



ARIZTO

Property information prepared:
211 Riwaka Sandy Bay Road, Riwaka

About Us

Welcome to the new era of Smarter Real Estate! We are very excited to have joined Arizto Real Estate which is making waves across New Zealand and now with our launch into the Nelson/Tasman Region. With many years of experience, we have come together collectively with the aim to change the common perspective of the real estate industry by providing a straightforward and professional quality service that locals can trust. It's time for a change and for the better! Let us help you navigate your real estate journey today.





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Notice of Disclaimer

To be read before reading the contents of the Memorandum

This Information Memorandum (the “Memorandum”) is in relation to the advertised property at **211 Riwaka Sandy Bay Road, Riwaka** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for (“the owner”) on the basis of information provided to the Advisors by the Owner. This Memorandum is for use solely by selected parties in considering their interest in making an offer to acquire the property.

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Advisors have not independently verified any of the information contained in this Memorandum. None of the Advisors or Owners make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Advisors or Owners shall have any liability for any statements, opinions, information or matters (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.



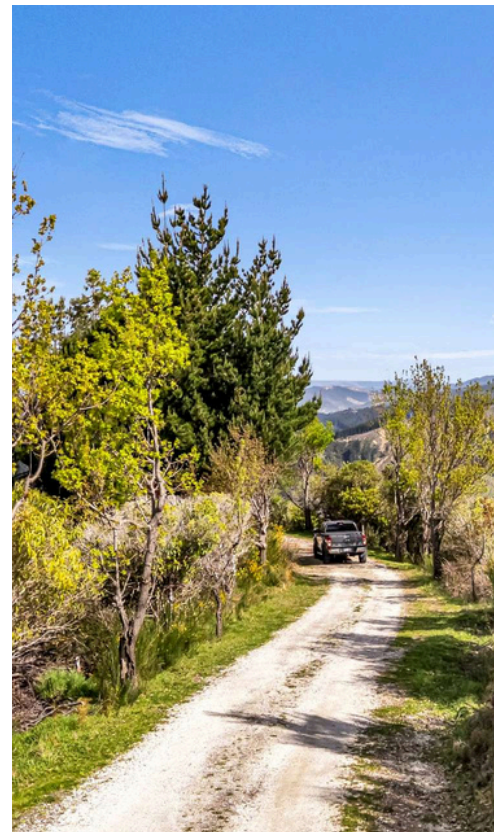
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Property Information

Property Address	211 Riwaka Sandy Bay Road
Certificate of Title	520795
Legal Description	Lot 4 & 6 Deposited Plan 421031
Zoning	Rural 2
Rates	\$2808.31
Capital Value	\$800,000
Size of Land (ha)	19.99ha
Power	To the boundary
Water	There are natural springs on the property plus the option for rainwater tanks
Internet	Satellite would be the best option
Access	A shared driveway to the building site



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The Property

Building site



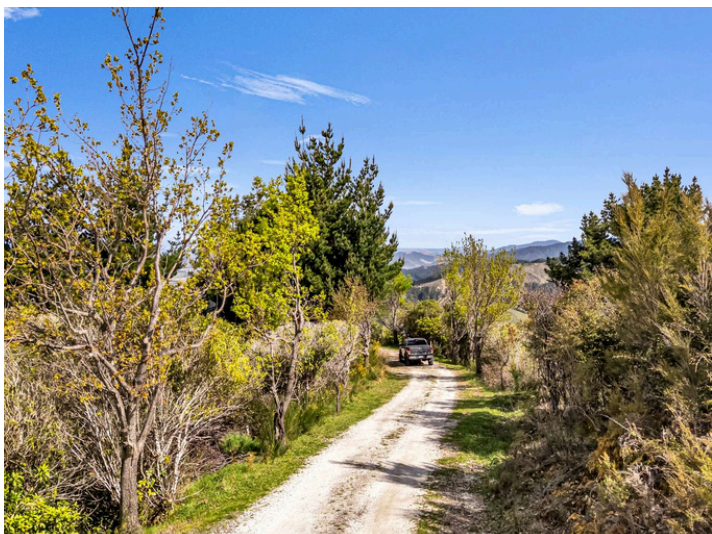
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The Property



