



# ARIZTO



Property information prepared:  
**7 Kingstan Place, Motueka**



# About Us

Welcome to the new era of Smarter Real Estate! We are very excited to have joined Arizto Real Estate which is making waves across New Zealand and now with our launch into the Nelson/Tasman Region. With many years of experience, we have come together collectively with the aim to change the common perspective of the real estate industry by providing a straightforward and professional quality service that locals can trust. It's time for a change and for the better! Let us help you navigate your real estate journey today.





# ARIZTO

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## 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 **7 Kingstan Place, Motueka** (“the Property”) and has been prepared by Smarter Real Estate (“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.





# ARIZTO

## Property Information

|                        |                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------|
| Property Address       | 7 Kingstan Place, Motueka                                                                                        |
| Certificate of Title   | NL8A/360                                                                                                         |
| Legal Description      | Lot 14 Deposited Plan 9975 and<br>Lot 2 Deposited Plan 12905                                                     |
| Zoning                 | Residential                                                                                                      |
| Capital Value          | \$770,000                                                                                                        |
| Size of Land (sqm)     | 978                                                                                                              |
| Size of Dwelling (sqm) | 250                                                                                                              |
| Age of Home            | 1984 (fully renovated)                                                                                           |
| Living Area            | Open plan kitchen, dining and separate lounge area                                                               |
| Bedrooms               | Four double bedrooms                                                                                             |
| Bathrooms              | One-bathroom plus ensuite off master                                                                             |
| Other Rooms            | Laundry/Scullery                                                                                                 |
| Insulation             | Fully insulated                                                                                                  |
| Wastewater             | Town supply                                                                                                      |
| Water Supply           | Bore with filtration system                                                                                      |
| Internet               | Fibre Optic                                                                                                      |
| Heating                | Ducted Heat Pump throughout                                                                                      |
| Water Heating          | Electric (Gas for bathrooms)                                                                                     |
| Foundations            | Concrete slab                                                                                                    |
| Roof                   | Decramastic Tiles                                                                                                |
| Exterior Cladding      | Rockcote over brick                                                                                              |
| Joinery                | Double glazed, Aluminium throughout                                                                              |
| Fencing                | Fully fenced                                                                                                     |
| External Features      | Large north facing deck off living, lawn, easy care grounds                                                      |
| Garaging               | Single internal access garage with additional off- street parking<br>for the boat/camper and additional vehicles |





# ARIZTO



## The Chattels

**Fixed Floor Coverings, Curtains, Blinds, Light Fittings, Ducted Heat Pump, Dishwasher, Dish Draw, Wall Oven, Rangehood, Extractor Fan, Heated Towel Rails, Hobs, Oven, Smoke Detectors, Garage Door Remote Control**

## Tenancy Details

**Vacant Possession**



# The Property



# ARIZTO

## Kitchen

The kitchen is a true centrepiece of the home — beautifully designed, highly functional, and finished to an exceptional standard. Anchored by a striking central island with concrete benchtops, it offers the perfect space for both everyday living and entertaining, while the polished concrete floors add a sleek, contemporary edge and seamless flow throughout the space. A large skylight above floods the kitchen with natural light, enhancing the warm tones and creating an inviting, airy atmosphere from morning through to evening. The main kitchen is well-appointed with a large oven, rangehood and dishwasher, complemented by quality cabinetry and refined finishes throughout. Adding another layer of luxury and practicality, a dedicated bar/coffee station with its own sink provides the perfect setup for entertaining or creating your morning routine with ease. Thoughtful design continues with a generous walk-in scullery, offering ample storage along with an additional oven and dish drawer — ideal for keeping the main kitchen pristine while catering for guests or busy family life. From casual breakfasts at the island to hosting in style, this is a kitchen that delivers effortlessly on both form and function.





# The Property



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## Kitchen/Scullery/Laundry

Flowing seamlessly from the kitchen, the walk-in scullery is both practical and beautifully executed, offering generous bench space, its own sink, and continued polished concrete flooring that ties the spaces together effortlessly. Designed to keep the main kitchen clean and uncluttered, it provides the perfect zone for preparation, storage, and everyday functionality behind the scenes.

