



ARIZTO

Property information prepared for:
435 Main 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, **435 Main Road, Riwaka** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Nicholas Calver Wiffen and Deborah Louise Fellowes** (“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	435 Main Road, Riwaka
Certificate of Title	NL5B/233
Legal Description	Lot 4 Deposited Plan 9661
Zoning	Residential
Capital Value	\$700,000
Annual Rates	\$3462.01
Size of Land (sqm)	1341
Size of Dwelling (sqm)	137 (Sleep-Out 31.2)
Age of Home	1990
Living Area	Open Plan living
Bedrooms	3 Bedrooms and a Sleep-Out with Ensuite
Bathrooms	1 Bathroom
Other Rooms	Separate Laundry and Office
Insulation	Underfloor and Ceiling
Sewage	Mains
Water Supply	Rainwater and Bore
Internet	Fibre
Heating	Heat Pump and DVS System
Water Heating	Electric
Foundations	Piles
Roof	Iron
Exterior Cladding	Board and Baton
Joinery	Double Glazed Aluminum
Fencing	Partially Fenced
External Features	Covered Verandah, Landscaped Gardens, Fruit Trees
Garaging	Workshop, Storage, Additional Off-Street Parking, Carport



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The Chattels

Dishwasher, Oven + Hob, Heat Pump(s), Curtains, Extractor Fan, Rangehood, Fixed Floor Coverings, Light Fittings, Heated Towel Rail(s), Smoke Detector(s), DVS System, Garden Shed, Outdoor Pizza Oven, Outdoor Table and Bench.

Excluded Chattels

The light fittings in the living room, hallway, office and the master bedroom. Glass house



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The Property

Kitchen / Dining / Living

The kitchen is well appointed with a practical layout and ample storage space. Electric freestanding oven, 6 burner gas hob and dishwasher. The dining then flows through to the living room which has Rimu timber flooring and outdoor access to the covered North facing verandah with views out over the mountain ranges and native gardens. There is a heat-pump centrally located in the living room for heating, along with an DVS System throughout.



The Property



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Bedrooms

The property has three double bedrooms which all have built-in wardrobes, timber flooring and curtains. The master bedroom has french doors that access out to the covered verandah.



The Property



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Bathroom / Toilet / Laundry

The spacious wet room family bathroom consists of a shower, bath, vanity and heated towel rail. There is a separate toilet with vanity conveniently located off the hallway. The separate laundry is located near the back door of the home for easy outside access.



The Property



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Study and Additional Interior Photos



The Property



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Grounds and Exterior Features

Set on a generous and private 1341sqm established fully-fenced section with beautifully landscaped gardens, vegetable garden and lawn area. Multiple fruit trees including Globe artichokes, asparagus bed, hazelnut, almond, lemon, apricot, olive, green tea, banana palms greengage, peach, grape, pomegranate, walk in fruit cage with raspberries, boysenberries and figs.



The Property



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Grounds and Exterior Features

The Skyline workshop is tucked out of the way at the rear of the section, along with the carport and off-street parking alongside the house.



The Property



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Sleep-Out with Ensuite

There is an added bonus of a spacious consented sleep-out with ensuite consisting of a shower, vanity and toilet. Perfect for the extended family or possible Air bnb option.





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**Priced at:
Offers Over \$749,000**

**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



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**Priced at:
Offers Over \$749,000**

**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



Certificate of Title



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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 NL5B/233

Land Registration District Nelson

Date Issued 02 May 1977

Prior References

NL159/92 NL159/93

Estate Fee Simple
Area 1314 square metres more or less
Legal Description Lot 4 Deposited Plan 9661
Registered Owners
Nicholas Calver Wiffen and Deborah Louise Fellowes

Interests

179934.2 Easement Certificate specifying the following easements - 2.5.1977 at 2.24 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Stormwater	Lot 3 Deposited Plan 9661 - CT NL5B/232	F-G DP 9661	Lot 4 Deposited Plan 9661 - herein	
Stormwater	Lot 4 Deposited Plan 9661 - herein	G-H DP 9661	Lot 2 Deposited Plan 9661	
Stormwater	Lot 4 Deposited Plan 9661 - herein	G-H DP 9661	Lot 3 Deposited Plan 9661	
Stormwater	Lot 5 Deposited Plan 9661 - CT NL5B/234	H-I DP 9661	Lot 4 Deposited Plan 9661 - herein	
Stormwater	Lot 6 Deposited Plan 9661 - CT NL5B/235	I-J DP 9661	Lot 4 Deposited Plan 9661 - herein	
Right of way	Lot 3 Deposited Plan 9661	A DP 9661	Lot 4 Deposited Plan 9661 - herein	
Right of way	Lot 4 Deposited Plan 9661 - herein	B DP 9661	Lot 2 Deposited Plan 9661	
Right of way	Lot 4 Deposited Plan 9661 - herein	B DP 9661	Lot 3 Deposited Plan 9661	

The rights of way easements specified in Easement Certificate 179934.2 when created will be subject to Section 37(1)(a) Counties Amendment Act 1961

187475.1 Gazette Notice declaring part of adjoining State Highway No. 60 for half its width on the western side to be a limited access road - 9.5.1978 at 1.55 pm

Fencing Covenant in Transfer 297093.1 - 3.4.1990 at 9.45 am

6232317.2 Mortgage to (now) Westpac New Zealand Limited - 30.11.2004 at 9:00 am

Subject to a right of way over part marked B on DP 9661 created by Easement Instrument 8287073.8 - 16.9.2009 at 9:00 am

Certificate of Title



ARIZTO

Identifier

NL5B/233

Survey Approved:

Pursuant to Sec. 34 of the Counties Amendment Act 1961, the Waimea County hereby confirms this subdivision subject to the laying out and granting of the Easements shown on the memorandum of easements endorsed hereon and certifies that it complies with the provisions and requirements of its Operative District Scheme.

