





**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.

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
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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	
				Total Area 1757 m ² Comprised in Part Bed, Tauranga Harbour, Gen. 1987, p.1444	
				I, IAN RICHARD REYNOLDS, Registered Surveyor, holder of an annual practising certificate for the year 1989, as a registered surveyor under the Survey Act 1988, 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 2nd day of AUGUST 1990. Signature: 	
				Field Book p. Traverse Book p. Reference Plans Examined G BELIZEVAL, Correct 	
				Approved as to Survey  22/11/90  Chief Surveyor	
				Deposited this 19 day of JULY 1990 432762 File Code: Received 9-8-90 Instructions: SO 58575	
LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. & DIST. VII TAURANGA NZMS 261 SHT. VII. RECORD MAP NO 52		Plan of Section 1 Formerly- Part Bed of Tauranga Harbour		TERRITORIAL AUTHORITY TAURANGA DISTRICT Surveyed by SHRIMPTON & LIPINSKI LTD F7889 Scale 1:500 Date JULY 1990	
Printed by Idris, Wellington, New Zealand Mt Maunganui 4				W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 CENTIMETRES		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
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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

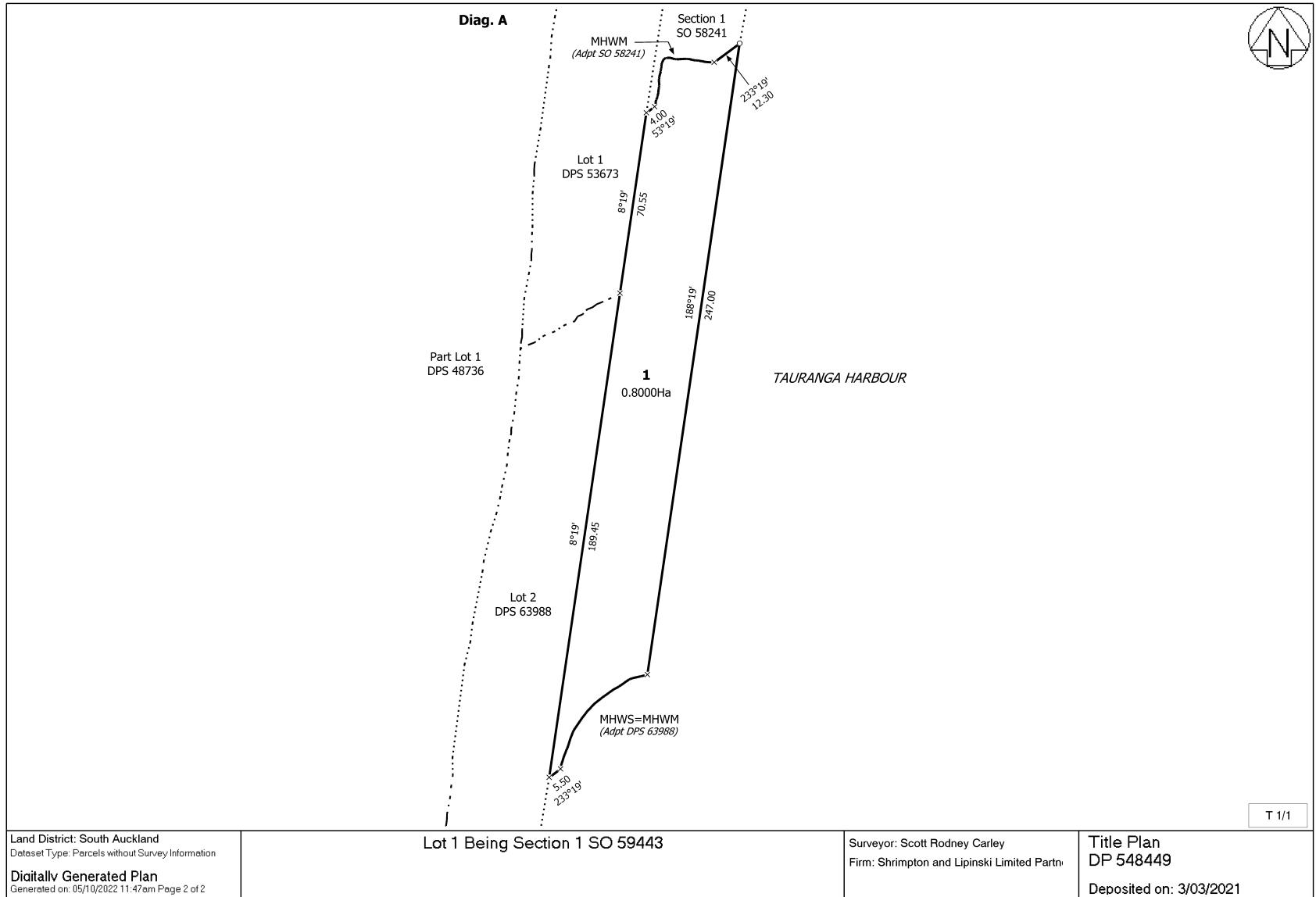
Interests

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.



T 1/1





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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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

NEW C's T ALLOCATED

Lot 1 : CT 55C / 945
Lot 2 Hereon, Lots 1 & 2 DPS 59388, Sec's 23
26, 27, 49, 57 & 65 Blk VII Tauranga SD,
Sec 1 SO 58567 & Sec 1 SO 58413
