







Sulphur Point adjacent land (FTA Schedule 5 cl.  
5.1 d)

SCALE 1: 4,000

Printed from Bay Explorer.

Projection: NZGD\_2000\_New\_Zealand\_Transverse\_Mercator



Date Printed:  
12 March 2025





Mount Wharves adjacent land (FTA sched. 5 cl.  
5 1 d)

SCALE 1: 4,000

Printed from Bay Explorer.

Projection: NZGD\_2000\_New\_Zealand\_Transverse\_Mercator



Date Printed:  
12 March 2025





Butters Landing adjacent land (FTA sched. 5 cl. 5.1 d)

SCALE 1: 2,000

Printed from Bay Explorer.

Projection: NZGD\_2000\_New\_Zealand\_Transverse\_Mercator



Date Printed:  
12 March 2025





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA50B/483**  
**Land Registration District** **South Auckland**  
**Date Issued** 01 April 1992

**Prior References**  
GN B074292.1

---

**Estate** Fee Simple  
**Area** 2.9402 hectares more or less  
**Legal Description** Section 1 Survey Office Plan 58575 and  
Section 1-2 Survey Office Plan 58574

**Registered Owners**  
Port of Tauranga Limited

---

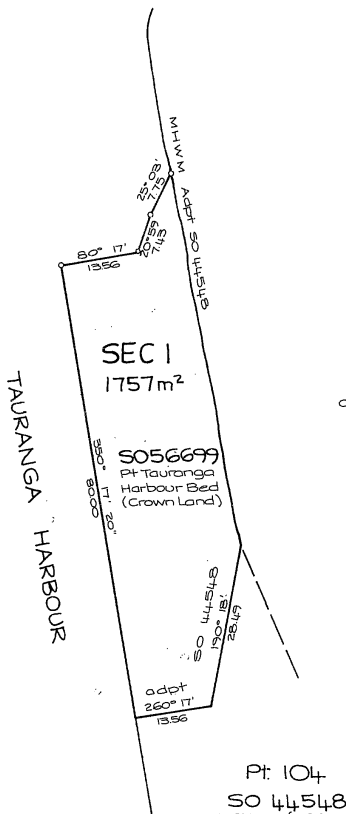
**Interests**  
8525059.1 Mortgage to Bank of New Zealand - 9.8.2010 at 1:14 pm  
Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am  
9726209.1 Variation of Mortgage 8525059.1 - 20.6.2014 at 10:59 am  
Land Covenant in Easement Instrument 10731314.4 - 18.4.2017 at 12:36 pm  
11348302.1 Variation of Mortgage 8525059.1 - 7.2.2019 at 10:14 am

Approvals



713 100 N

713 000 N

Total Area 1757m<sup>2</sup>

Comprised in Part Bed Tauranga Harbour - Sec 1987, p.4444

I, **TAN RICHARD REYNOLDS**  
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1992 or any regulations made in substitution thereof.  
Dated at Tauranga this 2nd day of August 1990 Signature *[Signature]*

Field Book p. Traverse Book p.

Reference Plans

Examined *[Signature]* BELIZEVAL Correct

Approved as to Survey

22/11/90

Chief Surveyor

Deposited this day of 19

District Land Registrar

SO 58575

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. &amp; DIST. VII TAURANGA

NZMS 261 SHT V14 RECORD MAP No. 52

Plan of Section 1 Formerly- Part Bed  
of Tauranga Harbour

TERRITORIAL AUTHORITY TAURANGA DISTRICT

Surveyed by SHRIMPTON &amp; LIPINSKI LTD.

