



ARIZTO



Property Information Prepared for:

9 Rore Street

Motueka



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, **9 Rore Street** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **David and Gaylene Elvy** (“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



This immaculate single-level home makes the most of every space, perfect for hosting friends on Friday and enjoying a quiet coffee outside on Sunday morning. The home includes three bedrooms, two bathrooms and a 140m² layout on a neatly kept 320m² section that feels polished, practical and ready to slot into daily life.

The heart of the home is open-plan living done well. The kitchen holds its own with a generous island, pendant lighting, good drawer storage and a clean, social layout that keeps dinner, conversation and homework all moving in the same direction. From here, the dining and lounge area opens wide to the covered patio, so the living footprint stretches naturally outdoors, while the heat pump keeps things comfortable through the seasons, inside.

The main bedroom has its own patio access and an ensuite with a corner shower and statement tiled detailing. Two further bedrooms are well positioned for family, guests or a work-from-home option, The main bathroom offers a practical, easy-care layout that helps streamline your morning routine.

Outside, the courtyard has been designed for actual use. There's a covered entertaining zone for long lunches and evening catch-ups, decked and paved areas that create texture without fuss, thoughtful manicured plantings, a handy service path, and fencing that gives the outdoor areas a real sense of privacy. The double internal-access garage rounds it all out with secure parking and everyday convenience.

If this feels like the right fit for how you want to live, get in touch with Ruben Fry and take a closer look.



ARIZTO

Property Information

Enquiries Over \$795,000

Legal Description	Lot 52 DP 509737
Rateable Value	\$680,000.00
Rates	\$4229.22
Year Built	2018
Land Area	Approx. 320 Sqm
House Area	Approx. 140 Sqm
Exterior	Rock Cote Plaster on Cavity System with Cedar Feature Cladding
Roof	Colour Steel
Car Parking	Double Garage and 2+ off street parking
Heating	Heat Pump
Water	Mains
Sewage	Mains
Insulation	Ceiling and Floor
Disclosure	None





ARIZTO



The Chattels

- Dishwasher
- Light Fittings
- Wall/Under Bench Oven
- Louver Roof
- Smoke Detectors
- Heat Pump
- Extractor Fan
- Garden Shed
- Rangehood
- Cooktop
- Fixed Floor Coverings
- Heated Towel Rail/s

Tenancy Details

Vacant possession



ARIZTO

The Property

Additional Photos





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The Property

Additional Photos





ARIZTO

The Property

Additional Photos





Ruben Fry

Licensed Salesperson



MY CONTACT

Phone

027 749 6161

Email

ruben.fry@arizto.co.nz

PROPERTY

9 RORE STREET MOTUEKA

PROPERTY DESCRIPTION

This immaculate single-level home offers easy, low-maintenance living with three bedrooms, two bathrooms and a well-designed 140m² layout on a tidy 320m² section. Open-plan living flows seamlessly to a covered outdoor area, perfect for entertaining or relaxing, while the main bedroom includes patio access and an ensuite. A private courtyard and double internal-access garage complete the package. Get in touch with Ruben Fry to take a closer look



SUMMARY



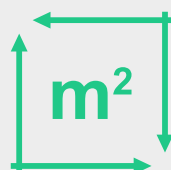
3



2



2



140

Enquiries Over

\$795,000

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)
1956019886	LOT 52 DP 509737	9 Rore Street	Motueka	0.0320

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
\$4229.22	\$1057.31

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	680,000	\$1,455.88
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
Motueka Firefighting WaterSupp	\$118.47/Pty	1	\$118.47
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
Motueka Wat. Supply- Serv Chge	\$120.98/meter	1	\$120.98
Regional River Works-Area X	0.0366c/\$CV	680,000	\$248.88
Stormwater UDA	0.0510c/\$CV	680,000	\$346.80

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
\$680,000.00	\$350,000.00	\$330,000.00	01/09/2023

New Rating Valuation

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.

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.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$680,000.00	\$350,000.00	\$330,000.00	01/09/2023

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
W11561		17MC229293	06/03/2026	130	136

Services

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

Scheme or Supply	Service Provided
Motueka Water Supply	Water Supply
Stormwater UDA	Stormwater
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	9418268	22/08/2018	9 Rore Street, Motueka

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
Compact Density Residential	The Compact Density Residential Zone provides for residential development where two or more dwellings can be constructed on a site, subject to the comprehensive planning and design of buildings, open space, parking, storage and amenity.

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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
24/08/2017	170930	New Dwelling with I/A Garage	Code Compliance Certificate Issued	17/04/2018
24/08/2017	170930P	New Dwelling with I/A Garage	RM Certificate Lifted	

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
11/09/2017	171001	Variation of conditions of consent notice 10826100.5	Consent Effective	Granted under Delegated Authority	12/10/2017
07/09/2017	170991	Land use consent to construct one dwelling on each of Lots 1 to 102 and lot 100 of the subdivision consent 110351	Consent Effective	Granted under Delegated Authority	12/10/2017

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.

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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.



