



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **443599**  
**Land Registration District** **South Auckland**  
**Date Issued** 25 June 2010

**Prior References**

SA258/227	SA259/48	SA35D/255
SA50B/725	SA62D/622	

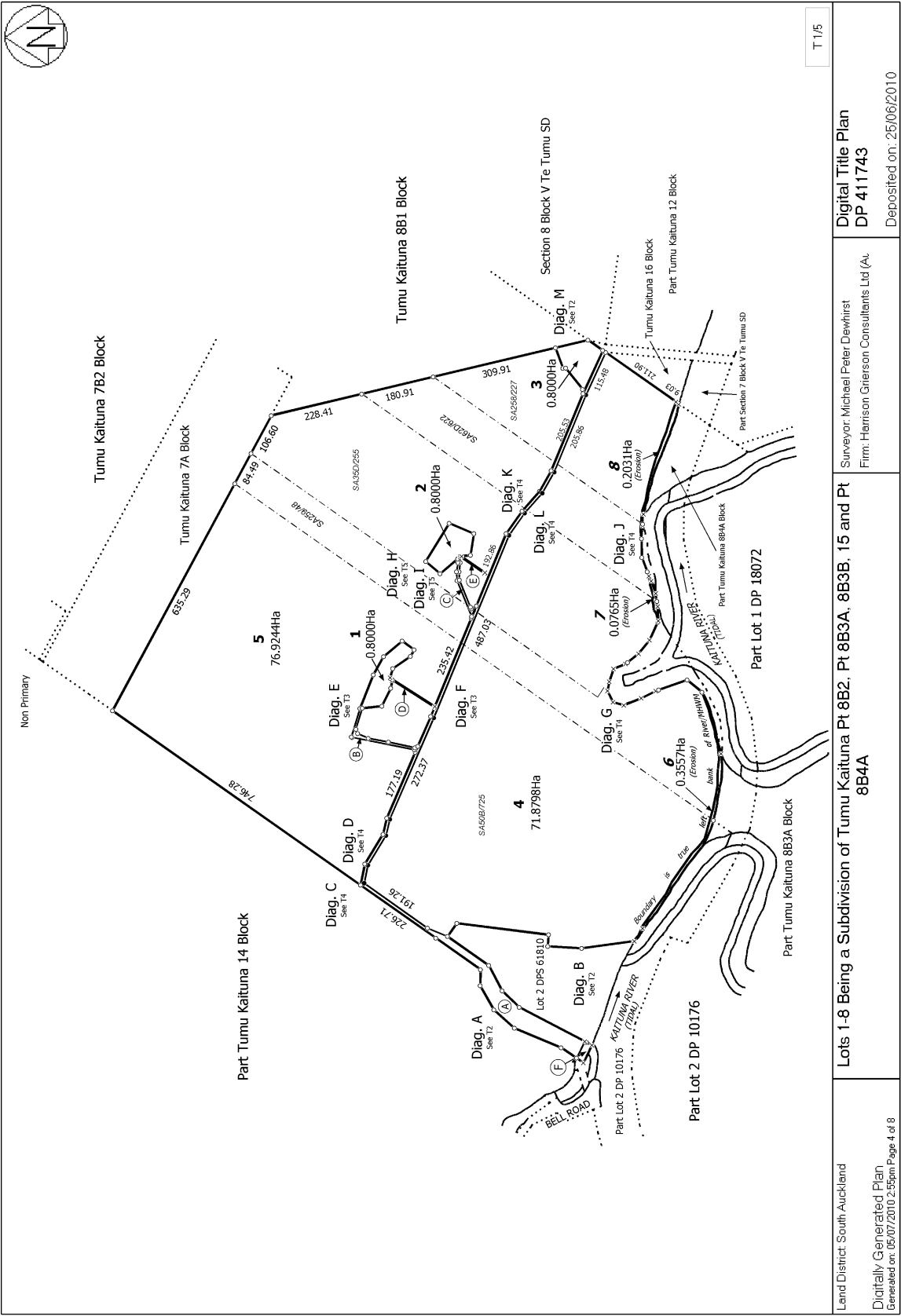
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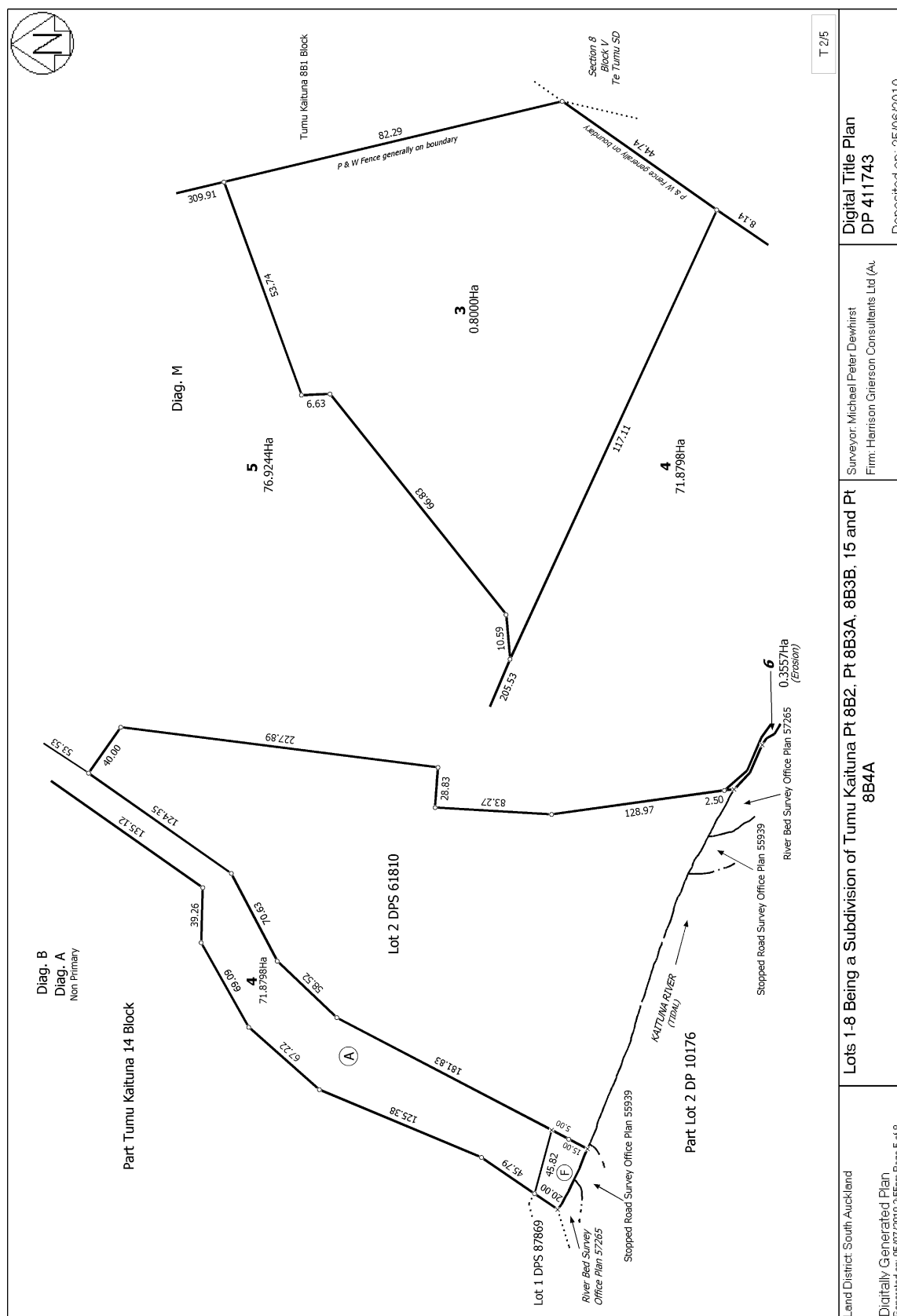
**Estate** Fee Simple  
**Area** 71.8798 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 411743  
**Registered Owners**  
Tauranga City Council