Scale 1:500 Date JULY 1990

Printed by eReprints Wellington, New Zealand

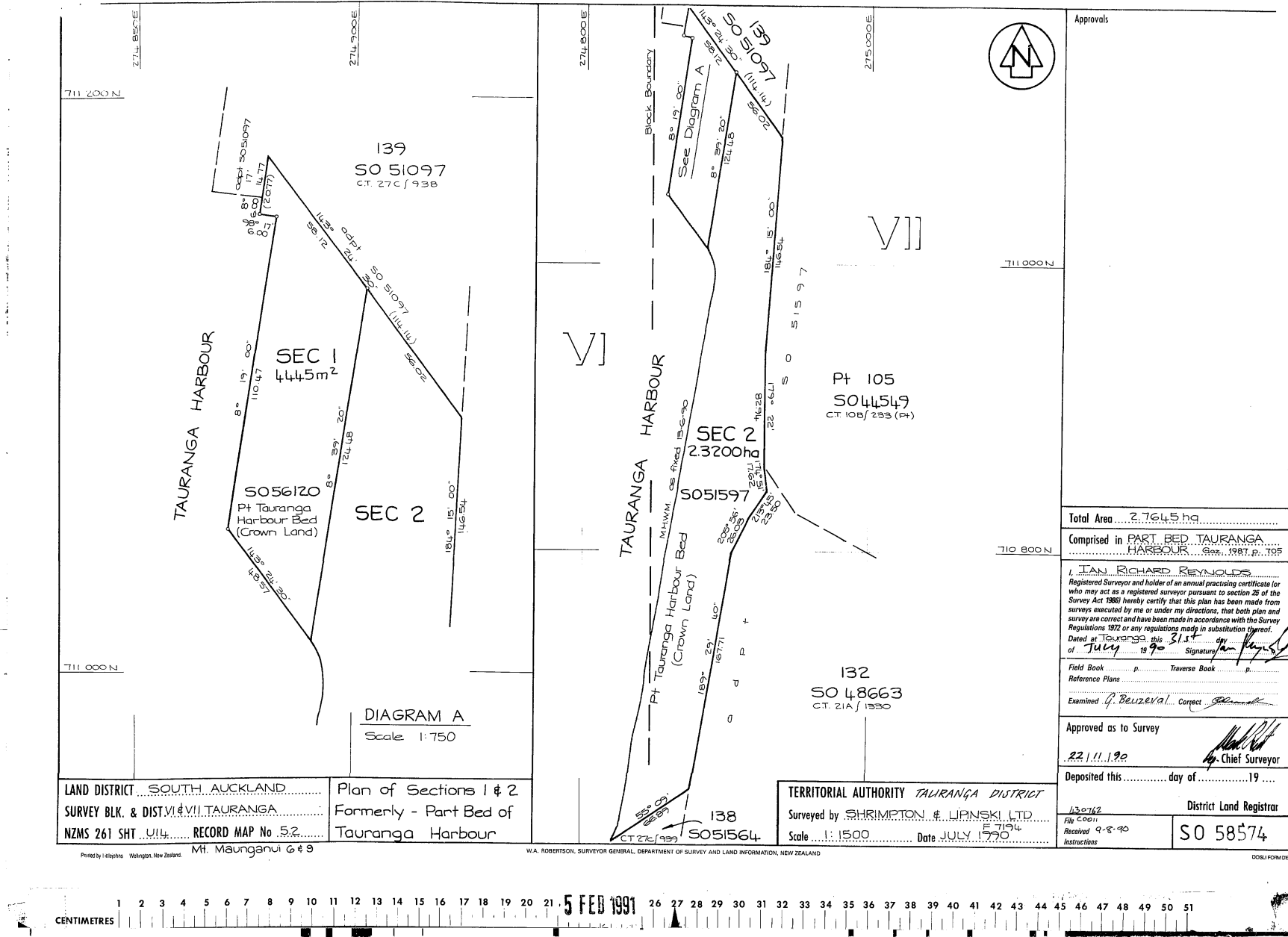
Mt Maunganui 4

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

CENTIMETRES

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

5 FEB 1991





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 979965  
**Land Registration District** South Auckland  
**Date Issued** 03 March 2021

**Prior References**  
987692

---

**Estate** Fee Simple  
**Area** 8000 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 548449  
**Registered Owners**  
Port of Tauranga Limited

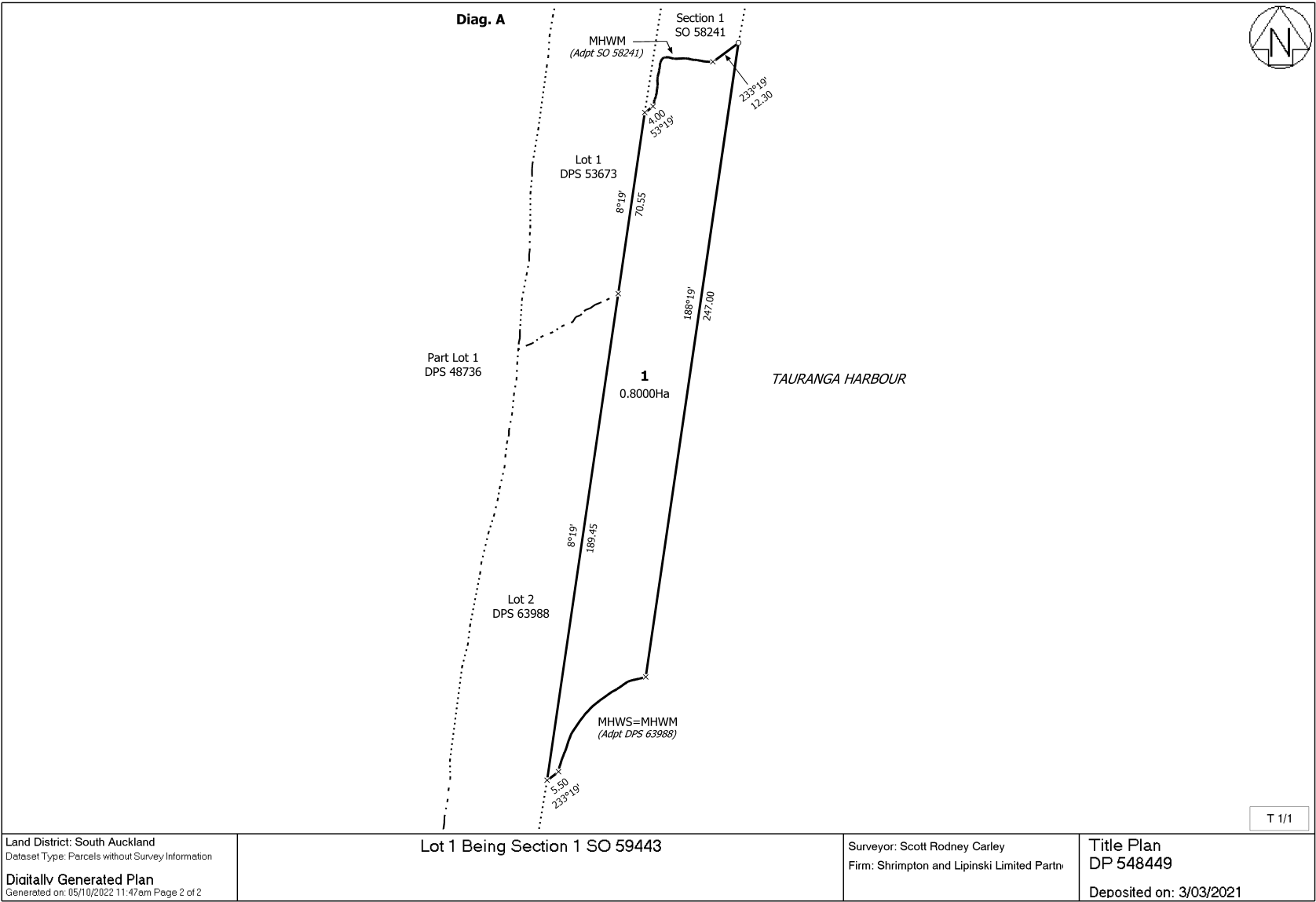
---

**Interests**

Subject to Section 11 Crown Minerals Act 1991

THE WITHIN LAND IS RECLAIMED LAND SUBJECT TO SUBPART 3 OF PART 2 OF THE MARINE AND COASTAL AREA (TAKUTAI MOANA) ACT 2011 AND THE DISPOSITION OF THE FREEHOLD INTEREST IN THE WITHIN LAND IS RESTRICTED BY THAT SUBPART.







