui Taranaki or the Governance Arrangements with respect to the same area.

Deeds of Recognition

17 The Crown proposes that the Deed of Settlement and the Settlement Legislation will provide for deeds of recognition to be entered into with the Department of Conservation in relation to the following areas:

Table 7: Deeds of Recognition

Area	Location	Iwi with cultural association	Total area (ha)
Whakapuaka	Cable Bay	Ngāti Tama	0.05 ha
Whakatū-Waimea (Nelson)	Maungatapu	Ngāti Rārua and Ngāti Kōata	50 ha
Croiselles	Matapihi (Matapehe)	Ngāti Kōata	20 ha around summit
Nelson Lakes	Lake Rotoiti	Te Atiawa, Ngāti Tama, Ngāti Rārua	To be discussed
Nelson Lakes	Lake Rotoroa	Te Atiawa, Ngāti Tama, Ngāti Rārua	To be discussed
Mohua	South of Ligar Bay, Abel Tasman monument in Abel Tasman National Park	Ngāti Rārua	1.3 ha (Lot 2, DP 3163)
Mohua	Parapara Peak	Te Atiawa, Ngāti Tama	Over massif of peak
Motueka	Pukeone (Mt Campbell)	Te Atiawa, Ngāti Tama, Ngāti Rārua	Over Crown part of massif of peak
Motueka	Wharepapa (Mount Arthur)	Te Atiawa, Ngāti Tama, Ngāti Rārua	Over massif of peak outside of Ngāi Tahu takiwā
Pelorus	Titi Island Nature Reserve	Te Atiawa	32.4 ha
Rangitoto	D'Urville Island (Moawhitu Bay)	Ngāti Kōata	626 ha
Rangitoto	D'Urville Island (Anakawau/Wainui Bays)	Ngāti Kōata	76.5 ha
Rangitoto	Samson Bay quarry sites in Odlins Exchange Reserve and Tennyson inlet Scenic Reserve	Ngāti Kōata	To be determined
Rangitoto	Askews Hill quarry site in Taipare Conservation Area	Ngāti Kōata	To be determined
Rangitoto	Penguin Bay (D'Urville Island)	Ngāti Kōata	55 ha
Totaranui (Queen Charlotte Sound)	Te Rae o Te Karaka (Karaka Point, Waikawa Bay)	Te Atiawa	0.89 ha
Totaranui (Queen Charlotte Sound)	Queen Charlotte Sounds and Islands	Te Atiawa	To be discussed
Totaranui (Queen Charlotte Sound)	Hura, Arapawa Island	Te Atiawa	165.4 ha (Section 3, Blk XXI, Gore SD)
Wairau	Para Swamp Wildlife Refuge	Ngāti Rārua	38.8 ha
Wharehunga Bay	Wharehunga Bay Recreation Reserve,	To insert	165.9 ha

Area	Location	Iwi with cultural association	Total area (ha)
	Arapawa Island		

- 18 Deeds of recognition provide for the Governance Arrangements to be consulted on matters specified in the deed of recognition, and for the Crown to have regard to their views.
- 19 The deeds of recognition to be provided to Tainui Taranaki will, in substance, be on similar terms to those provided in recent Treaty settlements.
- 20 The Crown entering into a deed of recognition with the Governance Arrangements will not prevent the Crown from providing a deed of recognition to persons other than Tainui Taranaki or the Governance Arrangements with respect to the same area.

Contested sites

- 21 The Crown offers to provide redress to Tainui Taranaki over the following sites subject to the resolution of overlapping claims and agreement being reached on the proposed redress with Kurahaupō following the signing of this Offer Letter and before the signing of the Deed of Settlement.

Table 8: Contested sites

Site	Initial Crown offer	Size of initial Crown offer	Specific conditions in initial Crown offer	Issues raised by other iwi
Heaphy Track	Ngāti Apa was offered an overlay classification		50m on each side of the track along the Crown-owned portions of the track north of the takiwā	Ngāti Tama, Ngāti Rārua, and Te Atiawa seek redress

Site	Initial Crown offer	Size of initial Crown offer	Specific conditions in initial Crown offer	Issues raised by other iwi
Parapara Peninsula	<p>Te Atiawa, Ngāti Rārua, and Ngāti Tama were offered a vesting in fee simple of the entire Parapara Peninsula Historic Reserve jointly with Ngāti Apa including: Section 1A (3.7 ha) and 1B (5.8 ha) Section 108 Tākaka District; and Lot 1 DP 8871 (1.6 ha)</p> <p>Ngāti Apa were initially only offered Section 1A (3.7 ha)</p> <p>(Te Atiawa and Ngāti Rārua declined this redress and Ngāti Tama accepted.)</p>	11.1 ha approx	As Historic Reserve and subject to access easement if required and grazing lease, headland to be jointly shared with Ngāti Apa	Ngāti Apa agree to relinquish Parapara Peninsula in favour of Ngāti Tama for vesting in Milnthorpe, which is opposed by Tainui Taranaki
Te Matau (Separation Point)	Tainui Taranaki were offered a statutory acknowledgement and deed of recognition (Ngāti Kōata and Ngāti Rārua declined this redress)	6 ha of point (part of section 27 SQ 12 (SO 4840))		Ngāti Kuia, Rangitāne, and Ngāti Apa seek redress, which is opposed by Tainui Taranaki
Ships Cove	Te Atiawa was offered a statutory acknowledgement and deed of recognition over Queen Charlotte Sound including Ships Cove			Rangitāne, Ngāti Apa, and Ngāti Kuia seek redress, which is opposed by Tainui Taranaki
Endeavour Inlet	Te Atiawa was offered a statutory acknowledgement and deed of recognition over Queen Charlotte Sound including Endeavour Inlet			Ngāti Kuia and Rangitāne seek redress, which is opposed by Tainui Taranaki
Anamahanga/Port Gore, Tinui Bay	Melville Cove Tin Conservation Area	1.2141 hectares, more or less, being Section 10, Block XII, Gore Survey District		Ngāti Kuia and Rangitāne seek vesting of this site, which is opposed by Tainui Taranaki

Coastal Statutory Acknowledgements

- 22 The Crown offers to provide statutory acknowledgements over coastal areas of significance to Tainui Taranaki. Coastal statutory acknowledgements are to be finalised after this Offer Letter is signed.
- 23 In accordance with the regional approach adopted for Te Tau Ihu the Crown proposes that Tainui Taranaki nominate proposed areas for coastal statutory acknowledgements and discuss these areas with Kurahaupō and Ngāti Toa. Coastal statutory acknowledgements nominated by the three mandated groups may overlap.

Place Name Changes

- 24 The Crown invites the three Te Tau Ihu mandated groups to work together on a joint list for submission to the New Zealand Geographic Board/ Ngā Pou Taunaha o Aotearoa, to be processed under the usual statutory provisions followed by the Board. Where such proposals extend into the Ngāi Tahu takiwā, the Crown requests the Te Tau Ihu mandated groups also discuss the proposals with Ngāi Tahu. The Crown will then submit the list of proposed changes to the New Zealand Geographic Board/ Ngā Pou Taunaha o Aotearoa for its consideration.
- 25 The Crown will not consider any proposal to change the name of the Heaphy Track, unless it is a joint submission from all South Island iwi.