CT 55C / 946 : (13,7245 ha)

Lot 3 : CT 55C / 947
Lot 4 : CT 55C / 948
Lot 5 : CT 59B / 647

PARCEL	FORMERLY	CT REF
LOT 1	PT LOT 2 DPS 28979	28A / 804
LOT 2	PT SEC 63 Blk VII TAURANGA SD (SO 43068)	48B / 38
LOT 3	PT SEC 132 Blk VII TAURANGA SD (SO 48663)	21A/1330
LOT 4	PT SEC 138 Blk VII TAURANGA SD (SO 51564)	27C /939
LOT 5	PT SEC 2 SO 57430	60B /22

TOTAL DEDUCED AREA
7.6333 ha

APPROVED FOR CT DIAGRAM PURPOSES ONLY

DEPOSITED FOR CT DIAGRAM PURPOSES ONLY
7th April 1997 *John Doe*
Assistant District Land Registrar

Drawn By *[Signature]*
Checked By *[Signature]* Date *[Date]*

LAND DISTRICT SOUTH AUCKLAND
Survey Blk. & Dist VI & VII TAURANGA
NZMS 261 SHEET No

PLAN OF LOTS 1 - 5
FOR CT DIAGRAM PURPOSES

TERRITORIAL AUTHORITY Tauranga District
Prepared by TERRALINK NEW ZEALAND LTD
SCALE : Proportional DATE : 18th April 19

CENTIMETRES

13 MAY 1997



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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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

<p>Note: Lots 1 & 2 herein have no frontage to a Public Road</p>		 <p>Approvals</p>	
<p>TAURANGA HARBOUR</p> <p>WARNING — DO NOT FOLD OR CREASE THIS PLAN. Such actions will render it unacceptable for lodgement at the Survey Office. N.B.—Owners' signatures and Company Seals must be endorsed using Black Ink. Always post in a rigid tube.</p>			
<p>LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. & DIST. VI & X TAURANGA NZMS 261 SHT 414 RECORD MAP No 52,2008</p> <p>GH/Littlejohns</p>		<p>TERRITORIAL AUTHORITY TAURANGA DISTRICT Surveyed by CHIRIMONT & LIPINSKI LTD. F. 1997. Scale 1:5000 Date Aug. 99 - Sep. 99 for Registration of Land District Land Register File Received 13-10-99 Instructions DPS 63988</p>	
<p>W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND</p> <p>13 JUL 1999</p>			



