

# **Crown Pastoral Land Tenure Review**

**Lease name: WEST WANAKA STATION**

**Lease number: PO 203**

## **Substantive Proposal - Part 1**

The report attached is released under the Official Information Act 1982.

**November**

**05**

**EXECUTION  
COPY**

**PROPOSAL FOR REVIEW OF CROWN LAND**  
**Under Part 2 of the Crown Pastoral Land Act 1998**

Date: 12<sup>th</sup> February 2004

**Parties**

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**Holder:** Grant Clifford Cochrane and Janet Lesley Cochrane  
PO Box 109  
Wanaka.

**Commissioner of Crown Lands:**  
c/- DTZ NZ LTD,  
PO Box 27,  
Alexandra.  
**Attention: Ken Taylor.**

**The Land**

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**Lease Land**

**Lease:** West Wanaka

**Legal Description:** Run 762 Matukituki, Mid and Lower Wanaka and Motatapu Survey Districts

**Area:** 7162.9358 hectares more or less

**Certificate of Title/Unique Identifier:** OT386/129

**Exchange Land**

**Legal Description:** Part Section 1 Block XVIII Lower Wanaka Survey District

**Area:** 1 hectare more or less

**Existing Conservation Land**

**Legal Description:** Part Section 1 Block XVIII Lower Wanaka Survey District

**Area:** 0.5479 hectares more or less

**Summary of Designations**

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Under this Proposal, the Land is designated as follows:

- (a) The Crown Land (shown marked in pink on the Plan) is to be restored to, or retained by, the Crown as set out in Schedules One and Two;
- (b) The Freehold Land (shown marked in green on the Plan) is to be disposed by freehold disposal to the Holder as set out in Schedule Three; and

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- (c) The land shown marked blue on the Plan (Sheet 3) is to be disposed of by way of exchange with other land as set out in Schedule Four; and
- (d) The land shown marked orange on the Plan (Sheet 3) is to remain as conservation area as set out in Schedule Five.

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1. The Plan

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**2 Conditions**

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2.1 This Proposal, and any agreement arising therefrom, is subject to the conditions contained in Schedule Six.

**3 Settlement**

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3.1 Unless otherwise agreed by the parties, the Settlement Date for the disposal of the Freehold Land to the Holder by freehold disposal will be the day that is ten (10) working days following the day on which the Final Plan and a copy of this Proposal are registered in accordance with the Act.

3.2 The Freehold Land will be disposed of to the Holder under the Land Act 1948. The Exchange Land will be disposed of to the Holder under the Conservation Act 1987.

**4 Holder's Payment**

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4.1 By 3.00 p.m. on the Settlement Date, the Holder must pay the Holder's Payment and all other money payable to the Commissioner or the duly appointed agent of the Commissioner by bank cheque without set-off or deduction of any kind in accordance with the settlement requirements of the Commissioner.

4.2 If the Holder fails to pay the Holder's Payment or any part of it or any other money to the Commissioner or to the duly appointed agent of the Commissioner on the Settlement Date clause 19 will apply.

**5 Commissioner's Payment**

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5.1 The Commissioner shall pay the Commissioner's Payment to the Holder on the Settlement Date.

5.2 No interest shall be payable to the Holder by the Commissioner in respect of the Commissioner's Payment, including (without limitation) for the period from the Vesting Date to the Settlement Date.

**6 Vesting of Crown Land**

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6.1 The Crown Land will vest in the Crown on the Vesting Date.

**7 Issue of Certificate of Title**

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7.1 Notwithstanding any other provision in this Proposal, the Commissioner will not authorise or request the issue of a certificate for the Freehold Land and the Exchange Land unless and until:

- (a) the Commissioner has received the Holder's Payment from the Holder under clause 4, and all other money payable by the Holder under this Proposal and the Notice;
- (b) the Holder has provided to the Commissioner duplicate copies of the certificate of title relating to the Lease (if any) and/or the Lease if requested by the Commissioner;
- (c) the Holder has signed and returned to the Commissioner all documents required by the Commissioner to be signed by the Holder to give effect to this Proposal (including, without limitation, any permit, covenant, easement and/or any other document); and
- (d) the Holder has procured a registrable discharge of any Mortgage and provided this to the Commissioner together with any new mortgage documents to be registered against the Freehold Land.

**8 Registration of Documents**

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8.1 Subject to clause 7, the Commissioner will lodge all documents necessary to give effect to this Proposal (including, without limitation any easement, covenant, discharge of mortgage, and/or duplicate copy of the Lease) and any new mortgage documents to be registered against the certificate of title to be issued for the Freehold Land and the Exchange Land so that the certificate of title for the Freehold Land and the Exchange Land will issue subject to the

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encumbrances provided in this Proposal. Any new mortgage will be registered after any other encumbrances such as any easements and/or covenants are registered.

**9 Consents**

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- 9.1 The Holder must obtain the written consent to the Holder's acceptance of this Proposal from all persons having an interest in the Land (other than the Holder), including, but not limited to:
- (a) any Mortgagee(s);
  - (b) any party entitled to the benefit of a land improvement agreement registered against the Lease and/or the Land; and
  - (c) any other person that the Commissioner reasonably believes has an interest in the Land or who the Holder reasonably believes has an interest in the Land, whether registered or not.
- 9.2 The consents required under clause 9.1 must be in a form acceptable to the Commissioner in all respects and be returned to the Commissioner with this Proposal on its acceptance by the Holder. Examples of the form of consents required under clause 9.1 are set out in Appendix 1.
- 9.3 The Holder must also obtain, and provide to the Commissioner if requested, all consents necessary for the Holder to accept this Proposal including (without limitation) any:
- (a) corporate and/or trustee consents; and
  - (b) consent required under the Overseas Investment Act 1973 and the Overseas Investment Regulations 1995.
- 9.4 The Holder will procure the Mortgagee to execute a registrable discharge of the Mortgage and, if required by the Mortgagee, the Holder will execute registrable new mortgage documents and forward these to the Commissioner to be registered as set out in clause 8.
- 9.5 If required by the Mortgagee, the Commissioner will provide an undertaking that, subject to the provisions of clause 7 being satisfied, the Commissioner will register the discharge of the Mortgage and register any new mortgage against the certificate of title for Freehold Land and the Exchange Land at the same time as the certificate of title for the Freehold Land and the Exchange Land issues.

