



ARIZTO

Property Information Prepared for:

6 ROWLING ROAD

KAITERITERI



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, **6 ROWLING ROAD** (“THE PROPERTY”) AND HAS BEEN PREPARED BY SMARTER REAL ESTATE (“THE ADVISORS”) FOR **CHRISTOPHER AND DENISE DUDER** (“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.

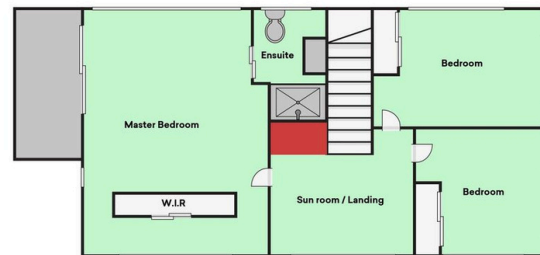
Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.



Property Information

Price by Negotiation

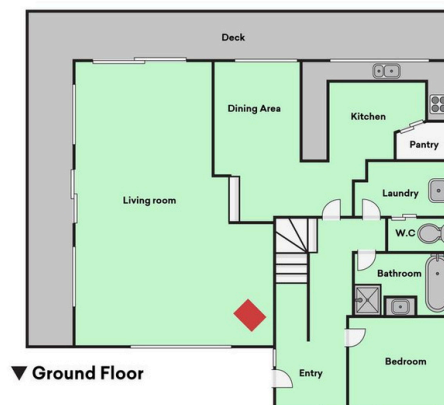
Legal Description	Freehold, Lot 18 Deposited Plan 6180
Rateable Value	\$1,740,000
Rates	\$7,253.15
Year Built	1970-1979 Renovated in 2015
Land Area	1,505 m ²
House Area	251 m ²
Exterior	Fibre Cement
Roof	Steel/G-Iron
Car Parking	Double Garage and 4+ Off Street Parking
Heating	Closed Fire, Heat Pumps
Water	Mains
Sewage	Mains
Insulation	Ceiling and Walls
Disclosure	Potential to subdivide or build a second dwelling, check with TDC



▲ 1st Floor



Basement



▼ Ground Floor



ARIZTO



Big coastal gatherings, long summer stays and everyday family living come naturally in this six-bedroom Kaiteriteri home. Set across multiple levels on a 1550m² section, with 251m² of floor area, three bathrooms, generous living zones and off-street parking for all the toys, as well as the possibility to subdivide or build a second dwelling with the right consents.

The main living areas feel relaxed and social, with wide glazing bringing in natural light and sliders opening to decks and garden. The lounge is warm and welcoming, with carpet, recessed lighting and a wood burner for cosy evenings. Nearby, the kitchen and dining areas sit together on hard flooring, creating a practical hub for breakfasts, shared dinners and everything in between.

Accommodation is generous and flexible across the home. The main bedroom is a comfortable retreat with excellent natural light, a walk-in wardrobe, ensuite and heat pump. The remaining bedrooms suit children, guests, extended family or working from home, with options including elevated outlooks, sloped ceilings, study space and direct garden access. Three bathrooms, a separate laundry and extra W.C. help keep busy mornings and full-house stays running smoothly.

Outside, elevated decks make the most of sweeping views towards the water and surrounding hills, giving you a beautiful spot for morning coffee, sunset drinks or summer lunches. Covered entertaining areas add all-weather usability, while landscaped gardens, established planting and flat lawn give children and pets room to enjoy the outdoors.

Positioned close to Kaiteriteri Beach and the Kaiteriteri Mountain Bike Park, this address puts swimming, boating, walking and trail riding within easy reach. Motueka's shops, services and schooling options are a straightforward drive away, so you can enjoy the coast without losing everyday convenience. Get in touch with Ruben Fry to arrange a viewing.



