



ARIZTO



Property information prepared:
8 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 **8 Lodder Lane, 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.



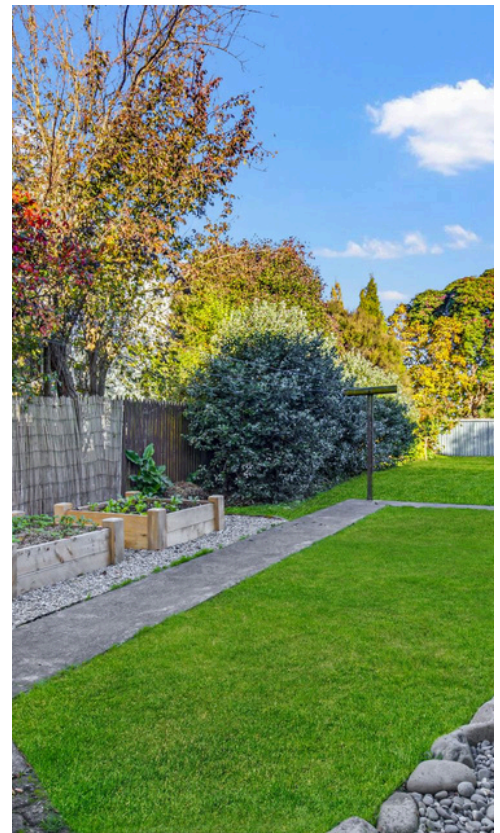
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Property Information

Property Address	8 Lodder Lane, Riwaka
Certificate of Title	NL12C/484
Legal Description	Lot 1 Deposited Plan 18966
Zoning	Residential
Capital Value	\$750,000
Size of Land (sqm)	1205
Size of Dwelling (sqm)	170
Age of Home	1983
Living Area	Open plan kitchen, dining and lounge separated from the kitchen
Bedrooms	Five - Bedrooms
Bathrooms	Two - Bathrooms
Insulation	Underfloor, Ceiling
Wastewater	Town supply
Water Supply	Bore
Internet	Fibre Optic
Heating	Heat Pump, Wood Burner
Water Heating	Electric
Foundations	Concrete Slab
Roof	Colour Steel
Exterior Cladding	Brick, weatherboard
Joinery	Single Glazed, Aluminum Joinery
Fencing	Partially fenced
External Features	Covered patio off dining, lawn, easy care grounds, fruit trees
Garaging	Separate workshop plus carport and additional off-street parking



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The Chattels

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

Tenancy Details

Vacant Possession

The Property



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Kitchen/Dining

The kitchen is a light-filled and practical hub of the home, offering generous bench space, excellent storage, and an easy flow for everyday living. Large windows frame leafy outlooks and fill the space with natural light, while the open layout keeps you connected to family and guests while cooking. A walk-through pantry adds convenience, and the adjoining dining area creates a welcoming setting for relaxed meals and entertaining.



The Property



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Lounge

The spacious lounge is light-filled and welcoming, with large windows, elevated outlooks. Generous proportions and a heat pump provide year-round comfort for relaxed everyday living.



The Property



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Master Bedroom

Positioned in a quieter wing of the home, the generous master bedroom offers a peaceful retreat, complete with a bay window that fills the room with natural light and garden views.



The Property



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Bedroom 2 Upstairs

The second bedroom upstairs is currently set up as a second lounge but it is a double bedroom with a wardrobe and carpet flooring.



The Property



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Bathroom Upstairs

The Main Bathroom has been stylishly updated with modern finishes, tiled flooring, a separate shower, and a bath for added comfort plus the convenience of a separate toilet. Beautifully finished with under floor heating and a heated towel rail.



The Property



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Downstairs Kitchenette/Laundry

The kitchenette has been beautifully finished with lino flooring and offers ample bench and cupboard space which flows to the laundry area with outdoor access.



The Property



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Downstairs Bathroom

The downstairs bathroom has lino flooring and is finished with a vanity, shower and separate toilet for convenience.



The Property



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Living space (downstairs)

The downstairs living space is centrally located and access from the hallway.



The Property



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Bedrooms 3,4 & 5 (downstairs)

All three downstairs bedrooms are double bedrooms and finished with carpet flooring and curtains.



The Property



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Garage/Carport/Parking

There is Ample off street parking with a generous gravelled area, offering space for multiple vehicles, guests, trailers or extra toys plus a freestanding garage/workshop and carport.



