Bays PROPERTY CO.



Property information prepared:

233 Riwaka-Kaiteri Road, Kaiteriteri, Tasman

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 233 Riwaka Kaiteriteri Road ("the Property") and has been prepared by Bays Property Co ("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.

Property Information

Property Address	**233 Riwaka-Kaiteri Road, Kaiteriteri**
Certificate of Title	**654608**
Legal Description	**Lot 2 Deposited Plan 474985**
Zoning	**Rural Residential**
Rates	**4,784.48**
Capital Value	**$1,710,000**
Size of Land (ha)	**2.1170**
Size of Dwelling (sqm)	**259**
Age of Home	**2015**
Living Area	**Open plan kitchen, dining and lounge**
Bedrooms	**Three-bedroom**
Bathrooms	**Two-bathroom**
Insulation	**Fully Insulated**
Wastewater	**Septic System**
Water Supply	**Rainwater Collection with a filtration system**
Internet	**Broadband**
Heating	**Heat pump x4**
Water Heating	**Electric & Solar**
Foundations	**Engineered concrete slab**
Roof	**Longrun Coloursteel**
Exterior Cladding	**Titan Board with 20mm cavity**
Joinery	**Double Glazed, Aluminum Joinery**
External Features	**Landscaped grounds, retaining walls, glass balustrades**
	Kwila decking, gardens, raised garden beds, Glasshouse
Garaging	**Internal-access double garage, ample off-street parking**
Features	**Wine Cellar, Office Nook, Separate Laundry**

Bays PROPERTY CO.











The Chattels

Fixed Floor Coverings, Curtains, Blinds, Dishwasher, Extractor Fan, Garage Door Opener, Fridge, Oven + Hob, Heated Towel Rail, Light Fittings, Spa Pool, Solar Panels, Smoke Alarms, Blinds(motordriver), Heat Pump, Rangehood, Garden Shed, Internal Vacuum System

Tenancy Details

Vacant Possession

The Property

Kitchen

A beautifully designed kitchen featuring premium Bosch appliances, induction cooking, two wall ovens, a spacious scullery, stone benchtops and a generous island. Large windows and expansive glazing capture the stunning coastal outlook while seamlessly connecting to the outdoor entertaining areas, making this a space that's as functional as it is impressive.







The Property

Main Lounge and Dining

Designed for both connection and relaxation, the home offers generous open-plan living and dining alongside a separate lounge, creating flexible spaces to suit every occasion. Floor-to-ceiling glazing fills the home with natural light while perfectly framing the stunning coastal outlook. Seamless indoor-outdoor flow connects effortlessly to multiple entertaining areas, allowing you to enjoy the sunshine, entertain guests, or simply unwind while taking in the ever-changing views across the bay.







The Property

Master Bedroom

A spacious master retreat featuring floor-to-ceiling glazing that showcases the spectacular coastal outlook. Complete with a generous walk-in wardrobe and beautiful tiled and stylish ensuite. This private sanctuary has been thoughtfully designed for comfort and relaxation. The convenience of motor driven blinds, wake and see the view without even getting out of bed.







The Property

Separate Lounge

A spacious and separate lounge retreat featuring floor-to-ceiling glazing that showcases the spectacular coastal outlook. Complete with carpet flooring and curtains for cosy movie nights.





The Property

Bedrooms 2, 3 (downstairs)

Positioned on the ground floor, these generous rooms are complemented by a well-appointed bathroom, creating a private retreat for family and guests. The flexible layout also provides an ideal work-from-home space or home office, while excellent separation from the main living areas offers exceptional versatility to suit a range of lifestyles.







The Property

Bathroom and Laundry

The well-appointed family bathroom features a separate bath, shower, and modern floating vanity and a separate toilet providing both comfort and practicality.

Positioned conveniently beside the front door, the separate laundry offers ample bench space, generous storage and excellent functionality, making everyday living both practical and effortless.