**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA55C/948**  
**Land Registration District** **South Auckland**  
**Date Issued** 09 April 1997

**Prior References**  
SA27C/939

---

**Estate** Fee Simple  
**Area** 8625 square metres more or less  
**Legal Description** Lot 4 Deposited Plan South Auckland  
77433

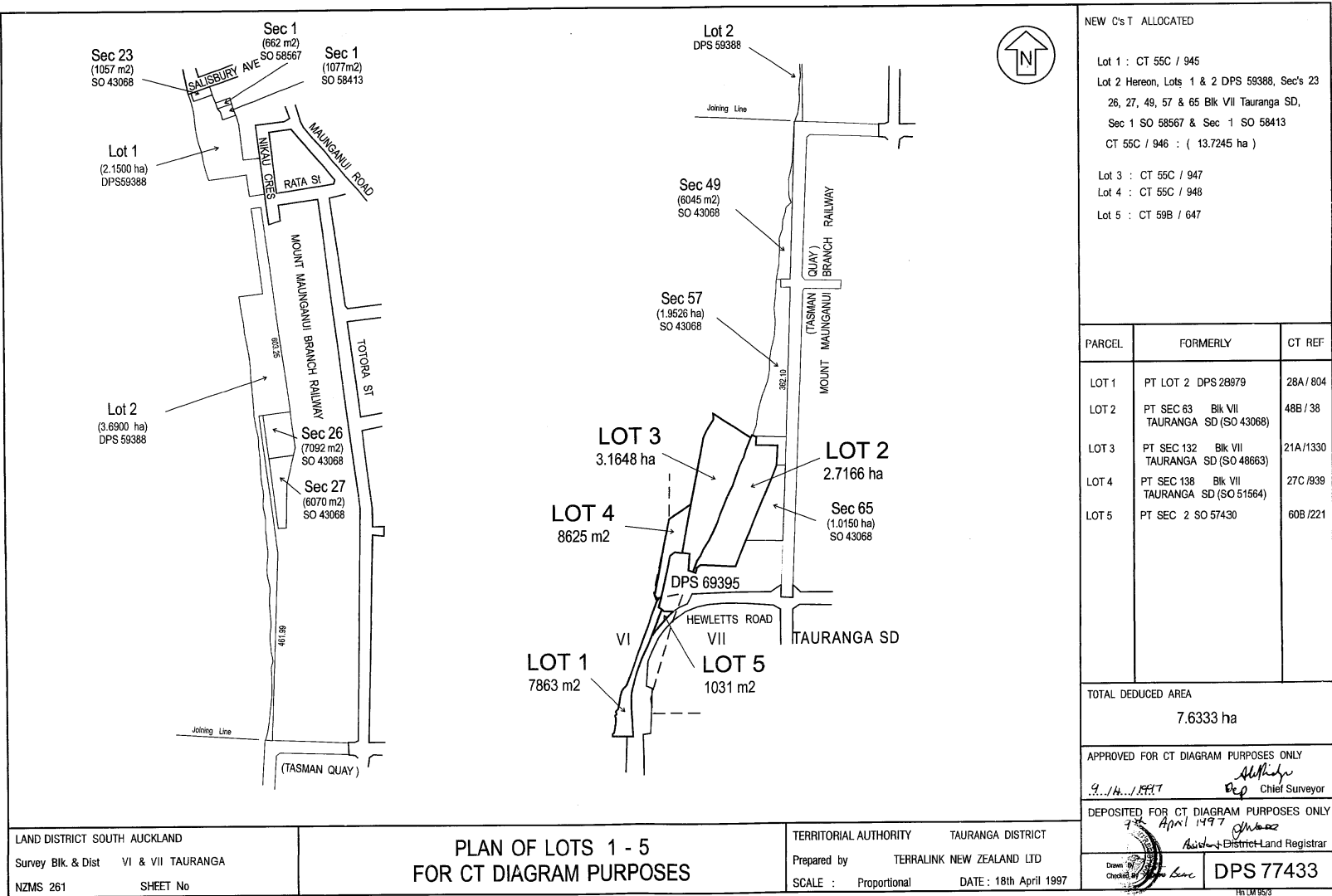
**Registered Owners**  
Port of Tauranga Limited

---

**Interests**

Subject to Section 8 Mining Act 1971  
Subject to Section 5 Coal Mines Act 1979  
Subject to the Tauranga Foreshore Vesting and Endowment Act 1915  
The within land has no frontage to a public road  
8525059.1 Mortgage to Bank of New Zealand - 9.8.2010 at 1:14 pm  
Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am  
9726209.1 Variation of Mortgage 8525059.1 - 20.6.2014 at 10:59 am  
Land Covenant in Easement Instrument 10731314.4 - 18.4.2017 at 12:36 pm  
11348302.1 Variation of Mortgage 8525059.1 - 7.2.2019 at 10:14 am





CENTIMETRES

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47

13 MAY 1997



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA67D/525**  
**Land Registration District** **South Auckland**  
**Date Issued** 25 June 1999