This space transitions naturally into a separate laundry, thoughtfully designed with both aesthetics and usability in mind. Featuring ample bench space, a sink, and cleverly integrated cabinetry to hide away the washing machine and dryer, it maintains a clean, streamlined look. The warm plywood finishes add a layer of texture and softness, creating a space that feels cohesive, stylish, and highly functional. An exterior door from the laundry adds further convenience, offering easy access outdoors and enhancing the home's everyday practicality.





# The Property



# ARIZTO

## Dining/Lounge

The open-plan dining and living area is beautifully light-filled and designed for effortless everyday living and entertaining. Framed by large sliding doors, both the dining and main living spaces enjoy seamless indoor-outdoor flow, each opening directly to the patio – perfect for summer evenings, alfresco dining, or simply letting the outside in.

Polished concrete floors continue throughout, enhancing the sense of space and cohesion while reflecting the natural light that pours in. The dining area sits comfortably between kitchen and outdoors, creating a natural hub for connection, whether it's casual family meals or hosting friends.

Tucked away from the main living zone, a separate lounge offers a more intimate retreat. Generous in size and finished with soft carpet underfoot, it provides the perfect space to relax, unwind, or enjoy a cosy movie night – a thoughtful balance to the home's open, social spaces.







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## The Property

### Master Bedroom

The master suite is a true retreat — light-filled, spacious and thoughtfully designed to feel both calming and luxurious. Soft tones, quality finishes and warm timber flooring create an inviting atmosphere, complemented by a combination of blinds, curtains and sheer drapes that allow you to control both light and privacy with ease. Large sliding doors open directly out to a private deck, where you can enjoy peaceful garden views and your own quiet outdoor escape — the perfect place for a morning coffee or to unwind at the end of the day.





# The Property



# ARIZTO

## Master Bedroom Ensuite

The suite continues through to a generous walk-in wardrobe, offering excellent storage and organisation, before flowing into the beautifully appointed ensuite. Here, design and functionality come together with striking tiled finishes, underfloor heating and a well-considered layout. A double sink vanity with elegant detailing provides both space and style, while a heated towel rail adds everyday comfort. Cleverly separated, one side of the ensuite houses the toilet, while the other features a spacious tiled shower — creating a practical and refined space that feels like your own private sanctuary.





# The Property



# ARIZTO

## Bedrooms 2/3/4

Bedrooms two, three and four continue the home's theme of comfort and quality, each generously sized to accommodate double beds with ease. Thoughtfully designed, all three rooms include fitted double wardrobes, providing excellent storage while maintaining a clean, uncluttered feel.

Positioned to capture peaceful garden and mountain outlooks, these rooms feel light, private and connected to the surrounding landscape. Soft carpeting underfoot adds warmth, while the combination of curtains and sheer drapes enhances both privacy and natural light, creating a calm, elevated and cohesive finish throughout.







# ARIZTO

## The Property

### Main Bathroom

The main bathroom is beautifully appointed, offering a luxurious, spa-like space designed for both relaxation and everyday ease. Underfloor heating ensures warmth underfoot, while the clean, modern palette and quality finishes create a calm and refined atmosphere. A striking freestanding bath forms the centrepiece of the room – perfectly positioned beneath soft lighting and ideal for long, relaxing soaks. Alongside this, a large tiled walk-in shower with glass screening provides a sleek and practical space for daily routines. The vanity is thoughtfully designed with a combination of natural timber tones and contemporary detailing, complemented by a statement basin and stylish wall-mounted fixtures. The layout flows effortlessly, with the toilet positioned for privacy, creating a space that is as functional as it is visually appealing. Light-filled and spacious, this bathroom delivers a true sense of comfort and understated luxury – a beautiful extension of the home's cohesive design.





# The Property



# ARIZTO

## Outdoor Entertaining

Flowing seamlessly from the dining area, the outdoor living space is a true extension of the home — thoughtfully designed for both entertaining and everyday enjoyment. Generous in scale, the expansive concrete patio provides the perfect setting for hosting, with ample space for a large outdoor dining suite and multiple zones to relax and unwind.

Bathed in sun and beautifully private, this area has been carefully landscaped to create a peaceful retreat. Established planting, clean lines, and architectural concrete features offer a modern yet inviting feel, while festoon lighting overhead adds a warm ambience for evening gatherings. A designated fire pit area and space for barbecuing further enhance the lifestyle on offer — whether it's summer dinners with friends or cosy nights by the fire. The fully fenced grounds and long driveway provide both privacy and practicality, all while framing the home in a setting that feels secure, spacious, and effortlessly stylish.

