

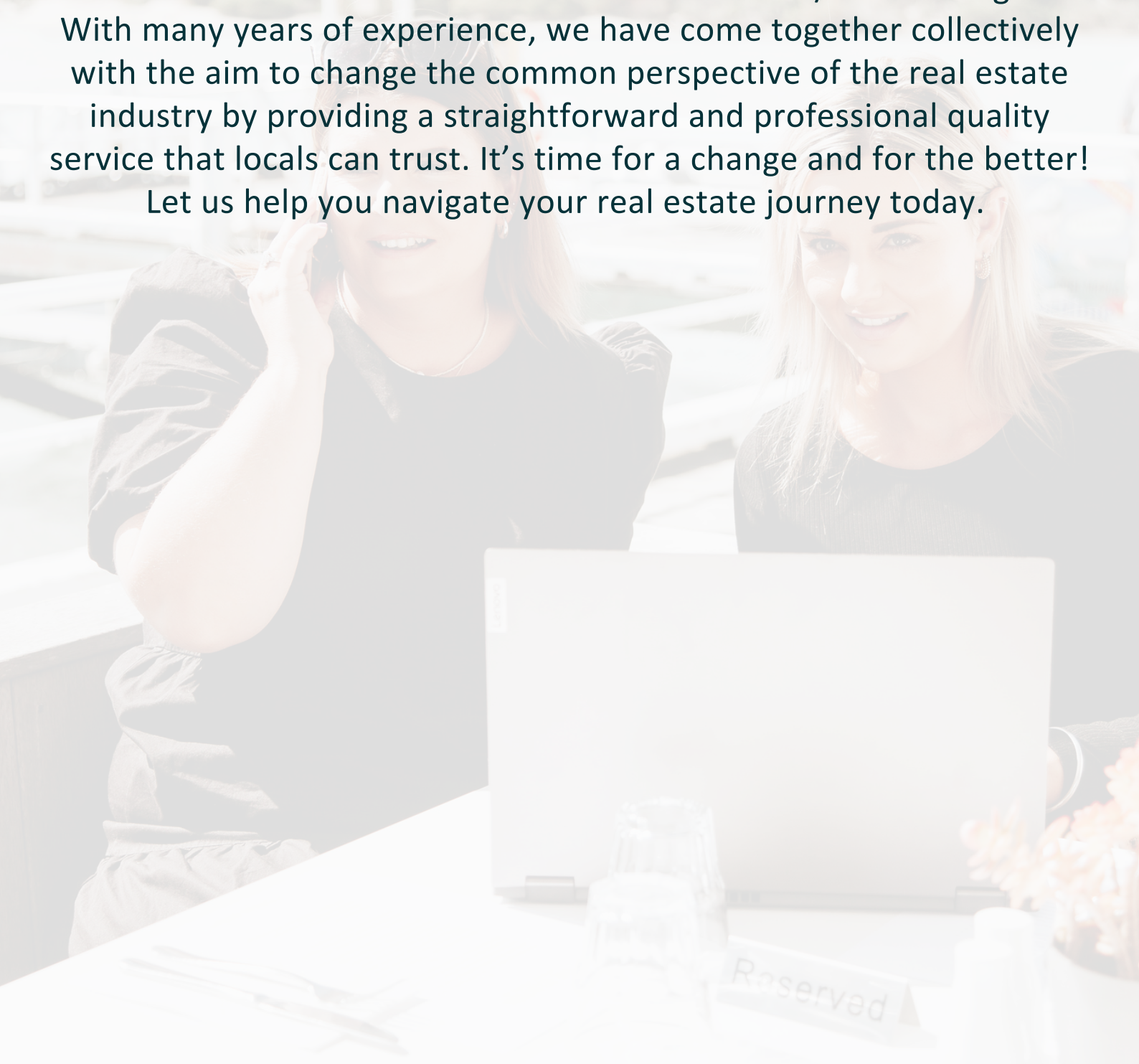


# ARIZTO

Property information prepared for:  
**92 Dehra Doon 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

