

Question	Response																																																																																																																																																																								
Livestock numbers and movements	<p>Answer provided by Pāmu:</p> <ul style="list-style-type: none"> Any surplus calves to that listed will not be available as they will transfer to Pāmu’s Hanmer Farm in the Autumn. The Livestock documented at the time of the tender were at that point in time. All Capital stock that we would normally be looking to Winter or at the time of changeover will be available for sale. Basic plan is stock graze East to West through the seasons. Stock transport gets tricky from May onwards due to road conditions – Eg snow and ice, particularly Jacks Pass. Livestock tally splits are in the stock rec below. Note – Deaths includes any stock “missing” or unaccounted for so may not be an accurate number at present. This is Pāmu’s best closing forecast at present but not a certain number. <p>Livestock Reconciliation</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 10px;"> Scenario Budget Entry BusinessUnit 1353 Molesworth Station Enterprise Beef Breed Commercial Beef m_prd_Livestock Numbers </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th></th> <th>Opening Nos</th> <th>Annual Ageing</th> <th>Open Nos After Ageing</th> <th>Manual No Change</th> <th>Natural Increase</th> <th>Purchase</th> <th>Trans In</th> <th>Death No</th> <th>KFU</th> <th>Sale</th> <th>Trans Out</th> <th>Closing Nos</th> </tr> </thead> <tbody> <tr> <td>1300 Ma Beef Cows</td> <td>FY2026</td> <td>2,127</td> <td>784</td> <td>2,911</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>97</td> <td>0</td> <td>840</td> <td>0</td> <td>1,974</td> </tr> <tr> <td>1301 2yr Beef Heifers</td> <td>FY2026</td> <td>784</td> <td>198</td> <td>982</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>30</td> <td>0</td> <td>100</td> <td>0</td> <td>852</td> </tr> <tr> <td>1302 Yearling Beef Heifers</td> <td>FY2026</td> <td>982</td> <td>160</td> <td>1,142</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>2</td> <td>0</td> <td>0</td> <td>35</td> <td>1,105</td> </tr> <tr> <td>1303 Heifer Beef Calves</td> <td>FY2026</td> <td>1,142</td> <td>(1,142)</td> <td>0</td> <td>0</td> <td>1,321</td> <td>0</td> <td>0</td> <td>15</td> <td>0</td> <td>0</td> <td>306</td> <td>1,000</td> </tr> <tr> <td>1304 2yr + Beef Steers</td> <td>FY2026</td> <td>0</td> </tr> <tr> <td>1305 Yearling Beef Steers</td> <td>FY2026</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>(25)</td> <td>0</td> <td>0</td> <td>25</td> <td>0</td> </tr> <tr> <td>1306 Steer Beef Calves</td> <td>FY2026</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1,321</td> <td>0</td> <td>0</td> <td>15</td> <td>0</td> <td>0</td> <td>1,306</td> <td>0</td> </tr> <tr> <td>1307 Ma Beef Bulls</td> <td>FY2026</td> <td>154</td> <td>45</td> <td>199</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>48</td> <td>4</td> <td>26</td> <td>0</td> <td>121</td> </tr> <tr> <td>1308 Yearling Beef Bulls</td> <td>FY2026</td> <td>45</td> <td>(45)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>40</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>40</td> </tr> <tr> <td>1309 Bull Beef Calves</td> <td>FY2026</td> <td>0</td> </tr> <tr> <td>Beef Cattle</td> <td>FY2026</td> <td>5,234</td> <td>0</td> <td>5,234</td> <td>0</td> <td>2,642</td> <td>0</td> <td>40</td> <td>182</td> <td>4</td> <td>966</td> <td>1,672</td> <td>5,092</td> </tr> </tbody> </table>			Opening Nos	Annual Ageing	Open Nos After Ageing	Manual No Change	Natural Increase	Purchase	Trans In	Death No	KFU	Sale	Trans Out	Closing Nos	1300 Ma Beef Cows	FY2026	2,127	784	2,911	0	0	0	0	97	0	840	0	1,974	1301 2yr Beef Heifers	FY2026	784	198	982	0	0	0	0	30	0	100	0	852	1302 Yearling Beef Heifers	FY2026	982	160	1,142	0	0	0	0	2	0	0	35	1,105	1303 Heifer Beef Calves	FY2026	1,142	(1,142)	0	0	1,321	0	0	15	0	0	306	1,000	1304 2yr + Beef Steers	FY2026	0	0	0	0	0	0	0	0	0	0	0	0	1305 Yearling Beef Steers	FY2026	0	0	0	0	0	0	0	(25)	0	0	25	0	1306 Steer Beef Calves	FY2026	0	0	0	0	1,321	0	0	15	0	0	1,306	0	1307 Ma Beef Bulls	FY2026	154	45	199	0	0	0	0	48	4	26	0	121	1308 Yearling Beef Bulls	FY2026	45	(45)	0	0	0	0	40	0	0	0	0	40	1309 Bull Beef Calves	FY2026	0	0	0	0	0	0	0	0	0	0	0	0	Beef Cattle	FY2026	5,234	0	5,234	0	2,642	0	40	182	4	966	1,672	5,092
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Pāmu assets for sale	<ul style="list-style-type: none"> • See spreadsheet saved to DOC's Onedrive commercial information folder – email Molesworth-Allocation@doc.govt.nz for access. • Timing for sale and purchase negotiations to be discussed with DOC, Pāmu and preferred operator once tender process is complete. All livestock and plant mentioned are subject to negotiation.
