

Pre-transaction checklist

for transactions under a forestry activities standing consent

Pre-transaction

Early steps – Before entering a transaction (or during the termination period)

If the land includes farm land, ensure that the farm land advertising requirements in the Regulations were met - see the farm land advertising checklist on page 2 below	<input type="checkbox"/>
Get a Sensitive Land Certificate and determine if there are any fresh or seawater areas	<input checked="" type="checkbox"/>
Obtain a Vendor Information Form (VIF) and information regarding any fresh or seawater areas	<input checked="" type="checkbox"/>
If there is a fresh or seawater area your lawyer must send a completed water areas acquisition notice (WAAN) to fsaapplications@linz.govt.nz at least 15 working days before settlement	<input type="checkbox"/>
Carry out due diligence and Legal Review. This will include gathering and reviewing relevant supporting information that will enable you to complete the transaction Notification Form (e.g. relevant searches, reviewing the VIF, consulting regarding existing arrangements, preparing a Planting Plan for conversions, etc). It is also advisable that you liaise with us regarding your plans for arrangements in respect of any dwellings on the land.	<input checked="" type="checkbox"/>
If needed, arrange a meeting with the OIO's Residential and Forestry team to discuss any potential issues. For example: <ul style="list-style-type: none">to discuss transitional arrangements for any dwellings on the relevant land,to clarify regarding the status of a potential existing arrangement,if you anticipate an issue with meeting standard planting timeframes, oryou would like to discuss making an application to vary conditions (see below).	<input checked="" type="checkbox"/>

Before giving effect to a transaction

If you want to apply for a variation of the conditions for a particular investment on the grounds that the holder of the consent will not have sufficient ownership or control, the application must be made before the investment is given effect to (see clauses 3(8)-(9) of Schedule 4 of the Act) Your lawyer should ensure that they have received a signed WAAN back from the Crown by 5 working days before settlement	<input type="checkbox"/>
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Post-transaction obligations

Upon settlement of the transaction <ul style="list-style-type: none">your lawyer must register the WAAN on the title of the property	<input type="checkbox"/>
Within 2 months of settlement of the transaction: you must notify of us the transaction using the Notification Form ('Key Information and Investment Plan') and our Webform	<input type="checkbox"/>

Farm land advertising checklist

If the relevant land includes farm land, then the farm land (or farm land securities) must have been advertised in accordance with all the procedural requirements in the Regulations unless an exemption applies.

Use the table below to address farm land advertising requirements. If you are unsure how the farm land advertising requirements apply in your situation - or whether the farm land advertising met all the requirements - contact us before entering into a transaction.

Farm land advertising requirement	Met?	Notes / explanation
Advertisement (r6) Did the vendor advertise that farm land is available for acquisition?	Yes	The land was advertised by the Vendor (through Bayleys). Only the approx. 215ha to be retained by the Consent Holder has been advertised. An exemption will be sought in respect of the additional land being acquired "on trust".
Content requirements (r7) Did the advertisement meet content requirements? - A general description of the relevant land - Offers are sought from potential purchasers - Contact details of the owner	Yes	The advertising contained a description of the land, the wording makes it clear offers are being sought, and the advertising includes the contact details of the owner's agent.
Form of advertisement (r8) Was the advertisement published using acceptable mediums (Internet, Newspaper, Real estate sales publication) and did it meet minimum requirements for those mediums?	Yes	The advertising included internet listings on: <ul style="list-style-type: none"> • www.bayleys.co.nz (listed 9 December 2022) • www.realestate.co.nz (listed 9 December 2022) • www.trademe.co.nz (listed 9 December 2022) It also included print advertising in the Wairarapa Property Guide on: <ul style="list-style-type: none"> • 14 December 2022 (full page) • 11 January 2023 (1/2 page) • 18 January 2023 (1/2 page) • 25 January 2023 (1/2 page)
Are the advertising mediums generally available to people in the district in which the land is located?	Yes	Internet advertising widely available to anyone with internet access Property is located in the Wairarapa area.
Minimum advertising period (r9) Advertised on open market for at least 30 working days, or a longer period if advertising states/implies that offers will be accepted for that longer period? (Note - the period of 30 working days is calculated with the date of the advertisement being day '0')	Yes	Internet listings went live on 9 December with an initial tender close date of 16 February 2023, amounting to 31 working days of advertising (not including the listing date or the tender date) The property remained listed after 16 February 2023 (still listed on all three sites as at 14 March 2023) and the Agreement was entered on 8 March 2023
Was the agreement entered into after minimum advertising period met?	Yes	Minimum advertising period expired on 15 February 2023, and the Agreement was entered on 8 March 2023
Advertisement timing (r10) Was the advertising published within the 12 months preceding when the transaction will be given effect?	Yes	Advertising still in place when the Agreement was entered.