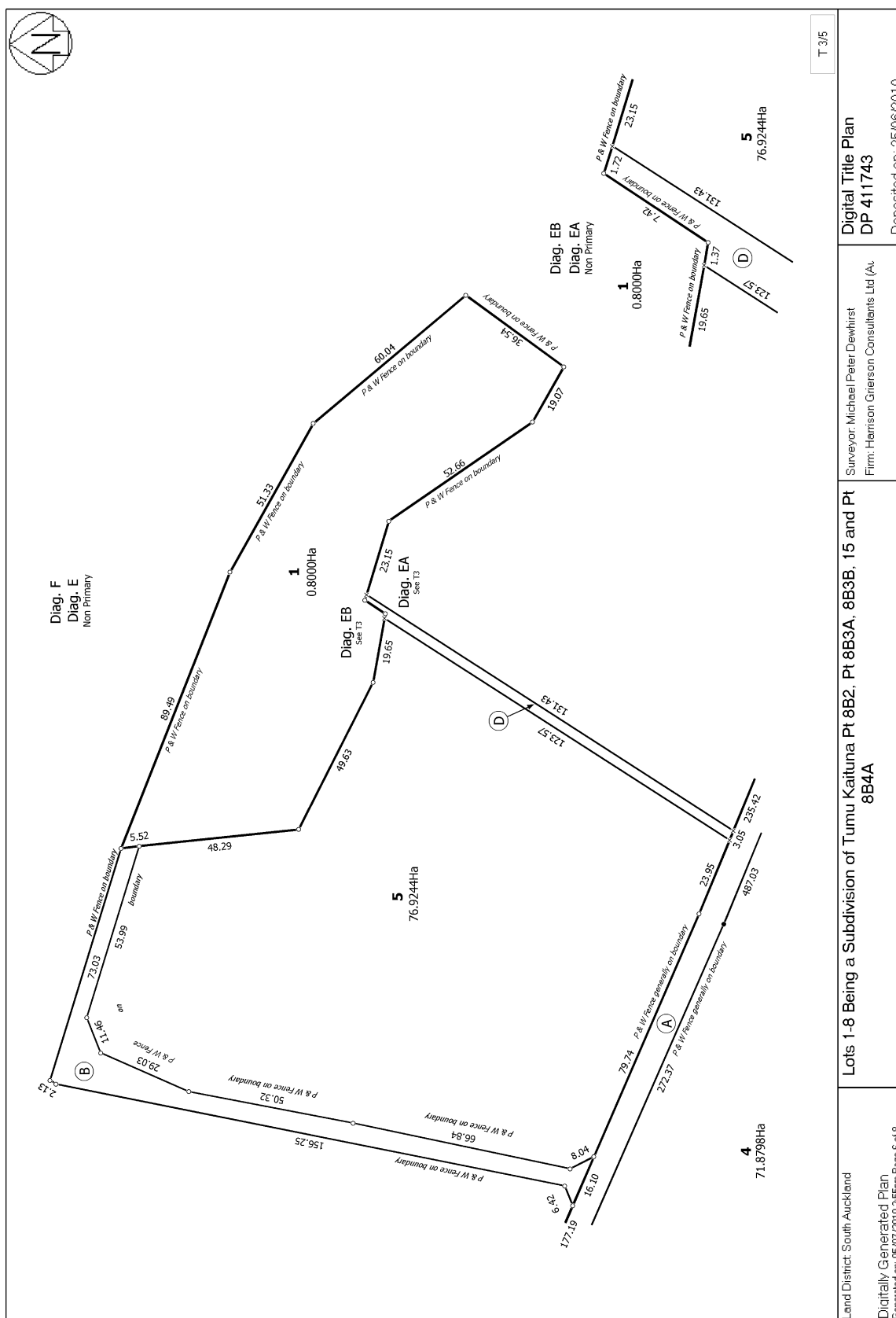
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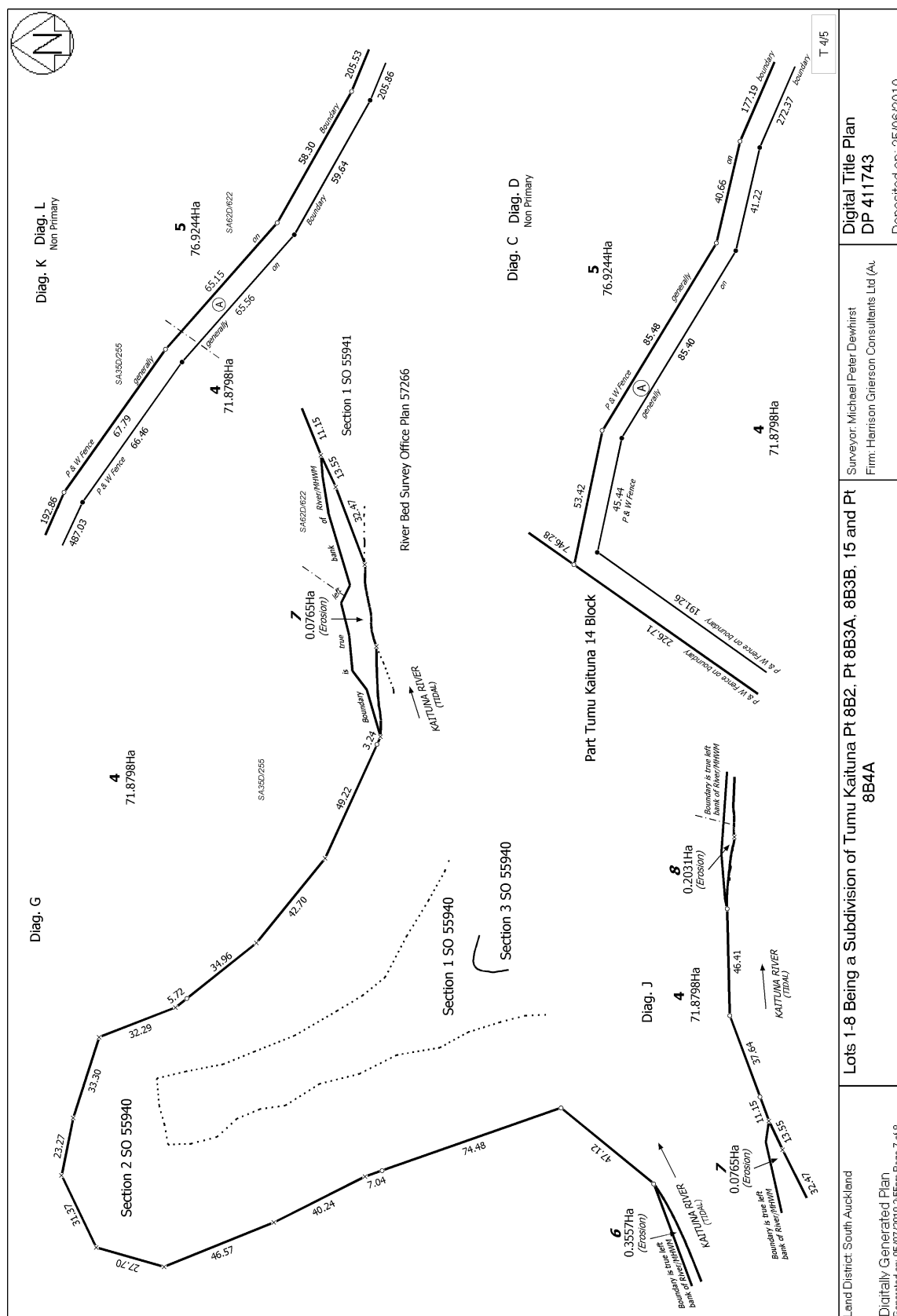
**Interests**

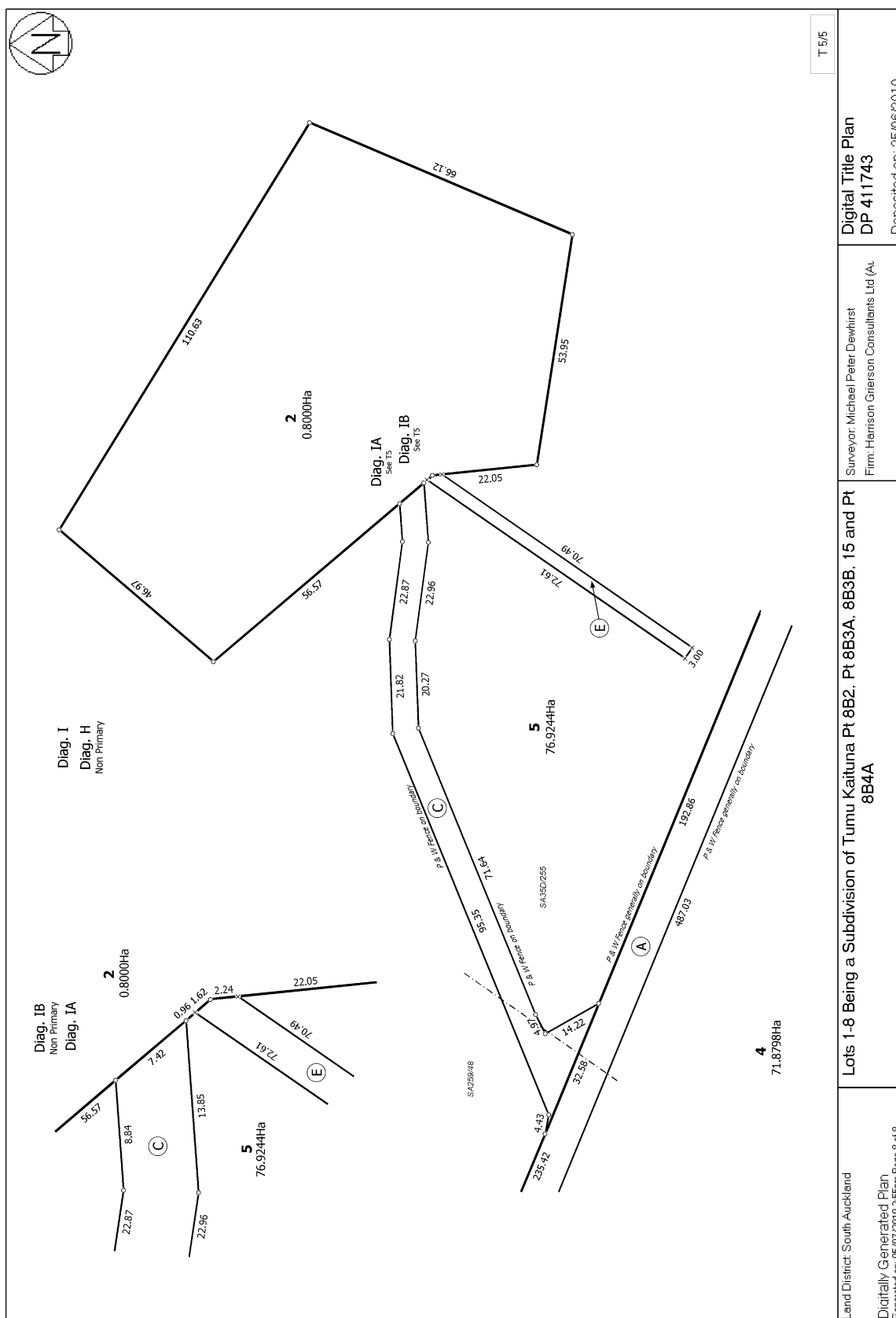
Subject to Section 5 Coal Mines Act 1979 (affects part of part formerly Lot 3 DPS 61810)  
Subject to Section 8 Atomic Energy Act 1945 (affects part of part formerly Lot 3 DPS 61810)  
Subject to Section 3 Geothermal Energy Act 1953 (affects part of part formerly Lot 3 DPS 61810)  
Subject to Part IV A Conservation Act 1987 (affects part of part formerly Lot 3 DPS 61810)  
Subject to Section 11 Crown Minerals Act 1991 (affects part of part formerly Lot 3 DPS 61810)  
Subject to Section 3 Petroleum Act 1937 (affects part of part formerly Lot 3 DPS 61810)  
H373767 Compensation Certificate by The Minister of Works and Development - 30.10.1981 at 10.40 am (Affects parts formerly Tumu Kaituna 8B3A Block and Part Tumu Kaituna 8B4A Block)  
Subject to a right of way over part marked F on DP 411743 specified in Easement Certificate B076352.4 - 14.4.1992 at 9:01 am  
Appurtenant hereto are rights of way created by Transfer B654161.2 - 10.4.2001 at 1.57 pm  
Subject to a right of way over parts marked A and F on DP 411743 created by Transfer B654161.4 - 10.4.2001 at 1.57 pm  
Appurtenant to parts formerly contained in CT's SA62D/622, SA35D/255, SA259/48 and SA258/227 are rights of way created by Transfer B654161.4 - 10.4.2001 at 1.57 pm  
8526814.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.6.2010 at 1:17 pm  
Subject to a right of way over parts marked A and F on DP 411743 created by Easement Instrument 8526814.3 - 25.6.2010 at 1:17 pm  
Appurtenant hereto is a right to convey water created by Easement Instrument 8526814.3 - 25.6.2010 at 1:17 pm  
The easements created by Easement Instrument 8526814.3 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 8526814.3 - 25.6.2010 at 1:17 pm