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **SA55C/944**

Part-Cancelled

Land Registration District **South Auckland**

Date Issued 09 April 1997

Prior References

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

Estate Fee Simple

Area 7766 square metres more or less

Legal Description 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

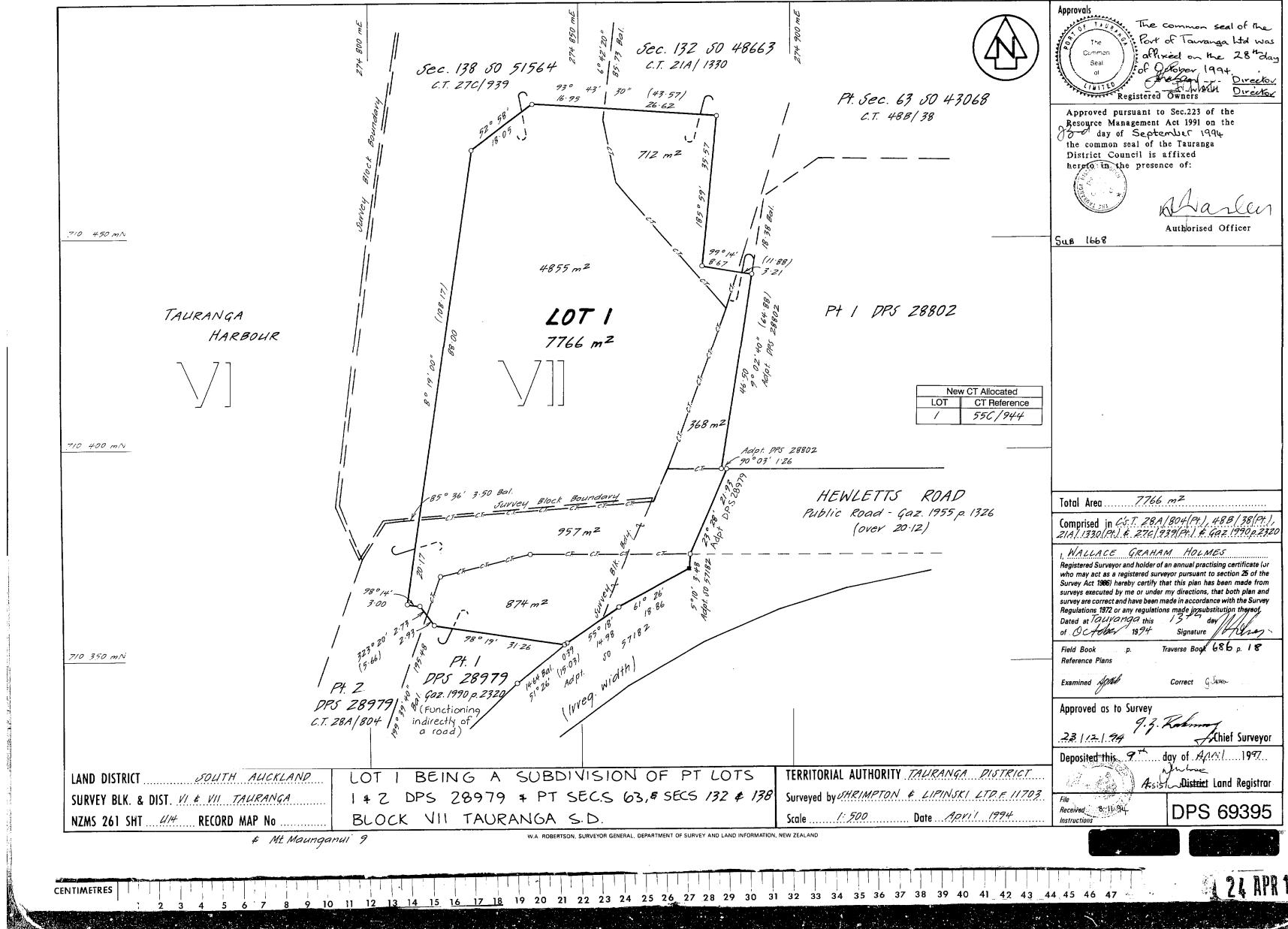
Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am

