

TE AUPOURI NEGOTIATIONS COMPANY

and

THE CROWN

**Agreement in Principle
for the Settlement of
the Historical Claims of
Te Aupouri**

Negotiations to Date

1. On 6 December 2000 the Crown recognised the mandate of five negotiators, who comprise Te Aupouri Negotiations Company Limited ("the negotiators"), to negotiate the settlement of the historical claims of Te Aupouri. They are:
 - a. Matiu Wiki;
 - b. George Witana;
 - c. Waitai Petera;
 - d. Winiata Brown; and
 - e. John Muru Walters.
2. The parties entered into Terms of Negotiation on 20 March 2001 (the "Terms of Negotiation") which set out the scope, objectives and general procedure for negotiations.
3. Negotiations have now reached a stage where the parties wish to enter into this Agreement in Principle recording that they are willing to settle the historical claims of Te Aupouri by entering into a Deed of Settlement on the basis set out in this Agreement.

General

4. This Agreement in Principle is entered into on a without prejudice basis. It:
 - a. does not create legal relations; and
 - b. cannot be used as evidence in any proceedings before, or be presented to, the Courts, the Waitangi Tribunal and any other judicial body or tribunal (except for in proceedings concerning the interpretation, implementation and enforcement of the Deed of Settlement and the Settlement Legislation).
5. Following the signing of this Agreement in Principle, the parties will work together in good faith to develop, as soon as reasonably practicable, a Deed of Settlement. The Deed of Settlement will include the full details of the redress the Crown is to offer to settle the historical claims of Te Aupouri. The Deed of Settlement is conditional upon those matters set out in paragraphs 51 to 56.
6. The Crown and the negotiators each reserve the right to withdraw from this Agreement in Principle by giving written notice to the other party.
7. This Agreement in Principle does not affect the Terms of Negotiation.
8. Nothing in this Agreement in Principle precludes Te Aupouri from joining together with properly mandated representatives of other iwi, namely Ngāti

Kuri and/or Ngāi Takoto, in the negotiation and settlement of their historical Treaty of Waitangi claims.

9. The following terms used in this document are defined as follows:

Crown means:

- a Her Majesty the Queen 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.

Deed of Settlement means the Deed of Settlement to be entered into between the Crown and Te Aupouri in accordance with paragraph 5 above.

Governance Entity means an entity as described in paragraph 56 below.

The historical claims of Te Aupouri is defined in paragraph 12 of this Agreement in Principle.

Te Aupouri for the purposes of this Agreement in Principle means uri who whakapapa to Te Ikanui and Wheeru as their tupuna but will be further developed for the purposes of the Deed of Settlement (see paragraph 11 below)

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

Nature and scope of proposed settlement

- 10. It is intended the settlement will be a comprehensive and final settlement of all the historical claims of Te Aupouri that is fair in the circumstances.
- 11. For the purposes of the settlement, there will need to be a formal definition of Te Aupouri setting out the specific descent groups whose claims will be covered by the settlement. In some cases, this will involve careful distinctions being made between Te Aupouri descent groups and those of other Muriwhenua iwi.

12. The historical claims of Te Aupouri are proposed to be defined as every claim that Te Aupouri (or any representative entity) had at, or at any time before, the settlement date, or may have at any time after the settlement date, that:

- a. is founded on a right;
 - i. arising from the Treaty of Waitangi or the principles of the Treaty of Waitangi;
 - ii. arising under legislation or at common law (including in relation to customary law or aboriginal title);
 - iii. arising from a breach of fiduciary duty; or
 - iv. otherwise arising; and
- b. arises from or relates to acts or omissions before 21 September 1992;
 - i. by or on behalf of the Crown; or
 - ii. by or under legislation;

whether or not the claim has arisen or been considered, researched, registered, notified, or made on or before the settlement date.