This is outdoor living done right — sunny, private, and perfectly connected to the heart of the home.





# The Property



# ARIZTO

## Garage/Parking

The garage and parking setup here is a real standout. Enjoy the convenience of internal access garaging, beautifully finished with lined plywood walls and carpet – creating a versatile space that's perfect not only for vehicles but also as a workshop, gym or additional hangout area. Outside, there's ample off-street parking with plenty of room for multiple vehicles, a boat, camper or trailer, all set behind a secure, well-designed driveway.





# The Property

## Grounds



# ARIZTO





# The Property



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## Grounds

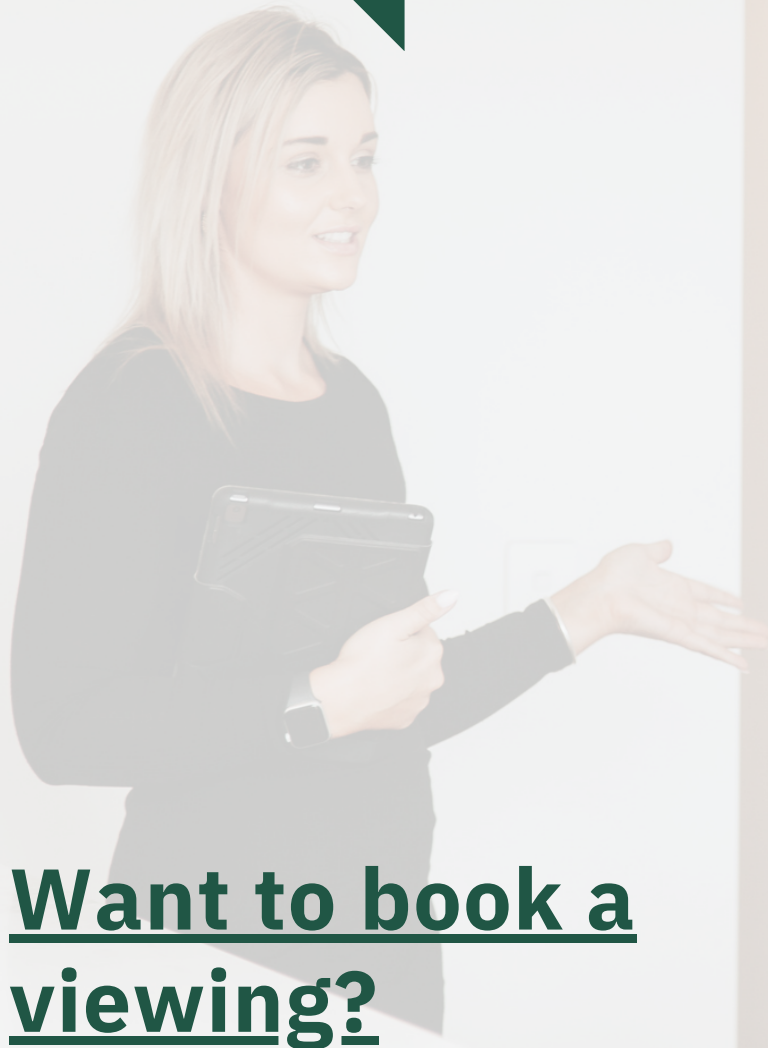






# ARIZTO

**Offers over \$1,050,000**



**Want to book a  
viewing?**

**Tiana Ferguson**  
Licensed Salesperson

**027 752 8561**  
**tiana.f@arizto.co.nz**

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008







**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** **NL8A/360**  
**Land Registration District** **Nelson**  
**Date Issued** 19 November 1986

**Prior References**  
NL5B/1183 NL5B/1184

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**Estate** Fee Simple  
**Area** 978 square metres more or less  
**Legal Description** Lot 14 Deposited Plan 9975 and Lot 2  
Deposited Plan 12905

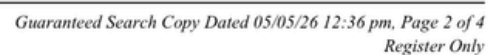
**Registered Owners**  
Justin Robert McLean