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

10448121.1 Gazette Notice 2016-1n2935 declaring that part of the within land shown as Section 6 on SO 402206 (240 m²) 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





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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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

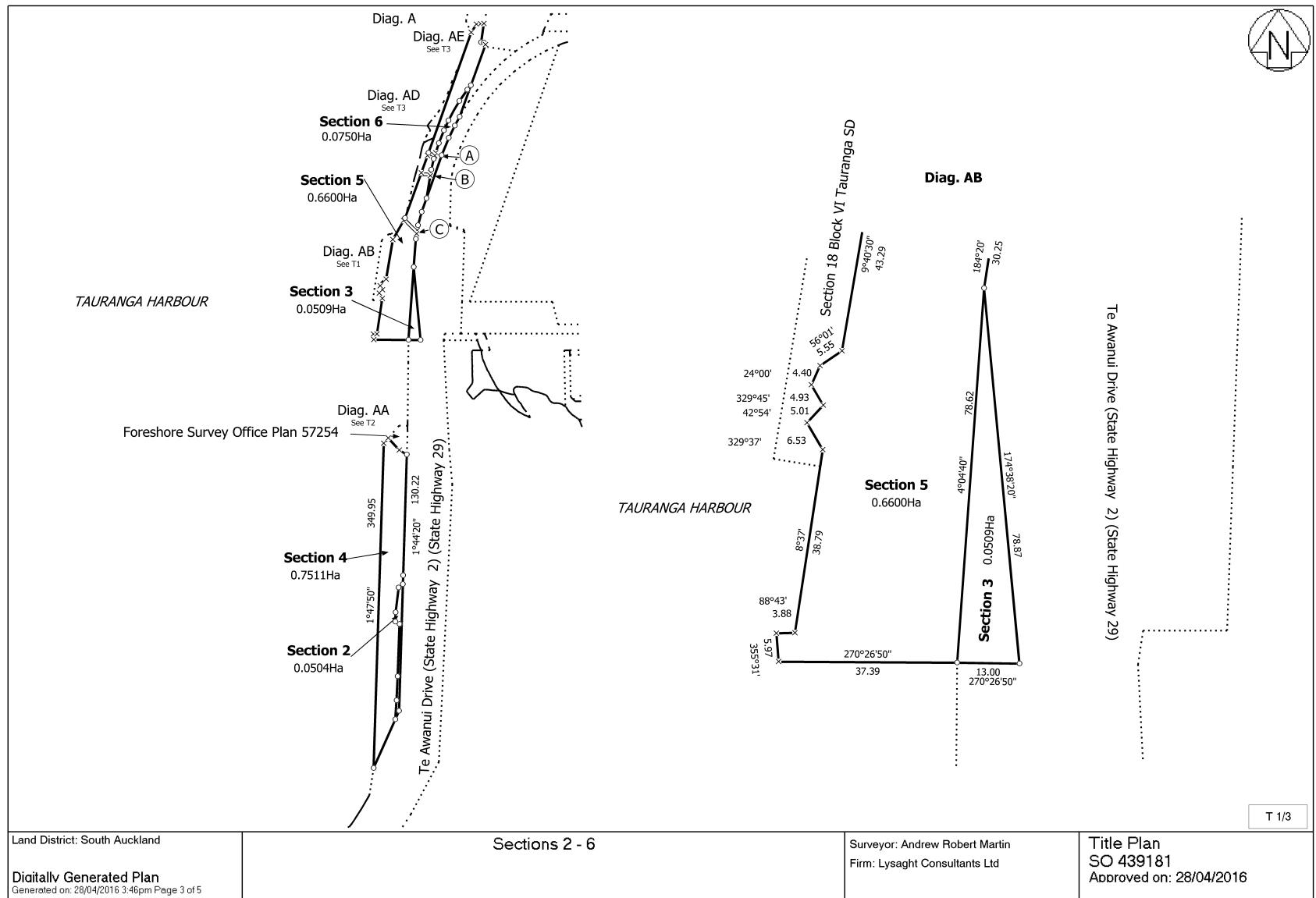
Land Covenant in Easement Instrument 10731314.4 - 18.4.2017 at 12:36 pm

