



ARIZTO

Property information prepared:
525 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.





ARIZTO

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 [525 Main 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.



ARIZTO

Property information

Property Address	525 Main Road, Riwaka
Certificate of Title	NL87/47
Legal Description	Lot 2 Deposited Plan 2804
Zoning	Residential
Capital Value	\$520,000
Size of Land (sqm)	812
Age of Home	1940s
Living Area	Kitchen, dining which flows onto a sunny north facing lounge
Bedrooms	One double bedroom
Bathrooms	One-bathroom
Insulation	Underfloor and ceiling
Wastewater	Mains
Water Supply	Town supply
Internet	Fibre Optic
Heating	Heat Pump
Water Heating	Electric
Foundations	Piles
Roof	Colour Steel
Exterior Cladding	Weatherboard
Joinery	Single glazed
Fencing	Partially Fenced
External Features	Private deck off master bedroom



Property Information

Living Area	Open plan kitchen, dining and lounge
Bedrooms	One
Bathrooms	One-bathroom
Insulation	Ceiling, Underfloor, Underfloor
Wastewater	Town supply
Water Supply	Mains
Heating	Heat Pump
Water Heating	Electric
Foundations	Piles
Roof	Colour Steel
Joinery	Single glazed
External Features	North facing, covered deck which flows from the living area



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The Chattels

Main house cottage

Stove, Fixed Floor Coverings, Curtains, Light Fittings, Heat Transfer System, Garden Shed

Second Dwelling

Heat Pump, Curtains, Stove, Fixed Floor Coverings, Light Fittings

Tenancy Details

Vacant Possession



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Main Cottage

Kitchen/Dining/Lounge

The kitchen has neutral colours throughout and flows on to the dining with lino flooring. The dining room then flows out to the sunny, north facing lounge. The lounge has a lovely window seat that you can sit and enjoy the views out over the front garden.



The Property



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Bedroom/Bathroom

The north facing main bedroom is well positioned with all day sun. It has doors out onto its own private deck. The bathroom flows on from the bedroom. It is a tiled room with shower over bath, toilet and vanity.





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The Property

Outdoor Entertaining

The private deck area flows off the main bedroom. There is also a large front lawn which allows for additional room for the children or pets to play.



The Property



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Dwelling 2

The second dwelling is to the rear of the property and is fully self contained with a full kitchen, dining and lounge. Plus a bedroom and main bathroom.

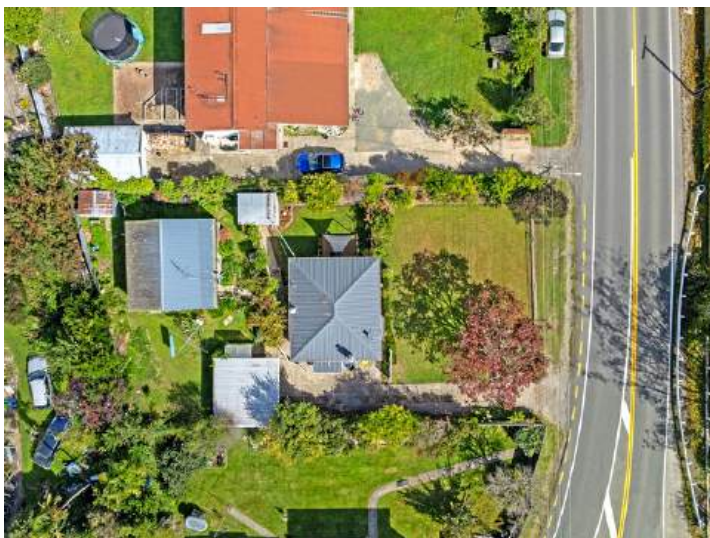


The Property



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Grounds



The Property



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Parking





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Priced at:
Offers Over \$555,000

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





ARIZTO

**Priced at:
Offers Over \$555,000**

**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 NL87/47
Land Registration District Nelson
Date Issued 19 February 1941

Prior References
NL65/111

Estate Fee Simple
Area 812 square metres more or less
Legal Description Lot 2 Deposited Plan 2804

Registered Owners
Shirley Anne McKenzie

Interests

1132 Order in Council imposing Building Line Restriction - 5.1.1939 at 3.00 pm
Fencing Agreement in Transfer 62169 - 30.7.1957 at 2.30 pm
167987.1 Gazette Notice declaring the adjoining road to be a limited access road - 20.10.1975 at 1.41 pm
Fencing Covenant in Transfer 300037.1 - 24.7.1990 at 11.00 am
8397228.2 Mortgage to Westpac New Zealand Limited - 22.1.2010 at 3:24 pm

Certificate of Title



ARIZTO

Identifier

NL87/47

Land Transfer Office
 RECEIVED: 11 NOV 1939
 TITLE REF: 60111
 REFERRED TO DRAUGHTSMAN
 L. T. DRAMMERTMAN
 EXAMINED: [Signature]
 TRAV. REG. VOL. 210, PAGE 05-6
 COMP. BL. NO. [Blank]
 REG. PLAN 1547, 1548, 1549, 1550
 [Signature], Chief Surveyor

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
 NELSON LAND DISTRICT
 WAIMEA COUNTY

DEPOSITED THIS 11 DAY of NOVEMBER 1939
 of [Signature]
 CHIEF SURVEYOR

APPROVED TO ACCOUNTING TO [Signature] 16/11/39
 CHIEF SURVEYOR

Public Road by Crown Grant 2 Miles 27 Chains 76 Links
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 LOT 3 3212
 LOT 4 3213
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Property Summary

13/02/2026

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)
1933026300	LOT 2 D P 2804 BLK X KAITERITERI S D	525 Main Road Riwaka	Riwaka	0.0812

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
\$3825.34	\$956.34

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	525,000	\$1,124.03
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
Urban Wat.Supply- Serv Chge	\$542.60/meter	1	\$542.60
Regional River Works-Area X	0.0366c/\$CV	525,000	\$192.15
Stormwater: General Drainage	0.0054c/\$CV	525,000	\$28.35

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
\$525,000.00	\$355,000.00	\$170,000.00	01/09/2023

New Rating Valuation



Property Summary

13/02/2026

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.

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
\$525,000.00	\$355,000.00	\$170,000.00	01/09/2023

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
W15582		16MC208068	03/09/2025	78	209

Services

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

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

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	2401779	08/06/2015	525 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

13/02/2026

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
16/02/2010	100116	Construct Versatile double carport	Code Compliance Certificate Issued	16/06/2010
16/05/2005	055311	Sleepout	Code Compliance Certificate Issued	16/12/2005

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
02/07/1990	H021684	Extension to 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
27/05/2005	050444	construct a Skyline sleepout (accessory building) 3.8m above natural ground level	Consent Effective	Granted under Delegated Authority	05/07/2005

Planning Permits

No historical planning permits have been found for this property

Works and Land Entry Agreements



Consents

13/02/2026

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.

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



Environmental Records

13/02/2026

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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



ARIZTO



- 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: 1:500
Friday, 13 February 2026

Original Sheet Size 210x297mm



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