



ARIZTO

Property Information Prepared for:

184A THORP 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, **184A Thorp Street** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Nicholas and Jade Van Leeuwen** (“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

Property Information

Enquiries Over \$799,000

Legal Description Freehold, Lot 1 Deposited Plan 542785

Rateable Value \$740,000

Rates \$4,098.98

Year Built 2021

Land Area 2,150 m²

House Area 74 m²

Exterior Fibre Cement

Roof Steel/G-Iron

Car Parking Garage

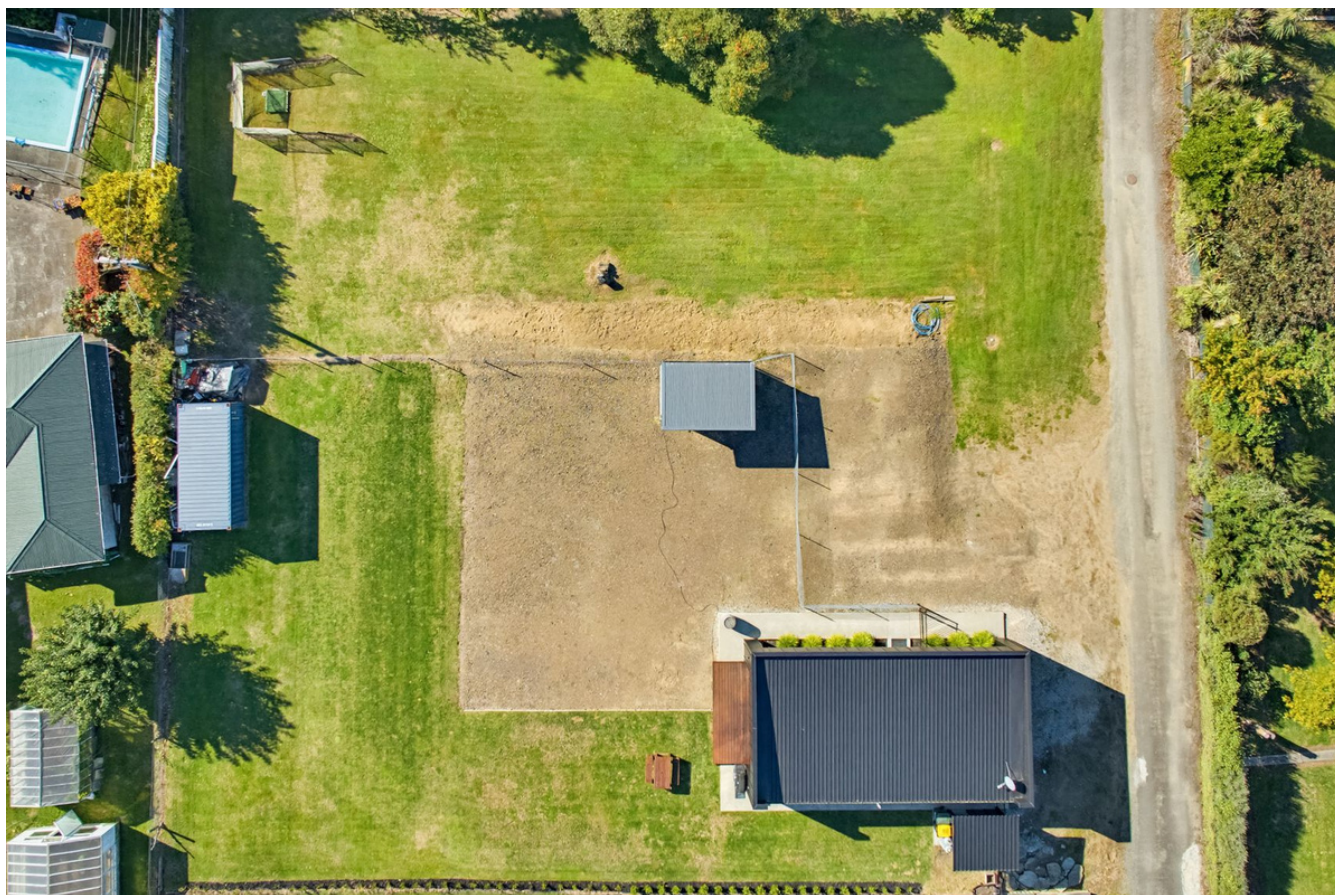
Heating Heat Pump

Water Bore

Sewage Mains

Insulation Ceiling and Walls

Disclosures [Seek legal and technical advice to ensure your plans meet TDC requirements](#)





ARIZTO



The Chattels

- Curtains
- Garage Door Opener
- Rangehood
- Fixed Floor Coverings
- Light Fittings
- Smoke Detector(s)
- Garden Shed
- Garage Door Remote Control(s)
- Heat Pump
- Blinds
- Extractor Fan

EXCLUDED CHATTELS

-

Tenancy Details

Vacant



ARIZTO



An exceptional opportunity to secure a generous 2150m² section on Motueka's sought-after Golden Mile. 184a Thorp Street offers a sizeable parcel of land with an existing studio and double garage already in place, providing a practical foundation while you plan your next move.

