

# Ngāti Manuhiri claims settlement right of first refusal

Learn about the key aspects of the Ngāti Manuhiri claims settlement right of first refusal (RFR). Note: this is a guide only and agencies must comply with the requirements of the Deed of Settlement, legislation and any relevant LINZ standards.

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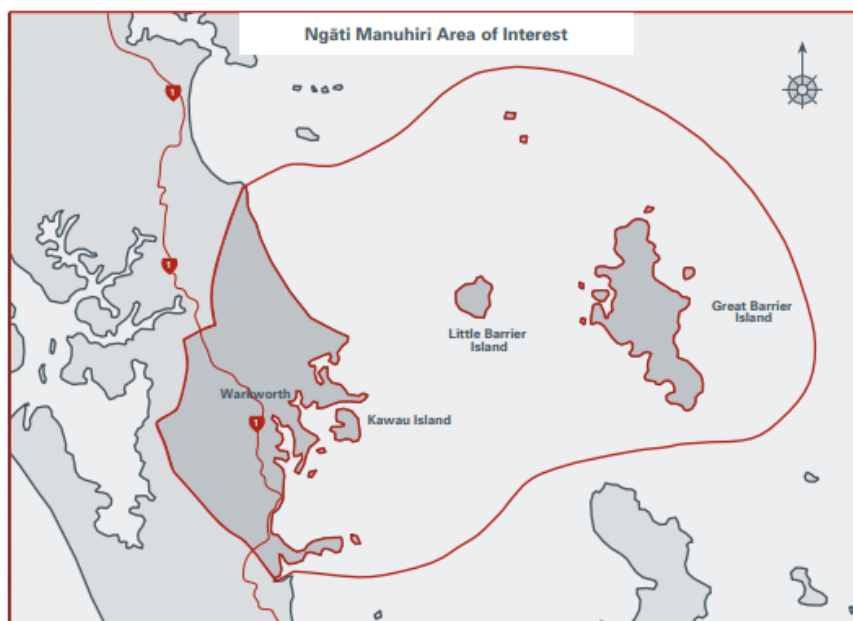
The following has been developed in collaboration with Te Arawhiti.

Te Arawhiti website: <https://www.tearawhiti.govt.nz/>

## The Ngāti Manuhiri area of interest

Ngāti Manuhiri are based at Omaha Marae near Leigh. Their area of interest extends along the eastern coast of North Auckland from Paepae-o-Tū / Bream Tail in the north to Whangaparāoa in the south, and includes Te Hauturu-o-Toi / Little Barrier Island Nature Reserve.

The map below provides an indication of the area of interest for Ngāti Manuhiri, but is not a depiction of any RFR area.



Map showing the area of interest referred to in the Deed of Settlement between Ngāti Manuhiri and the Crown.

## Settlement Summary

Ngāti Manuhiri received redress through its Treaty settlement with the Crown.

<b>Iwi</b>	Ngāti Manuhiri
	21 May 2011
<b>Deed of Settlement signed</b>	<p>The Deed was amended during the settlement process.</p> <p>Ngāti Manuhiri Deed of Settlement: <a href="https://www.govt.nz/browse/history-culture-and-heritage/treaty-settlements/find-a-treaty-settlement/ngati-manuhiri/ngati-manuhiri-deed-of-settlement-documents/">https://www.govt.nz/browse/history-culture-and-heritage/treaty-settlements/find-a-treaty-settlement/ngati-manuhiri/ngati-manuhiri-deed-of-settlement-documents/</a></p>
<b>Settlement date</b>	18 December 2012
<b>Legislation</b>	Ngāti Manuhiri Claims Settlement Act 2012 (“the Act”)
<b>RFR provisions</b>	<p>The RFR provisions are covered by sections 11-140 and Schedule 4 of the Act.</p> <p>Sections 111-140 of the Act: <a href="https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326947.html">https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326947.html</a></p> <p>Schedule 4 of the Act: <a href="https://legislation.govt.nz/act/public/2012/0090/latest/DLM4327007.html">https://legislation.govt.nz/act/public/2012/0090/latest/DLM4327007.html</a></p>
<b>Offer made to</b>	The RFR offer is in favour of the trustees of the Ngāti Manuhiri Settlement Trust (“the <b>trustees</b> ”)
<b>RFR period</b>	169 years on and from the settlement date (expires in 2181)
<b>RFR memorials</b>	Yes

## Definition of RFR land

Section 112 of the Act defines RFR land included in the settlement. RFR land is land within the RFR area (as shown on SO 442891 in Part 3 of the Attachments to the Deed of Settlement) that, on settlement date, was vested in or held in fee simple by the Crown, or was a Crown-derived reserve vested in an administering body that would revert to the Crown. RFR land does not include a commercial redress property.

