



ARIZTO



Property information prepared for:
146 Lodder Lane, 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, **146 Lodder Lane, Riwaka** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Motueka Winemakers & Growers Limited** (“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	146 Lodder Lane, Riwaka
Leasehold Details	Current Annual Lease \$23,000 (+GST if any). Lease in renewal of Lease 391535.1 Term 21 years from 01.01.2019 (Right of Renewal). 7 year rent review (next review date 31.12.2031)
Certificate of Title	NL12C/216
Legal Description	Lot 1 Deposited Plan 19029
Zoning	Rural 1
Capital Value	\$1,910,000
Annual Rates	\$5822.22
Size of Land (ha)	9.2696
Size of Dwelling (sqm)	250
Age of Home	1988
Living Area	Open plan living
Bedrooms	4 Bedrooms
Bathrooms	1 Bathroom
Other Rooms	Separate Laundry
Insulation	Ceiling and Walls
Sewage	Septic
Water Supply	Bore
Heating	Wood Burner and Heat Pump
Water Heating	Electric
Exterior Cladding	Hardiplank Weatherboard
Joinery	Single Glazed Aluminum
Fencing	Fully Fenced
External Features	BBQ Patio Area, Covered Decking, Landscaped Gardens
Garaging	Double Carport with Covered Entry, Separate Carport (Boat) Off-Street Parking



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The Chattels

Dishwasher, Heat Pump, Stove, Blinds, Curtains, Drapes, Fixed Floor Coverings, Light Fittings, Garden Shed.

Specifically Excluded Chattels

Tenancy Details

Vacant Possession



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The Property

Kitchen and Dining

The spacious open-plan kitchen and dining area is designed for modern family living, featuring quality appliances, abundant storage, a breakfast bar, and plenty of natural light. Sliding doors provide excellent indoor-outdoor flow to the garden, while the generous layout creates a warm and welcoming hub for entertaining and everyday life.





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The Property

Living

The spacious living area has been thoughtfully designed for comfortable family living and relaxed entertaining. Enjoy picturesque rural and mountain views, this inviting space offers a warm and welcoming atmosphere throughout the seasons. A freestanding wood burner creates a cosy focal point during the cooler months, while the heat pump provides convenient year-round comfort. Sliding doors provide seamless flow to the covered outdoor entertaining area, extending the living space outdoors and creating the perfect setting for hosting family and friends.





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The Property

Bedrooms

The home offers four generously sized bedrooms, each providing a peaceful retreat with built-in storage and lovely outlooks over the established gardens and surrounding grounds. Filled with natural light and finished in a neutral colour palette, these comfortable spaces offer flexibility for families, guests, or those needing a home office. The spacious master bedroom enjoys beautiful garden and rural views, creating a relaxing sanctuary to unwind at the end of the day. (Bedroom 4 not pictured below)



The Property



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Bathroom and Laundry

Designed with practicality in mind, the home features a well-appointed family bathroom complete with both a separate shower and a bath, catering perfectly to busy family life. The separate laundry provides excellent functionality with direct outdoor access, making everyday tasks a breeze. Adding to the home's convenience are two separate toilets, ideal for families and guests alike.



The Property



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Grounds and Exterior Features

Designed to make the most of its picturesque rural setting, the home boasts an expansive covered deck that serves as a true extension of the indoor living spaces. Accessible directly from the living area, this impressive outdoor entertaining zone provides the perfect setting for year-round dining, family gatherings, or simply relaxing while taking in the stunning rural and mountain views.





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The Property

Grounds and Exterior Features

Set on beautifully maintained grounds, this property offers the perfect balance of space, functionality, and lifestyle. The expansive lawns and established gardens create a private and peaceful setting, with plenty of room for children and pets to play safely. Practicality is well catered for with a large covered carport providing sheltered parking and additional covered space for hobbies, storage, or entertaining overflow. There is also ample off-street parking, including dedicated space for a boat or trailer. Raised vegetable gardens and a garden shed.





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The Property

Grounds and Exterior Features

Set on a beautifully established lifestyle property and productive vineyard, this unique offering combines comfortable family living with exciting income-generating opportunities. A key feature of the property is the working vineyard, providing the potential for an additional income stream while allowing buyers to embrace a rewarding rural lifestyle. The property enjoys a picturesque setting, with expansive views across the surrounding vines and countryside, creating a truly special environment to call home.





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The Property

Grounds and Exterior Features

Adding further value is a separate one-bedroom cottage, offering excellent potential for renovation and restoration. Whether transformed into guest accommodation, a long-term rental, a short-stay retreat, or a space for extended family, this additional option presents a fantastic opportunity to create a second income stream or add further value to the property.



The Property



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Additional Exterior Photos





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**Priced at:
Offers Over \$490,000
Plus GST (if any)**

**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 NL12C/216

Land Registration District Nelson

Date Issued 18 March 1998

Prior References

NL58/24

Estate	Fee Simple
Area	9.2696 hectares more or less
Legal Description	Lot 1 Deposited Plan 19029
Registered Owners	The Proprietors of Wakatu

Interests

Subject to Schedule 1 of the Maori Reserved Land Amendment Act 1997 (which provides a right of first refusal to the other party to a lease, on either a transfer by the lessor or an assignment by the lessee, to a third party).