The Property

Grounds



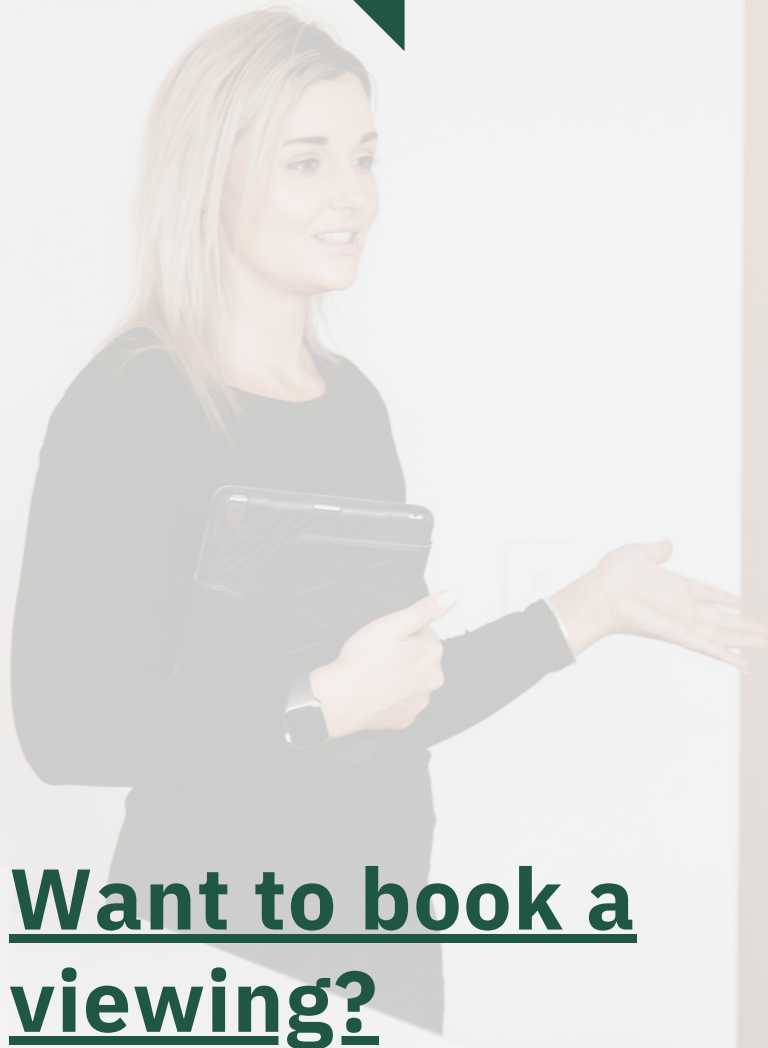
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Priced at:
Enquiries over \$789,000



**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



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Priced at:
Enquiries over \$789,000

**Want to book a
viewing?**

Electra Trewavas
Licensed Salesperson

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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/484**

Land Registration District **Nelson**

Date Issued 17 April 1998

Prior References

NL61/284

Estate Fee Simple

Area 1205 square metres more or less

Legal Description Lot 1 Deposited Plan 18966

Registered Owners

Glendon William Stanley-Best and Irma Stanley-Best

Interests

12023792.3 Mortgage to ANZ Bank New Zealand Limited - 31.3.2021 at 12:12 pm

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NL12C/484

Transaction ID 8910732
Client Reference Quickmap

General Property Information



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Property Summary

05/03/2026

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)
1933041300	LOT 1 DP 18966	8 Lodder Lane	Riwaka	0.1205

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
\$3858.96	\$964.74

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	750,000	\$1,605.75
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	750,000	\$274.50
Stormwater: General Drainage	0.0054c/\$CV	750,000	\$40.50

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
\$750,000.00	\$350,000.00	\$400,000.00	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

05/03/2026

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$750,000.00	\$350,000.00	\$400,000.00	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	2401731	08/06/2015	8 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.