Note - If you need to request an exemption from the farm land advertising requirements, or will rely on a gazetted exemption, discuss the matter with us before entering into the transaction. Exemptions are only granted in limited circumstances.

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Marketing

Longbush Road, Masterton

Vendor Remcam Trust

Salespeople Simon Clinton-Baker and Andrew Smith

Weeks on market 12

Method of sale Price by Negotiation

[bayleys.co.nz/3151132](https://www.bayleys.co.nz/3151132)

Campaign overview

Marketing activity Longbush Road, Masterton



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Bayleys Eastern,
Licensed under the REA Act 2008



Andrew Smith
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Bayleys Eastern,
Licensed under the REA Act 2008

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Advertising examples

Wairarapa Property Guide - Full Page - 14.12.2022

NEW LISTING




Masterton Longbush Road

Well located bareland forestry opportunity



This bare land block is located on Longbush Road, 33 km and 25 minutes drive South of Masterton. The block is a proposed subdivision of a larger property with 214.7ha (subject to final survey) available to be purchased as a first rotation forestry proposition. The distance to Centre Point in Wellington is 56km making this an ideal location for production forestry and harvesting in the future. The contour of the property is predominantly medium to steep hill country with some areas of regenerating native. Access to the block is off Longbush Road via a proposed right of way through the neighbouring property. There are multiple existing formed tracks providing excellent access throughout the block. This is a great opportunity to enter the forestry market or expand an existing operation in a proven area. The proposition is clear and with existing forestry infrastructure in place the investment options here are genuine.

bayleys.co.nz/3151132

215,000

Tender Closing 4pm, Thu 16 Feb 2023
View by appointment
Simon Clinton-Baker 027 953 9009
 simon.clinton-baker@bayleys.co.nz
Andrew Smith 027 760 8208
 andrew.smith@bayleys.co.nz

Wairarapa Property Guide - Half Page - 11.01.2023

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Wairarapa Property Guide - Half Page - 18.01.2023



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Wairarapa Property Guide - Half Page - 25.01.2023



Masterton Longbush Road

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Marketing activity

Print media	Date
Wairarapa Property Guide - Full Page	14.12.2022
Wairarapa Property Guide - Half Page	11.01.2023
Wairarapa Property Guide - Half Page	18.01.2023
Wairarapa Property Guide - Half Page	25.01.2023

Digital media	Date
Websites - Bayleys - Bayleys.co.nz - Standard Listing	09.12.2022
Realestate.co.nz (Rural) - Bronze Package (6 Weeks)	09.12.2022
Trade Me (Residential/Lifestyle/Rural) - Gold Package 2022 (Zone 3)_Eastern	09.12.2022
Trade Me (Residential) - Base	09.12.2022