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**Interests**

Subject to Section 308 (4) Local Government Act 1974  
Subject to a right to drain stormwater in gross over the part marked with a black line on DP 9975 in favour of The Motueka  
Borough Council (Subject to Section 351E(1)(a) Municipal Corporations Act 1954).  
10599238.2 Mortgage to ASB Bank Limited - 1.11.2016 at 3:40 pm



**NL8A/360**



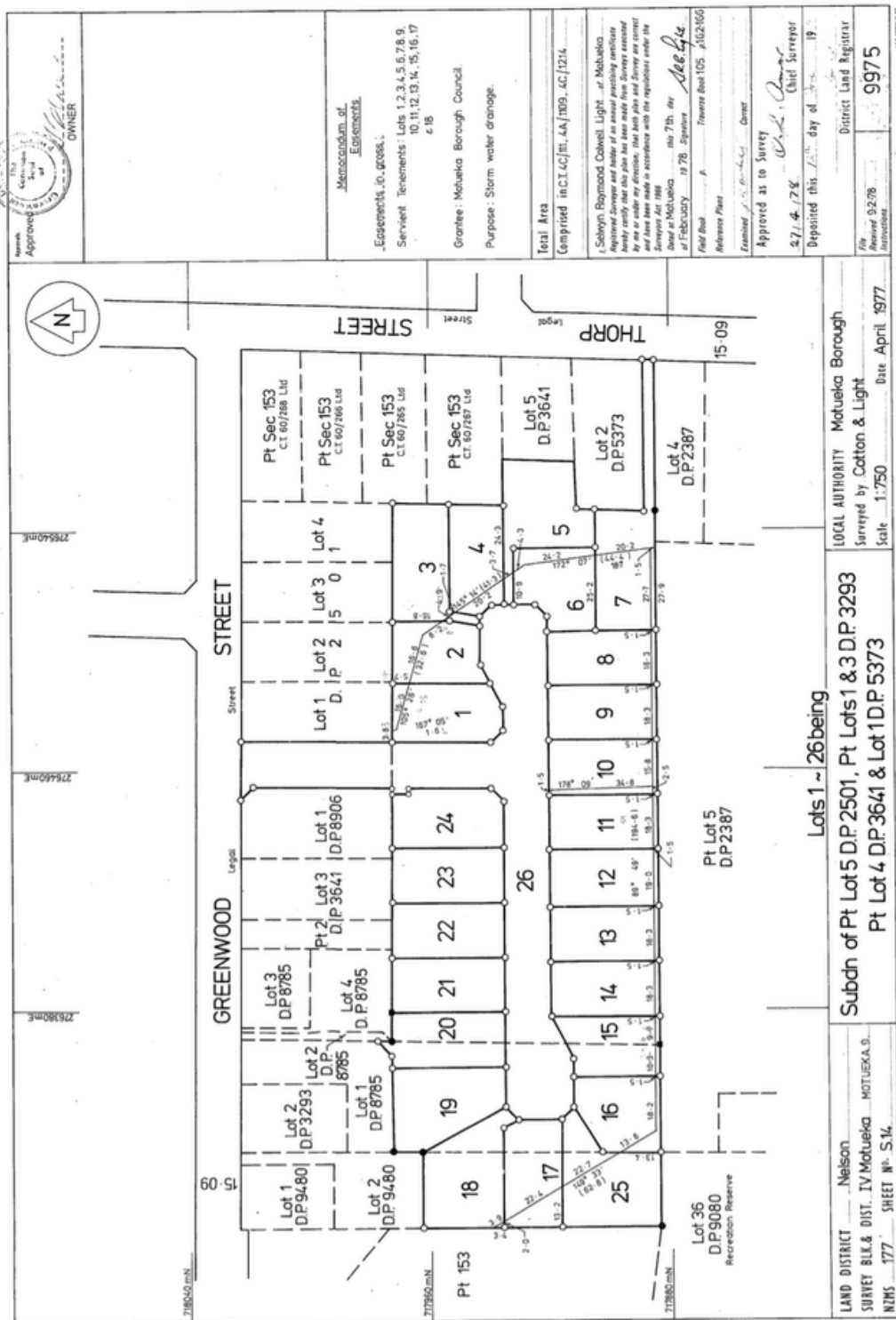
# Certificate of Title



# ARIZTO

Identifier

NL8A/360





# Certificate of Title



# ARIZTO

Identifier

NL8A/360

|                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | <p><b>APPROVED</b></p> <p>PURSUANT TO A RESOLUTION OF THE MONTICLA BOROUGH COUNCIL PASSED ON THE 17th DAY OF JULY, 1986, THE ABOVE DESCRIBED SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS PLAN OF SUBDIVISION SUBJECT TO THE CONDITIONS OF ABANDONMENT SET OUT HEREON AND CERTIFYING THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE CREATIVE DISTRICT SCHEME THE COMMON SEAL OF THE MONTICLA BOROUGH COUNCIL WAS AFFIXED HEREON IN THE PRESENCE OF:</p> <p>TOWN CLERK</p> <p>Mayor</p>       |  |
| <p><b>APPROVED</b></p> <p>THEY LOT 1 HEREON BE TRANSFERRED TO THE OWNER OF LOT 16 DP 9975 CT 58/1183 AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO THE OWNER OF LOT 16 DP 9975 CT 58/1183 AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO THE OWNER OF LOT 17 DP 9975 CT 58/1183 AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO THE OWNER OF LOT 17 DP 9975 CT 58/1183.</p> <p>Total Area 630 m<sup>2</sup></p> <p>Completed in CT 58/1184</p> |  | <p><b>APPROVED</b></p> <p>1. SHERWIN ROYALTY COUNSELL, LICHT Registered Surveyor and holder of an annual practicing certificate for which he is a registered surveyor pursuant to the provisions of section 220 of the Survey Act 1974. I have examined the above plan and certify that the same is correct and true and that the same has been made in accordance with the Survey Act 1974.</p> <p>Surveyor</p> <p>Approved as to Survey</p> <p>8 / 10 / 86</p> <p>Deposited this 19th day of November 1986</p> <p>12905</p> |  |
| <p>LAND DISTRICT NELSON</p> <p>SURVEY BLK. &amp; DIST. IV MONTICLA</p> <p>NZMS 261 SH1 N26 RECORD MAP No 442-440</p>                                                                                                                                                                                                                                                                                                                           |  | <p>TERRITORIAL AUTHORITY MONTICLA BOROUGH</p> <p>Surveyed by COTTAGE LIGHT</p> <p>Scale 1:250 Date AUGUST 1986</p>                                                                                                                                                                                                                                                                                                                                                                                                            |  |