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**Identifier** **443600**  
**Land Registration District** **South Auckland**  
**Date Issued** 25 June 2010

**Prior References**

SA258/227	SA259/48	SA35D/255
SA50B/725	SA62D/622	

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**Estate** Fee Simple  
**Area** 76.9244 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 411743  
**Registered Owners**  
Tauranga City Council

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**Interests**

H373767 Compensation Certificate by The Minister of Works and Development - 30.10.1981 at 10.40 am (Affects parts formerly Tumu Kaituna 8B3A Block and Part Tumu Kaituna 8B4A Block)

Appurtenant hereto are rights of way created by Transfer B654161.2 - 10.4.2001 at 1.57 pm

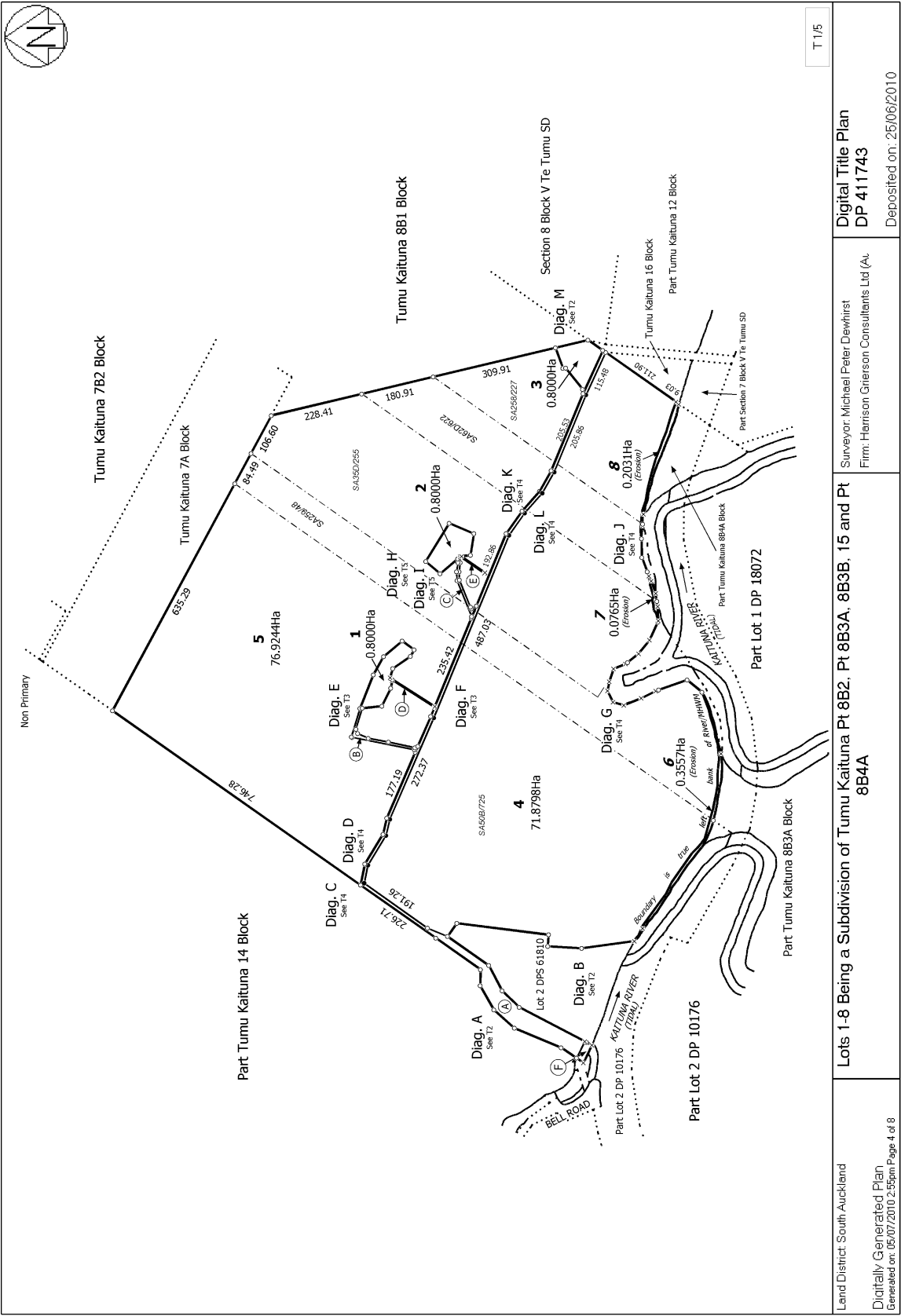
Appurtenant to parts formerly contained in CT's SA62D/622, SA35D/255, SA259/48 and SA258/227 are rights of way created by Transfer B654161.4 - 10.4.2001 at 1.57 pm

8526814.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.6.2010 at 1:17 pm

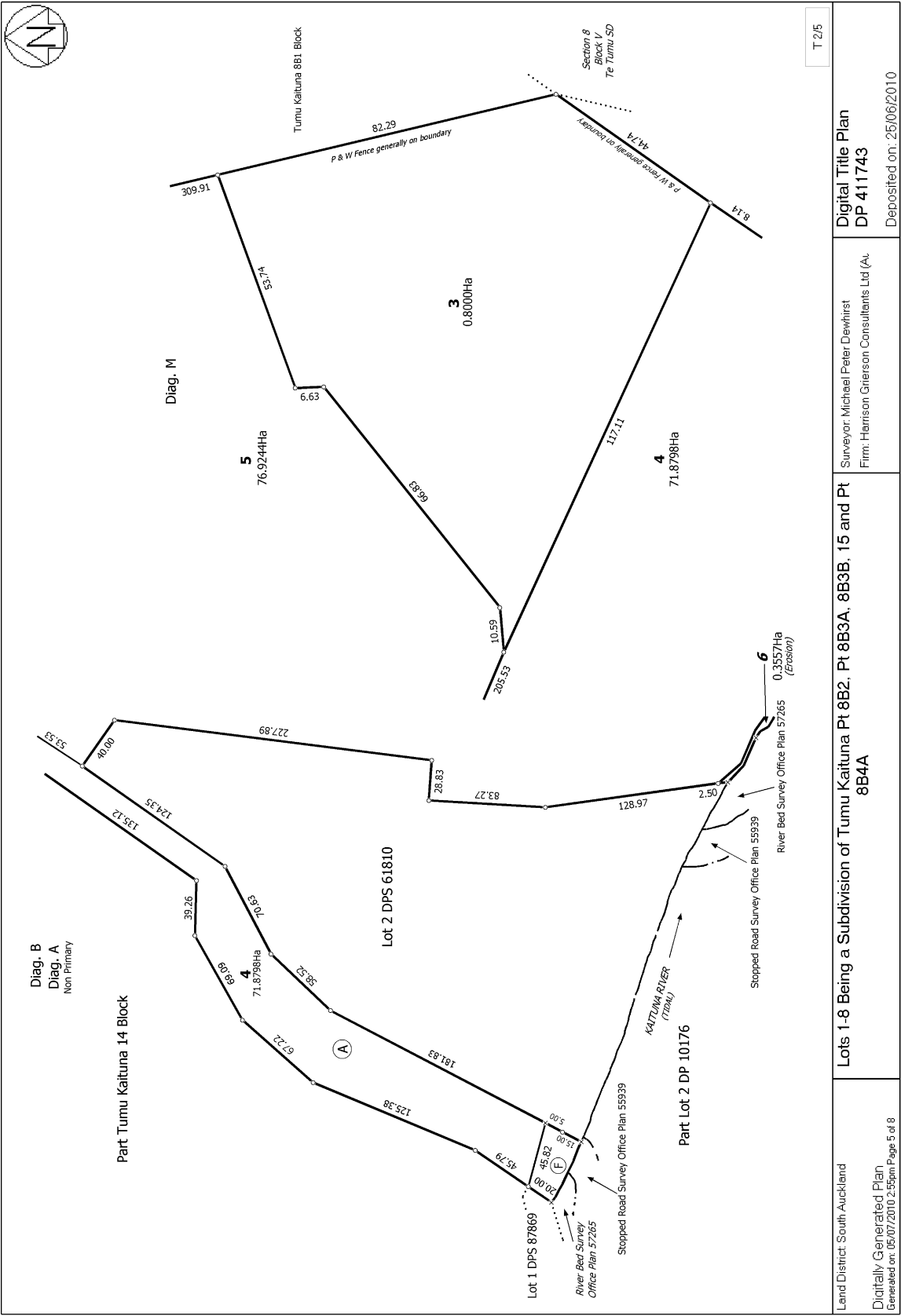
Subject to a right of way over parts marked B and C and a right to convey electricity over parts marked D and E all on DP 411743 and a right to convey water over the within land created by Easement Instrument 8526814.3 - 25.6.2010 at 1:17 pm