Dated this 14 day of Dec, 1976.

[Signature]
Chairman.

County Clerk.

REGISTERED PROPRIETOR

SCHEDULE OF EASEMENTS

Easement	Granted	Received
Stormwater	P. G	Lot 412
	G. N	Lot 12
	H. J	Lot 3
	L. M	Lot 5
	N. L	Lot 8
	R. L	Lot 9
	S. L	Lot 10

RIGHT OF WAY

Right of Way	Granted	Received
Pt Lot 3	Lot 2, 4, 5	Lot 3
Pt Lot 4	Lot 2, 3, 5	Lot 4
Pt Lot 8	Lot 7, 8, 9, 10	Lot 8
Pt Lot 9	Lot 7, 8, 9, 10	Lot 9
Pt Lot 10	Lot 7, 8, 9, 10	Lot 10

Road Legal by Crown Grant, T. 45493, T. 37655 & Sec. 35(3) Counties Amendment Act 1961.

Total Area: 1.0684 ha
Comprised in: CI 15810, CI 15812, CI 15814, CI 15816, CI 15818, CI 15820, CI 15822, CI 15824, CI 15826, CI 15828, CI 15830, CI 15832, CI 15834, CI 15836, CI 15838, CI 15840, CI 15842, CI 15844, CI 15846, CI 15848, CI 15850, CI 15852, CI 15854, CI 15856, CI 15858, CI 15860, CI 15862, CI 15864, CI 15866, CI 15868, CI 15870, CI 15872, CI 15874, CI 15876, CI 15878, CI 15880, CI 15882, CI 15884, CI 15886, CI 15888, CI 15890, CI 15892, CI 15894, CI 15896, CI 15898, CI 15900, CI 15902, CI 15904, CI 15906, CI 15908, CI 15910, CI 15912, CI 15914, CI 15916, CI 15918, CI 15920, CI 15922, CI 15924, CI 15926, CI 15928, CI 15930, CI 15932, CI 15934, CI 15936, CI 15938, CI 15940, CI 15942, CI 15944, CI 15946, CI 15948, CI 15950, CI 15952, CI 15954, CI 15956, CI 15958, CI 15960, CI 15962, CI 15964, CI 15966, CI 15968, CI 15970, CI 15972, CI 15974, CI 15976, CI 15978, CI 15980, CI 15982, CI 15984, CI 15986, CI 15988, CI 15990, CI 15992, CI 15994, CI 15996, CI 15998, CI 16000.

I, Selwyn Raymond Cobwell Light, of Motueka, Registered Surveyor and holder of an annual practicing certificate, hereby certify that this plan has been made from surveys executed by me or under my direction, that such plans and surveys are correct and have been made in accordance with the regulations under the Land Act 1948, and that the same are in accordance with the regulations under the Land Act 1948.

Dated at Motueka, this 20th day of December, 1976. Signature *[Signature]*

Chief Surveyor

Reference Plans: DP 1584, 3231, 3952

Approved as to Survey

Deposited this 14 day of Dec, 1976

Chief Surveyor

District Land Registrar

9661

LAND DISTRICT Nelson

SURVEY BLK. & DIST. X/25 Kaiteiteri

RZHS 177 SHEET No. 5.14

LOCAL AUTHORITY Waimea County

Subdn of P^t Lot 2 DP 1984 & Lots 1-4 DP 3952

Scale 1:500 Date Dec. 1976

Aerial Map



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— State Highway Roads
— Road Boundaries

□ Valuation 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, 21 April 2026

Original Sheet Size 210x297mm

General Property Information



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Property Summary

21/04/2026

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)
1933049600	LOT 4 DP 9661	435 Main Road Riwaka	Riwaka	0.1314

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
\$3462.01	\$865.50

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	595,000	\$1,273.90
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
Wastewater - 1st Pan	\$1007.50/pan	1	\$1,007.50
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 X	0.0366c/\$CV	595,000	\$217.77
Stormwater: General Drainage	0.0054c/\$CV	595,000	\$32.13

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
\$595,000.00	\$350,000.00	\$245,000.00	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.



Property Summary

21/04/2026

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$700,000.00	\$350,000.00	\$350,000.00	01/09/2023

Water Meter Information

No Water Meter information is available for this property

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater

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	2401894	08/06/2015	435 Main Road Riwaka, 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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment



Consents

21/04/2026

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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
04/09/2002	021497	To erect sleepout with ensuite	Code Compliance Certificate Issued	13/03/2003
19/06/1998	980902	To build storage shed	Code Compliance Certificate Issued	18/09/1998

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
12/05/1992	K01286	Burner installation
09/07/1990	H058482	Erect new dwelling

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
12/09/2002	020545	Sleepout with reduced setback from Rural zone	Consent Effective	Granted under Delegated Authority	16/09/2002

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.



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Consents

21/04/2026

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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.