



ARIZTO

Property Information Booklet:
200 Umukuri 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 **200 Umukuri 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	200 Umukuri Road, Riwaka
Certificate of Title	NL138/46
Legal Description	Lot 1 Deposited Plan 5560
Zoning	Rural 1
Capital Value	\$570,000
Rates	\$2563.08
Size of Land (sqm)	969
Size of Dwelling (sqm)	Apprx 130
Living Area	Open plan kitchen, dining and lounge
Bedrooms	3 Bedrooms
Bathrooms	1 Bathroom
Insulation	Ceiling and Walls
Wastewater	Septic (Emptied August 2026)
Water Supply	Bore (UV Filter)
Heating	Wood Burner, Smart Vent System, Heat Pump
Solar Zero	Solar Zero System (Additional Information Available)
Water Heating	Gas
Foundations	Piles
Roof	Colorsteel
Exterior Cladding	Weatherboard
Joinery	Mix of Wooden and Aluminum (Double and Single Glazing)
Fencing	Fully fenced
External Features	Covered Wrap Around Verandah, Deck/Patio Entertaining Area, Fruit Trees and Vegetable Garden
Garaging	Pole Shed, Carport, Off-Street Parking



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The Chattels

Fixed Floor Coverings, Window Coverings, Dishwasher, Rangehood, Electric Wall Oven and Hob, Smart Vent System, Woodburner, Heat Pump, Light Fittings, Garden Shed x1, Spa (Negotiable)

Excluded Chattels

Green Garden Shed, Hoist in the Pole Shed

Tenancy Details

Vacant Possession



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The Property

Kitchen

A light-filled and spacious country-style kitchen with ample storage, generous bench space and a large breakfast bar, complemented by beautiful rural views and easy flow to the adjoining dining and living areas. Well equipped with a dishwasher, electric wall oven and rangehood.



The Property



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Lounge/Dining

A spacious, sun-filled lounge and dining area with large windows capturing the lovely rural outlook. The lounge features a woodburner for cosy winter warmth, while wide doors from the dining area open directly to the covered verandah, creating easy indoor-outdoor flow. Comfort is well catered for year-round with double glazing.





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The Property

Bedrooms

Three well-proportioned bedrooms, all featuring carpet flooring, ceiling fans and built-in storage. The extra-spacious master bedroom offers plenty of room to relax and unwind. Each bedroom is connected to the SmartVent system for improved airflow and year-round comfort, while the high-character panelled ceilings add warmth and charm throughout.



The Property



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Bathroom, Laundry, Rear Entry Storage

The bathroom is light and practical, featuring a bath, vanity, shower and toilet, making it well suited to busy family living. A second separate toilet with its own basin is conveniently located off the hallway, while neutral finishes keep the spaces feeling fresh and functional. The separate laundry provides a dedicated space for everyday household tasks, while the rear entry offers excellent additional storage with plenty of room for the family's jackets, school bags, shoes and everyday essentials.





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The Property

Grounds

Set on a generous 969m² fully fenced section, the outdoor spaces offer plenty of room to enjoy, with expansive lawn areas providing ample space for children and pets to play, complemented by established gardens and mature plantings. The wrap-around covered verandah is a standout feature, creating a sunny and sheltered spot to relax, entertain or simply chase the sun throughout the day.





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The Property

Grounds

At the rear of the home, a covered deck provides the perfect setting for alfresco dining and entertaining, with lovely views stretching out towards the surrounding mountains. Private and spacious, there is plenty of room to gather with family and friends, along with a dedicated space for the spa. An inviting spot to relax and enjoy the outlook.





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The Property

Grounds

Adding to the appeal is the pole shed, providing excellent space for storage, hobbies or projects, along with a separate garden shed for additional storage. Raised vegetable gardens and established fruit trees, including lemon, grape, feijoa and peach, add to the property's lifestyle appeal. There is also plenty of off-street parking, with ample space for the boat, caravan and additional vehicles.





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The Property

Additional Exterior Photos





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Priced at:
Offers Over \$645,000

**Want to book a
viewing?**

Electra Trewavas
Licensed Salesperson

021 025 73438
electra.t@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 **NL138/46**
Land Registration District **Nelson**
Date Issued 30 October 1957

Prior References
NL134/87

Estate Fee Simple
Area 969 square metres more or less
Legal Description Lot 1 Deposited Plan 5560
Registered Owners
Amy Lauren Haycock and Bryce Stephen Parish

Interests
1398 Order in Council imposing Building Line Restriction
Fencing Provision in Transfer 161580.5 - 18.11.1974 at 2:38 pm
10350209.3 Mortgage to Southland Building Society - 4.3.2016 at 2:42 pm

NL138/46

[illegible]

Floor Plan



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General Property Information



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Property Summary

11/08/2026

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)
1933055100	LOT 1 DP 5560 BLK X KAITERITERI SD	200 Umukuri Road	Riwaka	0.0969

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
\$2563.08	\$640.77

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	570,000	\$1,264.26
Uniform Annual General Charge	\$429.00/Pty	1	\$429.00
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$76.69
Refuse/Recycling Rate	\$140.29/Pty	1	\$140.29
Shared Facilities Rate	\$74.92/Pty	1	\$74.92
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$3.66
2025 Weather Event Recovery Rate	\$123.48/Pty	1	\$123.48
Museums Facilities Rate	\$74.34/Pty	1	\$74.34
District Facilities Rate	\$142.53/Pty	1	\$142.53
Motueka Community Board	\$16.74/Pty	1	\$16.74
Regional River Works-Area X	0.0322c/\$CV	570,000	\$183.54
Stormwater: General Drainage	0.0059c/\$CV	570,000	\$33.63

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
\$570,000.00	\$335,000.00	\$235,000.00	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

11/08/2026

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$570,000.00	\$335,000.00	\$235,000.00	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

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2406592	08/06/2015	200 Umukuri Road, Riwaka

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 1	The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value on a long-term basis.