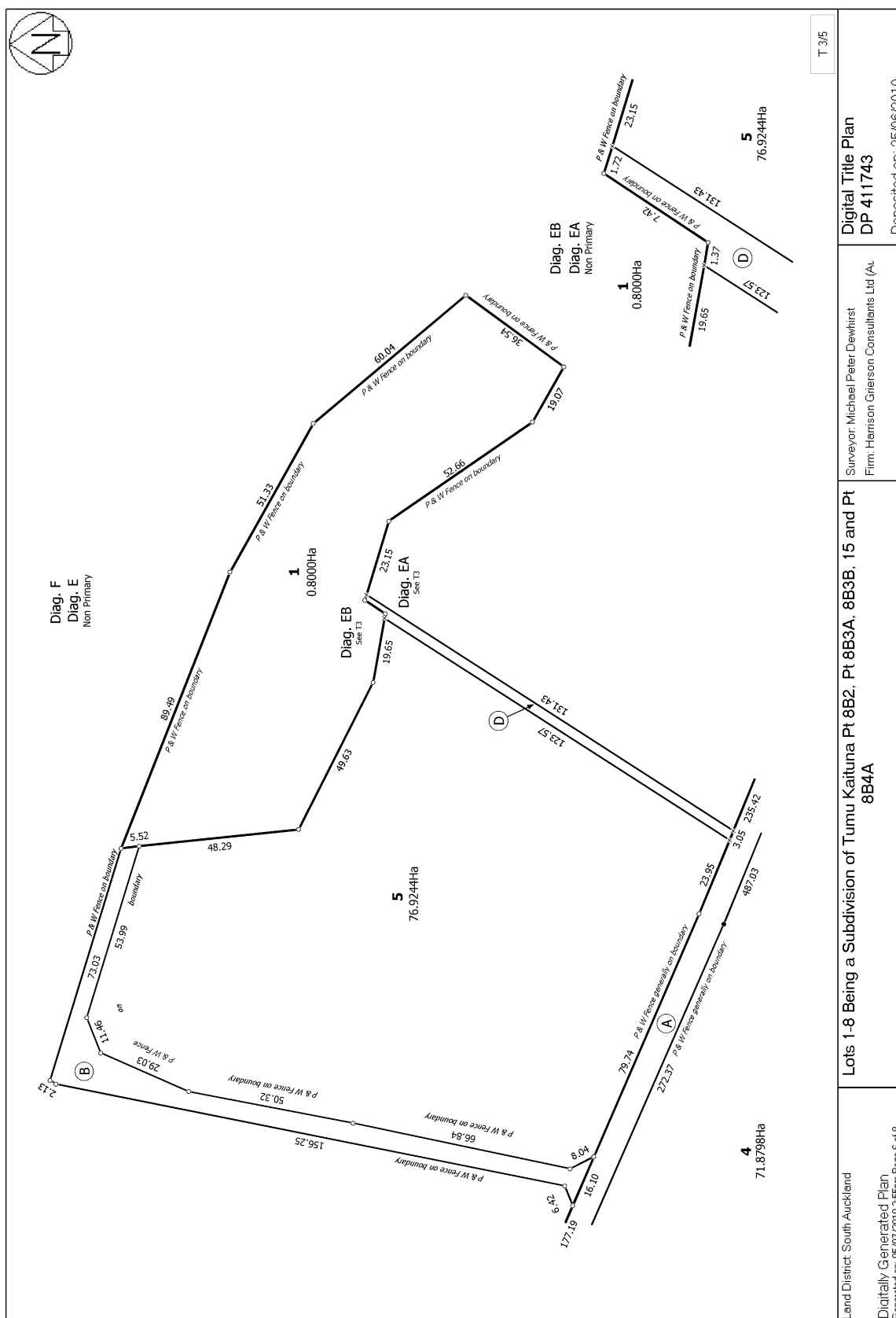
Appurtenant hereto is a right of way created by Easement Instrument 8526814.3 - 25.6.2010 at 1:17 pm

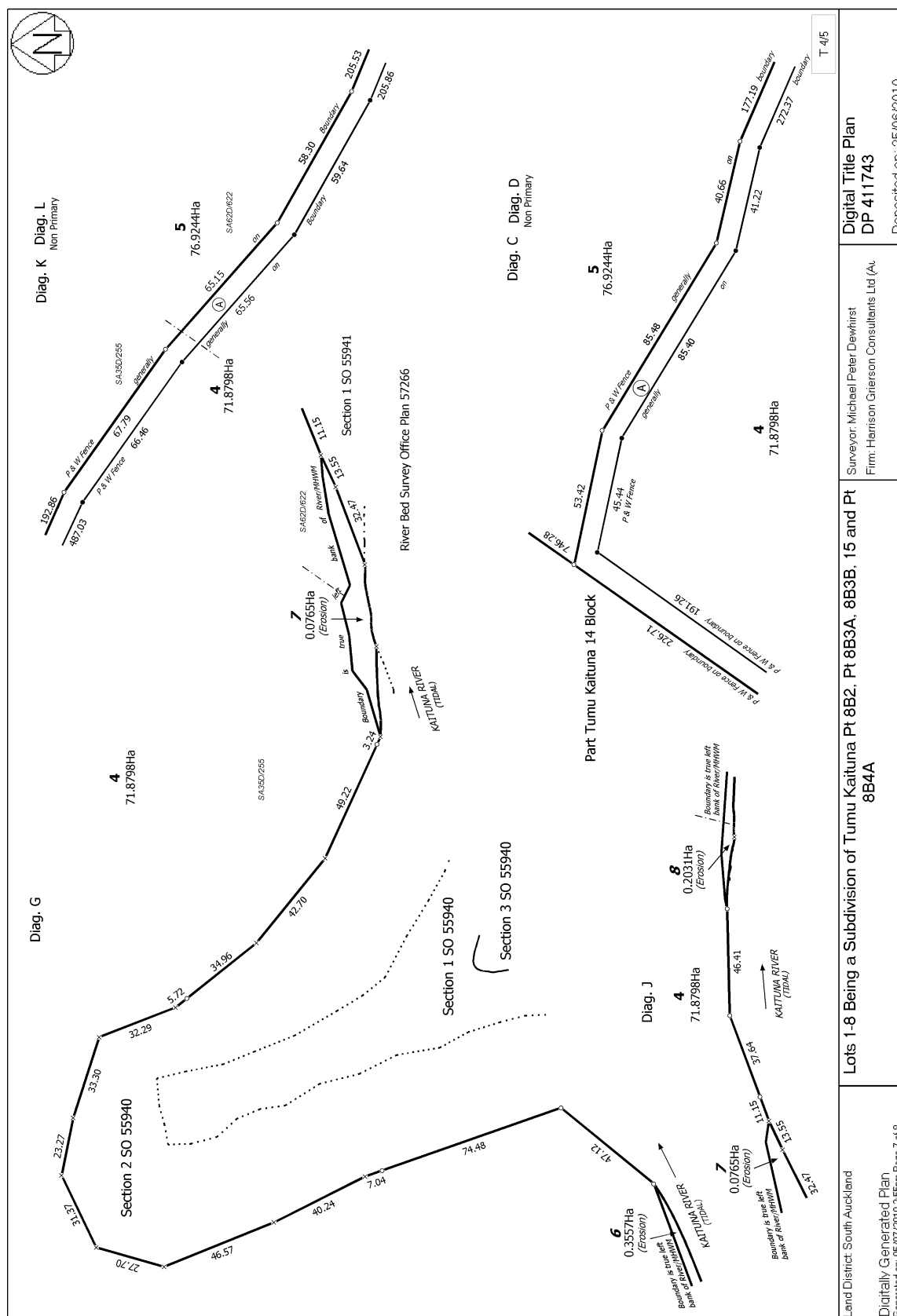
The easements created by Easement Instrument 8526814.3 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 8526814.3 - 25.6.2010 at 1:17 pm