**10 Continuation of Lease**

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- 10.1 The Lease will remain in full force and effect until a certificate of title issues for the Freehold Land. Notwithstanding when Settlement Date occurs, until a certificate of title issues for the Freehold Land the Holder will duly and punctually comply with all obligations on its part under the Lease (other than as set out at clause 12.1 (b)) and the Lease will remain in full force and effect.
- 10.2 From the date that a certificate of title is issued for the Freehold Land the Lease is deemed to be surrendered and, subject to clause 10.3, the Commissioner releases and discharges the Holder from the performance and observance of all covenants, conditions and obligations under the Lease.
- 10.3 The release and discharge in clause 10.2 is without prejudice to:
- (a) the rights, remedies and powers of the Commissioner contained in the Lease (except as varied in accordance with clause 12.1(b)); and
  - (b) will not release or discharge the Holder from any liability under the Lease, arising prior to the date that the certificate of title for the Freehold Land is issued, under any statute or by any reason where such liability is due to the fault of the Holder.
- 10.4 As from the Vesting Date, the Holder will not have any estate, right or claim against any of the land, improvements, fencing, buildings, structures, fixtures, fittings or chattels on the Crown Land (subject to the provisions of any permit, easement, concession, other encumbrance or document provided under this Proposal). The Holder will not be entitled to any compensation for any of its improvements, fencing, buildings, structures, fixtures, fittings or chattels which are on the Crown Land as at the Vesting Date.

**11 Fencing**

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- 11.1 If the Holder has accepted this Proposal and that acceptance has taken effect pursuant to the Act, the Commissioner will, at its cost, erect new fencing approximately along the line marked as such on the Plan (if any) and will upgrade fence "P-Q" on the Plan.
- 11.2 The Commissioner will erect the fencing referred to in clause 11.1 according to the specifications in Appendix 3. The ongoing maintenance of the fencing referred to in clause 11.1 will be under the terms of the Fencing Act 1978.
- 11.3 If the Commissioner has not completed any fencing as set out in Appendix 3 by the Settlement Date, the Holder agrees that the Commissioner may register a covenant, on terms entirely satisfactory to the Commissioner (in the Commissioner's sole discretion), over the Freehold Land to enable the Commissioner to complete such fencing. The Holder will do all things necessary (including signing any document) to enable the Commissioner to register such a covenant.

**12 Apportionments**

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- 12.1 Rent payable under the Lease in respect of the Freehold Land shall be apportioned as follows:
  - (a) Rent paid or payable will be apportioned on the Settlement Date as at the Settlement Date and either deducted from or added to (as the case may be) the amount required to settle.
  - (b) Notwithstanding that the Lease continues in effect until a certificate of title issues for the Freehold Land, the Holder shall not be required to pay any rent under the Lease for the Freehold Land from the Settlement Date.
- 12.2 Rent paid or payable under the Lease for the Crown Land will be apportioned on the Settlement Date as at the Vesting Date and either deducted from or added to (as the case may be) the amount required to settle.
- 12.3 All rates, levies, and all other incomings and outgoings and other charges receivable from or charged upon the Freehold Land or the Exchange Land will, unless otherwise agreed by the parties, be apportioned on the Settlement Date as at the Settlement Date.
- 12.4 All rates, levies and all other incomings and outgoings and other charges receivable from or charged upon the Crown Land will be apportioned on the Settlement Date as at the Vesting Date and either deducted from or added to (as the case may be) the amount required to settle.
- 12.5 Following the date that a certificate of title issues for the Freehold Land and the Exchange Land, the Commissioner will undertake a final apportionment and either the Commissioner will pay to the Holder, or the Holder will pay to the Commissioner, any additional amounts due because of any payments made or received by one party on behalf of the other for the period from the Settlement Date to the date on which a new certificate of title issues for the Freehold Land and the Exchange Land.

**13 Risk**

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- 13.1 On and with effect from the Unconditional Date all risk of any nature in respect of the Freehold Land will pass from the Commissioner to the Holder. For the avoidance of doubt, the Holder's current risk in respect of matters arising under the Lease, including, without limitation, the Holder's risk in respect of all improvements, buildings, fencing, fixtures, fittings and chattels, will continue to remain with the Holder until the Lease is deemed to be surrendered under clause 10.2.
- 13.2 The Holder will be required to comply with its settlement obligations under this Proposal irrespective of any damage to, or destruction of, the Freehold Land or the Exchange Land prior to the Settlement Date.

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**14 Survey**

- 14.1 All areas of the Land forming part of this Proposal and delineated on the Plan are approximate and subject to preparation of the Final Plan. The measurements of the areas may therefore alter on the Final Plan.
- 14.2 No error, misdescription or amendment of any part of the Land will annul, vary, or derogate from this Proposal, or the Holder's acceptance of this Proposal.
- 14.3 For the avoidance of doubt, the Holder will not be entitled to cancel or withdraw its acceptance of this Proposal, nor will the Holder, or any successor in title of the Holder or any party with an interest in the Land, be entitled to payment of any compensation, should any area of the Land on the Final Plan have a different measurement to the area specified in this Proposal.
- 14.4 The Commissioner does not warrant that any existing fence is erected on, or that any new fence to be erected will be on, any boundaries of the Land or any part of the Land as outlined on the Plan or the Final Plan.

**15 Holder's Acknowledgments**

- 15.1 If the Holder accepts this Proposal and that acceptance takes effect under the Act, the Holder acknowledges that:
  - (a) it is obtaining the freehold interest in the Freehold Land and the Exchange Land :
    - (i) "as is", solely in reliance on its own investigations and judgement; and
    - (ii) not in reliance on any representation or warranty made by the Commissioner, its employees, agents or any other person or persons directly or indirectly associated with the Commissioner;
  - (b) the Holder has carried out all inspections of the Freehold Land and the Exchange Land which the Holder considers necessary to satisfy itself as to all matters relating to the Freehold Land and the Exchange Land ;
  - (c) the Holder, at its cost, is entirely responsible for all work to ensure that the Freehold Land complies with all applicable laws including (without limitation):
    - (i) the Resource Management Act 1991; and
    - (ii) any rule in any plan, resource consent or other requirement issued under the Resource Management Act 1991, and
    - (iii) the Building Act 1991; and

the Holder hereby indemnifies and will indemnify the Commissioner against all losses, damages and expenses incurred by the Commissioner and against all claims made against the Commissioner in respect of any work or costs for which the Holder is liable under this clause 15;

  - (e) nothing in this Proposal is affected by, and the Commissioner has no liability of any nature in respect of, the existence or terms of any leases, licences or other occupation rights of any nature (if any) granted by the Holder in respect of the Land; and
  - (f) the Holder has no claim (and will not have any claim) whatsoever against the Crown and/or Commissioner in relation to the Tenure Review and/or this Proposal, including (without limitation) any claim for any misrepresentation or for any loss or damage suffered whether in contract, tort (including negligence) or otherwise.

**16 No Representations or Warranties by the Commissioner**

- 16.1 The Commissioner gives no representations or warranties of any nature in respect of the Freehold Land. Without limitation, the Commissioner does not warrant:
  - (a) the accuracy of any matter in the Notice or this Proposal or in any notice, or any correspondence or other information provided to the Holder by the Commissioner or by any agent, contractor or employee of the Commissioner; or

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- (b) that the Freehold Land and the Exchange Land is or will remain suitable for the Holder's use; or
- (c) that the Freehold Land or the Exchange Land complies with all or any statutory, territorial authority or any other legal requirements affecting or relevant to the Freehold Land and the Exchange Land.