— 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
Tuesday, 31 March 2026

Original Sheet Size 210x297mm



**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 778544
Land Registration District Nelson
Date Issued 26 June 2017

Prior References
727924

Estate Fee Simple
Area 320 square metres more or less
Legal Description Lot 52 Deposited Plan 509737

Registered Owners
David Shane Elvy and Gaylene Rose Elvy

Interests

Subject to a right (in gross) to drain water over part marked L on DP 509737 in favour of Tasman District Council created by Easement Instrument 9954594.10 - 27.1.2015 at 9:53 am

The easements created by Easement Instrument 9954594.10 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 9954594.15 - 27.1.2015 at 9:53 am

10826100.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.6.2017 at 2:00 pm

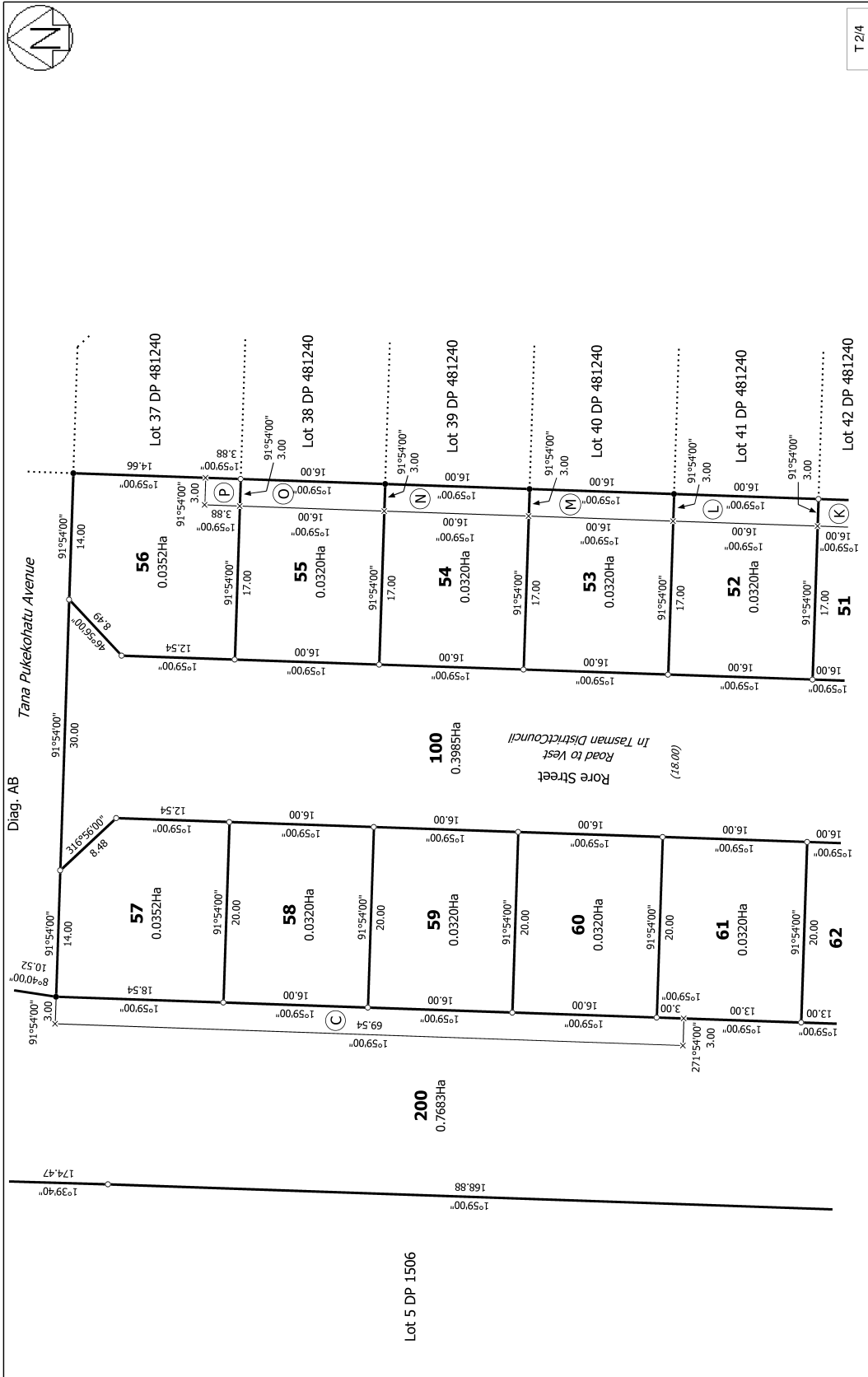
10826100.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.6.2017 at 2:00 pm

Land Covenant in Easement Instrument 10826100.8 - 26.6.2017 at 2:00 pm

Fencing Covenant in Transfer 10848862.1 - 20.7.2017 at 4:58 pm

11193037.1 Variation of Consent Notice 10826100.5 pursuant to Section 221(5) Resource Management Act 1991 - 3.8.2018 at 10:58 am

11210519.2 Mortgage to Southland Building Society - 31.8.2018 at 1:06 pm



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Land District: Nelson	Surveyor: Stuart John Wallace Firm: Nikkel Surveying Ltd	Title Plan LT 509737 Approved on: 19/06/2017
Digitally Generated Plan Generated on: 19/06/2017 12:46am Page 5 of 7		Lots 33 - 35, 47 - 66, 100 and 200 being Subdivision of Lot 1002 DP 469693

Property Disclosure Form



Property Address:

Listing Salesperson:

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a salesperson or an employee of the Agent or is a related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:

We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 DO/DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:

We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

Final Acknowledgment:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.

SELL SMARTER WITH ARIZTO'S OFFERING

- ✔ A fairer 2% ^{+GST} commission*
- ✔ Trade Me Platinum package
- ✔ Online seller's dashboard
- ✔ Marketing across NZ's top Real Estate websites
- ✔ Free professional photos
- ✔ Free 4K video
- ✔ Free property floor plan
- ✔ Free rental appraisal
- ✔ Plus much more...

"No upfront costs
No sale, no fee!"



Ruben Fry

☎ 027 749 6161

✉ ruben.fry@arizto.co.nz



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