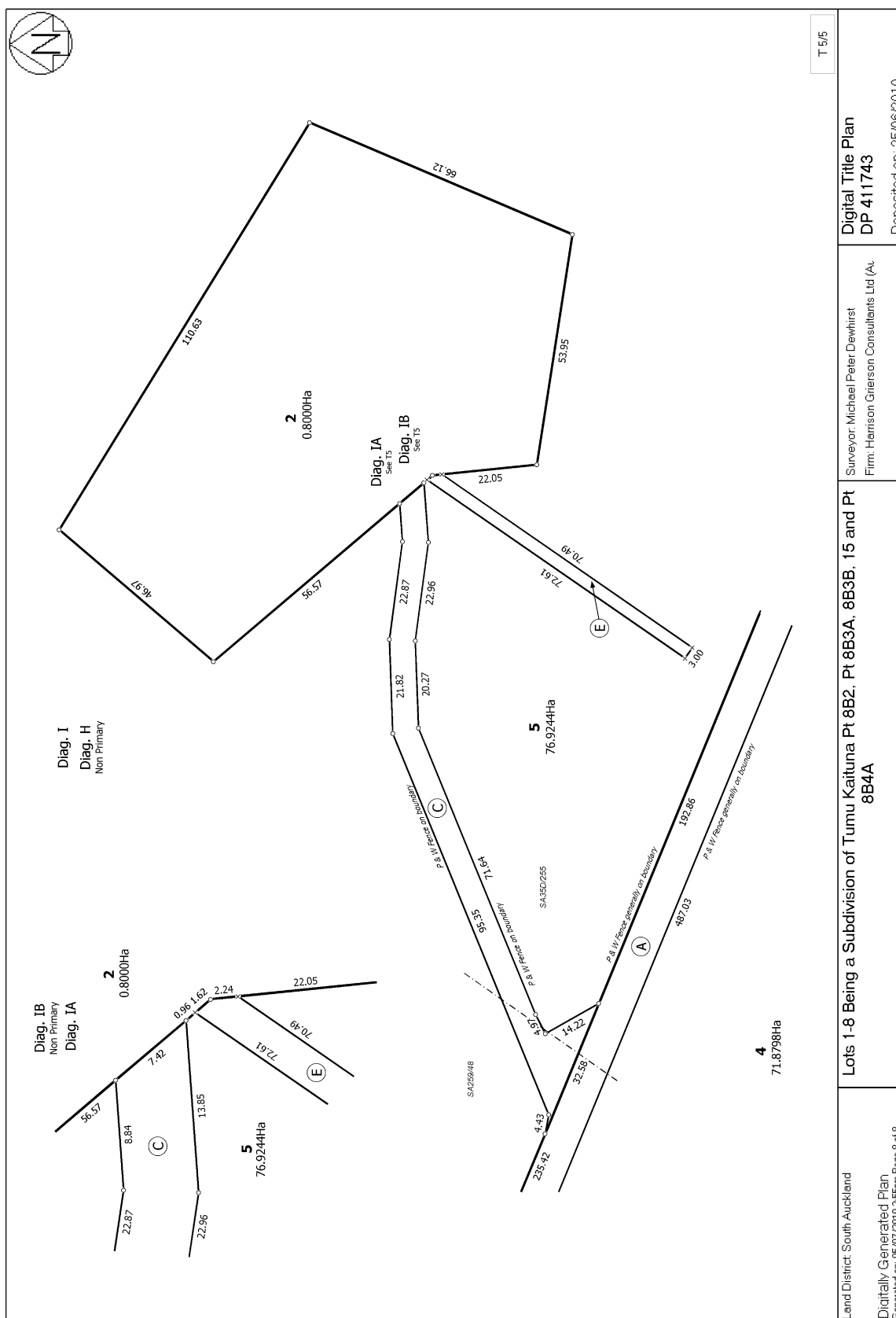














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**Identifier** **SA3A/1070** **Part-Cancelled**

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

**Date Issued** 18 May 1964

**Prior References**

SA607/63

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<b>Estate</b>	Fee Simple
<b>Area</b>	28.2015 hectares more or less
<b>Legal Description</b>	Section 3 Block VI Te Tumu Survey District

**Registered Owners**

Ford Land Holdings PTY Limited

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**Interests**

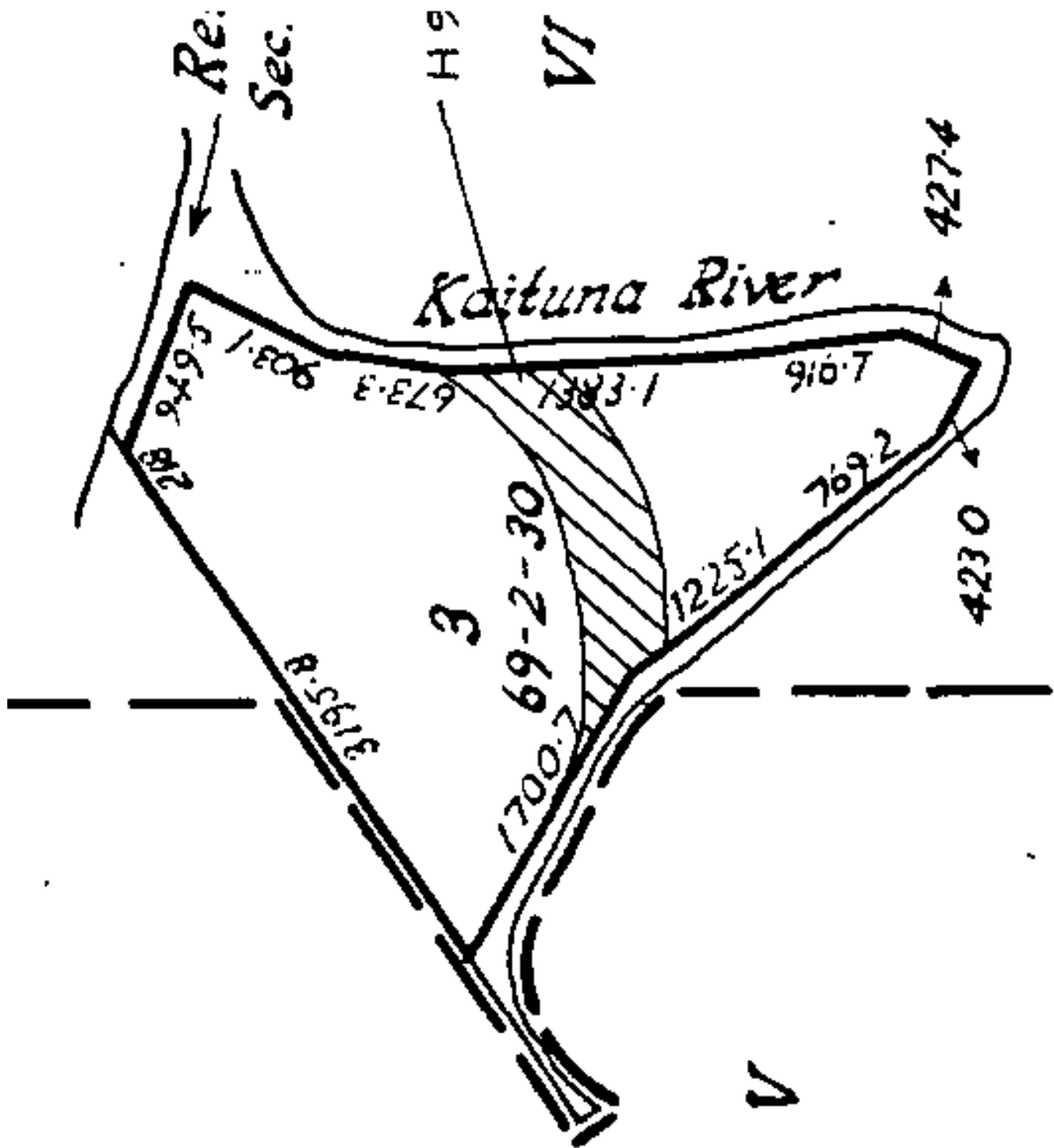
H377212 Compensation Certificate by The Minister of Works and Development - 17.11.1981 at 10.30 am

H973404 Gazette Notice acquiring part within land (3.3200 ha) for soil conservation and river control purposes and vesting the same in The Bay of Plenty Regional Council - 22.8.1990 at 10.23 am

Appurtenant hereto is a roadway and water, electricity and telecommunications easements created by Maori Land Court Order 6399684.1 - 29.4.2005 at 9:00 am

9792897.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT 2002 - 24.7.2014 at 7:00 am

11460939.1 CAVEAT BY BAY OF PLENTY REGIONAL COUNCIL - 16.8.2019 at 8:46 am





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**Identifier** **SA10A/304**  
**Land Registration District** **South Auckland**  
**Date Issued** 18 December 1968

**Prior References**  
SA959/104

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**Estate** Fee Simple  
**Area** 90.2449 hectares more or less  
**Legal Description** Section 8 Block V Te Tumu Survey  
District