General Property Information



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Consents

05/03/2026

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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
13/02/2001	010148	To install metro pioneer heater	Code Compliance Certificate Issued	26/03/2001

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
23/01/1989	1079	Plumbing and Drainage Permit
30/09/1988	G057693	Alter dwelling (extend lounge area)
06/09/1988	G057622	Erect garden shed
13/09/1983	B002549	Erect 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
20/02/1998	980079	undertake a two lot subdivision	Section 223	Granted under Delegated Authority	20/02/1998

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
10/08/1983	T2/9/1/652	ERECT DWELLING	P J TEECE LODDERS LANE

General Property Information



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Consents

05/03/2026

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Works and Land Entry Agreements

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

General Property Information



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Environmental Records

05/03/2026

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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

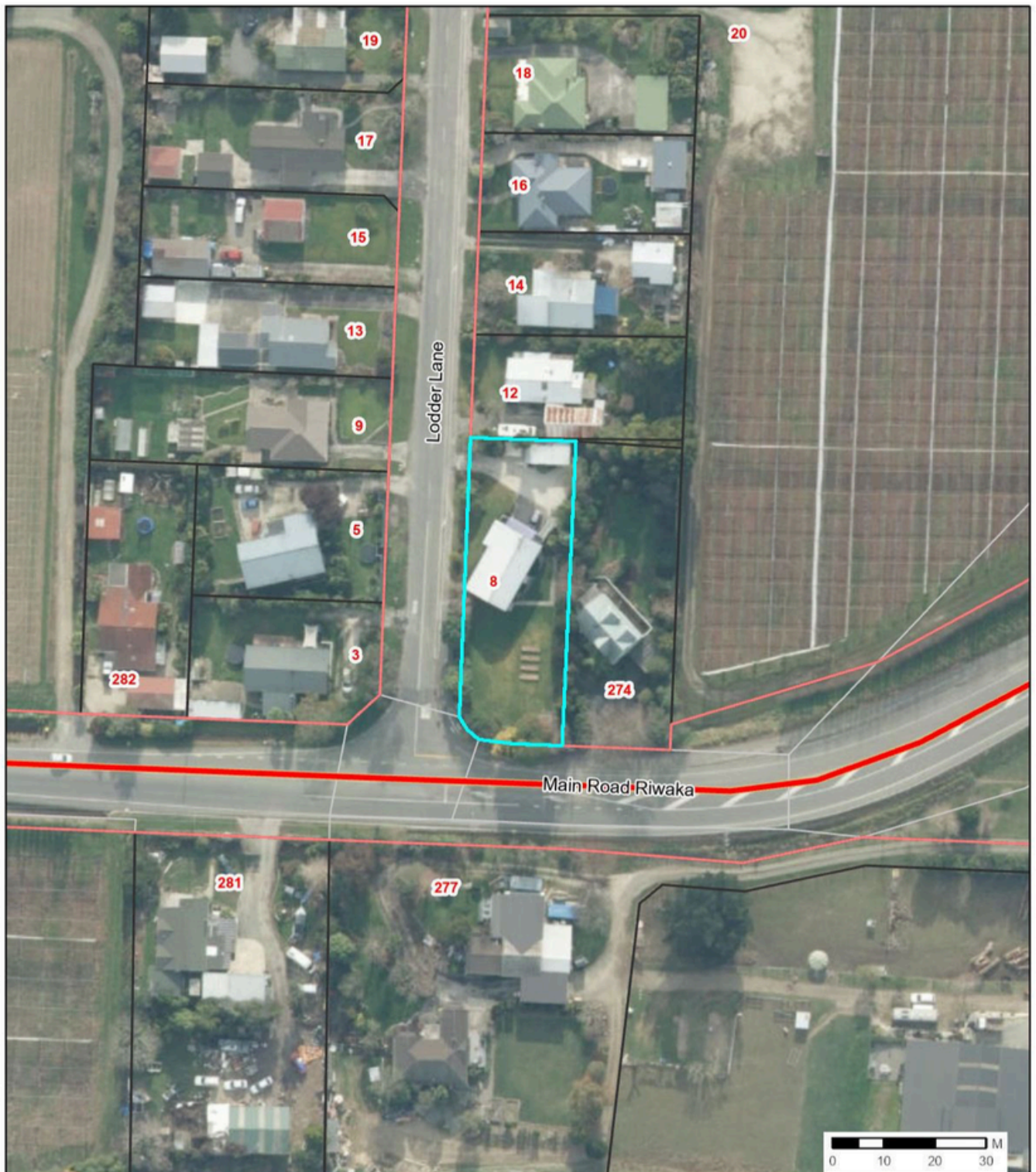
Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, 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
Thursday, 5 March 2026

Original Sheet Size 210x297mm



ARIZTO

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