---

**Estate** Fee Simple  
**Area** 2.0300 hectares more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland  
63988

**Registered Owners**  
Port of Tauranga Limited

---

**Interests**

The within land has no frontage to a legal road

Land Covenant in Easement Instrument 6779408.1 - 8.3.2006 at 9:00 am

8525059.1 Mortgage to Bank of New Zealand - 9.8.2010 at 1:14 pm

Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am

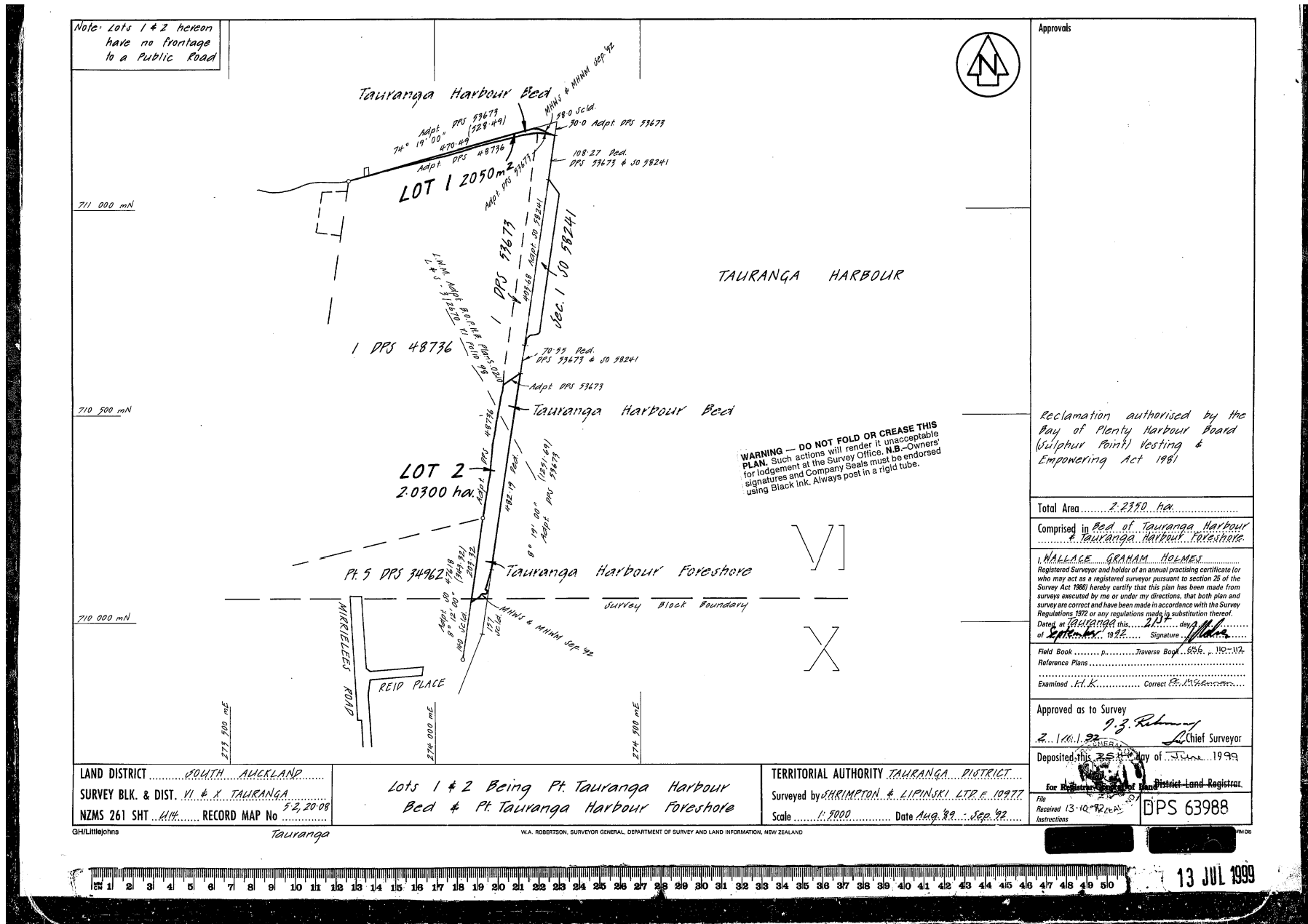
9726209.1 Variation of Mortgage 8525059.1 - 20.6.2014 at 10:59 am

Land Covenant in Easement Instrument 10731314.4 - 18.4.2017 at 12:36 pm

11348302.1 Variation of Mortgage 8525059.1 - 7.2.2019 at 10:14 am

11550042.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - 13.9.2019 at 10:47 am







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA55C/944**

**Land Registration District** **South Auckland**

**Date Issued** 09 April 1997

**Part-Cancelled**

**Prior References**

SA21A/1330	SA27C/939	SA28A/804
SA48B/38	SA60B/221	

---

<b>Estate</b>	Fee Simple
<b>Area</b>	7766 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan South Auckland 69395

**Registered Owners**

Port of Tauranga Limited

---

**Interests**

Subject to Section 8 Mining Act 1971 (affects part)

Subject to Section 5 Coal Mines Act 1979 (affects part)

Subject to Section 59 Land Act 1948 (affects part)

Subject to the Tauranga Foreshore Vesting and Endowment Act 1915

B400418.2 Compensation Certificate against part by The Tauranga District Council - 28.2.1997 at 12.10 pm

B408041.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.4.1997 at 10.50 am

6892052.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 2.6.2006 at 9:00 am

8525059.1 Mortgage to Bank of New Zealand - 9.8.2010 at 1:14 pm

Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am

9726209.1 Variation of Mortgage 8525059.1 - 20.6.2014 at 10:59 am

10448121.1 Gazette Notice 2016-In2935 declaring that part of the within land shown as Section 6 on SO 402206 (240 m<sup>2</sup>) to be road and shall vest in Tauranga City Council - 27.5.2016 at 12:22 pm

Land Covenant in Easement Instrument 10731314.4 - 18.4.2017 at 12:36 pm

11348302.1 Variation of Mortgage 8525059.1 - 7.2.2019 at 10:14 am



Transaction ID 7726772  
Client Reference steve tuck=md1002719

Search Copy Dated 19/12/25 3:16 pm, Page 2 of 2  
Register Only

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. VI & VII TAURANGA  
NZMS 261 SHT 114 RECORD MAP No

LOT 1 BEING A SUBDIVISION OF PT LOTS 1 & 2 DPS 28979 & PT SECS 63, & SECS 132 & 138 BLOCK VII TAURANGA S.D.

TERRITORIAL AUTHORITY TAURANGA DISTRICT  
Surveyed by SHRIMPTON & LIPINSKI LTD P 11703  
Scale 1:500 Date April 1994

APPROVALS

The common seal of the Port of Tauranga Ltd was affixed on the 28th day of October 1994  
Director  
Registered Owners

Approved pursuant to Sec.223 of the Resource Management Act 1991 on the 28th day of September 1994 the common seal of the Tauranga District Council is affixed hereto in the presence of:

Authorised Officer

Total Area 7766 m<sup>2</sup>  
Comprised in C.T. 28A/804(PT), 48B/38(PT), 21A/1330(PT), & 276/939(PT) & 48B/1770P.2320

HALLACE GRAHAM HOLMES  
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
Dated at Tauranga this 13th day of October 1994  
Signature

Field Book p. Traverse Book 686 p. 18  
Reference Plans  
Examined Correct

Approved as to Survey  
28/12/1994 Chief Surveyor  
Deposited this 9th day of April 1994  
District Land Registrar

File Received 8/11/94  
Instructions

DPS 69395

24 APR 1997

CENTIMETRES

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **742569**  
**Land Registration District** **South Auckland**  
**Date Issued** 27 May 2016