# General Property Information



# ARIZTO



## Property Summary

28/04/2026

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) |
|------------|-------------------------------|------------------|---------|-----------|
| 1955024716 | LOT 14 DP 9975 LOT 2 DP 12905 | 7 Kingstan Place | Motueka | 0.0978    |

### 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 |
|--------------|--------------------|
| \$4379.77    | \$1094.94          |

### Rates Breakdown

The Annual Rates above are broken down as follows:

| Description                    | Rate          | Units   | Amount     |
|--------------------------------|---------------|---------|------------|
| General Rate                   | 0.2141c/\$CV  | 770,000 | \$1,648.57 |
| 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 X    | 0.0366c/\$CV  | 770,000 | \$281.82   |
| Stormwater UDA                 | 0.0510c/\$CV  | 770,000 | \$392.70   |

### 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 |
|---------------|--------------|--------------|----------------|
| \$770,000.00  | \$430,000.00 | \$340,000.00 | 01/09/2023     |

### New Rating Valuation

# General Property Information



# ARIZTO



## Property Summary

28/04/2026

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.

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 |
|-------------------|----------------|------------------------|--------------------|
| \$770,000.00      | \$430,000.00   | \$340,000.00           | 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 | 2414623       | 08/06/2015   | 7 Kingstan Place, 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                                                                                                                                                                                                       |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 |



# General Property Information



# ARIZTO



## Consents

28/04/2026

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.

### 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 |
|------------------|-----------|------------------------------------|--------------------|----------------|
| 22/09/2025       | 250829    | Install a freestanding wood burner | Granted and Issued |                |

### 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 | Notes                  |
|------------|---------------|------------------------|
| 01/03/1984 | B080752       | Erect dwelling         |
| 09/02/1984 | 1609          | P & D as built on plan |

### 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

No Resource Consent records are on record for this property.

### 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



# ARIZTO



## Environmental Records

28/04/2026

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.