This includes claims to the Waitangi Tribunal, insofar as they are historical, either specifically relating to Te Aupouri or any representative entity, such as Wai 737 Te Runanga o Te Aupouri and Wai 643 Te Kao 76 & 77B; or claims that include Te Aupouri's interests such as Wai 45 Muriwhenua land, Wai 765 Muriwhenua South Block and Part Wharemaru Block claim, Wai 861 Lands in Tai Tokerau, and Wai 292 Te Kao school and telephone exchange, insofar as they relate to Te Aupouri (or any representative entity).

13. The settlement of the historical claims of Te Aupouri will enable:

- a. the final settlement of all the historical claims of Te Aupouri, and the release and discharge of the Crown from any obligations and liabilities in respect of them;
- b. the removal of the operation of the landbank for Te Aupouri;
- c. the removal of any resumptive memorials to the extent to which they apply to Te Aupouri from the titles of land subject to the State Owned Enterprises Act 1986, the Railways Corporation Restructuring Act 1990, the Crown Forest Assets Act 1989 and the Education Act 1989 and for statutory protection for claims against the Crown to be removed; and
- d. the removal of the jurisdiction of the courts, the Waitangi Tribunal,

and any other judicial body or tribunal in respect of the historical claims of Te Aupouri, the Deed of Settlement, the redress provided or settlement legislation (but not for the removal of such jurisdiction in respect of the implementation or interpretation of terms in any Deed of Settlement or any settlement legislation); and

- e. discontinuance of legal proceedings in relation to historical claims (if any) of Te Aupouri.

14. Nothing in the settlement of the historical claims of Te Aupouri:

- a. extinguishes any aboriginal title, or customary rights, that Te Aupouri may have;
- b. is, or implies, an acknowledgement by the Crown that aboriginal title, or any customary right, exists;
- c. (except as expressly provided for in the settlement) affects any right Te Aupouri, or the Crown, may have including any right arising:
 - i. from the Treaty of Waitangi or the principles of the Treaty of Waitangi;
 - ii. under Legislation, or at common law (including in relation to aboriginal title or customary rights);
 - iii. from a breach of fiduciary duty; or otherwise.
- d. is intended to affect any decision, proposal or report of the Treaty of Waitangi Fisheries Commission:
 - i. under the Māori Fisheries Act 1989; or
 - ii. in respect of the Deed of Settlement between Māori and the Crown dated 23 September 1992 or the Treaty of Waitangi Fisheries Claims Settlement Act 1992.

Components of a settlement package

15. The settlement agreed to between the Crown and Te Aupouri will have the following three elements:

- a. a Crown apology;
- b. cultural redress; and
- c. commercial redress and quantum.

16. These components are each discussed separately below.

Crown apology

17. The Historical Account, Acknowledgements and Apology will outline the basis on which the Crown is settling the historical claims of Te Aupouri. They will outline a specific history of the claim, a recognition of the kind and effect of injustices suffered by Te Aupouri and an Apology by the Crown expressing regret for these injustices and breaches of the principles of the Treaty of Waitangi.
18. Topics that have been identified for discussion for the Historical Account include, but are not limited to, Te Aupouri's experiences relating to:
 - a. Land Claims Commissions, for example:
 - i. Godfrey inquiry;
 - ii. Land Claims Ordinance 1841;
 - iii. Land Claims Settlement Act 1856; and
 - iv. Commissioner Bell's investigations.
 - b. Pre-1865 purchases, for example:
 - i. Muriwhenua South; and
 - ii. Wharemaru.
 - c. The operations of the Native Land Laws and purchases.
 - d. 20th Century land administration:
 - i. farming sub-divisions in Te Kao & Ngataki;
 - ii. surveying issues;
 - iii. consolidation schemes; and
 - iv. loss of control over land and inadequate return, for example Wairahi farms, Onepu forest and kaumatua flats.