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The Property



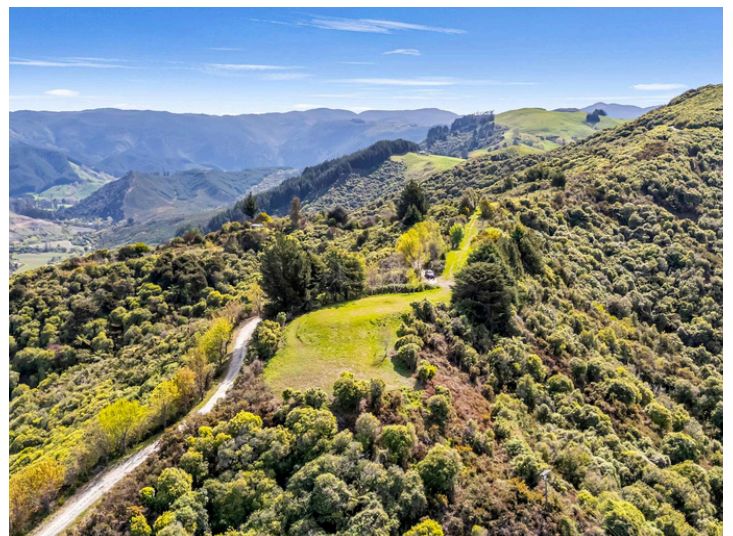
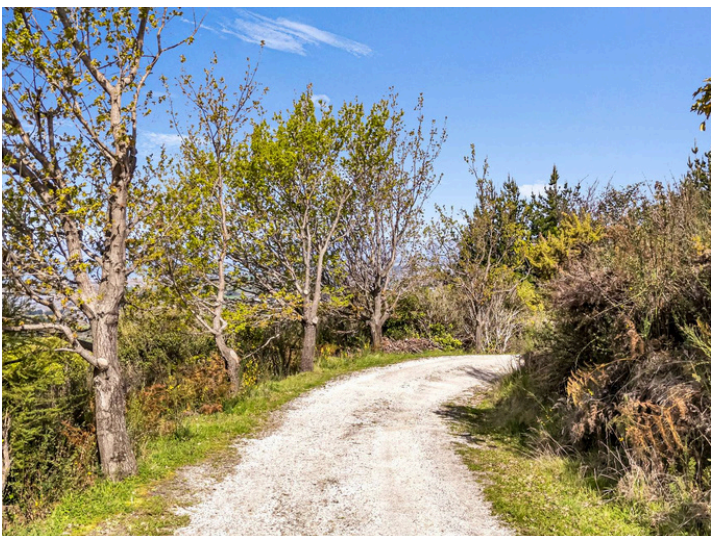
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The Property



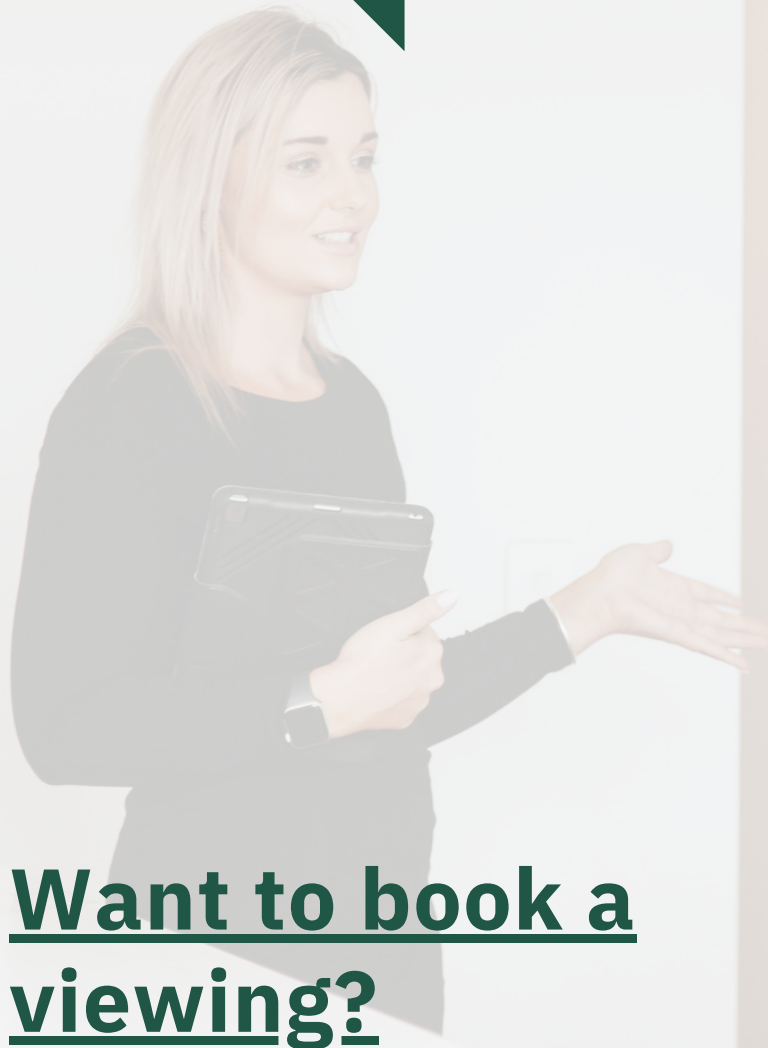
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Priced at:
Offers Over \$990,000