### 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.

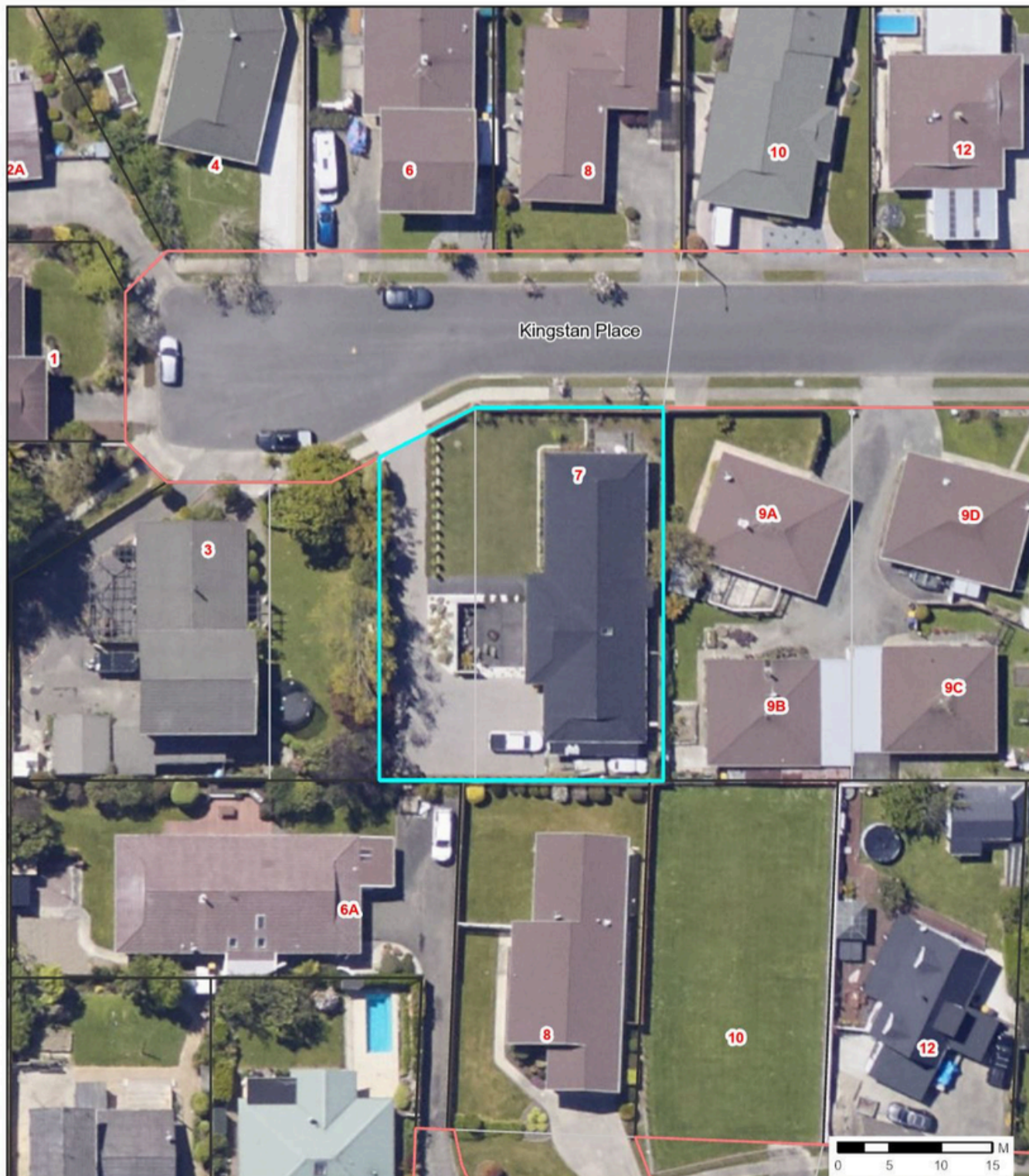
Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at [biodiversity@tasman.govt.nz](mailto:biodiversity@tasman.govt.nz).



# Aerial Map



# ARIZTO



- |                     |                      |
|---------------------|----------------------|
| State Highway Roads | Valuation Boundaries |
| Road 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, 28 April 2026

Original Sheet Size 210x297mm



# ARIZTO

## Our Team



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