Cultural redress

19. Cultural redress is intended to recognise Te Aupouri's traditional, historical, cultural and spiritual association with places and sites owned by the Crown within the Te Aupouri area of interest, and to allow Te Aupouri and the Crown to protect and enhance the conservation values associated with these areas and sites.
20. The Crown is able to provide cultural redress relating to land, flora, fauna, fisheries, rivers, lakes, wetlands and the coast within the area of interest of Te Aupouri. As Te Aupouri's claim area overlaps with other

Muriwhenua iwi, the redress offered by the Crown will be subject to the resolution of overlapping claims issues to the satisfaction of the Crown, or be of a non-exclusive nature.

21. The Crown offers to discuss ways to enhance the relationship between Te Aupouri and government agencies whose activities are of special interest to Te Aupouri, including:
 - a. Department of Conservation;
 - b. Ministry of Fisheries;
 - c. Ministry of Culture and Heritage; and
 - d. Ministry of Economic Development.
22. This could include entering into protocols with those agencies, setting out how they will exercise their functions, powers and duties in relation to specified matters in Te Aupouri's area of interest and enable Te Aupouri to have input into the agencies' decision-making processes.
23. Where local authorities have direct statutory responsibility for management and control within Te Aupouri's area of interest, the Crown is also willing to discuss ways to enhance the relationship between Te Aupouri and the local authority.

Non-commercial fisheries

24. The Crown proposes to discuss and negotiate redress that recognises Te Aupouri's interests in non-commercial fisheries within their area of interest. In developing such redress, it will be the intention of the parties to take into account the following concerns, as discussed in negotiation meetings:
 - a. recognition of fish species of special interest to Te Aupouri;
 - b. Te Aupouri's wish to participate in the management and protection of fish and fish habitats, in particular Parengarenga harbour; and
 - c. access by Te Aupouri to customary fishing areas.

Land

25. The Crown proposes to discuss and negotiate redress that includes recognition of Te Aupouri's cultural and historical associations in Crown land that is significant to them and within their area of interest. Redress may also include participation in the management and protection of agreed land, and the return of Crown-owned land where appropriate. Te Aupouri has provided a preliminary indication of sites that they wish to have considered for Treaty settlement redress.
26. Where land is transferred to Te Aupouri as part of the cultural redress

component of settlement, it will be gifted and therefore not offset against quantum. Land gifted as part of the cultural redress package may require ongoing protection of conservation values.

27. The transfer of any sites is subject to:

- a. appropriate statutory land clearances (such as those under the Public Works Act) and any other statutory provisions which must be complied with before property can be transferred; and
- b. any rights or encumbrances (such as leases, licences, easements or other use rights) in respect of the property to be transferred, either existing at the date the Deed of Settlement is signed, or which need to be created, as advised in the disclosure information. The Crown will not create or grant new encumbrances without first consulting with Te Aupouri while negotiations continue.

Rivers/lakes/wetlands/coast

28. The Crown proposes to discuss and negotiate redress with Te Aupouri area of interest. This may include input into management. The Crown is also willing to explore redress options that improve the ability of Te Aupouri to access and use rivers, lakes, wetlands and the coast, where appropriate.

Flora and fauna

29. The Crown proposes to discuss and negotiate redress that recognises Te Aupouri's interest in flora and fauna within its area of interest. This may include redress that enables Te Aupouri to have a greater input into the management of flora and fauna, and to gain an improved understanding of, and participation in, the Department of Conservation's policy and processes with respect to flora and fauna within their area of interest. The Crown is also willing to discuss processes to improve access to cultural materials. The Crown is not prepared to offer Te Aupouri ownership of specific species of flora and fauna.

Placenames

30. The Crown supports the restoration of original Māori names in relation to sites, geographical features and locations within the Te Aupouri area of interest. The Crown would be prepared to discuss changes to place names (for example by correcting the spelling of existing Māori names or to joint Māori/English names) and the allocation of new place names to places currently unnamed.