River Statutory Acknowledgements and Deeds of Recognition

- 26 The Crown offers for the Deed of Settlement and the Settlement Legislation to provide for statutory acknowledgements and deeds of recognition to be made in relation to the Crown owned portions of the following rivers within Tainui Taranaki's area of interest:

Table 9: River Statutory Acknowledgements and Deeds of Recognition

River or waterway	Iwi with cultural association
Maitai River (or Mahitahi River near Nelson)	Ngāti Tama, Ngāti Rārua, Te Atiawa, Ngāti Kōata
Wairau River (including Omaka River and its tributary)	Ngāti Rārua
Waimea River (including Wairoa River and Wai-iti River as its tributaries)	Ngāti Tama, Ngāti Rārua, Te Atiawa, Ngāti Kōata
Motueka River	Ngāti Tama, Ngāti Rārua, Te Atiawa
Takaka River	Ngāti Tama, Ngāti Rārua, Te Atiawa
Aorere River	Ngāti Tama, Ngāti Rārua, Te Atiawa
Pelorus River (or Te Hoiere River near Havelock)	Te Atiawa, Ngāti Kōata
Riwaka River and Resurgence	Te Atiawa and Ngāti Rārua
Waikawa Stream	Te Atiawa
Waitohi Stream	Te Atiawa
Patarau River	Ngāti Tama, Te Atiawa, Ngāti Rārua

River or waterway	Iwi with cultural association
Anatori River	Ngāti Tama, Te Atiawa, Ngāti Rāua

- 27 The Crown notes that those rivers to be subject to statutory acknowledgements and deeds of recognition over rivers are subject to specific further negotiations following the signing of this Offer Letter.
- 28 The river statutory acknowledgements and deeds of recognition would be non-exclusive and relate only to those Crown-owned portions of the riverbed.
- 29 The river statutory acknowledgements and deeds of recognition provided to the Governance Arrangements will, in substance, be on similar terms to those provided in recent Treaty settlements. In particular, they:
- a will not affect the lawful rights or interests of a person who is not a party to the Deed of Settlement; and
 - b will not include:
 - i. a part of the bed of the waterway that is not owned by the Crown; or
 - ii. land that the waters of the waterway do not cover at its fullest flow without overlapping its banks; or
 - iii. an artificial watercourse; or
 - iv. a tributary flowing into the waterway (unless expressly provided for in this Offer Letter).
- 30 The Crown making river statutory acknowledgements and entering into river deeds of recognition with the Governance Arrangements will not prevent the Crown from providing such redress, or providing other redress (to the extent that it is consistent with the deed of recognition) to persons other than Tainui Taranaki or the Governance Arrangements with respect to the same area.

Special Redress

Waikawa Bay and Waikawa Marina

- 31 The Crown offers to provide advice and expertise to Te Atiawa to undertake a scoping study of options to improve the quality of the marine environment in Waikawa Bay. The Crown proposes that this study focus on the resources and time it would take to improve the water quality to specified standards such as those suitable for bathing and shellfish gathering.
- 32 It is proposed that the Crown will consult the Marlborough District Council in the development of any scoping study.

French Pass school and teachers' residence

- 33 The Crown offers to provide Ngāti Kōata with a right of first refusal at a fair market value over the French Pass school and teachers' residence should the Ministry of Education declare the school to be surplus to requirements and no offer back or third party rights exist in relation to the site.

Te Kōwhai pā (Wairau Bar)

- 34 The Crown offers to explore the possibility of providing a statutory acknowledgement and deed of recognition over the Te Kōwhai pā site (Wairau Bar), subject to its location within public conservation land being confirmed.

Moawhitu (D'Urville Island Scenic Reserve)

- 35 The Crown offers to explore the exchange of up to 2 ha of Crown land at Moawhitu (D'Urville Island Scenic Reserve) with land in Ngāti Kōata's existing fishing reserve upon confirmation that Ngāti Kōata's fishing reserve is not suitable for building upon.

Ngāi Tahu takiwa

- 36 Following the signing of this Offer Letter, the Crown will support discussions between Tainui Taranaki and Ngāi Tahu to address Tainui Taranaki's claims within the Ngāi Tahu takiwā, and consider any proposals advanced by Tainui Taranaki and Ngāi Tahu to address these claims.
- 37 To the extent that Tainui Taranaki's claims are not addressed through these discussions, the Crown will in good faith explore alternative proposals with Tainui Taranaki to address these claims.

River/freshwater management

- 38 The Crown offers to explore the possibility of redress that:
- a provides a suitable regime for Te Tau Ihu mandated groups to have input into the management of Te Tau Ihu waterways;
 - b improves the integrated management of those waters; and
 - c seeks to improve the health and best use of these waters.
- 39 Any redress would be consistent with the existing statutory framework and the Crown's policy on the use of natural resources in Treaty settlements.

Exploration of Whanau claims

- 40 The Crown offers to explore redress for the 24 specific Tainui Taranaki whanau claims where appropriate.

Relationship Redress

Protocols

- 41 A protocol is a statement issued by a Minister of the Crown setting out how a particular government agency intends to:
- a exercise its functions, powers and duties in relation to specified matters within its control in the claimant group's protocol area; and
 - b consult and interact with the claimant group on a continuing basis and enable that group to have input into its decision-making processes.
- 42 The Crown offers for the Deed of Settlement and the Settlement Legislation to provide for the following Ministers to issue protocols to the Governance Arrangements:

- a the Minister of Conservation;
- b the Minister of Fisheries;
- c the Minister of Energy; and
- d the Minister for Arts, Culture and Heritage.

43 The Crown proposes that the protocols will be, in substance, on the same terms as those provided in recent Treaty settlements. All protocols will be developed between the Offer Letter and the Deed of Settlement, and will comply with the applicable legislation.

Promotion of relationship with local authorities

44 Following the signing of the Deed of Settlement, the Crown will write to the following local authorities encouraging them to enter into a Memorandum of Understanding with Tainui Taranaki in respect of matters within the Tainui Taranaki Area of Interest north of the Ngāi Tahu takiwā:

- a the Nelson City Council;
- b the Tasman District Council;
- c the Marlborough District Council; and
- d the Buller District Council.

45 The letter to the Tasman District Council will acknowledge Ngāti Tama's desire to resolve issues relating to the impact of the Wainui Bay Road on the Wainui Bay urupā.

ATTACHMENT THREE

DEFINITIONS, TERMS AND CONDITIONS OF CROWN OFFER

Definitions

1 Key terms used in this document are defined as follows:

Crown means:

- a The Sovereign in right of New Zealand; and
- b includes all Ministers of the Crown and all Departments; but
- c does not include:
 - i an Office of Parliament; or
 - ii a Crown Entity; or
 - iii a State Enterprise named in the First Schedule to the State-Owned Enterprises Act 1986.