Section 112 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326962.html>

Deed of Settlement – Attachments:

<https://www.govt.nz/assets/Documents/OTS/Ngati-Manuhiri/Ngati-Manuhiri-Deed-of-Settlement-Attachments-21-May-2011.pdf>

RFR land also includes land obtained in exchange for a disposal of RFR land under specified sections. This is set out in section 112(1)(b) of the Act.

Section 112(1)(b) of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326962.html>

## Disposals

The RFR obligation arises for any disposal that:

- transfers or vests the fee simple estate in the land, or
- grants a lease of the land for a term that is, or will be (if any rights of renewal or extension are exercised under the lease), 50 years or longer.

## Preliminary notice

There is no requirement to give preliminary notice of a disposal in this settlement.

## Offering the land

The RFR offer to the trustees needs to include:

- the terms of the offer, including the expiry date
- the legal description and street address of the land
- any interests affecting the land
- contact details for the trustees to respond to.

Section 115 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326967.html>

## Expiry date of offer

The RFR offer expires on or after 20 working days after the day the trustees receive the offer. However, a shorter expiry date of on or after 10 working days after the day on which an offer is received applies for any subsequent offers where the expiry date of the earlier offer was not more than 6 months before the expiry date of the later offer.

Section 116 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326969.html>

## Subsequent disposal process

If the trustees do not accept an offer, or the offer period expires, the RFR landowner can dispose of the land provided that:

- the subsequent disposal is not on more favourable terms than those offered to the trustees,
- the land is being disposed of within 2 years after expiry of the RFR offer and
- the trustees are notified of the proposed disposal at least 20 working days before the disposal occurs.

This notification must provide details of the disposal, including the name of the person to whom the land is being disposed of and an explanation of how the disposal complies with section 114 of the Act, and a copy of the written contract to demonstrate that the subsequent disposal is not on more favourable terms than the RFR offer.

Section 114 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326966.html>

Section 132 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326989.html>

## Exempted disposals

Certain disposals can occur without making an RFR offer to the trustees. These exempted disposals are set out in sections 120-130 of the Act.

Sections 120-130 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326975.html>

The trustees must be notified of the proposed exempted disposal at least 20 working days before the disposal occurs, including an explanation of why the disposal is exempted under the settlement.

Section 132 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326989.html>

## RFR Memorials

All records of title for RFR land must be noted with a memorial protecting the Trust's interest.

If an RFR landowner creates a new record of title for an RFR property, the landowner must advise LINZ as soon as possible so LINZ can place a memorial noting the RFR on the title.

Section 135 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326992.html>

In certain cases, the RFR landowner must seek a certificate from LINZ requesting the removal of the RFR memorial before a transfer can occur.

Section 136 of the Act:

<https://legislation.govt.nz/act/public/2012/0090/latest/DLM4326994.html>

## Contact details

For more information about the Ngāti Manuhiri claims settlement contact:

### Ngāti Manuhiri Settlement Trust

PO Box 117

WARKWORTH 0941

Ngāti Manuhiri Trust website: <https://www.ngatimanuhiri.iwi.nz/>

### Toitū Te Whenua Land Information New Zealand

PO Box 5501

WELLINGTON 6145

Toitū Te Whenua Land Information New Zealand website: <https://www.linz.govt.nz/>

### Te Arawhiti – The Office for Māori Crown Relations

SX10111

WELLINGTON 6011

Te Arawhiti website: <http://tearawhiti.govt.nz/>

Email: [postsettlement@tearawhiti.govt.nz](mailto:postsettlement@tearawhiti.govt.nz)