Te Oneroa a Tohe and Te Rerenga Wairua

31. The Crown acknowledges the great cultural and historical significance of Te Oneroa a Tohe and Te Rerenga Wairua to Muriwhenua iwi. The Crown is therefore committed to providing a means of recognising

Muriwhenua iwi's special relationship to Te Oneroa a Tohe and Te Rerenga Wairua, while accepting that specific iwi have particular interests in these sites.

32. The Crown will discuss redress options in relation to these areas with Te Aupouri. The Crown must, however, also take into account the interests of the other iwi in the sites, and must therefore respect the right of other iwi to be involved in the negotiation of a comprehensive redress proposal in relation to Te Oneroa a Tohe and Te Rerenga Wairua.

Commercial and financial redress

33. Commercial and financial redress aims to provide some recognition for the economic loss suffered by Te Aupouri arising from breaches by the Crown of its Treaty obligations. It is also intended to provide Te Aupouri with resources to assist it to develop its economic and social well being.

Quantum

34. In developing a quantum offer the Crown has considered a number of matters, including:
 - a. the nature of the Treaty breaches suffered by Te Aupouri;
 - b. the extent of land loss affecting Te Aupouri;
 - c. the iwi population that carries the grievance today;
 - d. current Treaty settlement benchmarks; and
 - e. Te Aupouri's views on relevant matters for consideration, including representations made by Te Aupouri to the Crown about the specific features of their claims and those of the Muriwhenua claims generally, and in particular, population factors.
35. Taking into account these factors, the Crown offers Te Aupouri a total redress quantum of \$12 million for the settlement of all their historical claims. The quantum can be accepted as cash, or agreed Crown land or forestry at market value, or a combination of both.

Commercial redress properties

36. Crown properties available or potentially available for commercial redress will be divided into three categories of redress:
 - a. transfer;
 - b. transfer and lease-back to the Crown; and
 - c. a right of first refusal over certain Crown-owned land that becomes surplus within the Te Aupouri area of interest.

37. All commercial properties will be transferred at market value and offset against the settlement quantum (other than Right of First Refusal properties).
38. The Crown has provided Te Aupouri with proposed methodology for valuing commercial redress properties for consideration. A copy of the methodology is attached at Schedule 1 ("Valuation Process").
39. The proposed transfer of any commercial redress properties will be subject to:
 - a. the resolution of overlapping claims with other Muriwhenua iwi to the satisfaction of the Crown;
 - b. appropriate statutory land clearances (such as those under the Public Works Act) and any other statutory provisions which must be complied with before property can be transferred; and
 - c. any rights or encumbrances (such as leases, licences, easements or other use rights) in respect of the property to be transferred, either existing at the date the Deed of Settlement is signed, or which need to be created, as advised in the disclosure information. The Crown will not create such encumbrances without first consulting with Te Aupouri while negotiations continue.
40. These categories of commercial redress properties are discussed below.

Transfer

41. The types of property available for transfer include:
 - a. properties currently held within the Crown's Muriwhenua land bank and located within the Te Aupouri area of interest; and
 - b. any other surplus Crown properties that become available in the Te Aupouri area of interest during the course of negotiations
42. Based on current information available to the Crown, the Crown proposes that a minimum of 35% of land within the Aupouri State forest be transferred. This is subject to further discussions with claimants, the identification of appropriate forest blocks for transfer, and the establishment of a process to protect the interests of other iwi who may have wahi tapu situated in the blocks transferred. Accumulated rentals held by the Crown Forest Rental Trust that run with forest land will be transferred to Te Aupouri in addition to quantum.
43. The attached Schedule 2 sets out land banked properties. While land bank properties have already been cleared of any offer-back obligations, all other commercial properties in this category are subject to any existing third party rights, such as offer-back provisions under section 40 of the Public Works Act.

