

Property Report

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- 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)
1933031300	LOT 6 D P 2833 BLK X KAITERITERI S D -RIWAKA SCHOOL	20 School Road	Riwaka	1.6091

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
\$4850000	\$485000	\$4365000	01/09/2023	\$16466.62

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
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	10	6402.50
2027	Refuse/Recycling Rate	1	140.29

Water Meter Information

No Information available

Services

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

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 140	000698	06/09/2022	20 School Road
Single 240	2400683	08/06/2015	20 School Road, Riwaka

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
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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.

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
23/01/2026	260025	Install potable pipework, connect to TDC water supply network, install backflow prevention and water-meter - Riwaka School	Granted and Issued	
07/03/2024	221165B	Concrete slab and drainage addition and alteration to end wall foundation	Granted and Issued	
21/08/2023	221165A	Amended roof construction and change to window flashings.	Granted and Issued	
21/09/2022	221195	Stage 1 - Off site Classroom Construction - 3 Vickerman Street, Nelson	Code Compliance Certificate Issued	25/05/2023
05/12/2022	221493	Stage 2 - Relocate New Classroom (BC221195) - Site Works	Code Compliance Certificate Issued	25/05/2023
09/09/2022	221165	Block A external and internal alterations, Block P subfloor vents installed, Block F and Performing Arts Block re-roofed	Formally Received	
	EX210143	Construction of steel outdoor awning (Archgola)	Granted and Issued	
16/07/2019	190539	Upgrades to block A library, block B classrooms 1 & 2 and block D breakout building	Code Compliance Certificate Issued	25/06/2020
15/04/2015	150336	Upgrade of existing fire alarm systems	Code Compliance Certificate Issued	23/01/2017
18/01/2016	160025	Install new toilets (Block B), Internal alterations & refurbishment (Block C) and remove pupils toilets & spaces altered to breakouts (Block F).	Code Compliance Certificate Issued	11/01/2017
18/01/2016	160025P	Install new toilets (Block B), Internal	RM Certificate Lifted	

Application Date	BC Number	Proposal	Status	Issue Date
		alterations & refurbishment (Block C) and remove pupils toilets & spaces altered to breakouts (Block F).		
	150336P	Upgrade of existing fire alarm systems	Withdrawn	
30/09/1993	931593	Relocatable classroom to be moved	2nd Code Compliance Cert	11/09/2012
11/01/1995	950021	To alter administration block	2nd Code Compliance Cert	11/09/2012
09/09/2005	056105	2 classrooms/2 toilet blocks/resource room	Code Compliance Certificate Issued	22/12/2010
16/06/2009	090666	New special needs building, demolition of old shed, and miscellaneous additions and alterations	Code Compliance Certificate Issued	30/11/2010
29/11/2005	056495	Addition to existing lean too	Code Compliance Certificate Issued	24/11/2010
26/08/2004	041605	School Buildings	Code Compliance Certificate Issued	24/11/2010
08/04/2005	055084	Additions to school	Code Compliance Certificate Issued	24/11/2010
17/09/2003	031805	Relocate classrooms	Code Compliance Certificate Issued	29/09/2004
08/10/2001	011539	Cover existing deck in front of classroom	Code Compliance Certificate Issued	25/02/2002
06/09/1999	991305	To build shade shelter	Code Compliance Certificate Issued	08/06/2001
11/02/1999	990157	Extend administration building/new bus shelter	Code Compliance Certificate Issued	12/08/1999
30/01/1997	970128	To build ramp for school	Code Compliance Certificate Issued	03/11/1997
03/09/1996	961578	To build two new classrooms	2nd Code Compliance Cert	15/09/1997
12/05/1997	970722	Seats	Code Compliance Certificate Issued	27/06/1997

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0087	20 School Road, Riwaka	Amended Compliance Schedule Issued	29/03/2027

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
15/10/1991	K043664	Swimming pool	
18/09/1991	K043551	Changing Sheds & toilets	
27/06/1991	J038235	Erect Storage Shed	
26/01/1988	F019233	New Toilet - Demolish old	
26/01/1988	F019232	Upgrading existing Admin Area.	
24/11/1980	J012062	New building	
05/11/1975	G091321	Classroom & Library	
25/11/1970	C026341	Class room	
20/11/1969	B061178	Classroom head teachers room & shed	
20/09/1965	B025645	Conveniences	
17/02/1965	A106532	Alterations	
	1948		Plumbing and Drainage Permit

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Inspection 07/12/00 Complies	

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	Type	Proposal	Status	Decision Date
20/02/2020	200129	Water Take - Underground	For the non-consumptive taking of water to dewater trenches associated with the construction of seven sewer holding tanks. Water Management Zone:	Expired Regional Consent	17/11/2020
15/09/2022	220785	Outline Plan	Outline Plan Waiver for Riwaka School Renovations Block A - removal of two rooms and upgrade of toilet blocks; Block P- minor alterations, re-roof of Performing Arts Block and Block F at 20 School Road, Riwaka.	Consent Effective	20/09/2022
19/05/2022	220400	Outline Plan	Outline Plan to construct a new classroom block at 20 school Road Riwaka.	Decision Notified	01/07/2022

Application Date	RC Number	Type	Proposal	Status	Decision Date
09/04/2021	210292	Outline Plan	Outline Plan Waiver for construction of an outdoor steel Archgola awning	Consent Effective	14/04/2021
18/07/2019	190856	Outline Plan	Outline Plan Waiver to undertake an ILE upgrade to 2 classrooms located in D Block, remove and reconfigure ageing toilets, and minor upgrading of Library in Block A	Consent Effective	28/06/2019
15/02/2016	160174	Outline Plan	Outline Plan approval for upgrading work at Riwaka School- demolish toilets and construct new toilet block -upgrade classrooms and other work detailed in application	Consent Effective	22/02/2016
20/05/2009	090302	Land Use/Designation	Riwaka School Outline Plan - to relocate special needs facilities	Consent Effective	27/05/2009
16/10/2006	060880	District: Land Use Discretionary	outline plan for changing shed extension Riwaka School	Consent Effective	17/10/2006
22/09/2005	050806	District: Land Use Discretionary	outline plan for Riwaka School for two new classrooms	Consent Effective	14/10/2005
27/05/2005	050459	District: Land Use Discretionary	outline plan for Riwaka School to extend the multi purpose classroom	Consent Effective	08/06/2005
	NN663910	Water Take - Underground	School use Water Management Zone: Motueka - Surface	Expired Regional Consent	12/05/1969

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.