Cultural Redress means the redress provided within this Offer Letter intended to meet the cultural rather than economic interests of a claimant group in the settlement of their Historical Claims.

Cultural Redress Properties means those properties referred to in Tables 3, 4 and 5 of Attachment Two.

Deed of Settlement means the Deed of Settlement to be entered into between the Crown and Tainui Taranaki setting out the full detail of the final settlement of the Historical Claims.

Governance Arrangements means the arrangements to be established and ratified by Tainui Taranaki or any of its iwi shareholders to receive and manage the settlement assets on behalf of the group concerned.

Historical Claims means all historical Treaty claims by any member of Ngāti Rārua, Ngāti Kōata, Ngāti Tama, and Te Atiawa, or any representative entity of Tainui Taranaki, as described in the Terms of Negotiations between the Crown and Tainui Taranaki ki te Tonga, including Wai 56.

Offer Letter means this letter containing the redress the Crown and Tainui Taranaki have agreed to, in principle, for the settlement of the Historical Claims.

Tainui Taranaki means the iwi and other claimants (and individual members of those groups) represented by Tainui Taranaki ki te Tonga Limited, whose Historical Claims will be settled as a result of the Deed of Settlement.

Tainui Taranaki ki te Tonga Limited means the mandated body recognised to represent Ngāti Rārua, Ngāti Kōata, Ngāti Tama, Te Atiawa and Wai 56 (Wakatu Incorporation) in negotiations with the Crown.

Settlement Date means the date that is 20 business days after the date upon which the Settlement Legislation comes into force, being the date on which the settlement redress is to be provided to Tainui Taranaki.

Settlement Legislation means the Bill or Act, if the Bill is passed, to give effect to the Deed of Settlement.

Terms and Conditions

1. This Offer Letter contains only a summary of Crown's redress offer to Tainui Taranaki, and is subject to the terms and conditions set out in this Offer Letter, including as set out below. The details of the redress will be negotiated and developed further by the parties in preparation for the signing of a Deed of Settlement.
2. This Offer Letter, once signed by the parties, will reflect a high-level agreement in principle between the parties. It will not be legally binding and does not create legal relations between the parties.
3. Unless otherwise provided for in this Offer Letter, the conditions that have applied in Agreements in Principle for recent Treaty settlements (for example, Ngāti Apa North Island and Taranaki Whānui ki te Upoko o Te Ika) will apply to this Offer Letter.
4. The Deed of Settlement will include provisions relating (but not limited) to:
 - a. the claimant definition for Tainui Taranaki;
 - b. the definition of the Historical Claims to be settled by the Deed of Settlement;
 - c. acknowledgements concerning the settlement and the redress to be provided;
 - d. acknowledgements concerning the settlement and its finality;
 - e. removal of statutory protections and land banking arrangements; and
 - f. taxation.
5. This Crown offer is made on a without prejudice basis, and:
 - a. is not to be used as evidence in any proceedings before, or presented to, the Courts, the Waitangi Tribunal and any other judicial body or tribunal; and
 - b. does not affect the Terms of Negotiations between Tainui Taranaki and the Crown.
6. This offer and the Deed of Settlement (as appropriate) will be subject to the following conditions:

Overlapping Interests

- a. All outstanding elements of the cultural redress offer, including issues between Tainui Taranaki and the other Te Tau Ihu iwi, being resolved;

- b. all other elements of the settlement redress remain subject to the Crown confirming that the overlapping interests of the Te Tau Ihu mandated groups have been addressed to the satisfaction of the Crown;
- c. the Crown confirming that overlapping interests from other claimant groups in relation to any part of the settlement redress have been addressed to the satisfaction of the Crown in respect of that item of redress;

Cabinet agreement

- d. Cabinet agreeing to the settlement and the redress to be provided to Tainui Taranaki;

Ratification

- e. Tainui Taranaki ki te Tonga Limited (the Trust), obtaining, before the Deed of Settlement is signed, a mandate from its constituents (through a process agreed by the Trust and the Crown) authorising it to:
 - i. enter into the Deed of Settlement on behalf of Tainui Taranaki; and
 - ii. in particular, settle the Historical Claims on the terms provided in the Deed of Settlement;

Governance Arrangements

- f. the establishment of Governance Arrangements by each of Tainui Taranaki's iwi shareholders prior to the introduction of Settlement Legislation that the Crown is satisfied:
 - i. are appropriate arrangements to receive the settlement redress;
 - ii. have been ratified by Tainui Taranaki (through a process agreed by the Trust and the Crown) as appropriate to receive that redress; and
 - iii. have a structure that provides for:
 - A. representation of Tainui Taranaki;
 - B. transparent decision-making and dispute resolution processes; and
 - C. full accountability to Tainui Taranaki;
- g. the Governance Arrangements signing a Deed of Covenant which includes, amongst other things, a commitment to be bound by the terms of the Deed of Settlement;

Settlement Legislation

- h. the passing of Settlement Legislation to give effect to parts of the settlement. The Crown will not be obliged to propose Settlement Legislation for introduction into Parliament until the Governance Arrangements have been established and have signed a Deed of Covenant, through which they covenant with the Crown that they are party to the Deed of Settlement and agree to be bound by it); and

- i. Tainui Taranaki supporting the passage of Settlement Legislation.

Specific Conditions for Vesting or Transfer of Properties

7. The vesting or transfer of properties will be subject to (where relevant):
 - a. further identification and survey of sites where appropriate;
 - b. the exclusion of sites (or part thereof) that are public foreshore and seabed (as defined in the Foreshore and Seabed Act 2004);
 - c. the agreement of the Minister or Chief Executive of the land holding agency (as appropriate) that the property is available for vesting or transfer;
 - d. any specific conditions and encumbrances (including those listed in the Tables in this Offer Letter), or terms of transfer applicable to the any specific property;
 - e. any other express provisions relating to specific properties that are included in this Offer Letter and/or the Deed of Settlement;
 - f. any rights or encumbrances (such as a tenancy, lease, licence, easement, covenant or other right or interest whether registered or unregistered) in respect of the property to be vested or transferred, either existing at the date the Deed of Settlement is signed, or which are identified in the disclosure information to be provided to Tainui Taranaki as rights or encumbrances to be created;
 - g. the creation of marginal strips where Part 4A of the Conservation Act 1987 so requires, except as expressly provided;
 - h. the reservation of Crown-owned minerals under sections 10 and 11 of the Crown Minerals Act 1991;
 - i. any other specific provisions that are included in the Deed of Settlement; and
 - j. confirmation that no prior offer back or other third party rights and obligations, such as those under the Public Works Act 1981, exist in relation to the property, and confirmation that any other statutory provisions which must be complied with before the property can be transferred have been duly considered and are able to be complied with.
8. Unless otherwise specified, the Governance Arrangements will be responsible for the maintenance of the Commercial and Cultural Redress Properties, including any future pest control (including flora and fauna), fencing, interpretation material, required biosecurity responses, and removal of refuse if required. The Governance Arrangements will also become liable for the payment of any rates that become payable after transfer of the Commercial and Cultural Redress Properties to the Governance Arrangements.
9. Following the signing of this Offer Letter, the Crown will prepare disclosure information in relation to each property to be vested or transferred, and will provide such information to Tainui Taranaki. If any properties are unavailable for vesting or transfer, the Crown has no obligation to substitute such properties with other properties but, in good faith, will consider alternative redress options.