Transfer and lease-back properties

44. The properties that may be available for transfer to Te Aupouri and lease-back to the Crown are yet to be specifically identified, but will consist of certain non-surplus Crown properties, within Te Aupouri's area of interest. These properties would be transferred to Te Aupouri and leased back to the Crown on commercial terms negotiated between the relevant Crown agency and Te Aupouri.
45. An exact schedule of the properties that may be available for transfer and leaseback will be provided to Te Aupouri once the properties are identified, but the schedule is likely to include properties currently owned by:
 - a. New Zealand Police; and
 - b. Ministry of Education.
46. Crown properties in the Te Aupouri area of interest referred to in paragraph 45 which are not identified for transfer and leaseback may be available under the Right of First Refusal mechanism (see below) and are therefore included in the attached Schedule 3 ("Properties which may be subject to a Right of First Refusal").

Right of First Refusal properties

47. Sometimes Crown-owned land that would be useful to Te Aupouri is not available for immediate use in a Treaty settlement. The Crown would be prepared to offer a Right of First Refusal (RFR) to Te Aupouri over certain specified land in the Te Aupouri area of interest. Under the RFR, Te Aupouri would be given an opportunity to purchase (at market value) certain Crown-owned properties if they become surplus. The Crown proposes that the RFR be based on the following principles:
 - a. the properties over which the RFR will be offered will need to be identified for the Deed of Settlement;
 - b. the RFR would have effect for a period of 50 years from the settlement date;
 - c. when an RFR property becomes surplus, the Crown would provide an RFR notice to Te Aupouri including the price and terms and conditions for the sale of the property. The Crown needs to be able to determine the market value of the property prior to offering it to Te Aupouri. If Te Aupouri decide not to purchase the property, then the Crown would not be able to sell it at a more favourable price or on more favourable terms and conditions without first re-offering it to Te Aupouri on those more favourable terms; and

- d. The RFR would be subject to certain exceptions, such as existing third party rights (for example offer-back obligations under Section 40 of the Public Works Act 1981).
48. Rights under the RFR would not be valued and would not be offset against quantum. A non-exhaustive list of properties over which the RFR may be offered (if they are not offered for transfer and leaseback) are listed in the attached Schedule 3.

SOEs

49. The Crown's preference is to negotiate a settlement using Crown-owned land without resuming memorialised properties. The Crown will, however, consider the possibility of transferring certain Landcorp farms that are not currently surplus. The Crown is also willing to consider purchasing, on a case by case basis, any memorialised SOE properties that become surplus in the Te Aupouri area of interest during negotiations.

Conditions applying to the settlement package

50. Should this offer be acceptable, there are a number of conditions that need to be met in order to progress it to a final Deed of Settlement. These include:

Resolution of overlapping claims

51. As stated above, all redress in the proposed settlement package is therefore offered subject to the Crown confirming that any overlapping claim issues in relation to the proposed redress have been addressed to the satisfaction of the Crown. This is because the Government is unwilling to contemplate the creation of new grievances in the settling of Te Aupouri's historical claims.
52. The redress offered to Te Aupouri will be a combination of exclusive and non-exclusive redress. Where non-exclusive redress is offered to Te Aupouri, the Crown reserves the right to offer redress to other iwi in the future if such redress is considered by the Crown to be appropriate.

Statutory land clearances and encumbrances

53. Any redress that involves the transfer of properties (under either the cultural or commercial redress packages) is offered subject to the appropriate statutory land clearances (such as the clearance of any offer-back obligations under the Public Works Act 1981).

Cabinet approval of the total settlement package

54. The offer is subject to the Minister in Charge of Treaty of Waitangi Negotiations obtaining Cabinet's approval to the final settlement package.

Ratification by the Te Aupouri claimant community

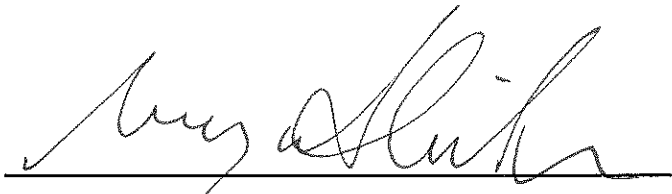
55. In all settlement negotiations it is a requirement of the Crown that the claimant negotiators seek ratification of the draft Deed of Settlement, and obtain a mandate to sign the final Deed, from the Te Aupouri iwi. There must be sufficient support from the claimant community for the settlement package before a final Deed is signed. The Te Aupouri negotiators would be required to undertake this ratification process for a draft Deed when it is developed.