**Prior References**  
SA55C/945

---

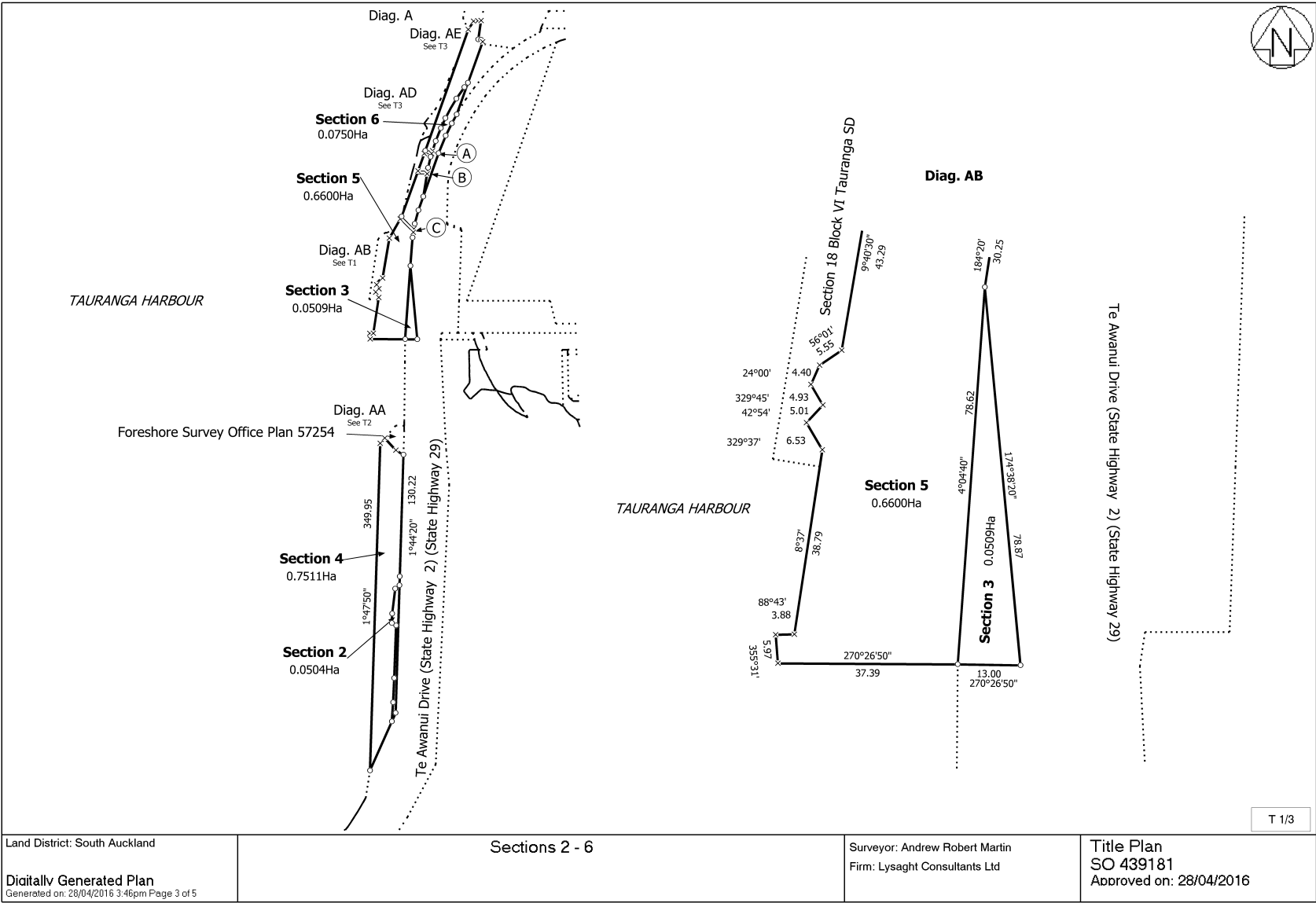
**Estate** Fee Simple  
**Area** 6600 square metres more or less  
**Legal Description** Section 5 Survey Office Plan 439181  
**Registered Owners**  
Port of Tauranga Limited

---

**Interests**

Subject to Section 59 Land Act 1948  
Subject to the Tauranga Foreshore Vesting and Endowment Act 1915  
Subject to drainage rights over parts marked A, B and C on SO 439181 created by Transfer H210446.3 - 4.12.1978 at 12:00 pm  
Subject to drainage rights over parts marked A, B and C on SO 439181 specified in Easement Certificate H415577.3 - 23.6.1982 at 12:15 pm  
The easements specified in Easement Certificate H415577.3 are subject to Section 309 (1) (a) Local Government Act 1974  
6892052.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 2.6.2006 at 9:00 am  
8525059.1 Mortgage to Bank of New Zealand - 9.8.2010 at 1:14 pm  
Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am  
9726209.1 Variation of Mortgage 8525059.1 - 20.6.2014 at 10:59 am  
Land Covenant in Easement Instrument 10731314.4 - 18.4.2017 at 12:36 pm  
11348302.1 Variation of Mortgage 8525059.1 - 7.2.2019 at 10:14 am







**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA59B/647**

**Land Registration District** **South Auckland**

**Date Issued** 09 April 1997

**Part-Cancelled**

**Prior References**  
SA60B/221

---

**Estate** Fee Simple

**Area** 1031 square metres more or less

**Legal Description** Lot 5 Deposited Plan South Auckland  
77433

**Registered Owners**  
Port of Tauranga Limited

---

**Interests**

B400418.2 Compensation Certificate by Tauranga District Council - 28.2.1997 at 12:10 pm