ARIZTO

The Property

Additional Photos





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The Property

Additional Photos





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The Property

Additional Photos

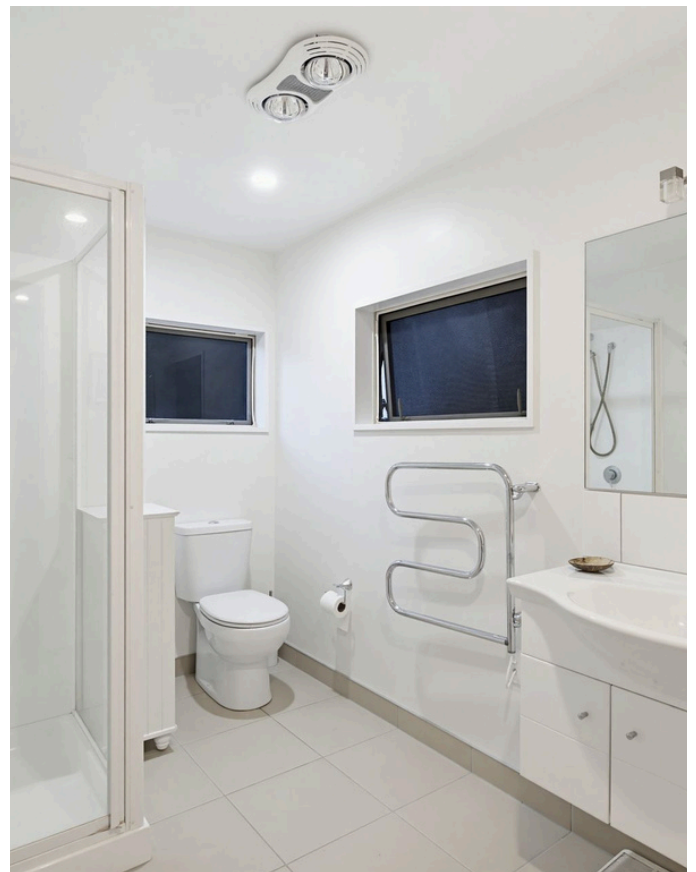




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The Property

Additional Photos





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The Property

Additional Photos

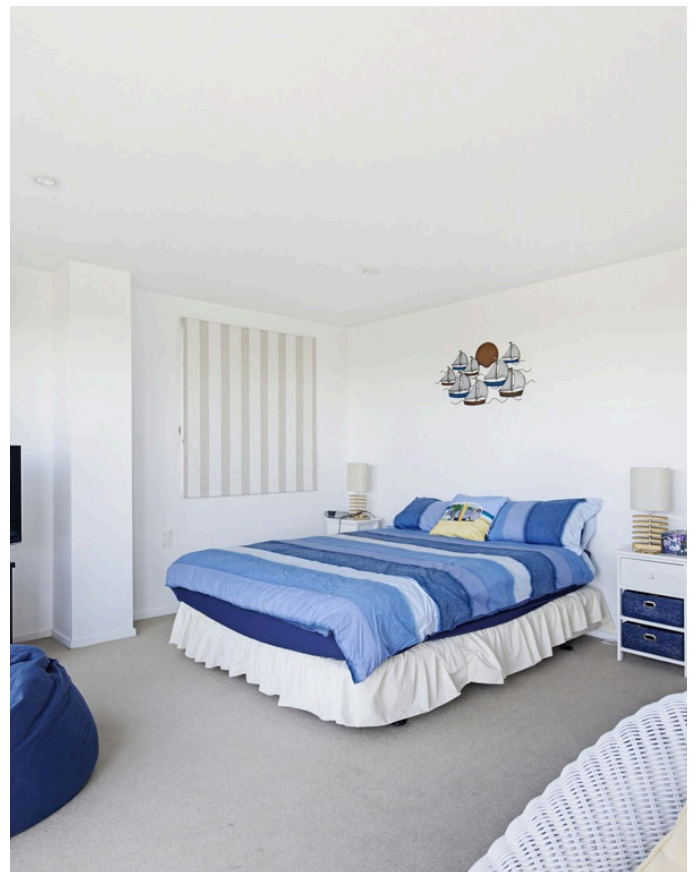




ARIZTO

The Property

Additional Photos





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The Property

Additional Photos





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The Property

Additional Photos





Ruben Fry

Licensed Salesperson



MY CONTACT

Phone

027 749 6161

Email

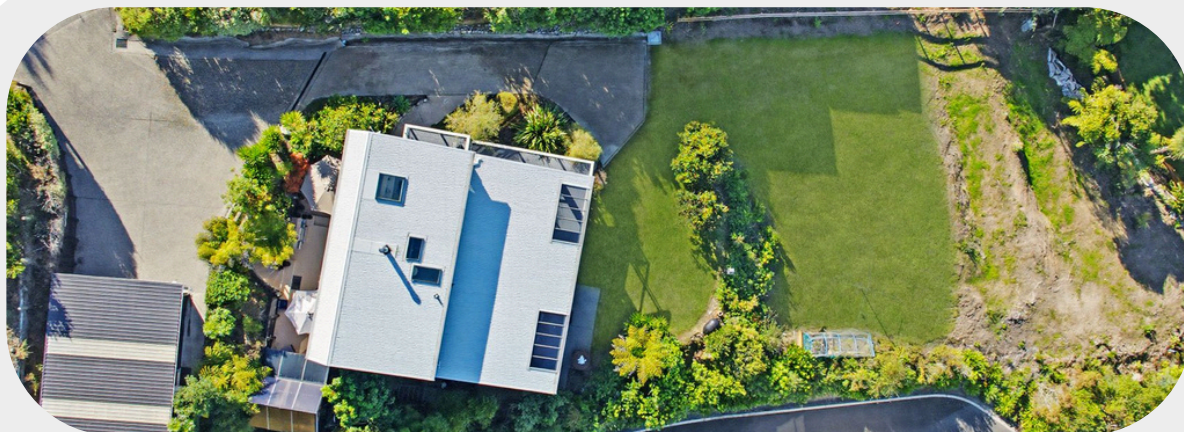
ruben.fry@arizto.co.nz

PROPERTY

6 ROWLING ROAD KAITERITERI

PROPERTY DESCRIPTION

This spacious six-bedroom Kaiteriteri home offers multi-level family living on a 1550m² coastal section. The light-filled main level features social living zones, a cosy lounge with a wood burner, and a practical kitchen/dining hub. Perfect for guests or extended family, the home includes three bathrooms, a separate laundry, and a master retreat with an ensuite. Enjoy sweeping water and hill views from elevated decks and covered outdoor entertaining areas. Located near Kaiteriteri Beach and Mountain Bike Park, with Motueka amenities just a short drive away, it blends lifestyle and convenience.



SUMMARY



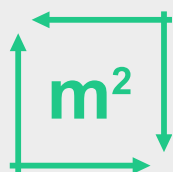
6



3



2



1,505 m²

Price by

Negotiation

Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- The use of this tool is subject to our [Terms of Use](#).
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