**Want to book a
viewing?**

Tiana Ferguson
Licensed Salesperson

027 752 8561
tiana.f@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 520795
Land Registration District Nelson
Date Issued 19 May 2012

Prior References
312158

Estate Fee Simple
Area 19.9990 hectares more or less
Legal Description Lot 4, 6 Deposited Plan 421031
Registered Owners
Kenneth Blake Newkumet and Catherine Marie Durham

Interests

Appurtenant hereto is a right of way created by Transfer 335209.1 - 10.2.1994 at 11:29 am

Subject to a right of way over part Lot 4 DP 421031 marked H and over part Lot 6 DP 421031 marked I all on DP 421031 created by Transfer 358833.1 - 28.5.1996 at 11:41 am

6294490.1 Mortgage to Bank of New Zealand - 9.2.2005 at 10:45 am

Subject to Section 120 (9) Public Works Act 1981

Appurtenant to part formerly Part Section 20 Square 9 is a right of way and a right to convey water created by Easement Instrument 8747982.5 - 16.6.2011 at 2:58 pm

Some of the easements created by Easement Instrument 8747982.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 438275)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 421031)

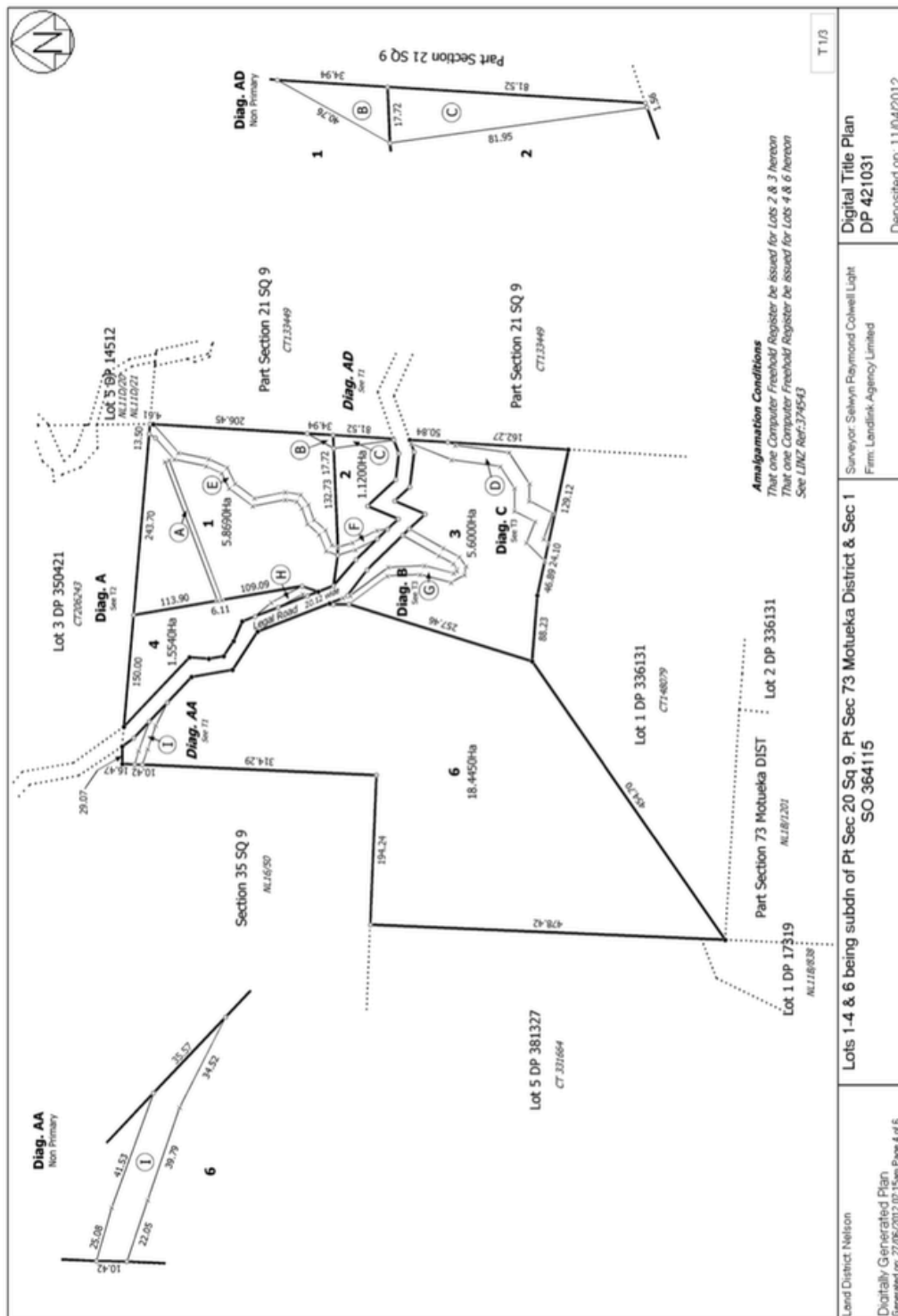
Appurtenant hereto is a right to electricity and a right of way created by Easement Instrument 9019318.2 - produced 11.4.2012 at 11.44 am and entered 19.5.2012 at 1.54 pm

The easements created by Easement Instrument 9019318.2 are subject to Section 243 (a) Resource Management Act 1991 9019318.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 11.4.2012 at 11.44 am and entered 19.5.2012 at 1.54 pm

Subject to a right (in gross) to convey telecommunications and computer media over part lot 4 marked I on DP 421031 in favour of Chorus New Zealand Limited created by Easement Instrument 9303331.1 - 21.6.2013 at 10:44 am