Governance entity

56. A representative, transparent and accountable governance entity must also be established and ratified by the Te Aupouri iwi before the settlement is finalised through legislation.


SIGNED THIS 13th DAY OF September 2004

For and on behalf of the Crown:

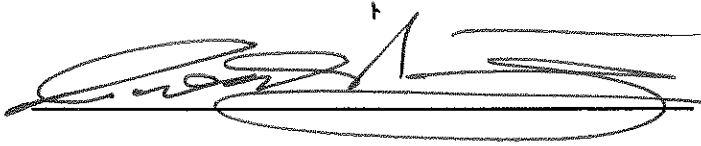


Hon Margaret Wilson, Minister in Charge of Treaty of Waitangi Negotiations

For and on behalf of Te Aupouri:



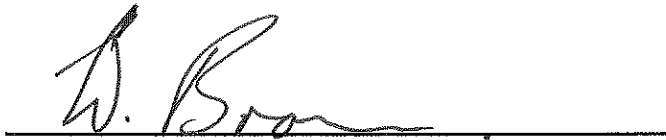
Matiu Wiki, Chairperson of Negotiation Team



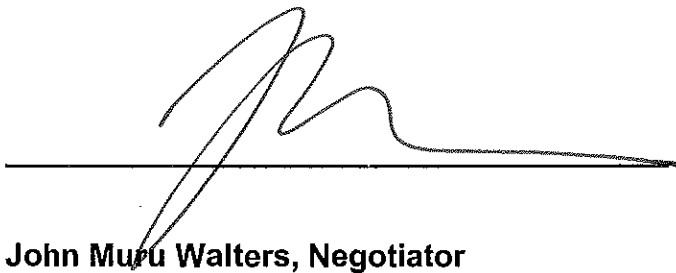
George Witana, Negotiator



Waitai Petera, Negotiator



Winiata Brown, Negotiator



John Muru Walters, Negotiator

Schedule 1

Valuation Process

High Value Properties i.e. those with an estimated value over \$300,000

1. The Crown and Te Aupouri each commission a registered valuer (at their own cost);
2. Each party obtains a market valuation based on agreed instructions to valuers, which is then exchanged with the other party;
3. If the valuations differ, the parties are required to enter into discussion, which would involve a comparison of valuation reports and adjustments for any technical issue overlooked by either valuers;
4. If the parties are unable to reach a mutually acceptable valuation, the parties will refer the matter to arbitration (process under the Arbitration Act 1908), which will be binding on both parties, for the determination of fair market value; and
5. Each party is responsible for the cost of their own valuers and half the cost of any arbitration process.

Low value properties i.e. those with an estimated value less than \$300,000

6. The Crown and Te Aupouri jointly commission a registered valuer;
7. The valuer is instructed to prepare a market valuation based on agreed instructions to valuers, which is binding on both parties; and
8. Each party is responsible for fifty percent of the cost of the valuation.

General

9. All valuations will be based on:
 - a. instructions to valuers;
 - b. the due diligence information provided by the vendor agency;
 - c. the terms and conditions for transfer of commercial properties that will be agreed between the parties;
 - d. all existing leases, licences and other encumbrances disclosed by the Crown; and

- e. a practical valuation date agreed by the parties (in the event that a Deed of Settlement is not agreed within 12 months of the valuation date then the properties will need to be revalued).