- A full Land Information Memorandum can be [requested online](#)
- We have a file of information on almost every property in the region. You can request a digital copy of the file. Our website has more information about [viewing property files](#)
- Additional spatial data is available at www.topofthesouthmaps.co.nz
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at www.tasman.govt.nz.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1931046900	LOT 18 DP 6180 -SUBJ TO & INT IN R/W- BLK XVII MOTUEKA SD	6 Rowling Road	Kaiteriteri	0.1505

Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: <https://tasman.govt.nz/my-property/rates/search/>

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$1740000	\$1050000	\$690000	01/09/2023	\$7253.15

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2026	General Rate	1740000	3725.34
2026	Uniform Annual General Charge	1	413.00
2026	Wastewater - 1st Pan	1	1007.50
2026 2026	WaimeaComDam-Env&ComBen-Distri	1	81.80
2026	Refuse/Recycling Rate	1	133.69
2026	Shared Facilities Rate	1	73.55
2026	Mapua Rehabilitation Rate	1	4.35
2026	Museums Facilities Rate	1	70.02
2026	District Facilities Rate	1	138.68
2026	Motueka Community Board	1	15.62
2026	Urban Wat. Supply- Serv Chge	1	542.60
2026	Regional River Works - Area Z	1050000	159.60
	Stormwater UDA	1740000	887.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W15143		16MC 208213	67

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Stormwater UDA- Kaiteriteri	Stormwater
Tasman Waste Water	Wastewater

Scheme or Supply	Service Provided
Urban Water Supply	Water Supply

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2401844	08/06/2015	6 Rowling Road, Kaiteriteri

Air Shed

This property does not sit within a controlled Air Shed.