**Registered Owners**  
Ford Land Holdings PTY Limited

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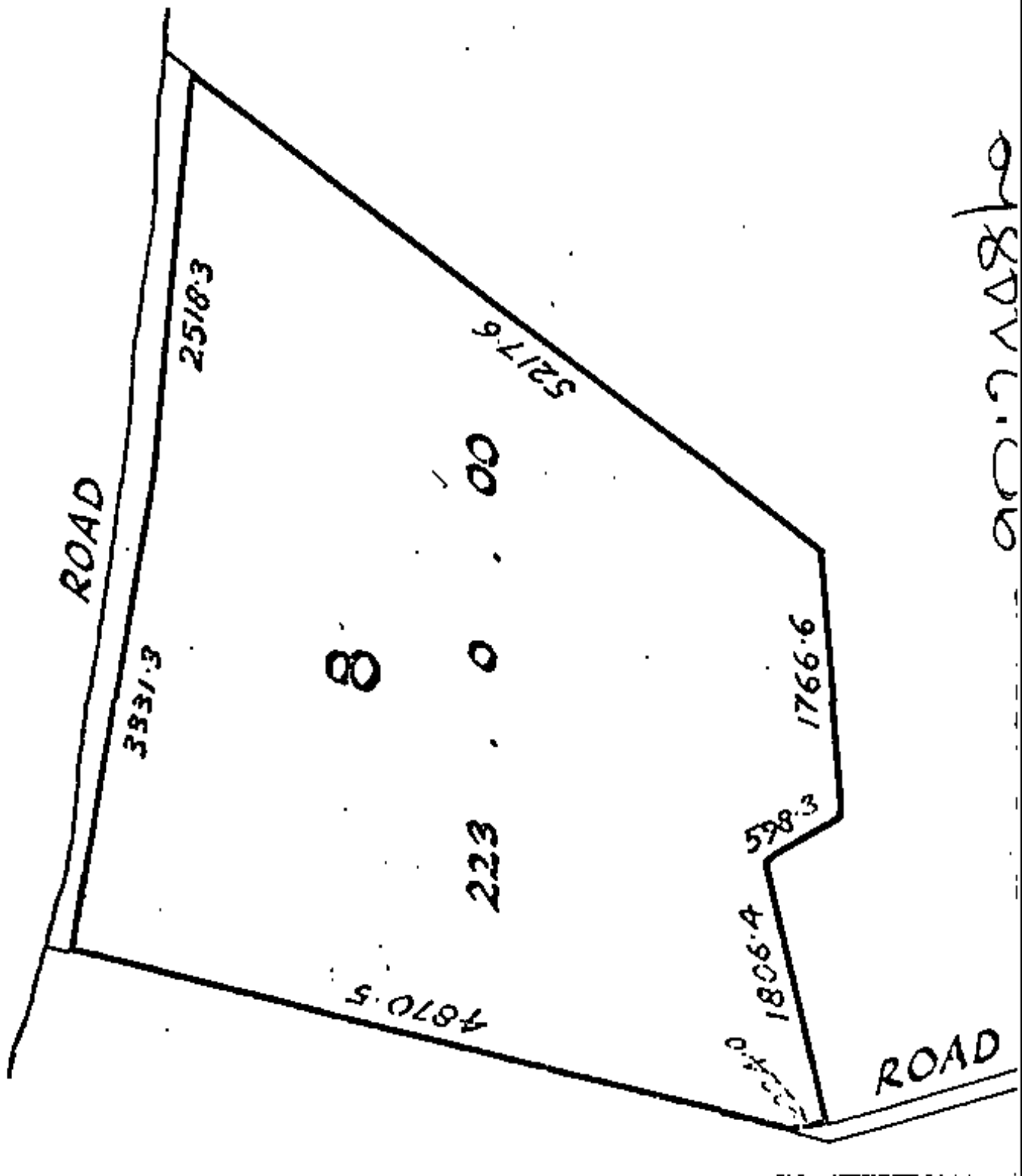
**Interests**

Subject to Section 59 Land Act 1948

Subject to Section 8 Coal Mines Amendment Act 1950

Appurtenant hereto is a roadway and water, electricity and telecommunications easements created by Maori Land Court  
Order 6399684.1 - 29.4.2005 at 9:00 am

9792897.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT  
2002 - 24.7.2014 at 7:00 am







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R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA10B/697**  
**Land Registration District** **South Auckland**  
**Date Issued** 02 April 1969

**Prior References**  
SAPR259/38

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**Estate** Fee Simple  
**Area** 12.8903 hectares more or less  
**Legal Description** Tumu Kaituna 11B1 Block and Section 1  
Survey Office Plan 55943

**Registered Owners**  
Ford Land Holdings PTY Limited

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**Interests**

Subject to Section 8 Atomic Energy Act 1945 (affects Section 1 SO 55943)  
Subject to Section 5 Coal Mines Act 1979 (affects Section 1 SO 55943)  
Subject to Section 3 Geothermal Energy Act 1953 (affects Section 1 SO 55943)  
Subject to Section 8 Mining Act 1971 (affects Section 1 SO 55943)  
Subject to Section 3 Petroleum Act 1937 (affects Section 1 SO 55943)  
Subject to Part IV A Conservation Act 1987 (affects Section 1 SO 55943)  
Appurtenant to Tumu Kaituna 11B1 Block is a roadway and water, electricity and telecommunications easements created by Maori Land Court Order 6399684.1 - 29.4.2005 at 9:00 am  
9792897.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT  
2002 - 24.7.2014 at 7:00 am

V Te Tumu S.D.

Bay of Plenty.

11B sec 1

31-0-00

S 42.12

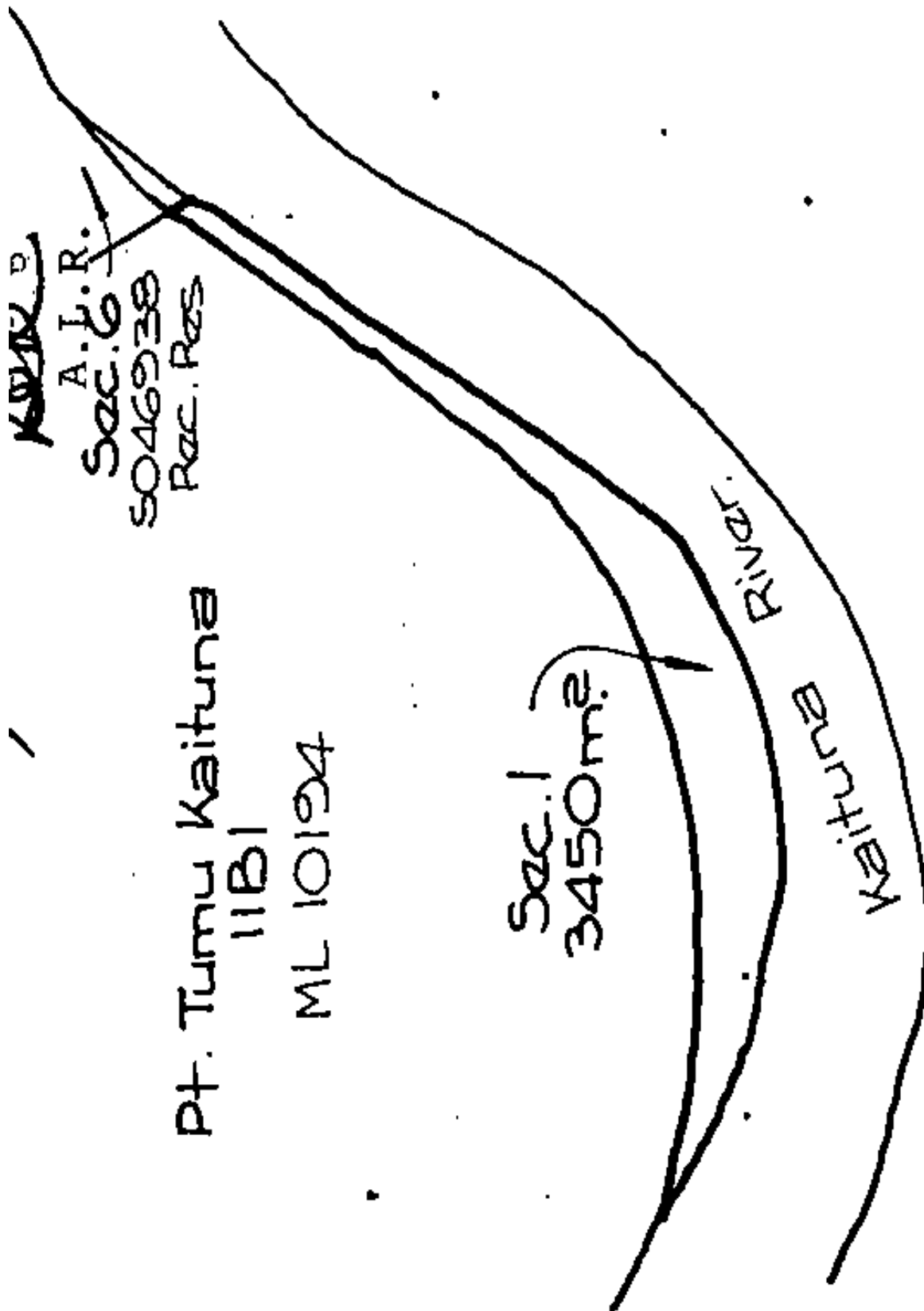
E 33.94

12.5453 ha  
 4971332 + 3450 m<sup>2</sup>  
 12.8903 ha

River.