ATTACHMENT FOUR

COMMERCIAL REDRESS PROPERTIES

WITHOUT PREJUDICE - NEGOTIATIONS
CONFIDENTIAL

Te Tau Ihu - Commercial redress properties

All properties proposed to be made available subject to the agreement of Ministers.

The information in these tables, in particular the legal descriptions of the properties, is indicative only

and subject to confirmation by the Crown.

In addition, the availability of the properties for transfer will be subject to the matters specified in this Letter of Agreement.

Agency	Redress mechanism	Property ID	Property Name	Usage	Legal Description	Site ID	Area (ha)	Address 1	Address 2
Ministry of Fisheries	sale		Ministry Store Property	Ministry Store	Section 23 Omaka Survey District Block III Taylor Pass Survey District		0.2054	Aerodrome Road	Omaka Aerodrome
Ministry of Agriculture and Forestry	sale		Speeds Valley	Crown Forest	Section 2 Block XI, Sections 1,4 and 15 Block XIV and Section 34 Block XV Linkwater Survey District		405.4098	Speeds Road	Picton

Ministry of Agriculture and Forestry	sale		Koromiko	Crown Forest	Sections 10 and 11 SO 6245		165.2997	Freeths Road	Picton
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LINZ	sale	12867	Tuamarina - RC O'Sullivan	Railway Property	Part Section 47 Waitohi Valley Registration District		165.2997	State Highway 1	Tuamarina
LINZ	sale	12868	Picton (MJ Sullivan)	Railway Property	Part Section 778 and 779 Town of Picton		0.1012	Dorset Street	Picton
LINZ	sale	13024	Moutere Inlet	Unalienated Crown Land	Unallocated Crown Land Riverbed Block VII Motueka Survey District		0.8000	Batchelor Ford Road	Motueka
LINZ	sale	13026	Section 52 Tapawera	Unalienated Crown Land	Crown Land - Section 52 Town of Tapawera Block IX Waiiti Survey District		0.1796	Rata Avenue	Tapawera
LINZ	sale	13032	Tapawera/Baton Road	Unalienated Crown Land	Part Lot 1 DP 9228		0.2803	Tapawera Baton Road	Tapawera
LINZ	sale	15391	Spring Creek - Gum Tree Site	Railway Property	Part Section 98 Wairau Registration District		0.0300	Ferry Road	Spring Creek
LINZ	sale	16289	Section 1 SO 14236	Unalienated Crown Land	Section 1 SO 14236		2.1860	Glenhope Road	Tapawera
LINZ	sale	16290	Section 2 SO 14164	Unalienated Crown Land	Section 2 SO 14164		0.0501	Glenhope Road	Tadmor
LINZ	sale	16292	Sections 3 and 4 SO 15304	Unalienated Crown Land	Sections 3 and 4 SO 15304		2.8650	State Highway 6	Gowan Bridge
LINZ	sale	16937	Crown Land , Owen Junction	Unalienated Crown Land	Crown Land adjacent to Lot 1 DP 19788		6.7500	State Highway 6	Owen Junction
LINZ	sale	16952	Crown Land - Buller River	Unalienated Crown Land	Crown Land adjacent Buller River (SO 1221)		10.0000	State Highway 6 near Kawitiri Junction	

LINZ	sale	16953	Crown Land adjacent Buller River	Unalienated Crown Land	Crown Land adjoining Buller River (SO 8366)		6.0000	State Highway 6 near Gowan Bridge	
LINZ	sale	16977	Glenhope	Unalienated Crown Land	Lot 3 DP 18573		0.695	State Highway 6	Glenhope
LINZ		17050	Former Railway Land	Unalienated Crown Land	Sections 4 and 5 SO 14164		0.5765	Glenhope Road	Tapawera
LINZ	sale	17204	Tramway Reserve, Puponga	Unalienated Crown Land	Crown Land adjacent legal roads through Lot 2 DP 13983 and Section 21 Block II Onetaua Survey District		0.3600	Off Hall-Jones Street & McGowan Street	Puponga
LINZ	sale	16287	Unalienated Crown land (grazing)	Unalienated Crown Land	Crown land riverbank adjacent to Lot 1 DP 13071 & Pt Sec 9 Square 7			Westbank Rd, Motueka River, Tasman	

Transit	sale			Surplus Rooding	Pt Sec 15 SO 7431, Title 195356	6528831	1187m ²	Grove Road (by Railway)	
	sale			Surplus Rooding	Pt Sec 18 SO 7431, Title 195358	6528834	944m ²	Grove Road	

Office of Treaty Settlements	sale	452	School House		Section 10 Villiage of Tua Marina, Block VII Cloudy Bay Survey District		0.1391	Main Road	Tua Marina
Office of Treaty Settlements	sale	505	Bare Rural Land		Section 4 SO 15189		0.3235	Lord Rutherford Road South	Brightwater
Office of Treaty Settlements	sale	508	Bare Residential Section		Section 31 Town of Tapawera		0.0770	Maitai Crescent	Tapawera
Office of Treaty Settlements	sale	509	Bare Residential Section		Section 36 Town of Tapawera		0.0800	Matai Crescent	Tapawera
Office of Treaty Settlements	sale	713	4 Bedroom House		Lot 2 DP 9505		0.1029	306 High Street	Motueka

Office of Treaty Settlements	sale	715	Vacant Section		Section 1 SO 15434		0.2432	Cnr Paisley Street/Broadside Ave	Collingwood
Office of Treaty Settlements	sale	797	Grazing Farmland		Lot 2 DP 8240		0.7087	The Elevation	Picton
Office of Treaty Settlements	sale	798	3 Bedroom House		Lot 1 DP 18107		0.0857	155 The Ridgeway	Nelson
Office of Treaty Settlements	sale	831	House on Rural Section		Lot 1 DP 9595		0.4935	Pine Valley	Marlborough
Office of Treaty Settlements	sale	884	Vacant Industrial Site		Lot 10 Deeds 9 and Lot 2 DP 1363 and Lot 4 DP 8883		0.5632	Opawa Street	Blenheim