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

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	Issue Date
12/11/2009	091290	Alterations to dwelling: Infill framing line to include exposed poles, add 2 new bedrooms and woodburner alterations to basement/sink and shower facilities.	Code Compliance Certificate Issued	20/01/2015
21/11/2002	022048	Retaining walls decking	Code Compliance Certificate Issued	13/01/2005
01/12/1995	951808	TO INSTALL KENT TILE FIRE	Code Compliance Certificate Issued	19/11/1996
10/08/1994	941315	TO ALTER WINDOW ON DWELLING	Code Compliance Certificate Issued	05/10/1994

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	Subject	Notes
15/12/1988	1053		Plumbing and Drainage Permit
15/12/1988	1053		Plumbing and Drainage Permit
13/08/1981	K063869	Garage	
13/11/1980	J012039	Holiday house	
20/09/1976	H025821	Dwelling	

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

No Resource Consent records are on record for this property.

Planning Permits

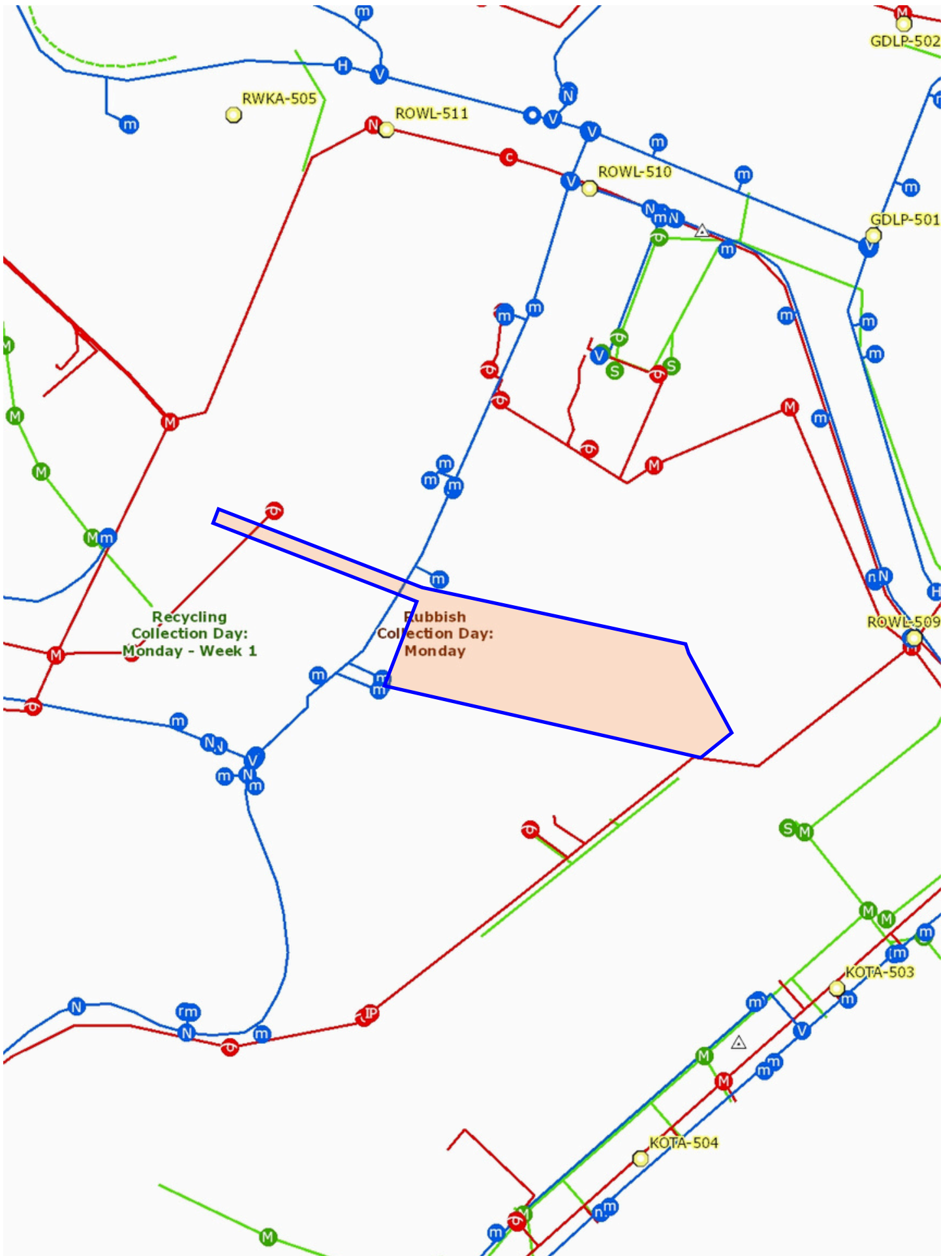
No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.