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



Te Awanui Drive (State Highway 2) (State Highway 29)

T 1/3





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **SA59B/647**

Part-Cancelled

Land Registration District **South Auckland**

Date Issued 09 April 1997

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

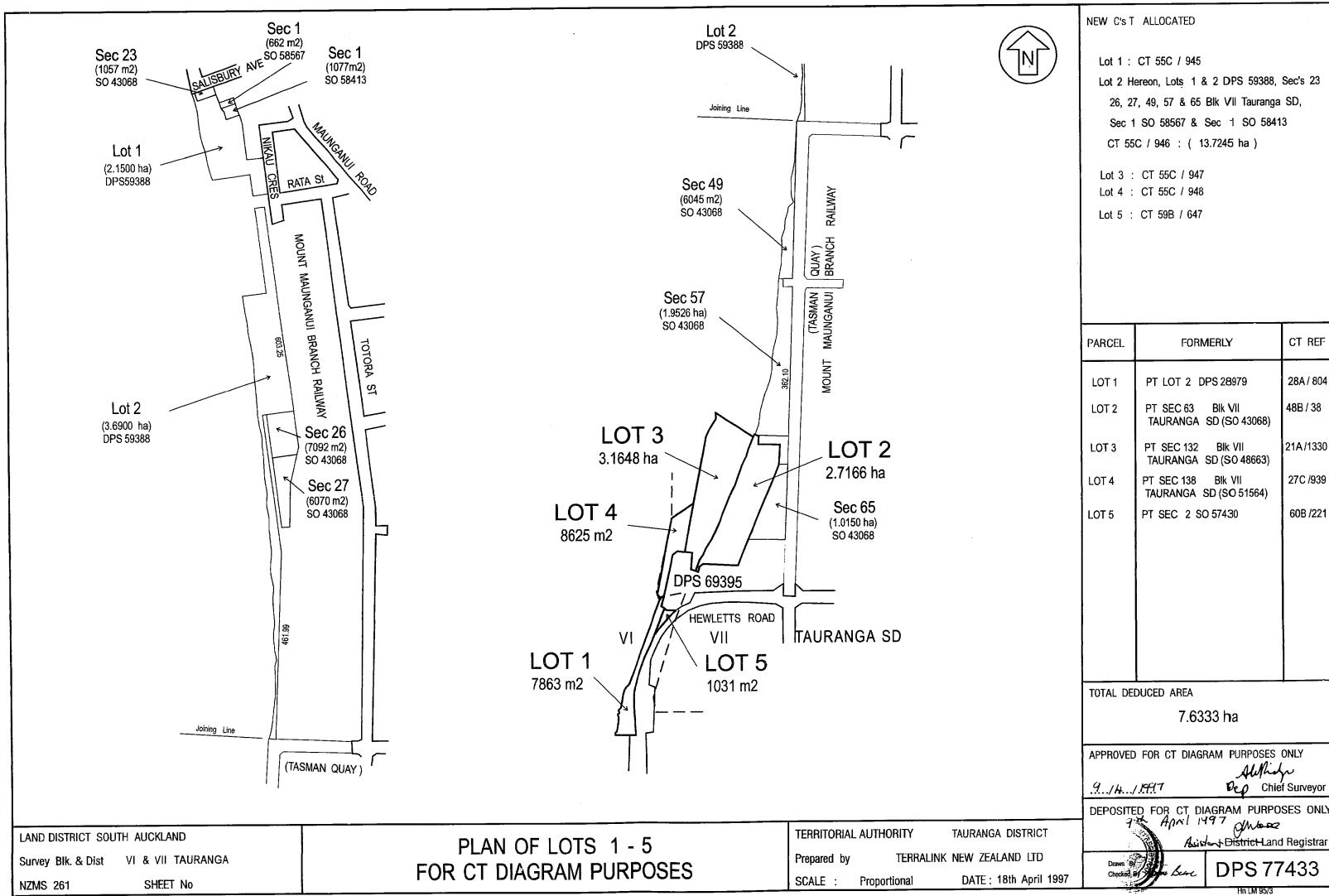
6892052.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 2.6.2006 at 9:00 am