Office of Treaty Settlements	sale	896	Two Parcels of Land with House		Lots 2, 3 and 4 DP 19139		20.0882	Main Road/Matai Crescent	Tapawera
Office of Treaty Settlements	sale	929	ex School, Buildings and Dwellings		Part Section 44, Picton Suburban Block VIII Cloudy Bay Survey District		2.8707	Chaytors Road	Marlborough
Office of Treaty Settlements	sale	949	Land and Former Hospital Buildings		Lot 1 DP 17037		0.3853	480 High Street	Motueka
Office of Treaty Settlements	sale	972	Commercial Land (Lessee owns Improvements)		Lot 1 DP 9059		0.0579	83 Auckland Street	Picton
Office of Treaty Settlements	sale	973	Commercial Land (Lessee owns Improvements)		Lot 3 DP 9059		0.0495	71 Auckland Street	Picton
Office of Treaty Settlements	sale	974	Commercial Land (Lessee owns Improvements)		Lot 2 DP 9059		0.0442	77 Auckland Street	Picton
Office of Treaty Settlements	sale	975	Bare Land - Beautification Strip		Lots 2 and 3 DP 9053		0.0658	Main Street/Park Terrace	Picton

Office of Treaty Settlements	sale	992	Bare Industrial Land		Lot 1 DP 1363		0.1214	21 Opawa Street	Blenheim
Office of Treaty Settlements	sale	993	Vacant Industrial Site		Lot 3 DP 8883		0.4454	Opawa/Kinross Streets	Blenheim
Office of Treaty Settlements	sale	1126	House Straddling two titles		Sections 182 and 183 Town of Picton		0.2024	58 Waikawa Road	Picton
Office of Treaty Settlements	sale	1190	School House and Sundry School Buildings		Lot 1 DP 19089		1.8714	Neudorf Road	Upper Moutere
Office of Treaty Settlements	sale	1199	Large block of rural land		Lots 3 and 4 DP 19543		26.5684	Stringers Road	Nelson
Office of Treaty Settlements	sale	1225	3 Bedroom House		Area A SO 15603		0.1051	157 The Ridgeway	Nelson
Office of Treaty Settlements	sale	1226	3 Bedroom dwelling		Lot 2 DP 4570		0.0796	183 Commercial Street	Takaka
Office of Treaty Settlements	sale	1229	3 Bedroom House		Lot 12 DP 2574		0.1070	19 Havelock Street	Renwick
Office of Treaty Settlements	sale	1243	Dwelling converted to office space		Lot 2 DP 1802		0.1123	1 Commercial Street	Takaka

Office of Treaty Settlements	sale	1256	Central portion of holiday camp land		Lot 1 DP 11792		0.3113	Canterbury St (Cambridge Tce)	Picton
Office of Treaty Settlements	sale	1282	Rural section with Villa and flat		Part Lot 1 DP 7694		0.8107	SH6	Rai Valley
Office of Treaty Settlements	sale	1297	Three bedroom House		Lot 55 DP 9669		0.0570	70 Abraham Heights	Nelson

Office of Treaty Settlements	sale	1298	Three bedroom dwelling		Lot 56 DP 9669		0.0532	72 Abraham Heights	Nelson
Office of Treaty Settlements	sale	1306	Three bedroom dwelling		Lot 1 DP 6470		0.0900	260 Annesbrook Drive	Nelson
Office of Treaty Settlements	sale	1309	Bare industrial land (lessee owns bldgs)		Lot 1 DP 11967		1.0428	Horton Street	Blenheim
Office of Treaty Settlements	sale	1317	Bare residential section		Lot 1 DP 20382		0.1450	243-245 Annesbrook Drive	Nelson
Office of Treaty Settlements	sale	1318	5.9 Ha Block of pine trees		Sections 4 and 6 SO 15642		5.9180	SH60, Mahana	Nelson
Office of Treaty Settlements	sale	1328	Bare residential section		Lot 1 DP 20454		0.0708	408 Trafalgar Street South	Nelson
Office of Treaty Settlements	sale	1333	Bare rural land		Lot 3 DP 4104		8.3137	Baldwin Road	Tasman
Office of Treaty Settlements	sale	1355	3 Bedroom dwelling		Part Lot 31 DP 6335		0.0878	50 Cawthron Crescent	Nelson
Office of Treaty Settlements	sale	1356	3 Bedroom Residential Home		Part Lot 30 DP 6335		0.0899	51 Cawthron Crescent	Nelson
Office of Treaty Settlements	sale	1357	2 Bedroom Residential Home		Part Lot 11 DP 2382		0.0807	3 Stafford Avenue	Nelson
Office of Treaty Settlements	sale	1361	Bare Rural land		Section 1 SO 15662		22.1990	Parapara Valley Road	Parapara
Office of Treaty Settlements	sale	1383	Lifestyle Block		Lot 33 DP 351		8.4911	Baldwin Road	Tasman
Office of Treaty Settlements	sale	1396	Bare land		Section 6 SO 15682		0.3506	104 Nayland Road	Nelson

Settlements									
Office of Treaty Settlements	sale	1430	Rural land with 22.6 Ha in pines		Lot 1 DP 306017		88.7400	SH6	Whangamoia
Office of Treaty Settlements	sale	1449	70 Ha rural land subject to Forestry lease		Sections 1 and 2 SO Plan 7408		70.8920	Queen Charlotte Drive	Linkwater

ATTACHMENT FIVE

PURCHASE AND LEASEBACK PROPERTIES

**WITHOUT PREJUDICE - NEGOTIATIONS
CONFIDENTIAL**

**Te Tau Ihu - Purchase and Leaseback
properties**

All properties proposed to be made available subject to the agreement of Ministers.

The information in these tables, in particular the legal descriptions of the properties, is indicative only and subject to confirmation by the Crown. In addition, the availability of the properties for transfer will be subject to the matters specified in this Letter of Agreement.

Agency	Redress mechanism	Property ID	Property Name	Usage	Legal Description	Site ID	Area (ha)	Address 1	Address 2
Department of Corrections	sale and leaseback		Community work Centre and Probation Office	Community work Centre and Probation Office	Lot 2 DP 5871		0.0719	64 Seymore Street	Blenheim
Ministry of Social Development	sale and leaseback	7520	Commercial Office Space Occupied by MSD	Commercial Office Space	Lot 1 DP 9864		0.1357	22 Bridge Street	Nelson

Ministry of Education	sale and leaseback	287	Queen Charlotte College	School site	Part Section 8 Waitohi District	2283	7.8382	173 Waikawa Road	Picton
Ministry of Education	sale and leaseback	288	Marlborough Boys' College	School site	Lot 1 DP 1489, Lot 1 DP 1497, Lot 1 DP 2220, Lot 21 DP 195, Lots 1 and 3 DP 1173, Lots 15 16 17 18 and 19 and Part Lots 12, 13 and 14 DP 52, Lots 19, 20, 22 and 23 and Part Lots 4, 5 and 24 and Parts Lot 21 DP 429, Parts Section 2 Omaka District, Part DP 289 and Lots 6 and 7 and Part Lot 2 and Parts Lot 1 DEEDS PLAN 21, Parts DP 383 and Part Lots 1 and 3 DP 350, Parts DP 448, Lot 1 DP 1151 and Lot 2 DP 1173	2534	5.7476	5 Stephenson Street	Blenheim
Ministry of Education	sale and leaseback	289	Marlborough Girls' College	School site	Part Section 52 Omaka District	2671	8.3699	21 McLauchlan Street	Blenheim
Ministry of Education	sale and leaseback	290	Collingwood Area School	School site	Section 1 and 3 SO 15130, Section 1 SO 14727 and Parts Sections 96, 97, 202, 203 and 216, Part Sections 95, 215, 339, 395 and 398 and Sections 205, 206, 207, 208, 209, 217, 218, 396, 397, 398, 406 and 419 Town of Collingwood	2654	5.2472	Lewis Street	Collingwood
Ministry of Education	sale and leaseback	291	Rai Valley Area School	School site	Part Lots 1 and 2 DP 776 and Part Lot 1 DP 1234	2650	2.3701	Main Road	Rai Valley
Ministry of Education	sale and leaseback	292	Golden Bay High School	School site	Lots 1 and 2 DP 4000, Lot 2 DP 2419 and Sections 6 and 15 and Parts Section 4 of RS G Takaka District	2618	4.4542	12 Waitapu Road	Takaka
Ministry of Education	sale and leaseback	293	Nayland College	School site	Parts Section 78 Suburban South District	2318	8.8237	Nayland Road	Stoke