Pipes and Rubbish Collection





**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 **NL3A/521**

Land Registration District **Nelson**

Date Issued 02 April 1969

Prior References

NL1A/129

Estate Fee Simple
Area 1505 square metres more or less
Legal Description Lot 18 Deposited Plan 6180

Registered Owners

Christopher Ross Duder and Denise Gaye Duder

Interests

82255 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 17 Deposited Plan 6180 - CT NL1A/532	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 17 Deposited Plan 6180 - CT NL1A/532	
Drainage easement	Lot 18 Deposited Plan 6180 - herein	Blue DP 6180	Lot 17 Deposited Plan 6180 - CT NL1A/532	

The easements created by Transfer 82255 are subject to Section 37(1)(a) Counties Amendment Act 1961

87696 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 22 Deposited Plan 6180 - CT NL1B/326	Sepia DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 22 Deposited Plan 6180 - CT NL1B/326	
Drainage easement	Lot 18 Deposited Plan 6180 - herein	Blue DP 6180	Lot 22 Deposited Plan 6180 - CT NL1B/326	

The easements created by Transfer 87696 are subject to Section 37(1)(a) Counties Amendment Act 1961

93757 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 13 Deposited Plan 6180 - CT NL1D/702	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 13 Deposited Plan 6180 - CT NL1D/702	

The easements created by Transfer 93757 are subject to Section 37(1)(a) Counties Amendment Act 1961

95735 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 23 Deposited Plan 6180 - CT NL1D/1094	Yellow DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 23 Deposited Plan 6180 - CT NL1D/1094	

The easements created by Transfer 95735 are subject to Section 37(1)(a) Counties Amendment Act 1961

97331 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 19 Deposited Plan 6180 - CT NL2A/136	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 19 Deposited Plan 6180 - CT NL2A/136	
Drainage easement	Lot 18 Deposited Plan 6180 - herein	Blue DP 6180	Lot 19 Deposited Plan 6180 - CT NL2A/136	

The easements created by Transfer 97331 are subject to Section 37(1)(a) Counties Amendment Act 1961

102751 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 14 Deposited Plan 6180 - CT NL2A/1345	Yellow DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 14 Deposited Plan 6180 - CT NL2A/1345	

The easements created by Transfer 102751 are subject to Section 37(1)(a) Counties Amendment Act 1961

104862 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 31 Deposited Plan 6180 - CT NL2B/343	Yellow DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 31 Deposited Plan 6180 - CT NL2B/343	

The easements created by Transfer 104862 are subject to Section 37(1)(a) Counties Amendment Act 1961

106203 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 21 Deposited Plan 6180 - CT NL2B/647	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 21 Deposited Plan 6180 - CT NL2B/647	
Drainage easement	Lot 18 Deposited Plan 6180 - herein	Blue DP 6180	Lot 21 Deposited Plan 6180 - CT NL2B/647	

The easements created by Transfer 106203 are subject to Section 37(1)(a) Counties Amendment Act 1961

107116 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 16 Deposited Plan 6180 - CT NL2B/783	Yellow DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 16 Deposited Plan 6180 - CT NL2B/783	

The easements created by Transfer 107116 are subject to Section 37(1)(a) Counties Amendment Act 1961