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Bayleys Eastern

06 377 0622

wairarapa@bayleys.co.nz

bayleys.co.nz

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ALTOGETHER BETTER

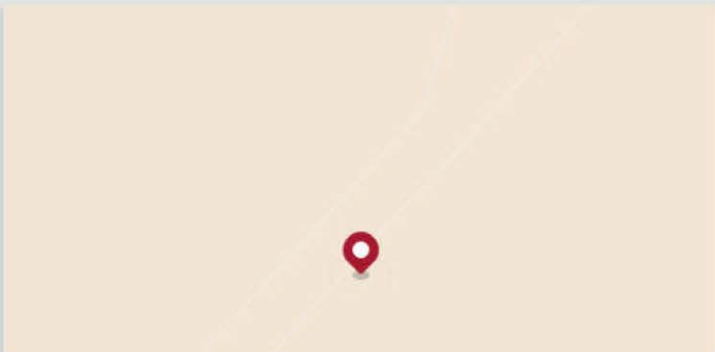
Residential / Commercial / **Rural** / Property Services

215.00 ha
land area

Details

Price by Negotiation

- Contour Clean hill country
- Land Area 214.7ha (subject to final survey)
- Location 33kms and 25 minutes from Masterton
- Options Opportunity to enter the forestry market



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Image 1 of 6



Well located bareland forestry opportunity

This bare land block is located on Longbush Road, 33 km and 25 minutes drive South of Masterton. The block is a proposed subdivision of a larger property with 214.7ha (subject to final survey) available to be purchased as a first-rotation forestry proposition. The distance to Centre Port in Wellington is 95kms making this an ideal location for production forestry and harvesting in the future. The contour of the property is predominantly medium to steeper hill country with some areas of regenerating native. Access to the block is off Longbush Road via a proposed right of way through the neighbouring property. There are multiple existing formed tracks providing excellent access throughout the block. This is a great opportunity to enter the forestry market or expand an existing operation in a proven area. The proposition is clear and with existing forestry infrastructure in place the investment options here are genuine.



Simon Clinton-Baker

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Photos Map

Longbush Road, Masterton

Well located bareland forestry opportunity

Rural grazing

Negotiation

215ha land area Freehold

Share Save Email

Property details

Listing # 815112 | Listed on 12 December 2022

This bareland block is located on Longbush Road, 33 km and 25 minutes drive South of Masterton. The block is a proposed subdivision of a larger property with 214.7ha (subject to final survey) and can be purchased as a first-rotation forestry proposition. The distance to Centra Port in Wellington makes this an ideal location for production forestry and harvesting in the future. The contour of the property is predominantly medium to steeper hill country with some areas of regenerating native. Access to the block is off Longbush Road via a proposed right of way through the neighbouring property. There are multiple existing formed tracks providing excellent access throughout the block. This is a great opportunity to enter the forestry market or expand an existing operation in a proven area. The proposition is clear and with existing forestry infrastructure in place the investment options here are genuine.

Your notes

5 hearts

Add notes for your personal reference. This content is only seen by you.

Schools in the area

All (2) Primary (1) Secondary (1)

Name	Type	Details
Glendene School (Masterton)	Co-Educational State	In zone Detail 7
Longbush College (34km away)	Co-Educational State	In zone Detail 8

BAYLEYS

Simon Clinton-Baker
 Eastern Realty (Waikato) Ltd (Licenced REAA 2008) • Bayleys, Masterton

Call
 Email agent

10 active listings View all

BAYLEYS

Andrew Smith
 Eastern Realty (Waikato) Ltd (Licenced REAA 2008) • Bayleys, Masterton

Call
 Email agent

19 active listings View all

Metrics

4.99 Total reach

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Simon Clinton-Baker

Longbush Road,
Masterton
Price by negotiation



Contact details

Email



Share



Watchlist



Listed: Fri, 9 Dec



Simon Clinton-Baker

Longbush Road,
Masterton
Price by negotiation

Contact details

Email

Share

Watchlist

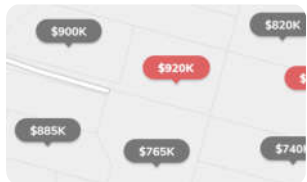
Price by negotiation

215ha Land

Property use	Sheep/Beef
Agency reference	3151132

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Show less



View sales and estimates around Masterton

Nearby property values

What will my mortgage repayments be?