Ministry of Education	sale and leaseback	294	Nelson College (Crown-owned portion only)	School site	Lot 1 DP 10123, Lot 1 DP 2208, Lot 2 DP 6020, Sections 883, 884, 885, 887, 889, 890, 891, 892, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1033, 1032, 1034, 1035, 1036, 1037, 1072, 1073, 1074, 1075, 1076, 1161, 1196 and 1217, Parts Section 888 and Part Sections 1022, 1071, 1077 and 1078 City of Nelson and Section 13 Block D Wakatu District	2319	22.4644	Waimea Road	Nelson
Ministry of Education	sale and leaseback	295	Nelson College for Girls (Crown-owned portion only)	School site	Lots 1 and 2 DP 3303, Lots 5, 6, 7 and Part Lot 4 DEEDS PLAN 1683, Lots 6, 7, 8 and 9 and Part Lot 5 DP 59, Lots 1 and 2 DP 2196, Lots 1 and 2 DP 2238, Lots 1 and 2 DP 2313, Lots 1 and 2 DP 2429, Lots 1 and 2 DP 2675, Lots 2 and 3 DP 92 and Sections 468, 470 and 655, Part Sections 464 and 466 and Parts Sections 472, 617, 653 and 654 City of Nelson	2320	5.2113	Trafalgar Street	Nelson

Ministry of Education	sale and leaseback	296	Waimea College	School site	Part Lots 1 and 2 DP 458 and Parts Lot 1 DP 5512	2532	6.8207	Salisbury Road	Richmond
Ministry of Education	sale and leaseback	297	Tapawera Area School	School site	Part Lot 20 DP 2610 and Parts Section 72 Upper Motueka District	817	5.9076	Main Road	Tapawera
Ministry of Education	sale and leaseback	298	Motueka High School (Crown-owned portion only)	School site	Part Lots 25, 26 and 27 DP 1575 and Section 303 SO 13101	2321	10.1640	Whakarewa Street	Motueka
Ministry of Education	sale and leaseback	299	Murchison Area School	School site	Parts Section 20 Square 170 and Sections 34 and 35 and Part Sections 32 and 33 Town of Murchison	2566	7.7698	Waller Street	Murchison
Ministry of Education	sale and leaseback	525	Salisbury School (Nelson)	School site	Part Lot 1 DP 18938	2438	9.8185	67 Salisbury Road	Richmond

Ministry of Education	sale and leaseback	1627	St Paul's School (Richmond)	School site	Lot 1 DP 20030	2438	2.0317	67 Salisbury Road	Richmond
Ministry of Education	sale and leaseback	2811	Blenheim School	School site	Lot 74 and Part Lots 77, 78 and 79 and Parts Lot 75, 76 and 80 DEEDS PLAN 15	167	1.0693	42 Alfred Street	Blenheim
Ministry of Education	sale and leaseback	2812	Bohally Intermediate	School site	Part Section 52 Omaka District	2168	4.8500	McLauchlan Street	Blenheim
Ministry of Education	sale and leaseback	2839	Fairhall School	School site	Lot 3 DP 11697, Lots 1, 2 and 3 DP 1239 and Part Section 20 Omaka District	178	1.3323	New Renwick Road	Fairhall
Ministry of Education	sale and leaseback	2855	Havelock School	School site	Part Section 1 and Sections 2 and 3 SO 4530	181	1.3725	Main Road	Havelock
Ministry of Education	sale and leaseback	2884	Koromiko School	School site	Lots 1, 2, 3 and 4 DP 1289 and Part Section 29 Waitohi District and Section 39 and Parts Section 40 Block XV Linkwater Survey District	188	0.8622	State Highway 1	Blenheim
Ministry of Education	sale and leaseback	2891	Linkwater School	School site	Section 2 OF Section 15 Mahakipawa District	190	1.4618	1357 Queen Charlotte Drive	Picton
Ministry of Education	sale and leaseback	2912	Mayfield School (Blenheim)	School site	Part Section 50 Wairau District	1698	2.0181	Hutcheson Street	Blenheim
Ministry of Education	sale and leaseback	2956	Picton School	School site	Sections 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637 and 1152 Town of Picton	214	1.1652	5 Buller Street	Picton
Ministry of Education	sale and leaseback	2971	Rapaura School	School site	Lots 1 and 2 DP 1288	2183	1.2616	Hammerichs Road	Rapaura
Ministry of Education	sale and leaseback	2977	Redwoodtown School	School site	Lots 17,18,19, 34, 35, 36, 37 and 38 DP17	2560	3.2073	Cleghorn Street	Blenheim
Ministry of Education	sale and leaseback	2978	Renwick School	School site	Section 167 and Parts Section 163 Wairau District, Section 10 Block XIII Cloudy Bay Survey District and Stopped Road	2184	2.6486	High Street	Renwick
Ministry of Education	sale and leaseback	2981	Riverlands School	School site	Part Lot 2 DP 1232 and Part Lot 23 DEEDS PLAN 16	2586	0.9614	School Road	Blenheim
Ministry of Education	sale and leaseback	2988	Seddon School	School site	Part Sections 1 and 9 and Section 8 Block XII Town of Seddon	2360	2.1418	Redwood Street	Seddon