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520795



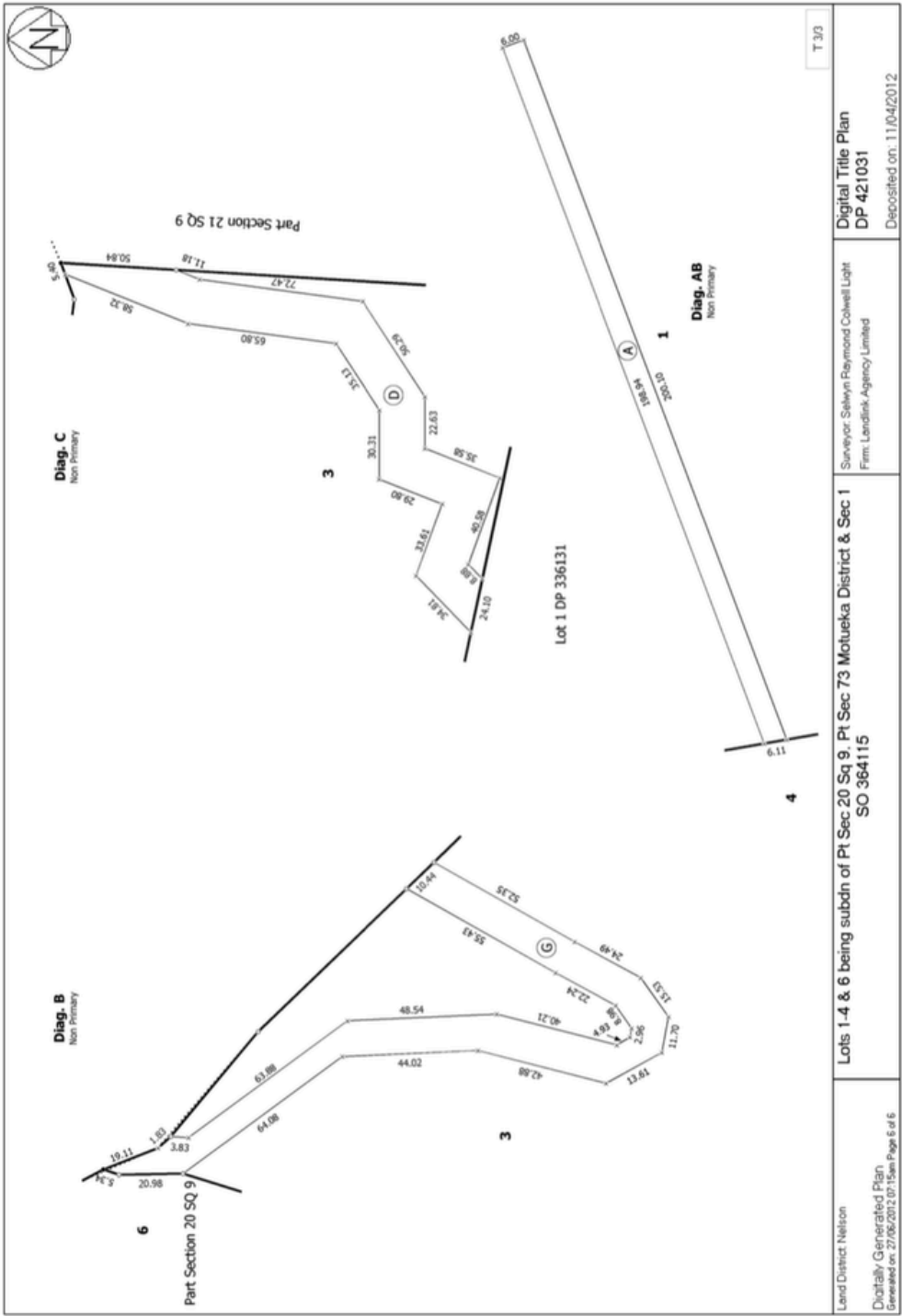
Certificate of Title



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Identifier

520795



General Property Information



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Property Summary

30/09/2025

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1931061509	LOT 4 & 6 DP 421031	211 Riwaka-Sandy Bay Road	Riwaka	19.9990

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$2808.31	\$702.08

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	800,000	\$1,712.80
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
Refuse/Recycling Rate	\$133.69/Pty	1	\$133.69
Shared Facilities Rate	\$73.55/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$4.35/Pty	1	\$4.35
Museums Facilities Rate	\$70.02/Pty	1	\$70.02
District Facilities Rate	\$138.68/Pty	1	\$138.68
Motueka Community Board	\$15.62/Pty	1	\$15.62
Regional River Works - Area Z	0.0152c/\$LV	800,000	\$121.60
Stormwater: General Drainage	0.0054c/\$CV	800,000	\$43.20

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$800,000.00	\$800,000.00	\$0.00	01/09/2023

New Rating Valuation

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

General Property Information



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Property Summary

30/09/2025

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$800,000.00	\$800,000.00	\$0.00	01/09/2023

Water Meter Information

No Water Meter information is available for this property

Services

No Services are available for this property

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

No wheelie bin has been issued to this property.

Planning Zones

The following Planning Zones pertain to this property. Please refer to the [Tasman Resource Management Plan](#) or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.



Consents

30/09/2025

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Building Consents

No Building Consent records are available for this property

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

No Resource Consent records are on record for this property.

Planning Permits

No historical planning permits have been found for this property

Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

General Property Information



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Environmental Records

30/09/2025

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint.

Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint.

Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1597638.2356	5455313.4024	Kiwifruit Wild	12/06/2023	New

Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.