112022 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 32 Deposited Plan 6180 - CT NL2C/209	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 32 Deposited Plan 6180 - CT NL2C/209	

The easements created by Transfer 112022 are subject to Section 37(1)(a) Counties Amendment Act 1961

112024 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 24 Deposited Plan 6180 - CT NL2C/210	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 24 Deposited Plan 6180 - CT NL2C/210	

The easements created by Transfer 112024 are subject to Section 37(1)(a) Counties Amendment Act 1961

113544 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 15 Deposited Plan 6180 - CT NL2C/469	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 15 Deposited Plan 6180 - CT NL2C/469	

The easements created by Transfer 113544 are subject to Section 37(1)(a) Counties Amendment Act 1961

113644 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 29 Deposited Plan 6180 - CT NL2C/484	Yellow DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 30 Deposited Plan 6180 - CT NL2C/484	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 29-30 Deposited Plan 6180 - CT NL2C/484	

The easements created by Transfer 113644 are subject to Section 37(1)(a) Counties Amendment Act 1961

118228 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 25 Deposited Plan 6180 - CT NL3A/128	Yellow DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 25 Deposited Plan 6180 - CT NL3A/128	

The easements created by Transfer 118228 are subject to Section 37(1)(a) Counties Amendment Act 1961

120265 Transfer creating the following easements - 2.4.1969

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 20 Deposited Plan 6180 - CT NL1A/129	Yellow DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 20 Deposited Plan 6180 - CT NL1A/129	
Right of way	Lot 18 Deposited Plan 6180 - herein	Yellow DP 6180	Lot 26-28 Deposited Plan 6180 - CT NL1A/130	
Right of way	Lot 26 Deposited Plan 6180 - CT NL1A/130	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 27 Deposited Plan 6180 - CT NL1A/130	Yellow DP 6180	Lot 18 Deposited Plan 6180 - herein	
Right of way	Lot 28 Deposited Plan 6180 - CT NL1A/130	Blue DP 6180	Lot 18 Deposited Plan 6180 - herein	
Drainage easement	Lot 18 Deposited Plan 6180 - herein	Blue DP 6180	Lot 20 Deposited Plan 6180 - CT NL1A/129	

The easements created by Transfer 120265 are subject to Section 37(1)(a) Counties Amendment Act 1961

Fencing Proviso in Transfer 120265 - 2.4.1969

ABOUT ME:

RUBEN FRY

WHY PEOPLE CHOOSE TO WORK WITH ME:

Local Knowledge & Community

As a 5th generation Tasman local, born and bred in Motueka, I am deeply connected to the region through decades of building and selling. My extensive local network provides valuable opportunities for both vendors and purchasers, and I remain an active supporter of community groups and sports teams.

Unique Point of Difference – Building Expertise No Agent Can Match

I bring over 20 years of experience in the building industry, including a decade running an award-winning construction company. As a former President and Vice President of Nelson Master Builders, with executive committee experience, I have developed proven skills in negotiation, project management, budgeting, organisation, and problem-solving; expertise that both vendors and buyers trust.

Client Relationships

My clients would say I'm always available, approachable, empathetic, respectful, and calm under pressure. My relaxed manner helps keep the process stress-free, while my commitment ensures no detail is overlooked and the best possible result is achieved. I provide weekly vendor reporting with open, honest feedback.

Track Record & Recognition

I hold a strong sales record that consistently placed me among the Top 100 Harcourts agents in the South Island during my time there from 2023 to 2026; during this time I was also the recipient of multiple Harcourts awards. Recognised by RateMyAgent as a Top 20% Agent, Trusted Agent, and Price Expert, I bring expertise, experience and empathy to every transaction.

Marketing That Works

I create tailored campaigns that highlight each property's best features, using professional photos, video, drone, staging, social media, targeted advertising, and quiet listing strategies. My approach goes beyond digital promotion — I have a minimum target of 20 phone calls per day to connect directly with customers, because I know genuine conversations and face-to-face connections deliver stronger results than technology alone.



“From nails to negotiation,
I know what makes a house
a HOME”

Ruben Fry
ruben.fry@arizto.co.nz
027 749 6161



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Ruben Fry

 027 749 6161

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