150.3

Kaituna





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**Identifier** **SA50B/724**  
**Land Registration District** **South Auckland**  
**Date Issued** 14 April 1992

**Prior References**

SA243/159      SA266/171

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**Estate** Fee Simple  
**Area** 6.6460 hectares more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland  
61810

**Registered Owners**

Jacob Isaac Dallas Proctor and Clara Susan Bodsworth

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**Interests**

Subject to Section 8 Atomic Energy Act 1945 (affects part)  
Subject to Section 5 Coal Mines Act 1979 (affects part)  
Subject to Section 3 Geothermal Energy Act 1953 (affects part)  
Subject to Section 11 Crown Minerals Act 1991 (affects part)  
Subject to Section 3 Petroleum Act 1937 (affects part)  
Subject to Part IV A Conservation Act 1987 (affects part)  
Appurtenant hereto is a right of way specified in Easement Certificate B076352.4 - 14.4.1992 at 9.01 am  
Appurtenant hereto is a right of way created by Transfer B654161.2 - 10.4.2001 at 1.57 pm  
Appurtenant hereto is a right of way created by Transfer B654161.4 - 10.4.2001 at 1.57 pm  
12673547.2 Mortgage to Bank of New Zealand - 28.2.2023 at 11:59 am

**PURPOSES RESERVE**



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**Identifier** **SA50B/765**  
**Land Registration District** **South Auckland**  
**Date Issued** 27 March 1992

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**Estate** Fee Simple  
**Area** 19.4249 hectares more or less  
**Legal Description** Tumu Kaituna 7A Block  
**Registered Owners**  
Tauranga City Council

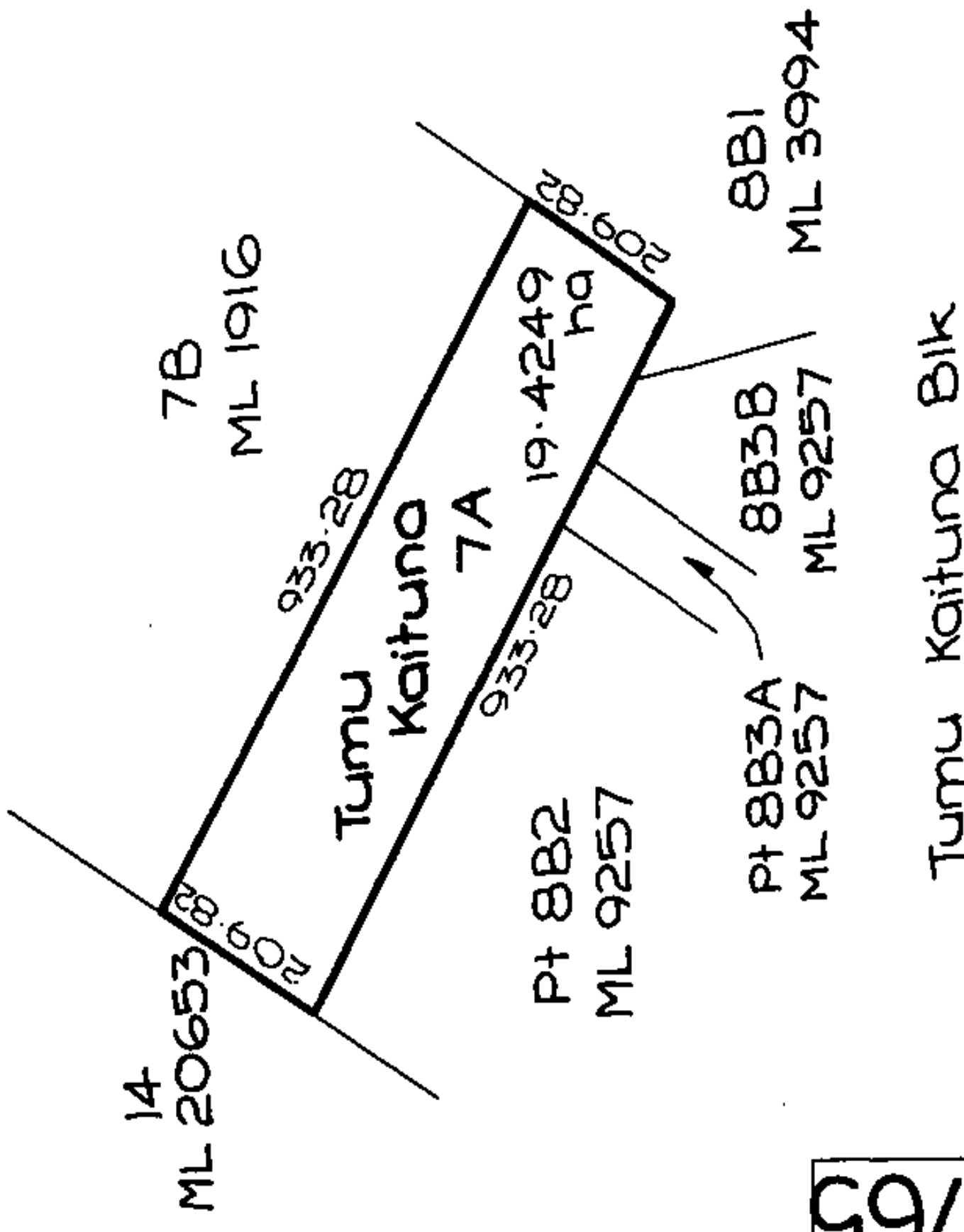
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**Interests**

Subject to Part IV A Conservation Act 1987

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Section 11 Crown Minerals Act 1991





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**Identifier** **SA54A/732**  
**Land Registration District** **South Auckland**  
**Date Issued** 09 March 1994

**Prior References**  
SAPR53B/558

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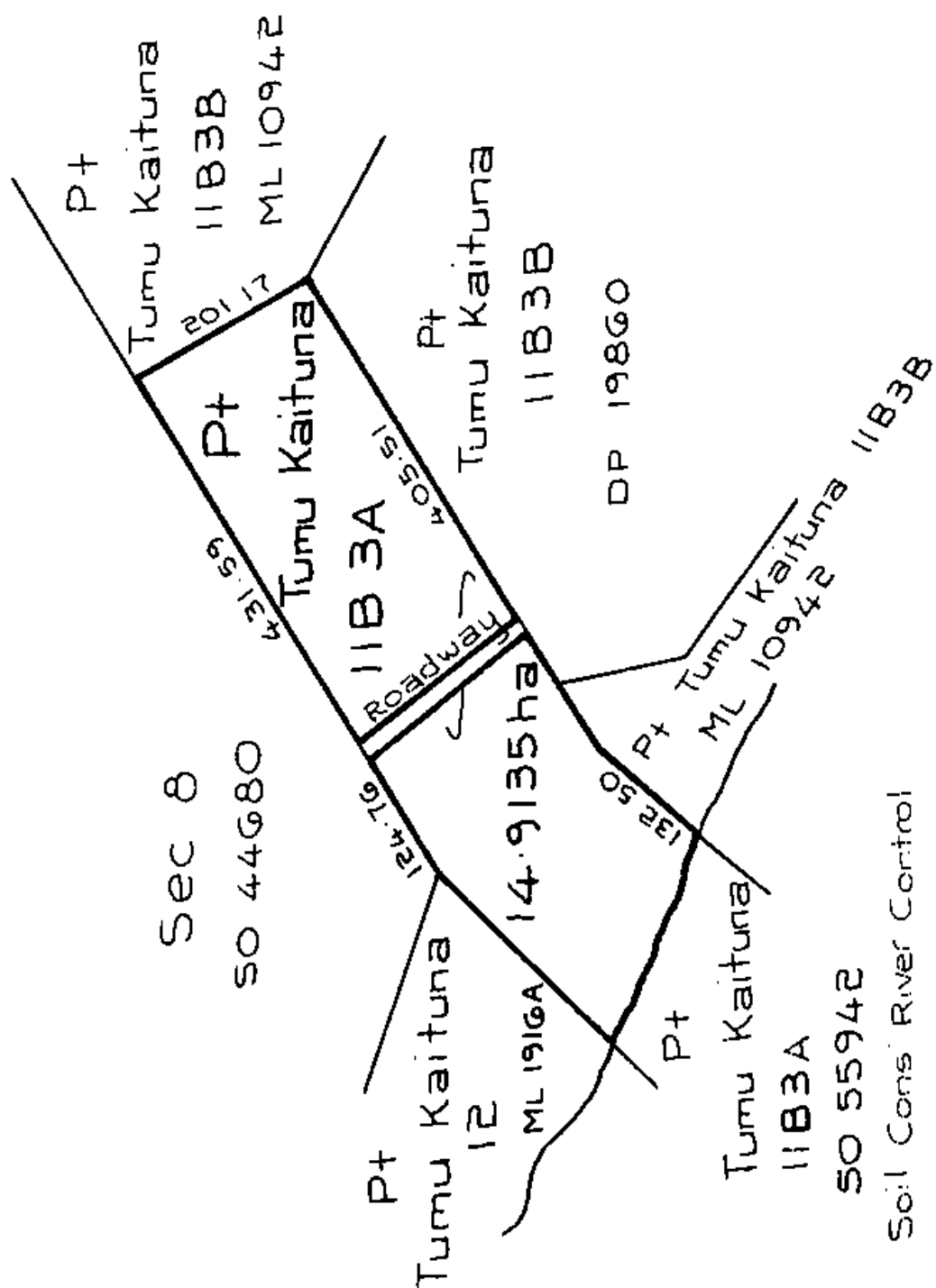
**Estate** Fee Simple  
**Area** 14.9135 hectares more or less  
**Legal Description** Part Tumu Kaituna 11B Section 3A Block  
Maori Land Plan 10942