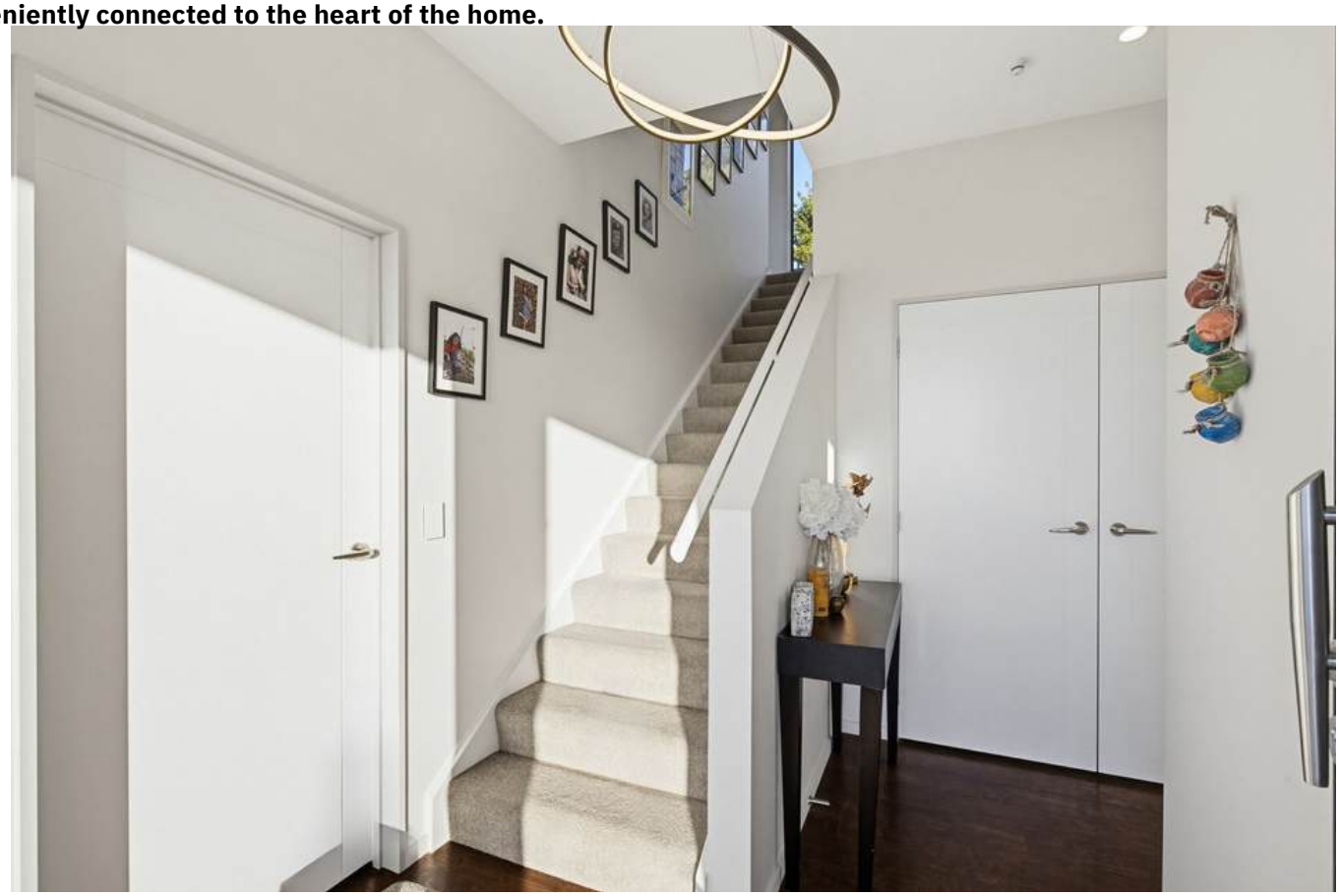




The Property

Entrance and Office Nook

A grand entrance welcomes you into the home, creating an immediate sense of space and sophistication. The thoughtfully designed lower level provides internal access to the oversized garage on one side, additional accommodation on the other, while the staircase leads upstairs to the main living areas where the stunning coastal views await. Tucked discreetly behind double doors at the top of the staircase, the dedicated office nook offers the perfect balance of privacy and practicality. Whether you're working from home, studying or simply need a quiet space to manage the day-to-day, this secluded area provides a peaceful retreat away from the main living spaces while remaining conveniently connected to the heart of the home.





The Property

Garage/Parking

Exceptional practicality meets convenience with oversized internal-access double garaging and expansive off-street parking, providing ample space for multiple vehicles, a boat, motorhome, or trailer ideal for embracing the Tasman lifestyle.