**17 Acceptance**

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- 17.1 The Holder's acceptance of this Proposal is irrevocable and constitutes a binding agreement between the Commissioner and the Holder.
- 17.2 If the Commissioner does not receive an acceptance to this Proposal from the Holder within three (3) months of putting it (in its substantive form) to the Holder, the Holder is deemed to have rejected this Proposal.

**18 Solicitors Certificate**

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- 18.1 The Holder must procure the Holder's solicitors to provide the Commissioner with a solicitor's certificate (in a form satisfactory to the Commissioner, in its reasonable opinion) relating to such matters as the Holder's execution of this Proposal and the Holder's execution of any documents required to give effect to this Proposal (including, without limitation any easement, protective mechanism and/or concession). An example of the form of solicitors certificate required is set out at Appendix 2.
- 18.2 The Holder must return the completed solicitor's certificate to the Commissioner with this Proposal on its acceptance by the Holder.

**19 Default**

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- 19.1 If from any cause whatever (except the default of the Commissioner) all or any part of the Holder's Payment or any other money payable by the Holder to the Commissioner is not paid on the due date the Holder will pay to the Commissioner interest at the Default Rate on the part of the Holder's Payment or any other money payable by the Holder to the Commissioner so unpaid from the due date until the date of actual payment in full.
- 19.2 The Commissioner's rights under this clause 19 are without prejudice to any other rights or remedies available to the Commissioner at law or in equity.

**20 Goods and Services Tax**

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- 20.1 The Commissioner and the Holder warrant to each other that they are registered for GST purposes.
- 20.2 On the 10<sup>th</sup> working day following the Unconditional Date the Commissioner will provide to the Holder a GST invoice in respect of the supply evidenced by the Holder's Consideration. The invoice will specify the Commissioner's GST Date.
- 20.3 The Holder will pay GST on the Holder's Consideration to the Commissioner by bank cheque on the Commissioner's GST Date, time being of the essence.
- 20.4 On the 10<sup>th</sup> working day following the Unconditional Date, the Holder will provide to the Commissioner a GST invoice in respect of the supply evidenced by the Commissioner's Consideration. The invoice will specify the Holder's GST Date.
- 20.5 The Commissioner will pay GST on the Commissioner's Consideration to the Holder on the Holder's GST Date, time being of the essence.
- 20.6 Where any GST is not paid to the Commissioner or to the Holder (as the case may be) in accordance with this clause 20, the Holder will pay to the Commissioner, or the Commissioner will pay to the Holder (as the case may be), upon demand and together with the unpaid GST:
  - (a) interest, at the Default Rate, on the amount of the unpaid GST and which will accrue from the Commissioner's GST Date or the Holder's GST Date (as the case may be) until the date of payment of the unpaid GST; and
  - (b) any Default GST.

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**21 Lowest price**

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- 21.1 The Holder's Consideration does not include any capitalised interest and the parties agree that the "lowest price" for the purposes of valuing the Freehold Land and the Exchange Land under section EH 48(3)(a) of the Income Tax Act 1994 is equal to the Holder's Consideration.
- 21.2 The Commissioner's Consideration does not include any capitalised interest and the parties agree that the "lowest price" for the purposes of valuing the Crown Land under section EH 48(3)(a) of the Income Tax Act 1994 is equal to the Commissioner's Consideration.

**22 Costs**

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- 22.1 The Commissioner will meet the costs of the survey (if any) of the Land, including all designation areas, the Final Plan and for a certificate of title to issue for both the Freehold Land and the Exchange Land.
- 22.2 The Holder is responsible for all costs the Holder incurs in respect of and incidental to the Tenure Review. In particular, but without limitation, the Holder shall bear all its costs in relation to the review of all documentation forming part of the Tenure Review (including this Proposal), and all professional advice provided to or sought by the Holder.

**23 No nomination or assignment**

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- 23.1 The Holder is not entitled to, and is expressly prohibited from, nominating another person to perform the Holder's obligations under this Proposal or assigning to another person the Holder's interest (or any part) under this Proposal.

**24 General**

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- 24.1 This Proposal and the Notice:
- (a) constitute the entire understanding and agreement between the Commissioner, the Crown and the Holder in relation to the Tenure Review; and
  - (b) supersede and extinguish all prior agreements and understandings between the Crown, the Commissioner and the Holder relating to the Tenure Review.
- 24.2 Each provision of this Proposal will continue in full force and effect to the extent that it is not fully performed at the Settlement Date.
- 24.3 The Holder must comply with the Commissioner's requirements for the implementation and settlement of the Tenure Review contemplated by this Proposal.
- 24.4 The Commissioner and the Holder will sign and execute all deeds, agreements, schedules and other documents and do all acts and things as may be reasonably required by the other to effectively carry out and give effect to the terms and intentions of this Proposal.
- 24.5 This Proposal is governed by, and must be construed under, the laws of New Zealand and the Commissioner and the Holder irrevocably submit to the jurisdiction of the New Zealand courts or other New Zealand system of dispute resolution.
- 24.6 The illegality, invalidity or unenforceability of any provision in this Proposal will not affect the legality, validity or enforceability of any other provision.
- 24.7 In relation to notices and other communications under this Proposal:
- (a) each notice or other communication is to be in writing, and sent by facsimile, personal delivery or by post to the addressee at the facsimile number or address, and marked for the attention of the person or office holder (if any), from time to time designated for that purpose by the addressee to the other party. Other than the address to which the Holder is to send its acceptance of this Proposal (which the Commissioner will specifically notify the Holder of) the address, person or office holder (if any) for each party is shown on the front page of this Proposal;
  - (b) no communication is to be effective until received. A communication will be deemed to be received by the addressee:

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- (i) in the case of a facsimile, on the working day on which it is despatched or, if despatched after 5.00 p.m. on a working day or, if despatched on a non-working day, on the next working day after the date of dispatch;
- (ii) in the case of personal delivery (including, but not limited to, courier by a duly authorised agent of the person sending the communication), on the working day on which it is delivered, or if delivery is not made on a working day, on the next working day after the date of delivery; and
- (iii) in the case of a letter, on the fifth working day after mailing (postage paid).

**25 Interpretation**

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**25.1 Definitions**

In this Proposal unless the context otherwise requires:

**Act** means the Crown Pastoral Land Act 1998;

**Commissioner** means the Commissioner of Crown Lands appointed under section 24AA of the Land Act 1948;

**Commissioner's Consideration** means the amount payable by the Commissioner to the Holder by equality of exchange for the surrender of the leasehold interest in the Lease in relation to the Crown Land, as specified in the Notice;

**Commissioner's GST Date** means the earlier of Settlement Date or the fifth working day before the day on which the Commissioner is due to pay to the Inland Revenue Department all GST payable by the Commissioner in respect of the supply made under this Proposal;

**Commissioner's Payment** means the balance of the Commissioner's Consideration payable by the Commissioner to the Holder by equality of exchange for the Crown Land, as specified in the Notice (if any);

**Crown Land** means the land (including any improvements) set out in Schedule One and the land (including any improvements) set out in Schedule Two (if any) and the land (including any improvements) set out in Schedule 5;