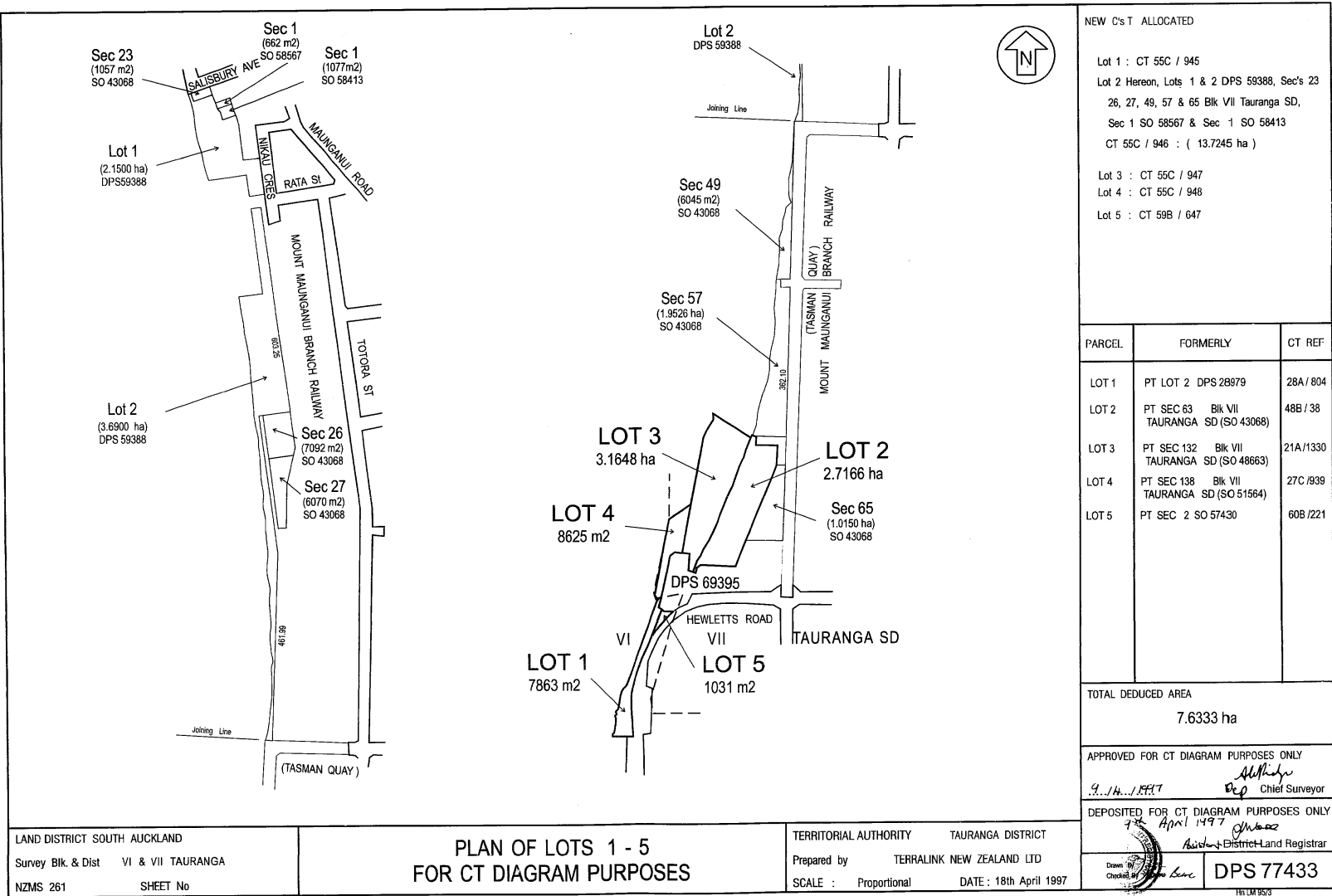
6892052.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 2.6.2006 at 9:00 am

8525059.1 Mortgage to Bank of New Zealand - 9.8.2010 at 1:14 pm

9726209.1 Variation of Mortgage 8525059.1 - 20.6.2014 at 10:59 am

10448121.1 Gazette Notice 2016-In2935 declaring that part of the within land shown as Section 7 on SO 402206 (562 m<sup>2</sup>) to be road and shall vest in Tauranga City Council - 27.5.2016 at 12:22 pm

11348302.1 Variation of Mortgage 8525059.1 - 7.2.2019 at 10:14 am



CENTIMETRES

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47

13 MAY 1997





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 631110  
**Land Registration District** South Auckland  
**Date Issued** 20 September 2013

**Prior References**  
633527

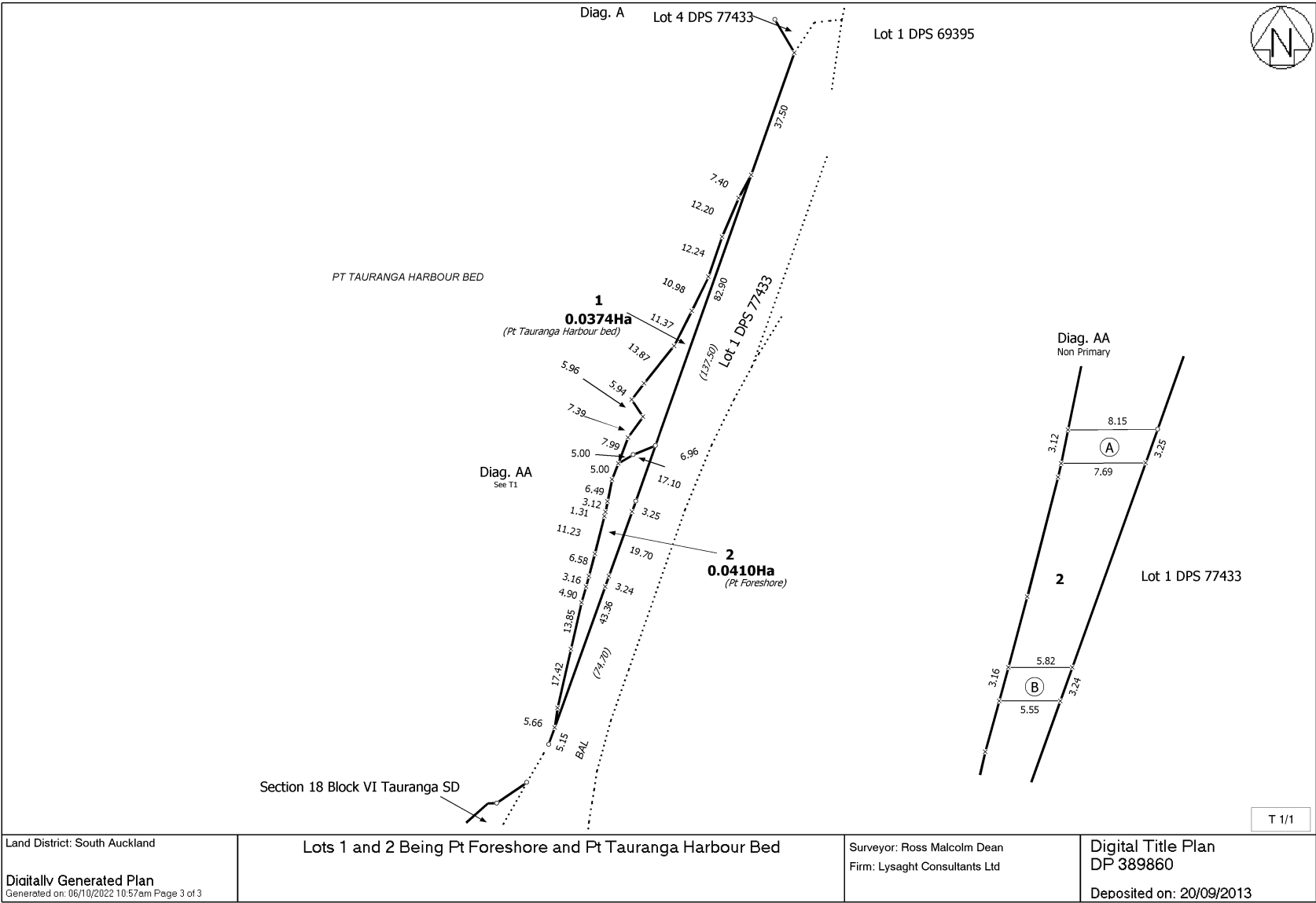
---

**Estate** Fee Simple  
**Area** 784 square metres more or less  
**Legal Description** Lot 1-2 Deposited Plan 389860  
**Registered Owners**  
Port of Tauranga Limited