80310 Building Line Restriction - 30.8.1961 at 3.00 pm

339746.1 Court Order declaring the status of the within land to be general land - 6.7.1994 at 12.00 pm

11412726.1 Lease in renewal of Lease 391535.1 Term 21 years from 01.01.2019 (Right of Renewal) Record of Title

946820 issued - 26.5.2020 at 11:40 am

Certificate of Title



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Identifier**NL12C/216**

**PLAN OF LOT 1
FOR CT DIAGRAM PURPOSES**

LAND DISTRICT NELSON
Survey Bk. & Dist. XI KAITEITERI
NZMS 261 Sheet N26 Rod Map No.

TERRITORIAL AUTHORITY TASMAN DISTRICT COUNCIL
Prepared by Terralink N.Z. Limited
Scale : Proportional Date : APRIL 1998

NEW C's 1 ALLOCATED
LOT 1 - CT 12C/216

TOTAL AREA 9.2696 ha

APPROVED FOR CT DIAGRAM PURPOSES ONLY
Deposited for CT Diagram Purposes Only
18/4/1998
District Land Registrar

CT REF 58/24
FORMERLY PART SECTION 21 MR MOTUEKA DISTRICT

PARCEL LOT 1

LOT 1 9.2696 ha

TASMAN BAY

SCHOOL ROAD

GREEN TREE FERRY

WHARF ROAD

LEGAL ROAD

LODDER LANE

LODDER LANE

LODDER LANE

289.47

85.41

45.12

96.52

112.88

362.04

133.13

1:1000



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

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



R. W. Muir
Registrar-General
of Land

Identifier 946820
Land Registration District Nelson
Date Registered 26 May 2020 11:40 am
Prior References
NL12C/216

Estate	Leasehold	Instrument	L 11412726.1
Area	9.2696 hectares more or less	Term	21 years from 01.01.2019 (Right of Renewal)

Legal Description Lot 1 Deposited Plan 19029

Registered Owners

Motueka Winemakers & Growers Limited

Interests

Excepting thereout all mines coal lignite slate freestone all metals and other minerals in or upon the land and reserving incidental rights to the Lessor

Subject to Schedule 1 of the Maori Reserved Land Amendment Act 1997 (which provides a right of first refusal to the other party to a lease, on either a transfer by the lessor or an assignment by the lessee, to a third party).

12302936.8 Mortgage to Bank of New Zealand - 25.11.2021 at 4:46 pm

Certificate of Title



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Identifier 946820



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: 1:5,000
Tuesday, 9 June 2026

Original Sheet Size 210x297mm

General Property Information



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Property Summary

09/06/2026

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)
1933036700	LOT 1 DP 19029	146 Lodder Lane	Riwaka	9.2696

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
\$5822.22	\$1455.55

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	1,910,000	\$4,089.31
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$77.02/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 X	0.0366c/\$CV	1,910,000	\$699.06
Stormwater: General Drainage	0.0054c/\$CV	1,910,000	\$103.14

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
\$1,910,000.00	\$1,090,000.00	\$820,000.00	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.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
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Property Summary

09/06/2026

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.

\$1,910,000.00	\$1,090,000.00	\$820,000.00	01/09/2023
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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	2400465	30/06/2015	146 Lodder Lane, 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.



Consents

09/06/2026

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.

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
02/04/2004	040601	Alteration to dwelling/additions	Code Compliance Certificate Issued	01/09/2004
28/04/1993	930651	Install wood burner	Code Compliance Certificate Issued	25/05/1993

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
02/07/1992	K18093	Extend dwelling
09/02/1989	G057992	Resite worker accommodation
11/10/1988	G057735	Erect dwelling
08/11/1974	C31786	Demolish a packing shed
13/08/1965	B025613	Apple grading shed
17/11/1961	114398	Erect a bach
12/05/1960	Z051767	Add a lounge

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

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Proposal	Status	Decision	Decision Date
02/03/2015	150233	To take groundwater for irrigation - horticulture (grapes)	Consent Effective	Granted under Delegated Authority	29/05/2015
30/05/2000	NN000292	take groundwater for irrigation of horticultural crops	Expired Regional Consent	Granted under Delegated Authority	01/06/2000



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Consents

09/06/2026

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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.



Environmental Records

09/06/2026

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.

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)

Tasman District Council monitors contaminated sites. This property has a record of the following contamination risks. If the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

LIM Statement

This site has been identified as being subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Part or all of this property is in the mapped area of historic orchard land and has potential for soil to be contaminated with pesticide residues. Any future change of use, substantial earthworks or subdivision might require a site investigation report pursuant to the regulations. Please note this report may result in the need for resource consent under these regulations.

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

One or more natural wetlands have been determined to exist on this property. Tasman Resource Management Plan rules 17.5.5, 17.6.5, 17.7.5, 17.8.5, 28.2.2, and 31.1.6 apply, and are available on the Council website. For further information on these wetlands please contact the Council Ecologist.

Wetland Id	Wetland Name	Type	Notes
5623	BulkInsert77	Saltmarsh	

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.



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Environmental Records

09/06/2026

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.

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.



ARIZTO

Our Team



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Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008

[Click here to book an appraisal](#)



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