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Environmental Records

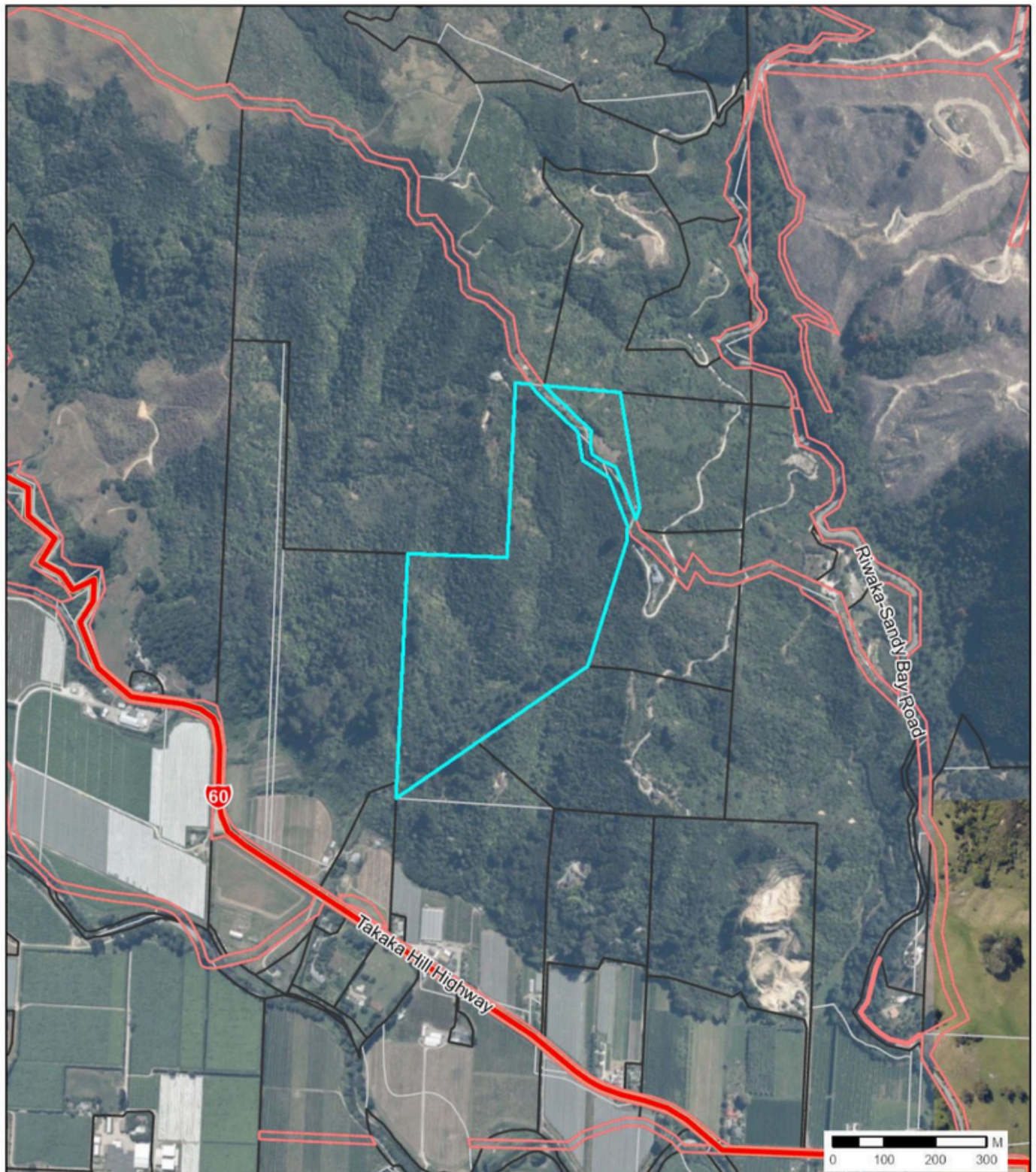
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Aerial Map



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- | | |
|---|--|
|  State Highway Roads |  Valuation Boundaries |
|  Road Boundaries |  Parcel |





ARIZTO

Our Team



027 752 8561

tiana.f@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



021 025 73438

electra.t@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



027 625 3533

taylor.m@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008