**Registered Owners**  
Ford Land Holdings Pty Limited

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**Interests**  
5192859.1 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 17.4.2002 at 9:00 am





## Measurements are Metric

2476017M



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**Identifier** **SA456/245**  
**Land Registration District** **South Auckland**  
**Date Issued** 05 May 1927

**Prior References**

SA264/204      SA272/248      SA421/24

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**Estate** Fee Simple  
**Area** 20.5811 hectares more or less  
**Legal Description** Section 3 Survey Office Plan 55943 and  
Part Tumu Kaituna 11B4 Block and Part  
Tumu Kaituna 11 B5 Block and Part Tumu  
Kaituna 11B 3B Block

**Registered Owners**

Ford Land Holdings PTY Limited

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**Interests**

Subject to Section 8 Atomic Energy Act 1945 (affects Section 3 Survey Office Plan 55943)  
Subject to Section 5 Coal Mines Act 1979 (affects Section 3 Survey Office Plan 55943)  
Subject to Section 3 Geothermal Energy Act 1953 (affects Section 3 Survey Office Plan 55943)  
Subject to Section 8 Mining Act 1971 (affects Section 3 Survey Office Plan 55943)  
Subject to Section 3 Petroleum Act 1937 (affects Section 3 Survey Office Plan 55943)  
Subject to Part IV A Conservation Act 1987 (affects Section 3 Survey Office Plan 55943)  
H973404 Gazette Notice acquiring part within land (39m<sup>2</sup>) for soil conservation and river control purposes and vesting the same in The Bay of Plenty Regional Council - 22.8.1990 at 10.23 am  
Appurtenant to parts Tumu Kaituna 11B4, 11B5 and 11B3B Blocks is a roadway and water, electricity and telecommunications easements created by Maori Land Court Order 6399684.1 - 29.4.2005 at 9:00 am  
9792897.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT  
2002 - 24.7.2014 at 7:00 am



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Registrar-General  
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**Identifier** **SA471/22**  
**Land Registration District** **South Auckland**  
**Date Issued** 26 September 1927

**Prior References**  
SA264/204

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**Estate** Fee Simple  
**Area** 34.6579 hectares more or less  
**Legal Description** Part Tumu Kaituna 11 B5 Block and  
Section 2 Survey Office Plan 55943

**Registered Owners**  
Ford Land Holdings PTY Limited

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**Interests**

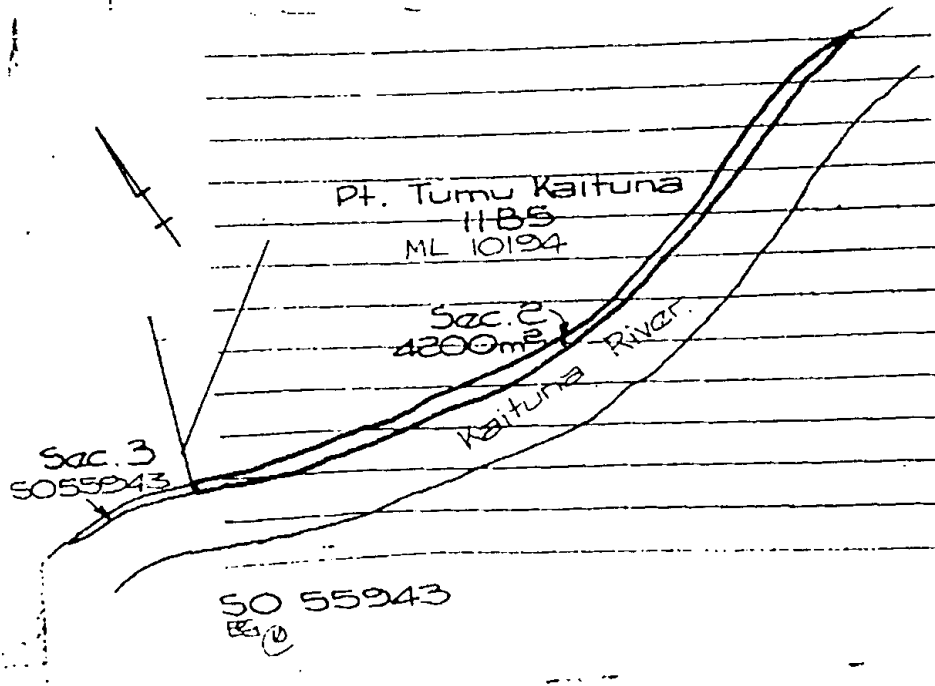
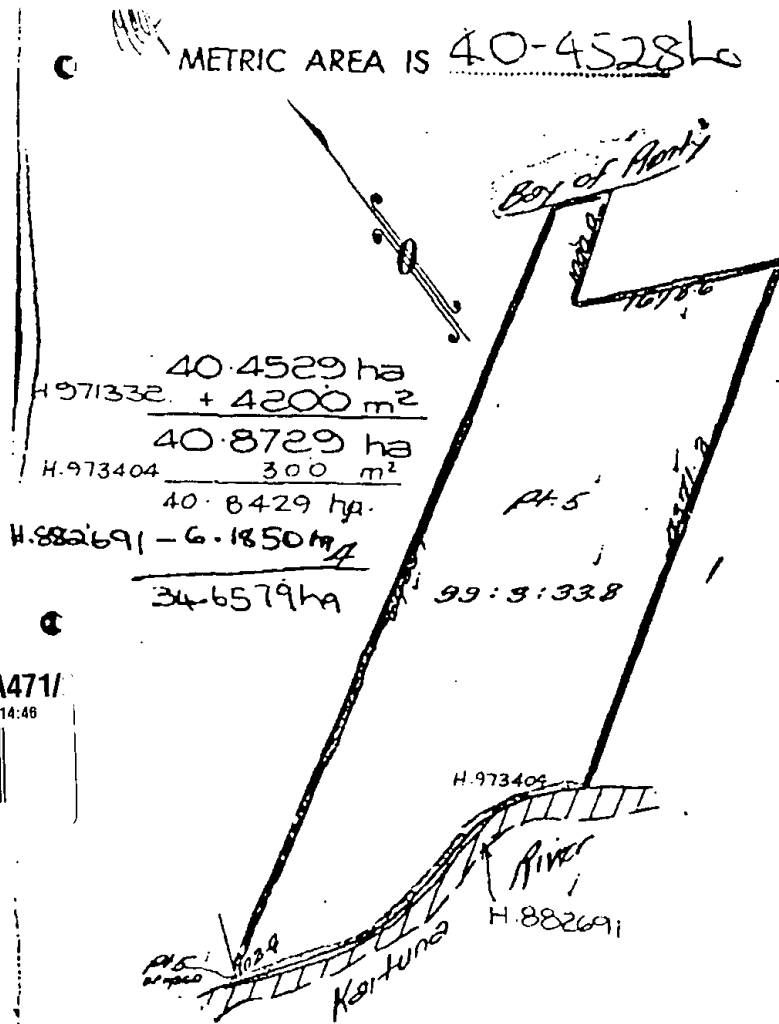
Subject to Section 8 Atomic Energy Act 1945 (affects Section 2 SO 55943)  
Subject to Section 5 Coal Mines Act 1979 (affects Section 2 SO 55943)  
Subject to Section 3 Geothermal Energy Act 1953 (affects Section 2 SO 55943)  
Subject to Section 8 Mining Act 1971 (affects Section 2 SO 55943)  
Subject to Section 3 Petroleum Act 1937 (affects Section 2 SO 55943)  
Subject to Part IV A Conservation Act 1987 (affects Section 2 SO 55943)  
Appurtenant to part Tumu Kaituna 11B5 Block is a roadway and water, electricity and telecommunications easements created by Maori Land Court Order 6399684.1 - 29.4.2005 at 9:00 am  
9792897.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT 2002 - 24.7.2014 at 7:00 am

Title Diagram - SA471/

Cpy - 01/01, Pgs - 001, 01/04/04, 14:46



DocID: 5011303072





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R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA471/23** **Part-Cancelled**

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

**Date Issued** 19 September 1927

**Prior References**

SA421/24

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**Estate** Fee Simple  
**Area** 41.6363 hectares more or less  
**Legal Description** Part Tumu Kaituna 11B3B Block  
**Registered Owners**  
Ford Land Holdings PTY Limited

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**Interests**

H394851 Compensation Certificate by Minister of Works and Development - 12.3.1981 at 10.50 am

H716295 Gazette Notice acquiring part the within land (0.1240 ha) and (4.3440 ha) for a wildlife management reserve and vesting same in the Crown - 24.3.1987 at 9.40 am

H973404 Gazette Notice acquiring part within land (1.4280 ha) for soil conservation and river control purposes and vesting the same in The Bay of Plenty Regional Council - 22.8.1990 at 10.23 am

Appurtenant hereto is a roadway and water, electricity and telecommunications easements created by Maori Land Court Order 6399684.1 - 29.4.2005 at 9:00 am

9792897.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT 2002 - 24.7.2014 at 7:00 am