The Property

Outdoor Entertaining

Expansive Kwila decking and glass balustrades creates multiple separate outdoor living areas, each thoughtfully positioned to capture the breathtaking coastal outlook and to follow the sun throughout the day. Whether entertaining guests, enjoying your morning coffee, or unwinding in the spa pool, there's a space to suit every occasion.







The Property

Grounds

Beautifully landscaped grounds create a private outdoor sanctuary, featuring expansive lawns, established gardens, raised vegetable gardens, a spa pool, and multiple terraced entertaining areas, all perfectly positioned to capture the breathtaking coastal outlook.







The Property

The Views







The Property

The Property







Bays PROPERTY CO.

Priced at:
Offers Over $1,999,000





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Licensed Salesperson

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Certificate of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier 654608
Land Registration District Nelson
Date Issued 12 February 2015

Prior References
252956

Estate	Fee Simple
Area	2.1170 hectares more or less
Legal Description	Lot 2 Deposited Plan 474985

Registered Owners
Sridhar Krishnamurti and Susan Elizabeth Krishnamurti

Interests

Subject to a right of way over the land herein as described in and created by Deed of Easement 23241 (17D) - 9.5.1890 at 9:00 am

Appurtenant hereto is a right of way and a right to convey water and telecommunications created by Easement Instrument 6809148.3 - 31.3.2006 at 9:00 am

The easements created by Easement Instrument 6809148.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey electricity created by Easement Instrument 6809148.4 - 31.3.2006 at 9:00 am

The easements created by Easement Instrument 6809148.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way created by Easement Instrument 9971556.2 - 12.2.2015 at 3:21 pm

The easements created by Easement Instrument 9971556.2 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey electricity created by Easement Instrument 9971556.4 - 12.2.2015 at 3:21 pm

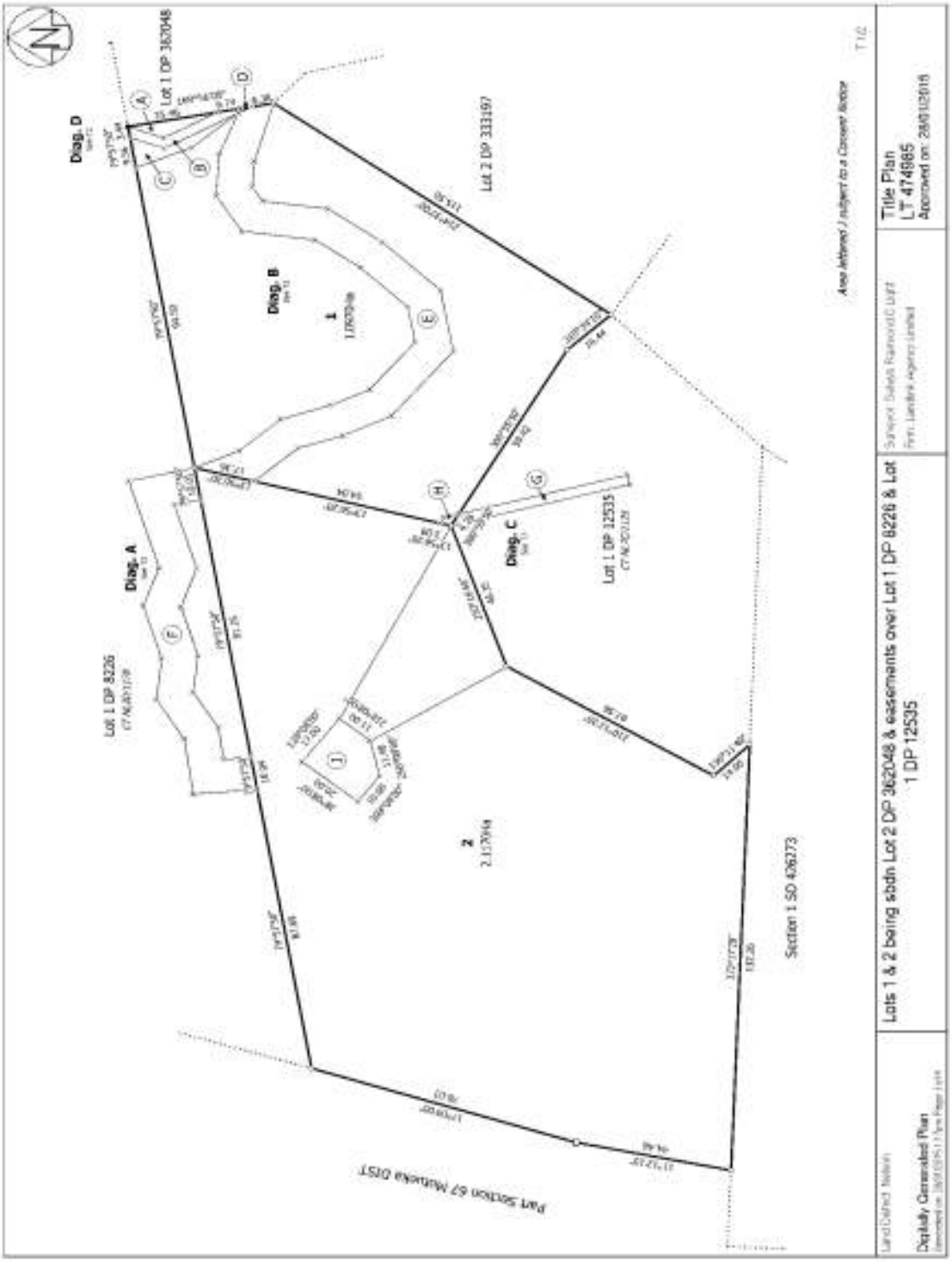
The easements created by Easement Instrument 9971556.4 are subject to Section 243 (a) Resource Management Act 1991