**Default GST** means any additional GST, penalty or other sum levied against either the Commissioner or the Holder under the Goods and Services Tax Act 1985 or the Tax Administration Act 1994 by reason of either the Commissioner or the Holder failing to pay GST as required by this Proposal. It does not include any sum levied against the Commissioner or the Holder by reason of a default by the Commissioner after payment of GST to the Commissioner by the Holder or by reason of a default by the Holder after payment of GST to the Holder by the Commissioner;

**Default Rate** means the floating rate agreement mid-point thirty day bank bill rate as at 10.45 a.m. on Reuters' page BKBM on the date on which the relevant payment becomes due and payable plus 500 basis points and compounded monthly;

**Detailed Plans** means the plans in relation to fencing on page 23 of this Proposal;

**Exchange Land** means the land set out in Schedule Four;

**Existing Conservation Land** means the land set out in Schedule Five;

**Final Plan** means the final plan for the Land prepared and submitted by the Commissioner to the Surveyor-General under sections 62(4)(c) and (d) of the Act;

**Freehold Land** means the land set out in Schedule Three;

**GST** means all goods and services tax payable by the Commissioner or the Holder under the Goods and Services Tax Act 1985 in respect of their respective supplies evidenced by this Proposal;

**Holder** means holder shown on the front page of this Proposal (being the lessee under the Lease);

**Holder's Consideration** means the amount payable by the Holder to the Commissioner by equality of exchange for the freehold of the Freehold Land, as specified in the Notice;

**Holder's GST Date** means the earlier of Settlement Date or the fifth working day before the day on which the Holder is due to pay to the Inland Revenue Department all GST payable by the Holder in respect of the supply made under this Proposal;

**Holder's Payment** means the balance of the Holder's Consideration payable by the Holder to the Commissioner by equality of exchange for the freehold of the Freehold Land, as specified in the Notice (if any);

**Land** means the land subject to the Tenure Review identified on the front page of this Proposal;

**Lease** means the lease described on the front page of this Proposal;

**Mortgage** means any mortgage (registered or unregistered) over the Land;

**Mortgagee** means the holder of any Mortgage;

**Notice** means the notice to the Holder setting out:

- (a) the Holder's Consideration;
- (b) the Commissioner's Consideration; and
- (c) the Holder's Payment or the Commissioner's Payment (as the case may be);

which includes amounts proposed to be paid by way of equality of exchange and accompanies this Proposal, but is not part of this Proposal;

**Plan** means the plan of the Land showing all designations on page 2 of this Proposal;

**Registrar** means the Registrar-General of Lands appointed pursuant to section 4 of the Land Transfer Act 1952;

**Settlement Date** means the settlement date defined in clause 3.1;

**Surveyor-General** means the Surveyor-General appointed under section 5 of the Cadastral Survey Act 2002;

**Tenure Review** means the tenure review of the Land being undertaken by the Commissioner under the Act;

**Unconditional Date** means the date that the Commissioner receives from the Holder an executed copy of this Proposal signed by the Holder containing the signed consents of all persons having an interest in the Land to the Holder's acceptance of this Proposal which results in the acceptance taking effect under the Act;

**Vesting Date** means the date on which the Crown Land vests in the Crown pursuant to the Act;

**working day** means a day that is not a Saturday, a Sunday, Waitangi Day, Good Friday, Easter Monday, Anzac Day, the Sovereign's birthday, Labour Day, or a day during the period commencing on any Christmas Day and ending with the 15<sup>th</sup> day of the following January or a day which is a provincial holiday in the place where the obligation is to be performed.

## 25.2 Construction of certain references

In this Proposal, unless inconsistent with the context:

- (a) a reference to a certificate of title includes a reference to a computer register;
- (b) words importing a gender include all genders;
- (c) reference to a statute includes reference to all enactments that amend or are passed in substitution for the relevant statute and to all regulations relating to that statute;
- (d) words in the singular include the plural and vice versa;
- (e) reference to a month means a calendar month;

- (f) reference to a person means an individual, a body corporate, an association of persons (whether corporate or not), a trust or a state or agency of a state (in each case, whether or not having separate legal personality);
- (g) references to sections, clauses, sub-clauses, parts, annexures, attachments, appendices, schedules, paragraphs and sub-paragraphs are references to such as they appear in this Proposal and form part of this Proposal;
- (h) headings are included for ease of reference only and will not affect the construction or interpretation of this Proposal;
- (i) all monetary amounts are expressed in New Zealand currency;
- (j) references to obligations includes reference to covenants, undertakings, warranties and, generally, obligations or liabilities of any nature properly arising whether directly or indirectly, under or in respect of the relevant contract, agreement or arrangement;
- (k) all references to times are references to times in New Zealand;
- (l) if the Holder comprises more than one person, each of those person's obligations, as Holder, will be both joint and several.

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**Schedule One: Provisions relating to the Schedule One Land**

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**1 Details of Designation**

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- 1.1 Under this Proposal the land shown marked in pink and labelled as CA1-CA13 on the Plan, being 1070 hectares (approximately) is designated as land to be restored to or retained in full Crown ownership and control as conservation area;
- 1.2 Under this Proposal the land shown marked in pink and labelled as R1-R3 on the Plan, being 165 hectares (approximately) is designated as land to be restored to or retained in full Crown ownership and control as reserve area held for a Government Purpose Reserve under Section 22 (2) of the Reserves Act 1977 under Department of Conservation administration for wildlife management.

**2 Schedule One Improvements**

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Nil

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Schedule Two: Provisions relating to the Schedule Two Land

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Schedule Three: Provisions relating to the Schedule Three Land

**1 Details of designation**

- 1.1 Under this Proposal the land shown marked in green on the Plan, being 5929 hectares (approximately) is designated as land to be disposed of by freehold disposal to the Holder subject to:
- (a) Part IVA of the Conservation Act 1987;
  - (b) Section 11 of the Crown Minerals Act 1991;
  - (c) the easements substantially as set out in Appendices 4-10; and
  - (d) the covenants substantially as set out in Appendices 11-13.

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Schedule Four: Provisions relating to the Schedule Four Land

**1 Details of designation**

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1.1 Under this Proposal the land shown marked in blue on the Plan (Sheet 3), being 1 hectare (approximately) is designated under the Conservation Act 1987 as land to be disposed of by way of exchange with other land.

- (a) Part IVA of the Conservation Act 1987; and
- (b) Section 11 of the Crown Minerals Act 1991.

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Schedule Five: Provisions relating to the Schedule Five Land

**1 Details of designation**

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- 1.1 Under this Proposal the land shown marked in orange on the Plan (Sheet 3), being 0.5479 hectares (approximately) is designated as land to remain as conservation area.

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Schedule Six: Conditions

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Appendix 1: Consents – Example of Mortgagee Consent

**RABOBANK NEW ZEALAND LIMITED**  
[ ] as Mortgagee under Mortgage [ ] ("the Mortgage"), hereby:

- (a) consents to acceptance of the Proposal dated [ 12/2/04 ] ("the Proposal") by [the Holder] ("the Holder") pursuant to the Crown Pastoral Land Act 1998 and agrees and consents to the registration of the documents affecting the Freehold Land referenced in the Proposal prior to the registration of any new mortgage to be granted in its favour over the Freehold Land ; and
- (b) agrees to sign and execute all deeds, agreements, schedules and other documents and do all acts and things as may be reasonably required by the Holder or the Commissioner to register a discharge of the Mortgage and any new mortgage over the Freehold Land.