---

**Interests**

Subject to Section 11 Crown Minerals Act 1991  
Subject to Part IVA Conservation Act 1987  
Subject to a right to drain water and sewage over part Lot 2 DP 389860 marked A and B on DP 389860 created by Gazette Notice 9510406.1 - 20.9.2013 at 4:24 pm  
9726182.1 Mortgage to Bank of New Zealand - 20.6.2014 at 11:12 am  
11329451.3 Variation of Mortgage 9726182.1 - 1.2.2019 at 8:37 am



Land District: South Auckland	Lots 1 and 2 Being Pt Foreshore and Pt Tauranga Harbour Bed	Surveyor: Ross Malcolm Dean Firm: Lysaght Consultants Ltd	Digital Title Plan DP 389860 Deposited on: 20/09/2013
Digitally Generated Plan Generated on: 06/10/2022 10:57am Page 3 of 3			



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** SA27C/846  
**Land Registration District** South Auckland  
**Date Issued** 09 December 1981

---

**Estate** Fee Simple  
**Area** 745 square metres more or less  
**Legal Description** Section 18 Block VI Tauranga Survey  
District

**Registered Owners**  
Port of Tauranga Limited

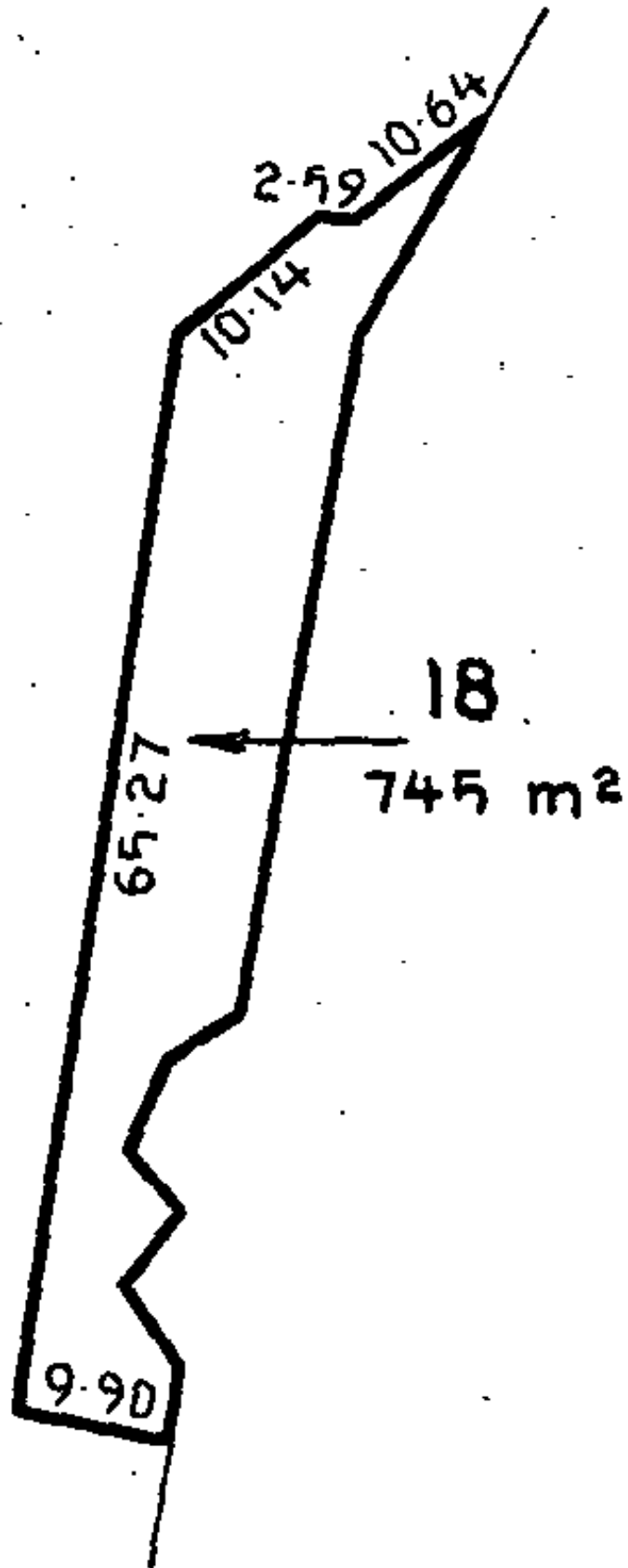
---

**Interests**

Subject to the provisions of the Harbours Act 1950  
Subject to Section 5 Coal Mines Act 1979  
Subject to Section 8 Mining Act 1971  
Subject to the provisions of the Tauranga Foreshore Vesting and Endowment Act 1915  
8525059.1 Mortgage to Bank of New Zealand - 9.8.2010 at 1:14 pm  
Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am  
9726209.1 Variation of Mortgage 8525059.1 - 20.6.2014 at 10:59 am  
Land Covenant in Easement Instrument 10731314.4 - 18.4.2017 at 12:36 pm  
11348302.1 Variation of Mortgage 8525059.1 - 7.2.2019 at 10:14 am



auranga  
Harbour





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **25516**  
**Land Registration District** **South Auckland**  
**Date Issued** 10 April 2002