Ministry of Education	sale and leaseback	2995	Spring Creek School	School site	Part Lot 2 DP 961, Lot 2 DP 2051, Lots 65, 66, 67, 68, 69, 70, 71 and 72 DP 485 and Part Section 50 Wairau West District	1726	2.2839	52 Ferry Road	Spring Creek
Ministry of Education	sale and leaseback	2996	Springlands School	School site	Lots 48, 49, 50, 51 and 52 DEEDS PLAN 18 and Section 1 Block XVI Cloudy Bay Survey District	1727	2.6116	Murphys Road	Blenheim
Ministry of Education	sale and leaseback	3050	Tua Marina School	School site	Part Sections 12, 13, 14, 15 and 17 and Sections 11, 18 and 19 Village of Tuamarina	2649	1.1500	Campbells Lane	Tuamarina
Ministry of Education	sale and leaseback	3057	Waikawa Bay School	School site	Section 21 Waikawa Village	697	1.6187	282 Waikawa Road	Picton
Ministry of Education	sale and leaseback	3062	Wairau Valley School (Blenheim)	School site	Section 40 Block IV Mount Olympus Survey District	1764	2.0234	30 Morse Street	Wairau Valley
Ministry of Education	sale and leaseback	3064	Waitaria Bay School	School site	Section 30 Block I Gore Survey District	254	1.5730	Kenepuru Road	Waitaria Bay
Ministry of Education	sale and leaseback	3067	Ward School	School site	Section 14 Block VII Town of Ward	1766	2.0234	Duncan Street	Ward
Ministry of Education	sale and leaseback	3071	Whitney Street School	School site	Part Lots 2 and 5 DP 1236 and Lots 5, 6 and 7 and Part Lot 10 DP 4, Lot 2 DP 794 and Part Section 4 Omaka District	698	2.1853	Whitney Street	Blenheim
Ministry of Education	sale and leaseback	3075	Witherlea School	School site	Part Sections 18 and 19 Block IV Taylor Pass Survey District	1770	2.2493	Upper Weld Street	Blenheim
Ministry of Education	sale and leaseback	3181	Auckland Point School (Crown-owned portion only)	School site	Lots 1, 2, 3, 4, 5 and 6 DP 1441, Lot 1 DP 2931 and Parts Sections 60 and 61 and Part Sections 62, 63, 64 and 65 City of Nelson	829	1.7258	Haven Road	Nelson
Ministry of Education	sale and leaseback	3182	Birchwood School	School site	Part Lot 1 DP 7222	830	2.5348	Durham Street	Stoke
Ministry of Education	sale and leaseback	3183	Brightwater School	School site	Lots 1 and 2 DP 1829 and Section 175 and Part Section 18 Wairau South District	2731	1.6989	106 Ellis Street	Brightwater
Ministry of Education	sale and leaseback	3184	Broadgreen Intermediate	School site	Lot 2 and Part Lot 1 DP 2073	887	4.8972	Nayland Road	Stoke
Ministry of	sale and	3185	Brooklyn School	School site	Parts Section 13 Motueka	831	1.1431	Umukuri Road	Motueka

Education	leaseback		(Motueka)		District				
Ministry of Education	sale and leaseback	3187	Clifton Terrace School	School site	Lots 1, 2 and 3 DP 1839 and Lot 1 DP 7667	833	2.1265	888 Atawhai Drive	Nelson
Ministry of Education	sale and leaseback	3188	Dovedale School	School site	Part Section 72 Square 2	834	0.5867	Dovedale Road	Nelson

Ministry of Education	sale and leaseback	3189	Enner Glynn School	School site	Lot 1 DP 5662, Lot 16 DP 3438 and Parts Section 42 Suburban South District	257	2.2825	The Ridgeway	Stoke
Ministry of Education	sale and leaseback	3193	Hampden Street School	School site	Part Sections 643,1038 and 1044 and Parts Sections 1040 and 1042 City of Nelson	258	1.5351	250 Hampden Street	Nelson
Ministry of Education	sale and leaseback	3194	Henley School (Nelson)	School site	Part Lot 3 DP 2667, Part Lot 5 DP 2712 and Lot 1 DP 5512	835	3.1571	56A William Street	Richmond
Ministry of Education	sale and leaseback	3195	Hira School	School site	Lot 1 DP 6009 and Section 113 and Parts Section 27A Suburban North District	2724	0.9812	Main Road	Nelson
Ministry of Education	sale and leaseback	3196	Hope School	School site	Lot 1 DP 19977 and Parts Section 7 Waimea East District	2723	1.0148	Patons Road	Nelson
Ministry of Education	sale and leaseback	3199	Lake Rotoiti School	School site	Lots 1, 2, 3, 4 and 5 DP 5718, Section 1 Town of St Arnaud and Stopped Road	836	1.1229	State Highway 63	Nelson
Ministry of Education	sale and leaseback	3200	Lower Moutere School	School site	Lot 2 and Part Lot 1 DP 2978	2645	2.3019	School Road	Nelson
Ministry of Education	sale and leaseback	3201	Mahana School	School site	Lot 1 DP 20437, Lots 37 and 38 DP 1089 and Lot 2 DP 695	837	1.3464	Cnr Old Coach Road, . School Road	Nelson
Ministry of Education	sale and leaseback	3202	Maitai School	School site	Section 1281 and Part Section 205 City of Nelson	2557	0.4300	93 Tasman Street	Nelson
Ministry of Education	sale and leaseback	3203	Mapua School	School site	Lot 11 and 14 DP 336741, Part Lot 1 DP 2260 and Part Section 4 Moutere Hills District	839	2.2253	4 Stafford Drive	Nelson
Ministry of Education	sale and leaseback	3206	Motueka South School	School site	Part Sections 3, 4 and 10 of Section 167 Motueka District	841	2.6279	Courtney Street	Motueka
Ministry of Education	sale and leaseback	3207	Motupipi School	School site	Lot 3 DP 16277 and Part Section 161 Takaka District	2678	1.1356	435 Abel Tasman Drive	Nelson
Ministry of	sale and	3208	Nayland Primary	School site	Part Lots 3 and 4 DP 2073	259	2.3763	225 Nayland	Nelson

Education	leaseback		School					Road	
Ministry of Education	sale and leaseback	3209	Nelson Central School	School site	Part Section 499 and Sections 503, 504 505, 506 and 1201 City of Nelson	2594	1.8411	Nile Street	Nelson
Ministry of Education	sale and leaseback	3210	Nelson Intermediate	School site	Part Lot 2 DP 1937, Part Lot 1 DP 2845, Sections 863, 864, 866, 867, 870 and 872, Part Section 871 and 873 and Parts Section 874 City of Nelson and Part Section 4 Wakatu District	2733	4.4925	112 Tipahi Street	Nelson
Ministry of Education	sale and leaseback	3212	Ngatimoti School	School site	Lot 1 DP 5035 and Part Section 74 Square 7	893	1.7728	Greenhill Road	Motueka
Ministry of Education	sale and leaseback	3213	Parklands School	School site	Part Lots 6 and 8 DP 1575 and Part Lot 8 of Section 161 and Part Section 161 Motueka District	2575	3.8525	Pah Street	Motueka
Ministry of Education	sale and leaseback	3214	Ranzau School	School site	Part Lot 3 DP 3546 and Part Section 119 Waimea East District	260	1.2140	111 Ranzau Road	Nelson
Ministry of Education	sale and leaseback	3216	Richmond School (Nelson)	School site	Lots 1, 2 and 3 DP 1497 and Sections 24 and 26 of Section 25 Waimea East District	263	2.6552	14 Cambridge Street	Nelson
Ministry of Education	sale and leaseback	3217	Riwaka School	School site	Lots 6 and 7 DP 2833	264	1.7088	School Road	Motueka
Ministry of Education	sale and leaseback	3223	Stoke School	School site	Lot 15 DP 5252, Lot 38 and Part Lot 2 DP 2905, Part Lot 2 DP 2641 and Parts Section 53 Suburban South District	700	2.7548	601 Main Road	Nelson
Ministry of Education	sale and leaseback	3224	Tahunanui School	School site	Lots 47, 48, 49, 50, 51 and 52 DP 144, Lot 1 DP 979, Lot 3 DP 1566, Part Lots 1 and 2 DP 3112, Lots 3, 10 and 11 and Part Lots 2 and 9 DP 3692 and Lot 1 DP 4090	844	2.0669	69 Muritai Street	Nelson
Ministry of Education	sale and leaseback	3226	Takaka Primary School	School site	Lot 27 DP 4826 and Part Section 3B of RS G Takaka District	845	4.3815	9 Wadsworth Street	Takaka