Dated:

SIGNED by [ ] )  
in the presence of: [ ] )

Witness Signature:

Witness Name:  
Occupation:  
Address:

SIGNED for RABOBANK  
NEW ZEALAND LIMITED  
by its Attorneys in the presence of:

Garry Robert Grimmer

*[Handwritten signature]*  
.....  
*[Handwritten signature]*  
.....

John Peter Larcomb

Witnessed by:

*[Handwritten signature]*  
Victoria Shariene Chong-Noo  
Bank Officer  
Wellington

*[Handwritten marks and signatures at bottom right]*

Appendix 1: Consents (continued) - Example of "Other" Consent

[ \_\_\_\_\_ ], being the party entitled to the benefit of [ \_\_\_\_\_ ] registered against Lease [ \_\_\_\_\_ ], hereby consents to the acceptance of the Proposal dated [ \_\_\_\_\_ ] by [the Holder] pursuant to the Crown Pastoral Land Act 1998.

Dated:

SIGNED for and on behalf of  
[ \_\_\_\_\_ ]  
in the presence of:

)  
)  
)

\_\_\_\_\_

Witness Signature:

\_\_\_\_\_

Witness Name:  
Occupation:  
Address:

*[Handwritten signatures and initials]*

Appendix 2: Example of Solicitors Certificate

Certifications

I [ ] hereby certify as follows:

1. [[insert name of Holder] ("the Holder") is a duly incorporated company under the Companies Act 1993. The Holder's entry into and performance of its obligations under the Proposal dated [ ] ("the Proposal") have been duly authorised by the directors and, if required, by the shareholders of the Holder. The Holder has executed the Proposal in accordance with its constitution.] **OR**

The entry into the Proposal dated [ ] ("the Proposal") by [insert name of Holder] ("the Holder") and performance of the Holder's obligations under the Proposal have been duly authorised by the trustees of the [insert name of trust] in accordance with its trust deed **OR**

[[insert name of Holder] ("the Holder") has delegated responsibility for signing the Proposal on its behalf to an attorney in accordance with its constitution. The attorney of the Holder has properly executed the Proposal in accordance with this power of attorney and in accordance with the Holder's constitution and a certificate of non-revocation is enclosed.]

2. The consent of each person that has an interest (registered or unregistered) in the Land (as that term is defined in the Proposal), to the Holder's acceptance of the Proposal has been obtained and included in the copy of the Proposal, signed by the Holder, that has been provided to the Commissioner.
3. [No consent, licence, approval or authorisation by any court, regulatory authority or governmental agency is required to enable the Holder to accept the Proposal, perform the Holder's obligations under the Proposal and to acquire the freehold interest in the Land (as defined in the Proposal).] **OR**

[All necessary consents, licences, approvals and authorisations required to enable the Holder to accept the Proposal, perform its obligations under it and to acquire the freehold interest in the Land (as defined in the Proposal) have been obtained. Evidence of the consents, licences, approvals and authorisations are attached to this letter.]

Yours faithfully  
[signed by principal of law firm]

Appendix 3: Indicative Fencing Requirements

Fenceline West Wanaka

**Fencing Specification for Seven-Wire Fences.**

Refer to Detailed Plans A (CA8) and C (R2).

**Indicative Specifications:**

1. Fences to be constructed of five HT (2.4mm) wires, one bottom No. 8 wire and one top barbed wire.
2. 2.1 metre treated timber strainers with treated stays to be used for gateways and ends of strains.
3. 125mm treated timber posts to be used where required.
4. All strainers, angle posts and dip posts to be driven or dug in and rammed and footed with acceptable footing material. No. 9 wire to be used on foots. All dips and hollows to be tied down.
5. Netting to be hung on creek crossings and left to swing.
6. All strainers and angles to be mortised, stayed and blocked. Stays to be one-third of the way up posts.
7. Tie-backs are permitted on both sides of the fence.
8. All wires are to be securely and neatly tied off and strained evenly. Lines to be cleared manually where required. Refer to detailed plans for details of areas to be benched.
9. Post staples (barbed) to be driven in well but allow the wire to run through.
10. Strainers not to exceed 400 metres for HT and 250m for No. 8 wire on easy country.
11. Posts to be dug in to such a depth that 112cm (44") remains out of the ground.
12. Strainers and angle posts to be dug in to such a depth that 117cm (46") remains out of the ground.
13. Under no circumstances are any strainers, posts or stays to be shortened either prior to or subsequent to their placement in the ground.
14. Six waratah standards per 20 metres to be used.
15. Waratah standards to be mostly 1.8m long with 1.65m standards allowed on rocky ground.
16. 4 metre cyclone gates to be erected at points labelled "G" or "Gate" on detailed plans
17. Lightning droppers may be used where required on either side of gateways.

**Fence Specifications for Four-Wire Fence.**

Refer to Detailed Plan F (R3) for further details.

1. Fence to be constructed of three HT (2.4mm) wires and one barbed wire on top.
2. 2.1 metre treated timber strainers with treated stays to be used for gateway.
3. 125mm (5") 1.8 metre posts to be used at five per 20 metres.
4. All strainers, angle posts and dip posts to be driven or dug in and rammed and footed with acceptable footing material. No. 9 wire to be used on foots. All dips and hollows to be tied down.
5. Netting to be hung on creek crossings and left to swing.
6. All strainers and angles to be mortised, stayed and blocked. Stays to be one-third of the way up posts.
7. Tie-backs are permitted on both sides of the fence.
8. All wires are to be securely and neatly tied off and strained evenly.
9. Post staples (barbed) to be driven in well but allow the wire to run through.
10. Strains not to exceed 400 metres for HT and 250m for barbed wire.
11. Posts to be dug in to such a depth that 112cm (44") remains out of the ground.
12. Strainers and angle posts to be dug in to such a depth that 117cm (46") remains out of the ground.
13. Under no circumstances are any strainers, posts or stays to be shortened either prior to or subsequent to their placement in the ground.
14. Triplex strainers to be used on all strains.
15. A 4 metre cyclone gate to be placed at site "G" on the detailed plan.

**Fencing Specification for fence upgrade to apply to fence P-Q.**

Refer Detailed Plan G.

Fence to be rendered to a stock proof condition including the following:

- Existing fence to be restrained
- New Waratahs to be placed every 4 metres
- New posts every 20 metres
- Wires replaced as required.