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 2016-1n2935 declaring that part of the within land shown as Section 7 on SO 402206 (562 m²) 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





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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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

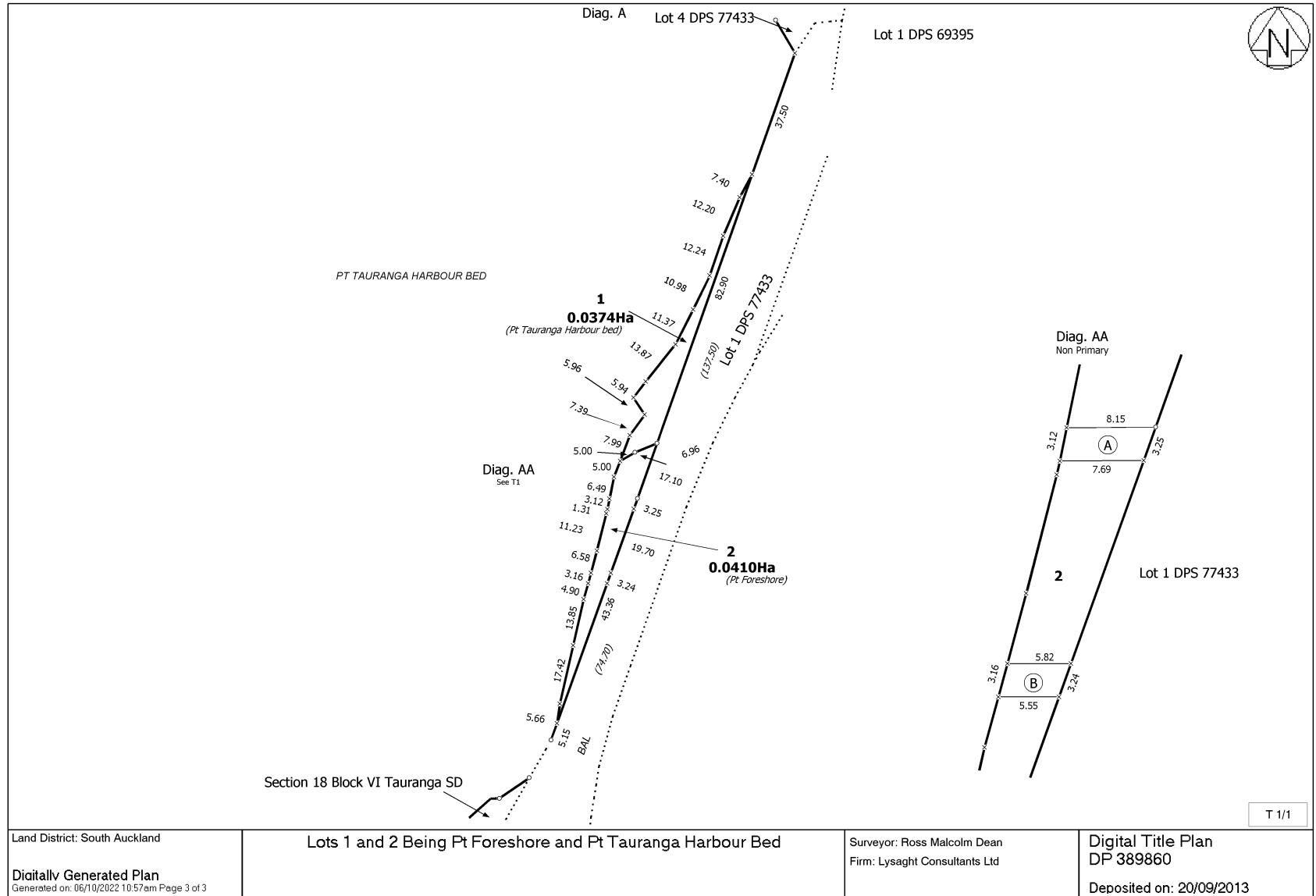
Subject to Section 11 Crown Minerals Act 1991