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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, **92 Dehra Road, Riwaka** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **John Douglas Green and Rita Paczian** (“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

|                               |  |
|-------------------------------|--|
| <b>Property Address</b>       | <b>92 Dehra Road, Riwaka</b>   |
| <b>Certificate of Title</b>   | <b>NL2B/1230</b>   |
| <b>Legal Description</b>      | <b>Lot 1 Deposited Plan 5353</b>   |
| <b>Zoning</b>                 | <b>Rural 1</b>   |
| <b>Capital Value</b>          | <b>\$850,000</b>   |
| <b>Annual Rates</b>           | <b>\$2858.78</b>   |
| <b>Size of Land (sqm)</b>     | <b>2023</b>  |
| <b>Size of Dwelling (sqm)</b> | <b>180m2</b>   |
| <b>Age of Home</b>            | <b>1960's (Fully renovated 2025/26)</b>  |
| <b>Living Area</b>            | <b>Open plan living</b>  |
| <b>Bedrooms</b>               | <b>3 Bedrooms</b>  |
| <b>Bathrooms</b>              | <b>2 Bathrooms</b>   |
| <b>Other Rooms</b>            | <b>Office/4th Bedroom, Separate Laundry, Sunroom, Conservatory</b>                     |
| <b>Insulation</b>             | <b>Ceiling, Underfloor, Walls</b>  |
| <b>Sewage</b>                 | <b>Septic</b>  |
| <b>Water Supply</b>           | <b>Rainwater (UV Filter System)</b>  |
| <b>Internet</b>               | <b>Wifi/Broadband</b>  |
| <b>Heating</b>                | <b>Wood Burner and HRV System</b>  |
| <b>Water Heating</b>          | <b>Electric and Solar</b>  |
| <b>Foundations</b>            | <b>Piles</b>   |
| <b>Roof</b>                   | <b>Corrugated Iron</b>   |
| <b>Exterior Cladding</b>      | <b>Mixed</b>   |
| <b>Joinery</b>                | <b>Double Glazed (excl conservatory)</b>   |
| <b>Fencing</b>                | <b>Fully Fenced</b>  |
| <b>External Features</b>      | <b>BBQ Area, Decking, Landscaped Gardens, Large Lawn Area</b>                          |
| <b>Garaging</b>               | <b>Single Garage, Carport, Garden Shed, Wood Shed, Glass House, Off-Street Parking</b> |



# ARIZTO

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## The Chattels

Dishwasher, Wall Oven, Cooktop, Fixed Floor Coverings, Light Fittings, Garden Shed, Wood Shed, HRV System, Heated Towel Rails x2, Glass House, Garage Door Opener(s)

## Specifically Excluded Chattels

## Tenancy Details

Vacant Possession



# ARIZTO

## The Property

### Kitchen and Dining

At the heart of the home, the spacious open-plan kitchen and dining creates a welcoming hub for everyday life and entertaining. The beautifully designed kitchen features sleek stone benchtops, quality appliances, tiled flooring, and generous cabinetry, offering both style and functionality. A large breakfast bar provides the perfect spot for casual meals, morning coffee, or gathering with friends while cooking.





# ARIZTO

## The Property

### Living

The living room has new carpet flooring and a wood-burner for heating. The cosy bench seat is the most perfect spot to relax and unwind with incredible views out over the grounds and hills. The ranchsliders have access out on the sunny decking for entertaining.





## Bedrooms

The home has three double bedrooms, also an office that is the size of another 4th double bedroom option. The master bedroom has built-in wardrobes and ensuite with views out over the garden and sea. The other two bedrooms have built-in wardrobes with views out over the garden. All of the bedrooms are newly carpeted.



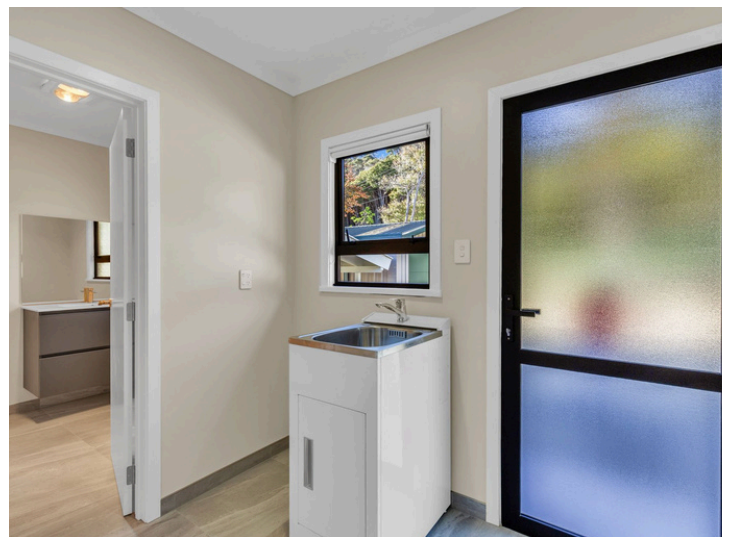
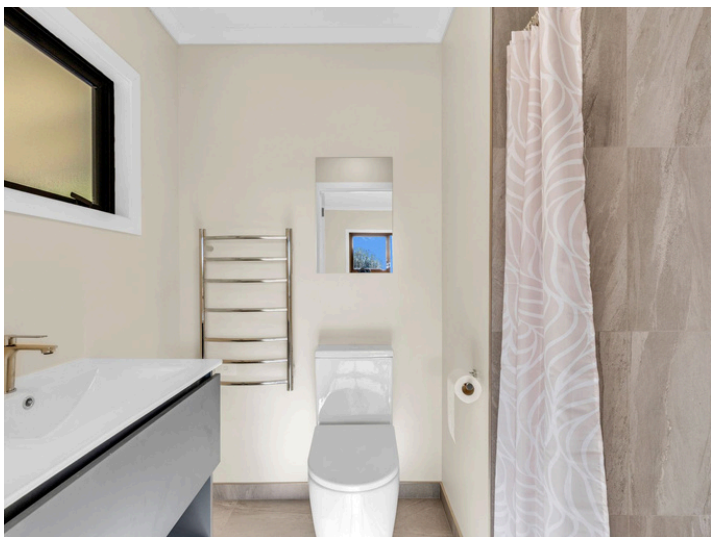
# The Property