General Property Information



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Consents

11/08/2026

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Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	CCC Issue Date
07/08/2006	CA0063	Installation of woodburner	Certificate of Acceptance Issued	04/12/2006
	EX201083	Build a MITEK Pole shed	Granted and Issued	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections. Should an evaluation of the building be required, an independent qualified person should be consulted.

Date	Permit Number	Notes
06/10/1980	J011922	Carport
06/06/1973	E60632	Dwelling
27/03/1962	I42133	Alterations

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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Consents

11/08/2026

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General Property Information



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Environmental Records

11/08/2026

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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. No pests have been recorded on this property.

Biodiversity Reports

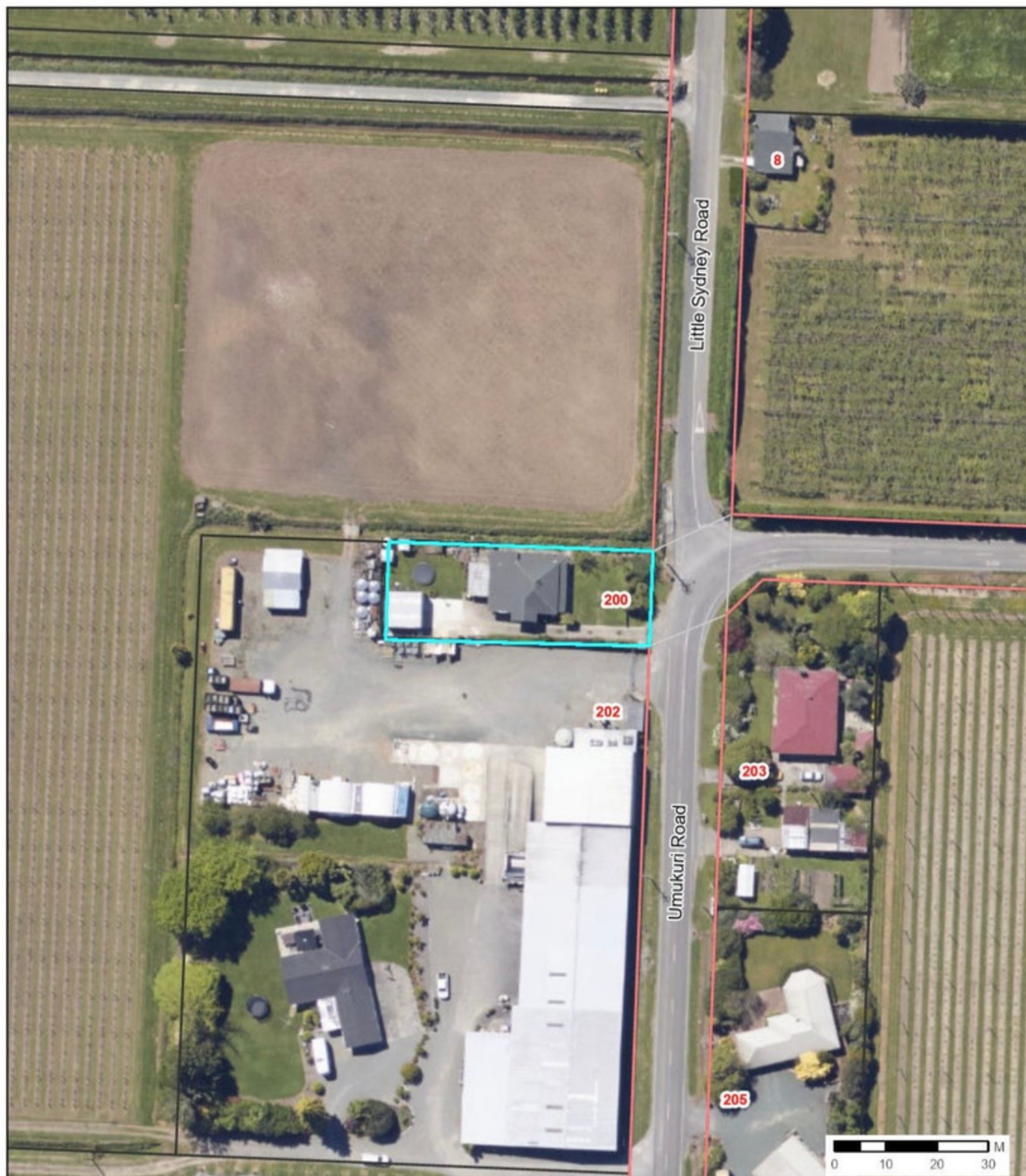
Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, 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.

Aerial Map



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

Aerial Photo Map

The information displayed is a schematic only and serves as a guide.
It has been compiled from Tasman District Council records and is made available in good faith
but its accuracy or completeness is not guaranteed

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Scale: 1:1,000
Tuesday, 11 August 2026

Original Sheet Size 210x297mm