**Prior References**  
SA39C/270


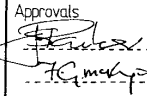
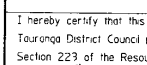
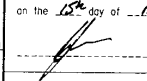
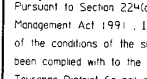
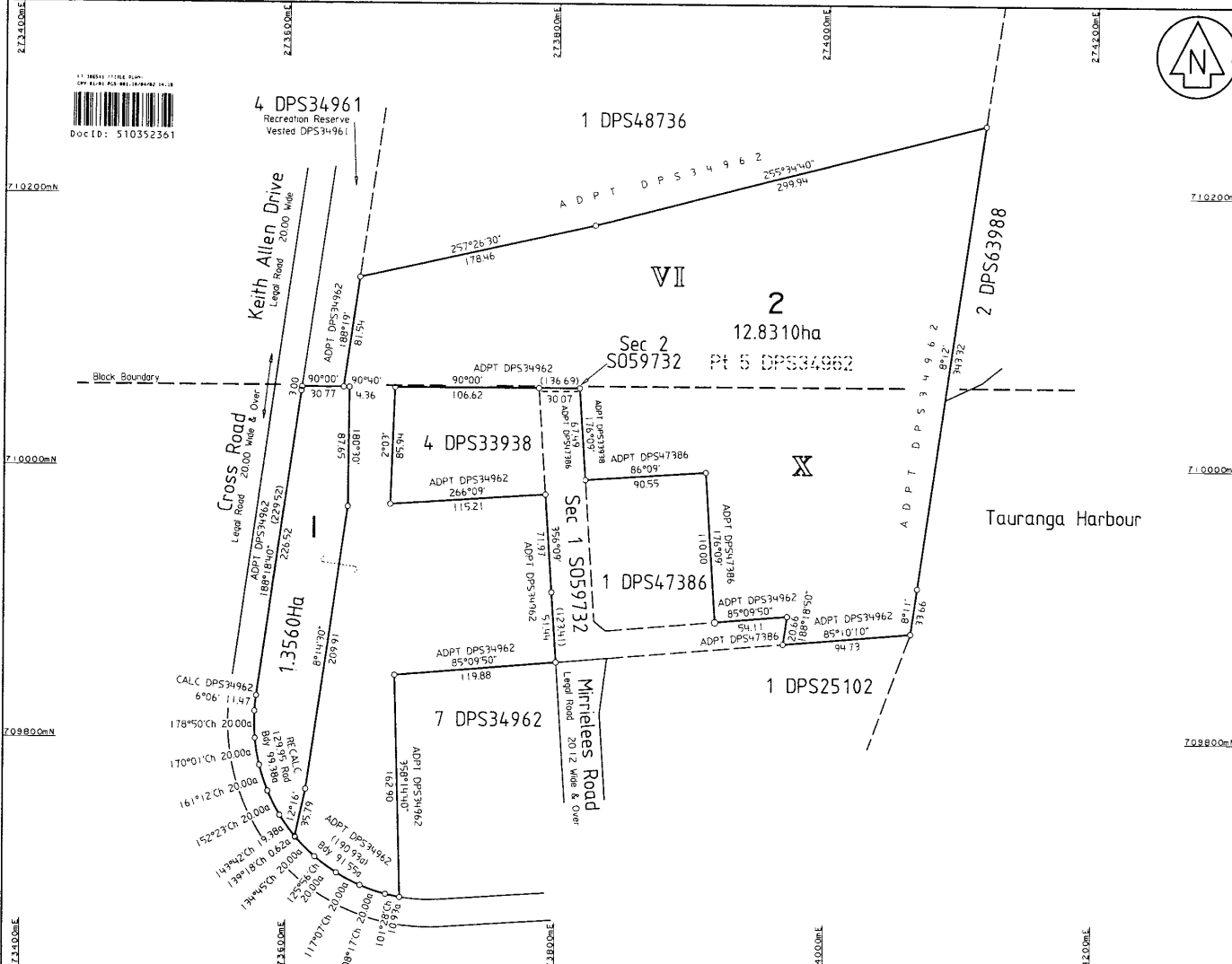
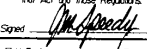
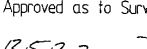

---

**Estate** Fee Simple  
**Area** 12.8310 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 306541  
**Registered Owners**  
Port of Tauranga Limited

---

**Interests**

H456993 Compensation Certificate by The New Zealand Railways Corporation - 17.3.1983 at 2.35 pm (affects part formerly in CT SA31A/307)  
5187875.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.4.2002 at 9:44 am  
Land Covenant in Easement Instrument 6779408.1 - 8.3.2006 at 9:00 am  
8525059.1 Mortgage to Bank of New Zealand - 9.8.2010 at 1:14 pm  
Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am  
9002011.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS SA53B/349 ) - 6.3.2012 at 8:53 am  
9028624.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - 30.3.2012 at 4:23 pm  
9726209.1 Variation of Mortgage 8525059.1 - 20.6.2014 at 10:59 am  
10491760.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS SA53B/349 and SA54D/747 ) - 7.7.2016 at 12:29 pm  
10736974.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS SA53B/349 ) - 22.3.2017 at 3:05 pm  
Land Covenant in Easement Instrument 10731314.4 - 18.4.2017 at 12:36 pm  
11348302.1 Variation of Mortgage 8525059.1 - 7.2.2019 at 10:14 am

		<b>Approvals</b>  Director  Port of Tauranga Limited Registered Owners Limited I hereby certify that this plan was approved by the Tauranga District Council pursuant to Section 223 of the Resource Management Act 1991 on the <u>18th</u> day of <u>March</u> 200 <u>2</u> .  Authorised Officer TDC Sub-5148 Pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Tauranga District Council and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this <u>18th</u> day of <u>March</u> 200 <u>2</u> .  Authorised Officer
		Class of Survey: 1 <b>C'sT Allocated Panel</b> Lot 1 CT 25515 Lot 2 CT 25516 Total Area <b>14.1870ha</b> Comprised in <b>CT 39C/270</b> <b>Jock Macrae Speedy</b> being a person entitled to practise as a registered surveyor certify that: (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998. (b) This dataset is accurate and has been created in accordance with that Act and those Regulations. Signed  Date <u>18/3/02</u> Field Book: <u>                    </u> Traverse Book: <u>                    </u> Reference Plans: <u>                    </u> Examined: <u>                    </u> Correct: <u>                    </u> Approved as to Survey  <u>13/5/2002</u> day of <u>April</u> 200 <u>2</u> Deposited  Registrar General of Land Received <u>10/4/2002</u> Instructions
LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. & DIST. VI & X Tauranga NZMS 261 SHT RECORD MAP No.	<b>Lots 1 &amp; 2 Being a Subdivision of Pt Lot 5 DPS34962</b>	TERRITORIAL AUTHORITY TAURANGA DISTRICT Surveyed by <b>S &amp; L CONSULTANTS LTD</b> F16296 Scale 1:2000 Date Dec. 2001