Schedule 2

Properties which may be available for transfer

Owner	Property	Address	Legal description
Landbank	21A Parkdale Cres	Kaitaia	Lot 49 DP 77073
Landbank	42 Church Road	Kaitaia	Lots 2&3 DP 55296
Landbank	6 Sommerville Road	Kaitaia	Lot 2 DP 42727
Landbank	Cape View Station		Sects 2, 4, 5, SO 65969, Sects 33 & 34 Blk 1 Houhora East SD
Landbank	Cnr Mathews Ave & Melba St	Kaitaia	Lot 230 DP 12724 and Lot 229 DP 102724
Landbank	Cnr Puckey Ave & Taafe St	Kaitaia	Lots 289-291 DP 14289
Landbank	Former Met Service Building	Okahu Rd, Kaitaia	Part Lot 1 DP 50012 BLK V Takahue SD
Landbank	Kaitaia-Awaroa Road		Section 1 SO Plan 65376
Landbank	Lot 85 Allen Bell Drive		Lot 85 DP 80563
Landbank	Lot 87 Allen Bell Drive		Lot 87 DP 80563
Landbank	SH1, Te Kao		Sects 9 & 10 Blk XVI Muriwhenua SD
Land and Information New Zealand	Aupouri State Forest (minimum 35%)		
Department of Conservation	Te Paki Farm Park		

Schedule 3

Properties which may be subject to a Right of First Refusal

Owner	Property	Address	Legal description
NZ Police	Houhora Police Station	Lamb Road	
NZ Police	Kaitaia Police Station	15-17 Redan Road	Lot 1 DP 184490
NZ Police	House	2 Matilda Place	Lot 1 DP 72868
NZ Police	House	31 Grigg St	
NZ Police	House	2b Matilda Place	Lot 3 DP 72868
NZ Police	House	2c Matilda Place	Lot 4 DP 72868
Landcorp Farming Ltd	Te Raite		
Landcorp Farming Ltd	Sweetwater		
Ministry of Education	Ngataki School		Secs 14, 3 & 43, Blk V, Houhora East SD
Ministry of Education	Pukenui School (Kaitaia)		Sec 3A, pt Sec 3 Blk XI Houhora East SD; Lots 39, 40, 41, 42, 43, 44 & 45 DP 44000
Ministry of Education	Te Hapua School		Pakohu 2A Blk; Pt Te Hapua no 3 Blk; Pt Pakohu 2B2M2 situated in Blk III Muriwhenua SD
Ministry of Education	Waiharara School		Pt Sec 109, Blk V, Opoe SD
Ministry of Education	Paparore School		Pt Sec 27 Blk VIII Opoe SD
Ministry of Education	Te Kura Kaupapa O Te Rangi Aniwaniwa		Pt Allotments 1 & 4 Psh of Awanui closed road adjoining Pt Allotments 1 & 4 Psh of Awanui
Ministry of Education	Awanui School		Pt Old Land Claim 6; Pt Sec 6 S Awanui Settlement

Ministry of Education	Te Kao School		Parengarenga 5B3E Blk, Parengarenga Pt 5B2P & Pt 5B2B Blks, Te Kao 65B1 Blk, Te Kao 1F Blk
Ministry of Education	Oturu School		Pt Oturu 2D3A, 2D1, 2D1C Blk (Blk II Takahue SD)
Ministry of Education	Pukepoto School		Pt Waipapa Blk
Ministry of Education	Kaitaia School		Pt Lot 10 DP 61707; Pt Kaitaia Church Mission Land (OLC 242), being Pt land on DP 22649; Pt Lot 16 DP 405; All land on DP 22615; Pt Lot 17 DP 532; Pt Land on DP 27211 and Pt Land on DP 18486
Ministry of Education	Kaitaia Intermediate		Pts Lot 3 DP 29054; Pts Lot 3 DP 29054 and Lot 1 DP 33128
Ministry of Education	Kaitaia College		Pt Old Land Claim no. 7 (Pt land on DP 12477); Pt Old Land Claim no. 7 (Pt land on DP 11562; Allotment 71 Psh of Ahipara