

**From:** [Georgina Smith](#)  
**To:** [April Hussey](#)  
**Subject:** RE: Port of Tauranga Limited - Application for freehold interest in reclaimed land at Sulphur Point, Tauranga - Email 1 of 2  
**Date:** Wednesday, 5 December 2018 10:28:28 a.m.  
**Attachments:** [image003.png](#)  
[image001.png](#)  
[image002.png](#)  
[Port of Tauranga Limited - Application for freehold interest in reclaime....pdf](#)

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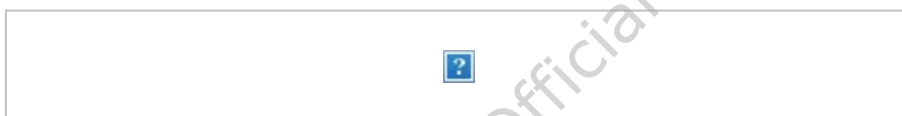
Hi April,

We refer to your email on 23 November 2018 below. Please find our Memo and supporting documents **attached**.

Kind regards



**Georgina Smith** / Associate  
**DDI** 07 577 8684 / **M** 021 251 6552  
**E** [Georgina.Smith@hobec.co.nz](mailto:Georgina.Smith@hobec.co.nz)  
[hobec.co.nz](http://hobec.co.nz)



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**From:** April Hussey <[ahussey@linz.govt.nz](mailto:ahussey@linz.govt.nz)>  
**Sent:** Friday, 23 November 2018 6:53 a.m.  
**To:** Georgina Smith <[Georgina.Smith@hobec.co.nz](mailto:Georgina.Smith@hobec.co.nz)>  
**Subject:** Port of Tauranga Limited - Application for freehold interest in reclaimed land at Sulphur Point, Tauranga - Email 1 of 2

Morning Georgina,

Please find attached the draft report for determination of an application for a grant of a freehold interest for reclaimed land at Sulphur Point, Tauranga.

The attachment list is as follows:

Attachment 1 – Survey Office Plans  
Attachment 2(a) – s33(2) Certificate for Section 1 SO 464237 (Northern Reclamation)  
Attachment 2(b) – s33(2) Certificate for Section 1 SO 59443 (Southern Reclamation)  
Attachment 3 – Plans and Aerial Images  
Attachment 4 – Council District Planning Map & Legend  
Attachment 5 – Resource Consent (Northern Reclamation)  
Attachment 6 – Letter from Office of Treaty Settlements  
Attachment 7 – Cultural Values Report  
Attachment 8 – Sulphur Point Valuation Report

Attachment 9 – Reclamation Valuation Methodology  
Attachment 10 – Heritage New Zealand Response & Report  
Attachment 11(a) – s245 Certificate for Northern Reclamation  
Attachment 11(b) – Gazette Notice & Plan for Southern Reclamation  
Attachment 11(c) – s245 Certificate for Southern Reclamation

**There are 14 attachments in total (plus the draft determination document).**

Due to the size of these attachments, some will follow in a separate email. Attachments 1 – 4 should be attached herewith. Please come back to me if you don't receive all of the attachments by lunchtime today and I will arrange for these to be resent. Please also advise whether either you or your client require a hard copy of this information to be posted.

You will note that the draft determination document is in PDF format, is unsigned, and contains a number of highlighted sections. Please have PoT make any comments in an email and reference each to the applicable paragraph in the draft determination. The document will be signed by me once any comments have been received from PoT and considered for incorporation into the document. The determination will then come out of draft form and be submitted to the appropriate delegates for their decisions and signatures. The highlighted sections in the draft demonstrate that the work is underway or indicates that content may change before the determination is finalised.

Please draw your client's specific attention to paragraph (f) under the 'Application' section of the draft determination. This refers to PoT's engagement with Buddy Mikaere of the Ngāi Tamarawaho Environmental Unit, on the recommendations contained in the Cultural Values Report. When PoT submit their comments on the draft determination for LINZ to consider, please also include copies of the communication between PoT and Buddy (or another appropriate liaison), or evidence of a side agreement that has been signed by both parties, so that LINZ can be satisfied that the cultural and environmental values set out in the report will be properly considered and provided for by PoT. If this information is not available, LINZ may require PoT to enter into an additional agreement with either iwi or LINZ that covers off the requirement to abide by the recommendations made in the Cultural Values Report prior to the issuing of freehold title.

Please advise your clients to take time to read through all the attached documentation and make any comments as outlined above. Upon receipt of any comments LINZ will consider each and make changes to the draft determination as deemed necessary. If there are no comments that PoT wish to make then that is fine, please just advise me that this is the case and I will prepare the draft for signing. Evidence of communication with iwi can be sent through to me for consideration at any time.

Now that the draft determination is complete I will arrange for an invoice to be forwarded on to you for payment of the valuation cost, as advised by LINZ on 29 May 2017 and agreed to by PoT on 30 May 2017. The total amount of the invoice will be \$12,905.00 plus GST (\$14,840.75 inclusive). Please let me know if there are any queries on this matter.

Don't hesitate to come back to me if you or your client have any questions. Again, my sincere apologies for the delay in getting this out to you.

Kindest Regards,

**April Hussey**  
**Senior Portfolio Manager**  
**Land and Property (Christchurch)**  
**Crown Property**

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**From:** April Hussey

**Sent:** Thursday, 8 November 2018 12:35 p.m.

**To:** 'Georgina Smith'

**Subject:** RE: Port of Tauranga Limited - Application for freehold interest in reclaimed land

Hi Georgina,

I have this afternoon sent a copy of the draft determination document off for peer review.

I am now working away from the office (and will often be without access to my emails) until Monday 19 November. However, I hope that the peer review will be completed by the time I return and I'll be able to have something to you by the 23<sup>rd</sup>.

Kindest Regards,

**April Hussey**

**Senior Portfolio Manager**

**Land and Property (Christchurch)**

**Crown Property**

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**From:** Georgina Smith [<mailto:Georgina.Smith@hobec.co.nz>]

**Sent:** Monday, 5 November 2018 9:29 a.m.

**To:** April Hussey

**Subject:** Port of Tauranga Limited - Application for freehold interest in reclaimed land

Hi April,

Please find **attached** letter in respect to the above matter.

Kind regards



**Georgina Smith** / Associate

DDI 07 577 8684 / M 021 251 6552

E [Georgina.Smith@hobec.co.nz](mailto:Georgina.Smith@hobec.co.nz)

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