# ARIZTO

## Bathrooms and Laundry

Both the family bathroom and the ensuite off the master bedroom have a vanity, toilet, shower, tiled flooring and a heated towel rail. There is also a separate laundry with outside access located off the hallway.



# The Property



# ARIZTO

## Conservatory and Sunroom

There is a large conservatory and a sunroom. The sunroom, accessed off the kitchen, is the perfect spot for a morning coffee with beautiful rural and sea views out over the horizon. The conservatory, accessed from the dining and the office/4th bedroom, has quality tiled flooring and opens out to the North-facing deck. Built to be enjoyed all year round.



# The Property



# ARIZTO

## Grounds and Exterior Features

Accessed from the conservatory and the living room is a spacious deck area with built-in seating. The home sits on a spacious and private 2023sqm established section with landscaped gardens, mature trees and a generous lawn area. Multiple fruit trees include avocados, persimmons, hazelnuts, figs, feijoas, prune plums, oranges, lemons and apples.



# The Property



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## Grounds and Exterior Features

Driveway of asphalt and concrete with ample off-street parking. Single garage plus a carport with covered entryway to the house. Rotary clothesline and garden shed tucked out of the way along with covered firewood storage. Multiple outdoor entertaining zones, north facing deck and bbq patio area. Large main 18,000L water tank plus a smaller tank collecting water off the garden shed for the grounds.



Digitally Enhanced Gra



Digitally Enhanced Gra

# The Property



# ARIZTO

## Additional Exterior Photos



# The Property



# ARIZTO

## Additional Exterior Photos





# ARIZTO

**Priced at:  
Offers Over \$819,000**

**Want to book a  
viewing?**

**Electra Trewavas**  
Licensed Salesperson

**021 025 73438**

**[electra.t@arizto.co.nz](mailto:electra.t@arizto.co.nz)**

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



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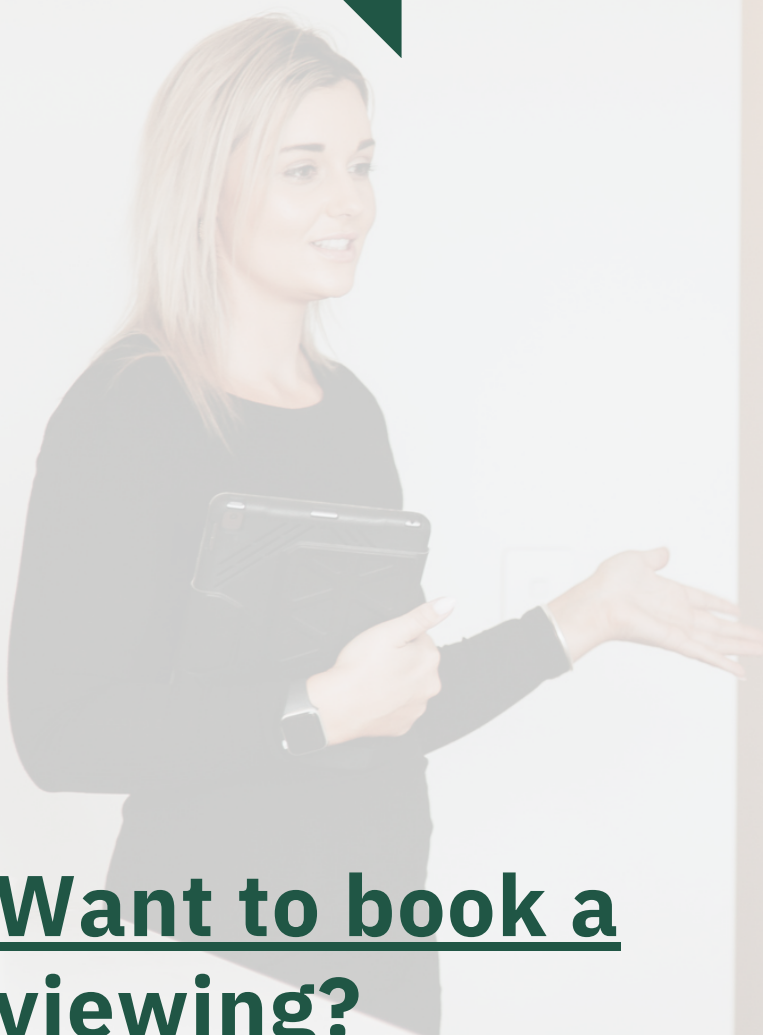
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**Tiana Ferguson**  
Licensed Salesperson