*[Handwritten signatures and initials]*  
✓ *use* *AP*



**Fencing Specification for Sheep Netting Fences**

Refer to Detailed Plan B (CA7) and D (CA6)

1. Fences to be constructed of 6 line (700mm high (150/300mm spacings) sheep netting.
2. One barbed wire to be placed on top of sheep netting.
3. 2 number 8 wires to be placed at base and middle of sheep netting.
4. 2.1 metre timber strainers with treated stays to be used for gateways and ends of strains.
5. 125mm treated timber posts to be used where required.
6. All strainers, angle posts and dip posts to be driven or dug in and rammed and footed with acceptable footing material. No 9 wire to be used on foots. All dips and hollows to be tied down.
7. Netting to be hung on creek crossings and left to swing.
8. All strainers and angles to be mortised, stayed and blocked. Stays to be one-third of the way up posts.
9. Tie-backs are permitted on both sides of the fence.
10. All wires to be securely and neatly tied off and strained evenly. Bottom wire to be kept 15cm off the ground. Lines to be cleared manually where required. Refer to detailed plans for details of areas to be benched.
11. Post staples (barbed) to be driven well in but allow the wire to run through.
12. Strains not to exceed 200 metres on easy country.
13. Posts to be driven or dug in to such a depth that 112cm (44") remains out of the ground.
14. Strainers and angle posts to be dug in to such a depth that 117cm (46") remains out of the ground.
15. Under no circumstances are any strainers, posts or stays to be shortened whether prior to or subsequent to their placement in the ground.
16. Six waratah standards per 20 metres to be used.
17. Waratah standards to be mostly 18m long with 1.65m standards allowed on rocky ground.
18. Triplex strainers to be used on all strains.
19. 4 metre cyclone gates to be erected at points labelled "G" or "gate" on detailed plans.
20. Lightning droppers to be used where required on either side of gateways.

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*Handwritten mark resembling a checkmark and a signature*

*Handwritten mark*

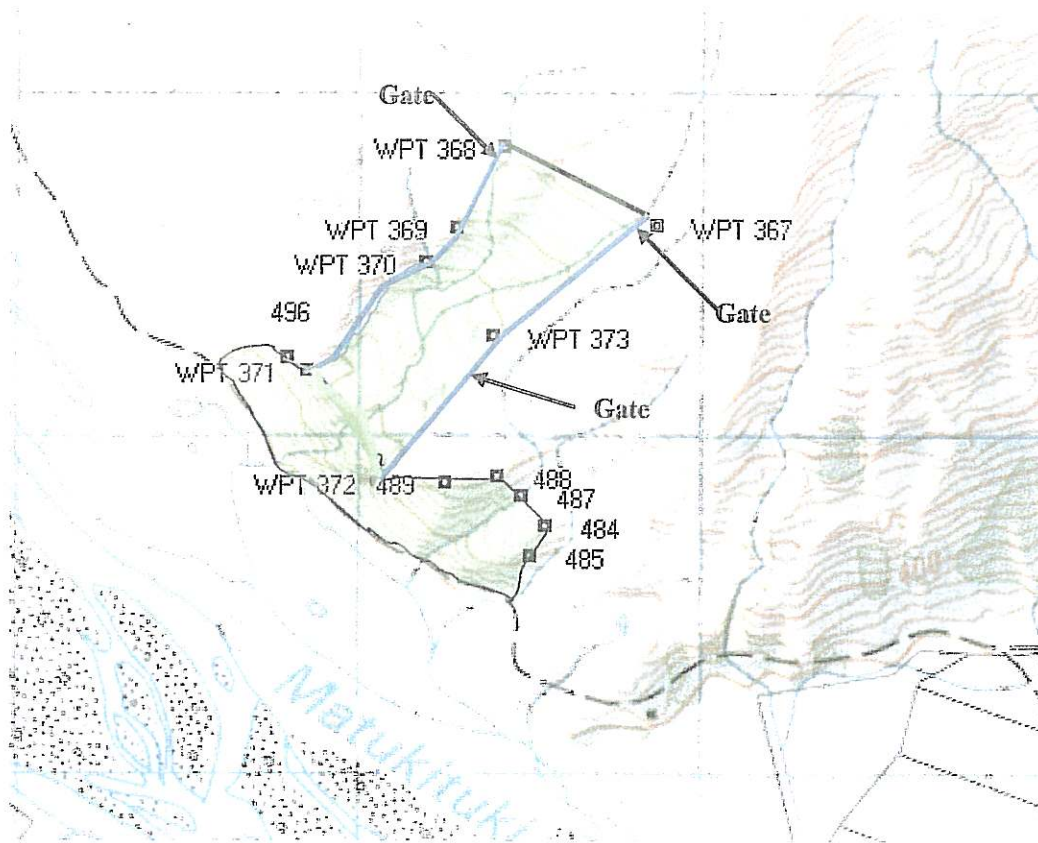
DETAILED PLANS: A- O

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*[Handwritten initials]*

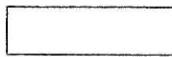
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*[Handwritten mark]* *[Handwritten mark]* 25  
*vsc* *AP*