Weeds and Pests	<ul style="list-style-type: none"> • The main weed Pamu has controlled this year has been Broome. Wildling conifer control in Molesworth is managed by the National Wildling Conifer Control programme. • Pāmu have contributed to a joint programme with OSPRI but that finished last year. Main pest control has been around Pigs, Cats, Rabbits and Deer. Other organisations do control work around Goats, Geese and Possums. • There is no Nassella Tussock on Molesworth. Informaiton about the distribution of Nassella Tussock in Marlborough is available on the Council's website: MDC Smart Maps Page > Biosecurity > Nassella Tussock.
Financial income and transfers	<ul style="list-style-type: none"> • 1049 Total livestock sales - Sales of surplus R1's to Hanmer Farm at approx. 200kg for finishing • 1068 Total livestock purchases - Mating Bulls purchased in – Approx 45/year • 1078 Total Trading Nos Change - All Birthing, Purchases and Sales • 1089 Total Non-Trading Nos Change - Found, lost, died, killed for use • Pāmu does not receive income from other concessionaires operating in the Reserve
Business Plan/Farm Management Plan	<ul style="list-style-type: none"> • These are to be two separate documents (or at least, two distinct parts of a document). The intention is for interested parties to show that they've thought through how they'll fund and resource the proposals and operationally manage the land. The documents should show the following at a minimum: <ol style="list-style-type: none"> 1. Business plan/operating budget – financial information should show they're in a stable position to take on the commitment, develop the proposal and run a viable business. 2. Farm management plan – should cover operational matters such as land use, stock management, seasonal activities, staffing/equipment/buildings requirements and how health and safety and environmental risks will be managed.

<p>Building maintenance</p>	<ul style="list-style-type: none"> • Building maintenance must be undertaken by the leaseholder, in accordance with an annual work plan approved by the Department. Costs incurred by the leaseholder may be credited against the lease activity fee, subject to the leaseholder obtaining the Department’s prior agreement. • Buildings are currently generally well maintained at the existing level of ‘funding’.
<p>Insurance</p>	<ul style="list-style-type: none"> • The sample lease/licence states in Schedule 1 “14.(c): [The leaseholder is required to hold] Full replacement building insurance for the buildings owned by the Grantor.” (plus clause 13) • No, details are available on present cover because they currently fall under the DOC’s general asset cover. • Sample lease 14.(a and b) specifies: [The leaseholder is required to hold] General indemnity \$1,000,000 and third-party vehicle \$500,000 (plus clause 13) (no statutory). • No other insurance is currently specified but will partly depend on tender proposals.
<p>New business entity and financial returns</p>	<ul style="list-style-type: none"> • A proposed new entity does not need to have been formed before tender submission but may require a guarantor. • If the Department considers a guarantor is necessary, it is likely that a further information request made be made for the financial returns of the company proposing to act as guarantor.
<p>Soil test results</p>	<p>Are saved to DOC’s onedrive commercial information folder - email Molesworth-Allocation@doc.govt.nz for access.</p> <p><i>Agronomist comment: “The results are low, but these areas are not fertilised. Because of this, we wouldn’t expect Olsen P or pH levels to match what we typically see on higher-producing sheep and beef country. The level of production we get off these areas indicates that the soil test results are consistent with what we would expect. It’s also worth noting that this is only one year of results. There hasn’t been extensive soil testing done historically, so we don’t yet have any trend data to compare against. The only area with any long-term data is where lucerne has been planted, which represents a very small portion of the farm and doesn’t reflect wider soil fertility.”</i></p>
<p>Matagouri control</p>	<p>As matagouri is a native shrub, DOC does not consider it a weed. Permission will not be granted for the concessionaire to spray matagouri.</p>