Ministry of Education	sale and leaseback	3228	Tasman School	School site	Lot 3 and Part Lots 1 and 2 DP 428, Part Lot 55 DP 375 and Part Section 99 Moutere Hills District	846	2.0111	Coastal Highway	Nelson
Ministry of Education	sale and leaseback	3229	Upper Moutere School	School site	Part Lot 3 DEEDS PLAN 184 and Parts Section 166 Moutere Hills District	847	1.5837	Main Road	Nelson
Ministry of Education	sale and leaseback	3231	Victory Primary School	School site	Lots 1 and 2 DP 3805, Part Lot 1 and Lot 2 DP 2753, Lot 2 DP 3461, Parts Sections 846, 847 and 848 City of Nelson and Part Section 9 Wakatu District	849	2.2584	214 Vanguard Street	Nelson
Ministry of Education	sale and leaseback	3233	Waimea Intermediate	School site	Part Lots 1 and 2 DP 458 and Part Section 67 Waimea East District	851	17.5398	Salisbury Road	Nelson
Ministry of Education	sale and leaseback	3234	Wakefield School	School site	Lot 1 DP 6556, Lot 2 DP 7008 and Parts Section 85 Waimea South District	852	2.4179	Edward Street	Nelson

Ministry of Justice	sale and leaseback		Blenheim High/District Court House	Courthouse	Sect 4 SO 1640, Town of Blenheim		0.2416	58 Albert St	Blenheim
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New Zealand Police	sale and leaseback		Motueka Police Station	Police Station	Lot 1 DP 18751		0.3650	66-68 High Street	Motueka
New Zealand Police	sale and leaseback		Richmond Police Station	Police Station	Lots 1 2 DP 4926		0.1989	194 Queen St	Nelson
New Zealand Police	sale and leaseback		Blenheim Police Station	Police Station	Sect 98 & PT Lot 1 DP 430		0.1505	8 Main Street	Blenheim
New Zealand Police	sale and leaseback		Stoke Community Policing Centre	Police Station	Lot 2 PT lot 3 DP3129		0.1152	3 Bail St	
New Zealand Police	sale and leaseback		Picton Police Station	Police Station	Lots 1 3 DP8811		0.1782	32-36 Broadway	Picton
New Zealand Police	sale and leaseback		Nelson Central Police Station	Police Station	PT Sections 180 178 City of Nelson		0.2050	317 Hardy St	Nelson

Ministry of Defence	sale and leaseback		Nelson Army Drill Hall	Army Drill Hall	Lot 2 DP 566, PT Lot 4 DP 1460, PT sec 1206 City of Nelson, PT sec 153 City of Nelson, PT Sec 669 City of Nelson, Sec 1130 City of Nelson, Sec 1130A City of Nelson		0.2702	80-84 Rutherford Street	Nelson
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Department of Conservation	sale and leaseback	1430	Motueka Area Office		Lot 1 DP11256 HMQ fee simple, under Forests Act 1949		0.9696	11-13 King St & 406 High St	Motueka
Department of Conservation	sale and leaseback	1449	Renwick Area Office		Lot 2 DP37 Buildings of General Government		0.3996	22 Gee St	Linkwater
Department of Conservation	sale and leaseback		Picton York St workshop		Sec 536 town of Picton			Picton York St	Picton
Department of Conservation	sale and leaseback		Government Purpose Reserve (Nelson High/District Court House)	Courthouse (Government purpose reserve subject to: a) a ground lease to the Ministry of Justice; b) resurveying to exclude significant historic sites and to enable the planned future extension of the courthouse and any access easements	Sect 201 SO 14228, Nelson		0.4046	200 Bridge St	Nelson

ATTACHMENT SIX

RIGHT OF FIRST REFUSAL PROPERTIES

WITHOUT PREJUDICE - NEGOTIATIONS CONFIDENTIAL

Te Tau Ihu - Right of First Refusal properties

All properties proposed to be made available subject to the agreement of Ministers. The information in these tables, in particular the legal descriptions of the properties, is indicative only and subject to confirmation by the Crown.

In addition, the availability of the properties for transfer will be subject to the matters specified in this Letter of Agreement.

Agency	Redress mechanism	Property ID	Property Name	Usage	Legal Description	Site ID	Area (ha)	Address 1	Address 2
Ministry of Social Development	RFR	306/4/879	CYF Family Home	Family Home	Lots 2 and 3 DP 5307		0.1942	71 Green Street	Tahunui
Ministry of Social Development	RFR	306/4/877	CYF Family Home	Family Home	Lot 1 DP 3401		0.1280	95 Redwood Street	Blenheim
New Zealand Police	RFR		Wakefield Police Station	Police Station	Lot 2 DP 3009 BLK XVI WAI-ITI SD		0.2534	2 Edward Street	
Housing Corporation New Zealand	RFR		Approximately 1121 Housing New Zealand Corporation Properties				0.2534	2 Edward Street	

ATTACHMENT SEVEN

COMMITMENT TO EXPLORE PROPERTIES

WITHOUT PREJUDICE - NEGOTIATIONS CONFIDENTIAL

Tainui-Taranaki - Commitment to Explore - Sale and Leaseback

All properties proposed to be made available subject to the agreement of Ministers. The information in these tables, in particular the legal descriptions of the properties, is indicative only and subject to confirmation by the Crown. In addition, the availability of the properties for transfer will be subject to the matters specified in the Letters of Agreement reached between Te Tau Ihu groups and the Crown.

Agency	Property Name	Legal Description	Area (ha)	Address 1	Address 2
NZ Post	NZ Post	Section 1 SO 6756	0.1829ha	2 Main Street	Blenheim
	Site linked to Post Office Site	Lot 1 DP 11087	0.1362 ha	11 Kinross Street	Blenheim
	Site linked to Post Office Site, fee simple, half share	Section 3 SO 6756	0.1041 ha	Kinross Street	Blenheim
Horticulture and Food Research	Horticulture and Food Research Site	Part Lot 3 DP 5298	11.2578 ha	272 Whakarewa Street	Motueka
Nelson Marlborough Institute of Technology	To be confirmed				Nelson