Whether you're considering building your dream home, expanding what's there, creating a workshop or storage solution, or simply landbanking in a prime location, this property delivers flexibility and future potential in a well-established setting

The section offers a broad, usable feel, with space to imagine outdoor living, gardens, lawn, parking or future landscaping around your plans. The existing double garage adds immediate practicality, whether used for vehicles, tools, equipment or secure storage while you explore the site's potential.

The appeal here is in the scope. With 2150m² to work with, there is room to shape the property around your needs, subject to the usual council approvals. It's a blank canvas with a useful structure already in place, making it a smart option for buyers wanting land, flexibility and a Motueka address.

Motueka's everyday conveniences are within easy reach, with local schooling, shops, sport and recreation all part of the wider neighbourhood. Weekends can be spent exploring Motueka Memorial Park, the waterfront, the Motueka Saltwater Baths or heading further into the Tasman region.

To learn more about 184a Thorp Street and the possibilities it offers, get in touch with Ruben Fry to arrange a viewing.



ARIZTO

The Property

Additional Photos

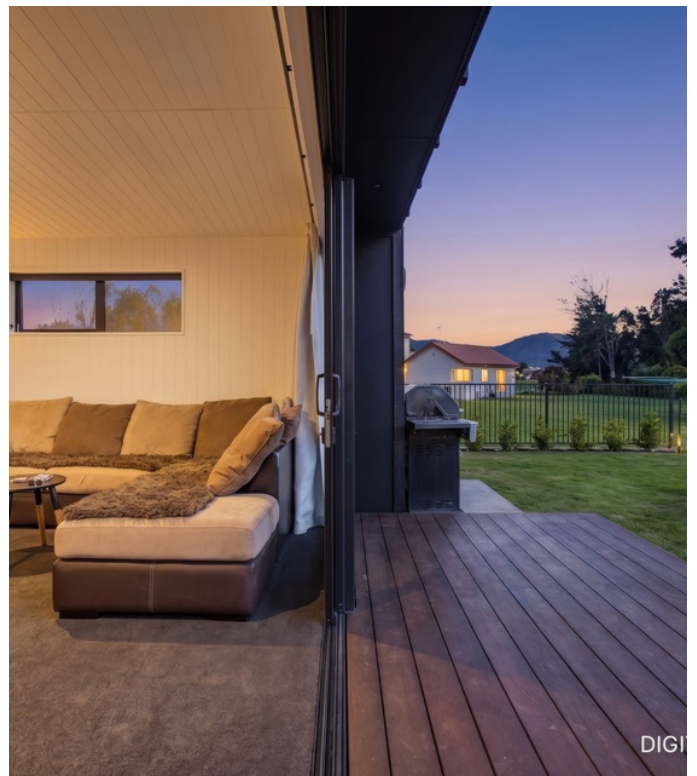




ARIZTO

The Property

Additional Photos



Ruben Fry

Licensed Salesperson



ARIZTO

MY CONTACT

Phone

027 749 6161

Email

ruben.fry@arizto.co.nz

PROPERTY

184A Thorp Street MOTUEKA

PROPERTY DESCRIPTION

An exceptional opportunity to secure a generous 2150m² section on Motueka's sought-after Golden Mile.

184a Thorp Street offers a sizeable parcel of land with an existing studio and double garage already in place, providing a practical foundation while you plan your next move.



SUMMARY



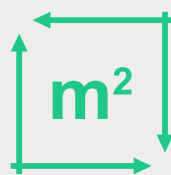
1



1



2



2,150

Enquiries Over

\$799,000

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)
1955031910	LOT 1 DP 542785	184A Thorp Street	Motueka	0.2150

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
\$4098.98	\$1024.75

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	740,000	\$1,584.34
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
Regional River Works - Area Z	0.0152c/\$LV	530,000	\$80.56
Stormwater UDA	0.0510c/\$CV	740,000	\$377.40

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
\$740,000.00	\$530,000.00	\$210,000.00	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
\$740,000.00	\$530,000.00	\$210,000.00	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
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	2422074	08/05/2025	184A Thorp Street, Motueka
Single 240- Withdrawn	2419703	21/12/2020	184A Thorp 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
Rural Residential Serviced	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.

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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
25/02/2021	210199	Construct new dwelling	Code Compliance Certificate Issued	08/03/2023

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
28/05/2019	190670	To construct a bore for domestic use within a cultural heritage site	Consent Effective	Granted under Delegated Authority	12/06/2019

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: 1:1,000
 Tuesday, 31 March 2026

Original Sheet Size 210x297mm

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



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

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