Detailed Plan A. Area CA8



Conservation Area

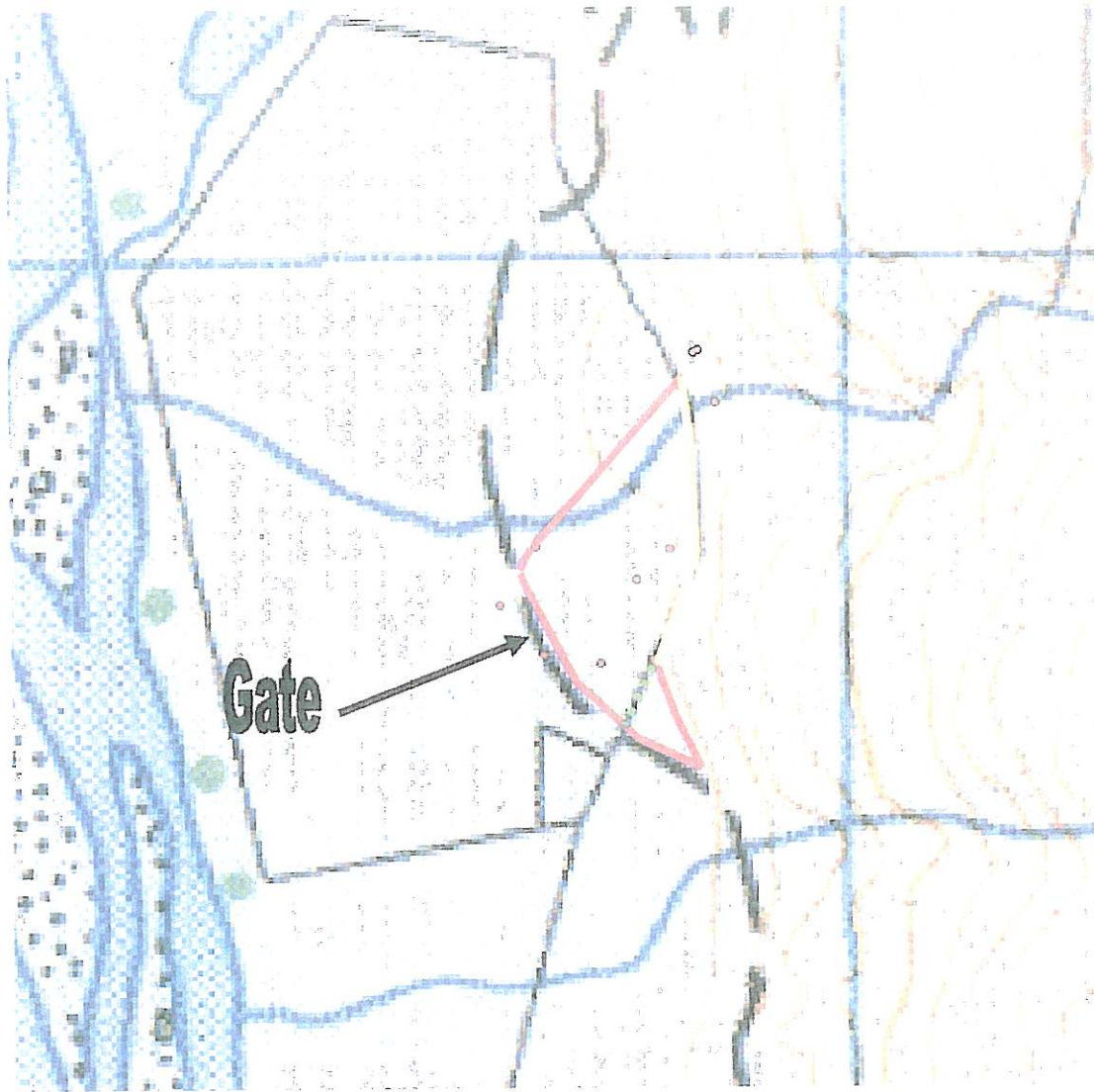


New fencing (2200m 5 wire high tensile + barb wire on top + #8 at base - no line clearance)

Existing Retirement Fence

*Handwritten notes and signatures in blue ink:*  
✓  
#10  
The  
VSE  
J  
90

DETAILED PLAN B. AREA CA7



Key Existing Fenced Boundary ~ 250 m (to be upgraded to standard of new fencing)

..... Redundant Existing Fence

----- New Fence Required

TOTAL NEW FENCING ~ 500m (with sheep netting, top wire barbed, middle & bottom wires #8)

Note: Map has been redrawn as GPS points (points predate removal of error) do not correlate with marked features on the topographic map.

✓  
THE  
2/8/02  
[Handwritten signatures]

DETAILED PLAN C - RESERVE R2



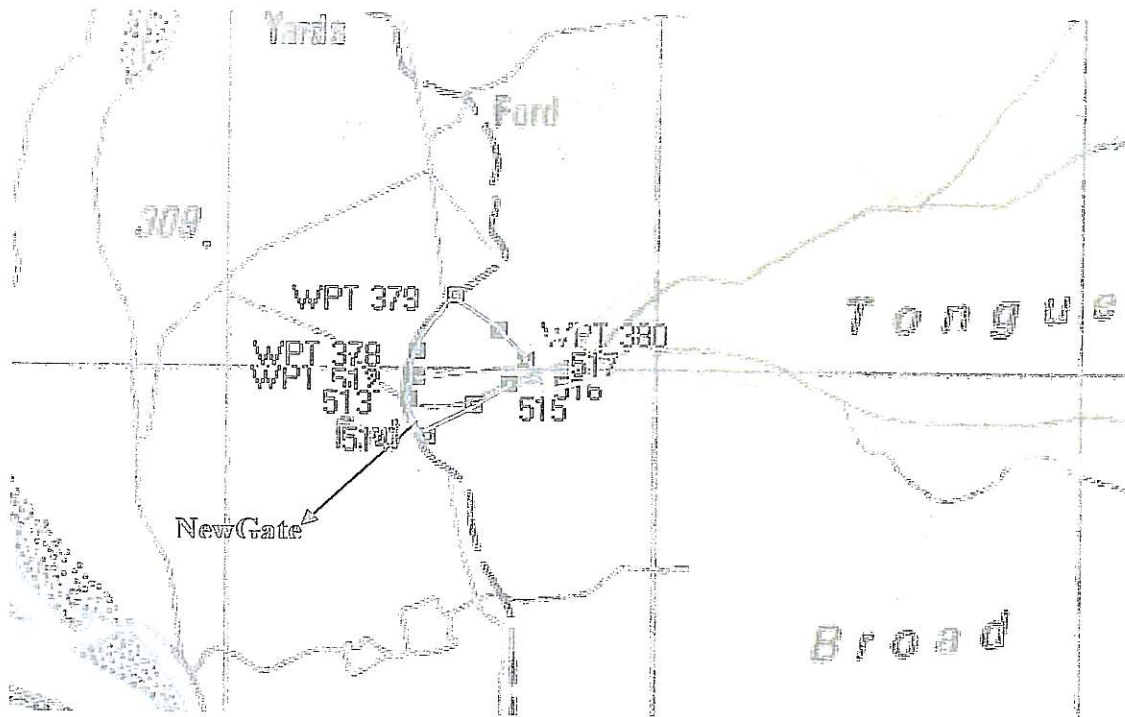
- KEY            EXISTING FENCE
- NEW FENCE REQUIRED
- G              GATE REQUIRED

Total length of new Fence = 350m

*Handwritten signatures and initials in blue ink, including a large signature at the top right and initials 'RSC' at the bottom right.*