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





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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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

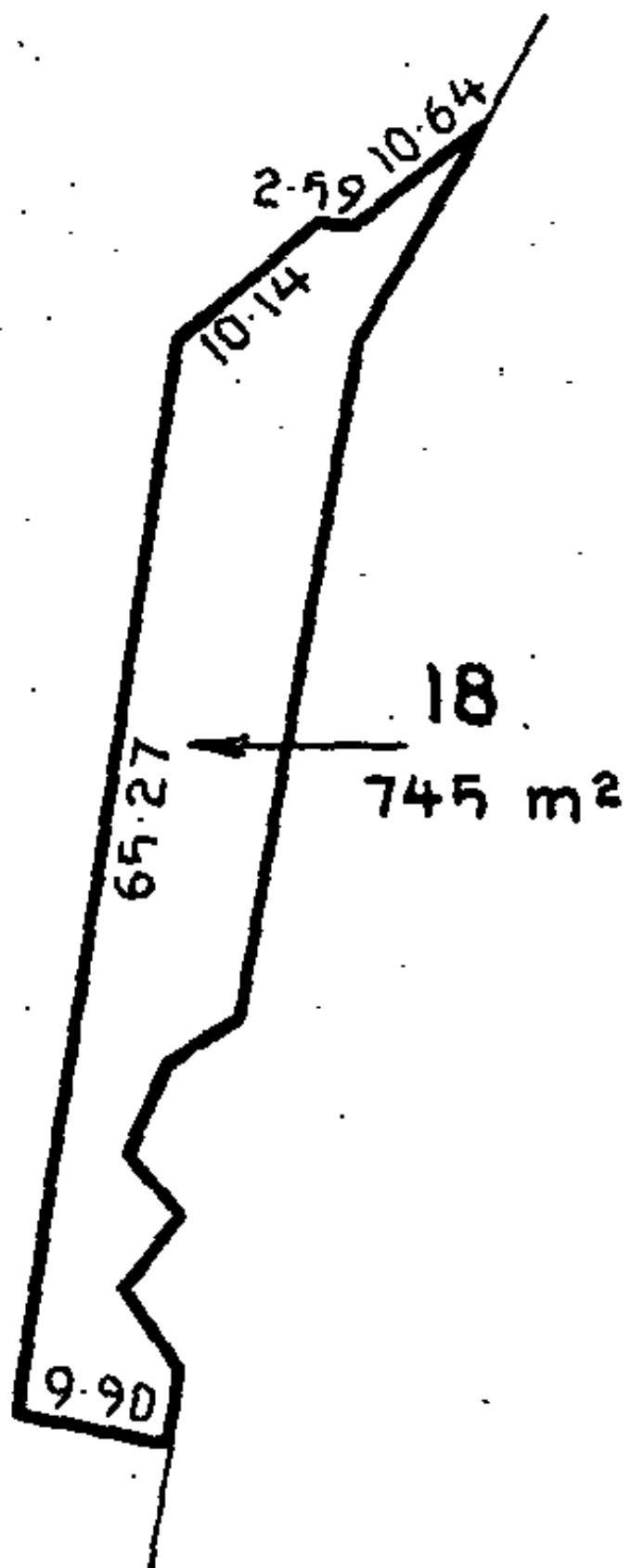
Land Covenant in Easement Instrument 8573473.2 - 19.10.2010 at 9:43 am

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

Tauranga
Harbour





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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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