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

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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** **NL2B/1230**  
**Land Registration District** **Nelson**  
**Date Issued** 22 March 1967

**Prior References**  
NL65/236

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**Estate** Fee Simple  
**Area** 2023 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 5353

**Registered Owners**  
John Douglas Green and Rita Paczian

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**Interests**

K3577 Building Line Restriction

328808.1 Transfer creating the following easements - 15.7.1993 at 11.04 am

| Type         | Servient Tenement                            | Easement Area           | Dominant Tenement                     | Statutory Restriction |
|--------------|--|-------------------------|---------------------------------------|-----------------------|
| Convey water | Lot 4 Deposited Plan<br>16009 - CT NL10C/210 | B & C-D-E-F DP<br>16009 | Lot 1 Deposited Plan<br>5353 - herein |                       |



# 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, 27 February 2026

Original Sheet Size 210x297mm

# General Property Information



# ARIZTO



## Property Summary

27/02/2026

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) |
|------------|--|--------------------|--------|-----------|
| 1933007500 | LOT 1 DP 5353<br>BLOCK X<br>KAITERITERI SD | 92 Dehra Doon Road | Riwaka | 0.2023    |

### 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 |
|--------------|--------------------|
| \$2858.78    | \$714.70           |

### Rates Breakdown

The Annual Rates above are broken down as follows:

| Description                    | Rate         | Units   | Amount     |
|--------------------------------|--------------|---------|------------|
| General Rate                   | 0.2141c/\$CV | 850,000 | \$1,819.85 |
| 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 | 410,000 | \$62.32    |
| Stormwater: General Drainage   | 0.0054c/\$CV | 850,000 | \$45.90    |

### 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 |
|---------------|--------------|--------------|----------------|
| \$850,000.00  | \$410,000.00 | \$440,000.00 | 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

27/02/2026

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.

| New Capital Value | New Land Value | New Improvements Value | New Valuation Date |
|-------------------|----------------|------------------------|--------------------|
| \$850,000.00      | \$410,000.00   | \$440,000.00           | 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 | 2402666       | 08/06/2015   | 92 Dehra Doon Road,<br>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

27/02/2026

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 |
|------------------|-----------|---|------------------------------------|----------------|
| 20/01/2026       | 260034    | Install freestanding wood burner        | Code Compliance Certificate Issued | 12/02/2026     |
| 25/03/2015       | 150242    | Construct new conservatory              | Code Compliance Certificate Issued | 19/02/2016     |
| 25/03/2015       | 150242P   | Construct new conservatory              | PIM/TAN Issued                     |                |
| 30/01/2013       | 130071    | Construct new garage                    | Code Compliance Certificate Issued | 17/04/2013     |
| 27/09/2010       | 101143    | Install new solar hot water system      | Code Compliance Certificate Issued | 30/11/2010     |
| 22/02/2002       | 020230    | Additions & alterations to dwelling     | Code Compliance Certificate Issued | 24/04/2002     |
|                  | ND0149    | Flooding Event 11/07/2025 - Red Sticker | Lodged                             |                |

### 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                                       |
|------|---------------|---|
|      | I049941       | 14/3/79 - Plumbing and Drainage Permit 3218 |

### 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 |
|------------------|-----------|----------|--------|----------|---------------|
|------------------|-----------|----------|--------|----------|---------------|



## Consents

27/02/2026

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.

|            |        |   |                   |                                   |            |
|------------|--------|---|-------------------|-----------------------------------|------------|
| 28/11/2012 | 120910 | To construct a domestic garage in the Rural 1 Zone that contravenes the front boundary setback and the internal boundary setback. | Consent Effective | Granted under Delegated Authority | 06/12/2012 |
|------------|--------|---|-------------------|-----------------------------------|------------|

### 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.



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)

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](mailto:biodiversity@tasman.govt.nz).



ARIZTO

## Our Team



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