Detailed Plan D

Fenced Portion of CA6 at base of Tongue Spur



— New fencing      - - - Redundant Fence      ····· Unfenced Bush Boundary

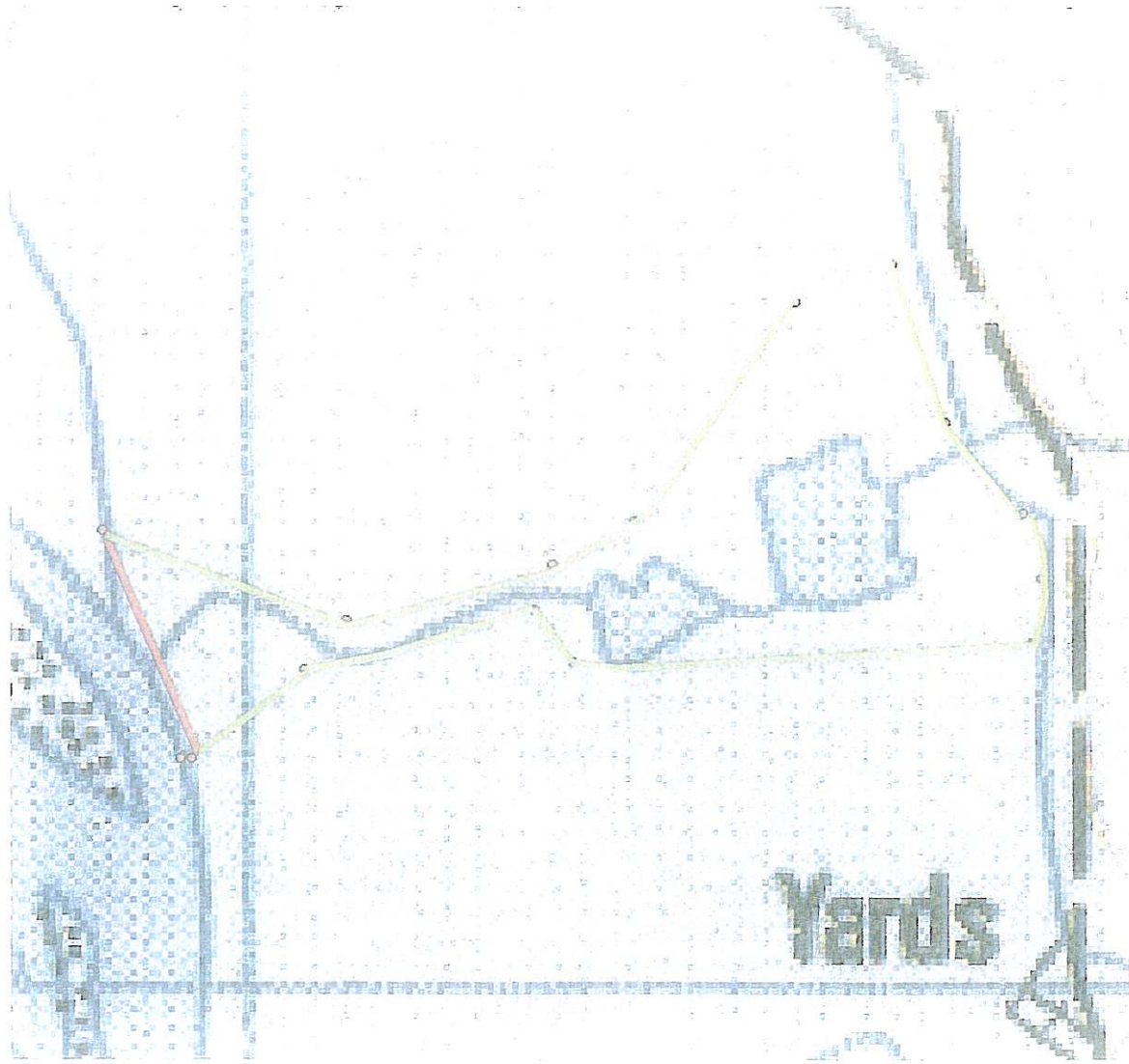
WPT 379 – WPT 514 – Boundary and new fence to be 15 metres to east of existing track.

Benching required by small digger from 515 to eastern corner and WPT 379 – 517 (rock removal).

Total new fencing – 1400 metres

*Handwritten notes and signatures:*  
✓ TRC  
New Gate  
[Signature]

DETAILED PLANE E. RESERVE R1

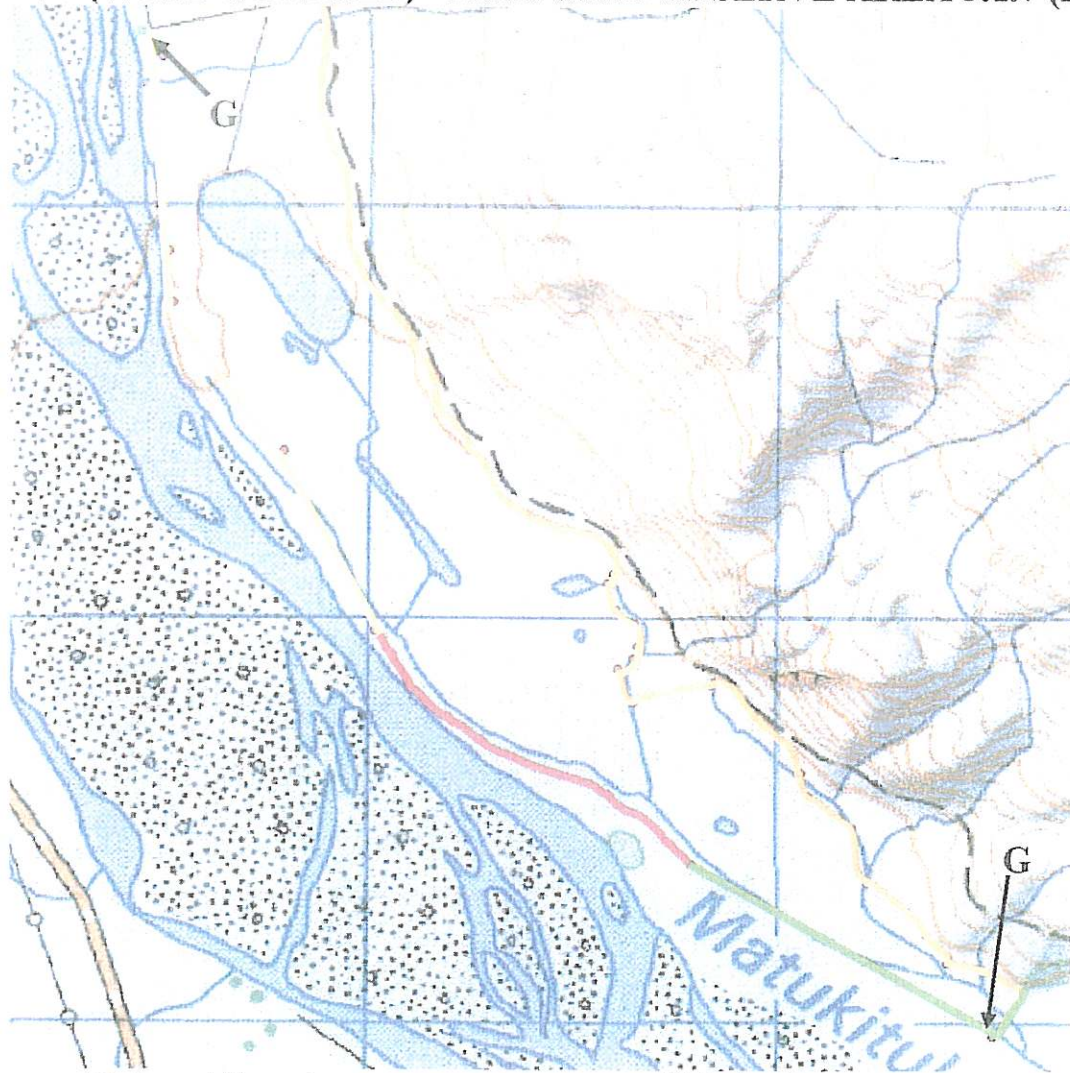


KEY

- EXISTING FENCE
- UNFENCED BOUNDARY (existing marginal strip)

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PLAN F (WEST WANAKA )- PROPOSED RESERVE AREA 3.1.7 (DPP)



KEY      Unfenced Boundary.      Existing Fence.  
New Fence to be Erected.      G      New Gate Required

Total Length of New Fence = 2.6km

Eastern boundary is 20m below centre line of farm track except where 2 elevated fans are incorporated into freehold.

*Handwritten notes:*  
✓  
The  
RSC  
UP