9971556.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2015 at 3:21 pm

12360609.3 Mortgage to ASB Bank Limited - 1.2.2022 at 11:55 am

Certificate of Title

Identifier **654608**



General Property Information

tasman district council
Te Kaunihera o te tai o Aorere

Property Summary

29/06/2026

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)
1933017305	LOT 2 DP 474985	233 Riwaka-Kaiteriteri Road	Kaiteriteri	2.1170

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
$4784.48	$1196.12

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/$CV	1,710,000	$3,661.11
Uniform Annual General Charge	$413.00/Pty	1	$413.00
WaimeaComDam-Env&ComBen-Distri	$77.02/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	660,000	$100.32
Stormwater: General Drainage	0.0054c/$CV	1,710,000	$92.34

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
$1,710,000.00	$660,000.00	$1,050,000.00	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.

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tasman district council
te tai o Aorere

Property Summary

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
$1,710,000.00	$660,000.00	$1,050,000.00	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

No wheelie bin has been issued to this property.

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 Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

General Property Information

tasman district council
te tai o Aorere

Consents

29/06/2026

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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
21/07/2022	220905	Extension and alteration of existing dwelling	Code Compliance Certificate Issued	16/05/2024
23/11/2015	151182	Construct a new dwelling with I/A garaging	Code Compliance Certificate Issued	09/06/2017
23/11/2015	151182P	Construct a new dwelling with I/A garaging	RM Certificate Lifted	
05/05/2015	150430	4 Storey dwelling with attached garage	Withdrawn	
05/05/2015	150430P	4 Storey dwelling with attached garage	Withdrawn	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

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
11/02/2016	160143	Discharge of stormwater to water	Consent Effective	Granted under Delegated Authority	11/03/2016
11/02/2016	160145	Earthworks within Land Disturbance Area 2 associated with the construction of a building platform and installation of a retaining wall	Consent Effective	Granted under Delegated Authority	11/03/2016

General Property Information

tasman district council
te tai o Aorere

Consents

29/06/20

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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.

General Property Information

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Environmental Records

29/06/2026

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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. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1599983.3891	5454926.4703	Old Mans Beard	16/04/2024	New
1599983.3891	5454926.4703	Old Mans Beard	16/04/2024	New
1600005.956	5454921.7904	Old Mans Beard	17/04/2024	New
1600040.9922	5454991.676	Old Mans Beard	17/04/2024	New

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.

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Environmental Records

29/06/2026

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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.

Bays PROPERTY CO.

Aerial Map



State Highway Roads
Road Boundaries
ValuationBoundaries
Parcel

tasman district council
te kaunihera o
te tai o Aorere

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: 1:2,500
Monday, 29 June 202

Original Sheet Size: A