



ARIZTO

Property information prepared for:
23b Pah Street, 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.





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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, **23b Pah Street, 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.



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Property Information

Property Address	23b Pah Street, Motueka
Certificate of Title	23239
Legal Description	Part Lot 5 Deposited Plan 2885
Zoning	Residential
Capital Value	\$450,000
Annual Rates	\$3414.33
Size of Land (sqm)	1/2 share 607sqm more or less
Size of Dwelling (sqm)	79
Age of Home	1980
Living Area	Open plan living
Bedrooms	2 Bedrooms (Plus a Sleep-Out)
Bathrooms	1 Bathroom
Other Rooms	Separate laundry
Insulation	Ceiling and Walls
Sewage	Town Supply
Water Supply	Bore and Rain Water Collection for the Gardens
Internet	Fibre
Heating	Heat Pump and Smart Vent System
Water Heating	Electric and Solar Zero (Additional Information Upon Request)
Foundations	Concrete Pad
Roof	Tiled
Exterior Cladding	Hardi-Plank
Joinery	Double Glazed Aluminium
Fencing	Fully Fenced
External Features	Patio, Vegetable Garden
Garaging	Carport, Off-Street Parking



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The Chattels

Heat Pump, Smart Vent System, Stove, Blinds, Curtains, Fixed Floor Coverings, Light Fittings, Bathroom Extractor Fan, Bathroom Wall Heater and Garden Shed.



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The Property

Kitchen / Dining / Living

Light-filled open-plan living designed for easy everyday living. The sunny lounge is warm and inviting, complete with a heat pump for year-round comfort. The kitchen is tidy and functional with ample storage and bench space, flowing seamlessly into the dining area to create a central hub for family life and entertaining.



The Property



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Bedrooms and Sleep-Out

Two generous double bedrooms, both filled with natural light and complete with built-in wardrobes for easy storage. Comfortable and inviting, they offer peaceful spaces to unwind. A separate sleepout adds valuable flexibility, perfect as a third bedroom, work-from-home office, or hobby space.



The Property



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Bathroom and Laundry

The bathroom is tidy and well-presented, featuring a vanity, toilet, and a convenient corner shower for easy everyday use. Light and low-maintenance, it's a practical space that works well for busy households. A separate laundry adds extra functionality, complete with its own laundry tub and dedicated space to keep household tasks tucked away from the main living areas.





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The Property

Grounds and Exterior Features

Accessed out from the living room is a private and sunny patio area, the perfect space for entertaining. A fully-fenced section, raised vegetable beds, clothesline and landscaped gardens.



The Property



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Grounds and Exterior Features

Concrete drive way with a single carport and additional off-street parking. 12 Solar Zero panels. The sleep-out is located near the carport with covered access into the house.

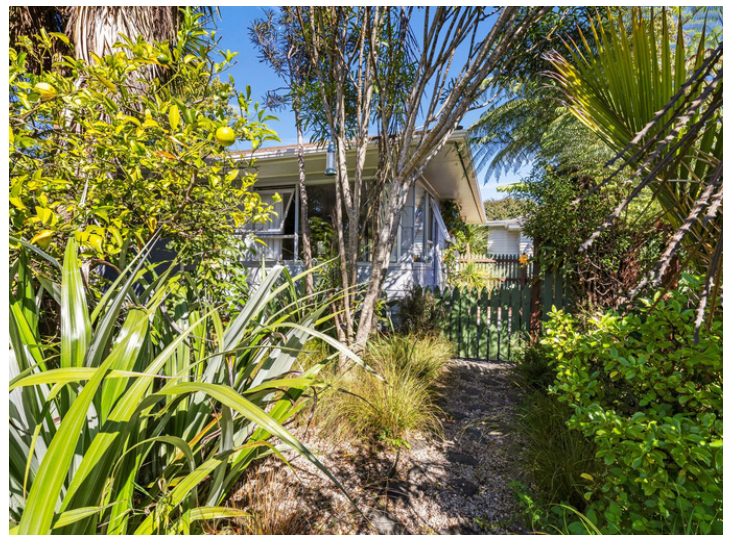


The Property



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Additional Exterior Photos





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**Priced at:
Offers Over \$499,000**

**Want to book a
viewing?**

Electra Trewavas
Licensed Salesperson

021 025 73438
electra.t@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



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**Priced at:
Offers Over \$499,000**

**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 CROSS LEASE

Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017



R. W. Muir
Registrar-General
of Land

Identifier 23239
Land Registration District Nelson
Date Issued 03 December 2001

Prior References
NL11A/754 NL3D/1233

Estate Fee Simple - 1/2 share
Area 607 square metres more or less
Legal Description Part Lot 5 Deposited Plan 2885
Registered Owners
William Robert Rooke and Maryann Ewers

Estate	Leasehold	Instrument	L 338957.4
		Term	20 years 363 days from 1.4.1993 extended to 31.3.2992

Legal Description Flat 2 Deposited Plan 10733
Registered Owners
William Robert Rooke and Maryann Ewers

Interests

91071 Building Line Restriction (affects Talbot Street)
338957.3 Lease of Flat 1 Deposited Plan 10733 Term 20 years 363 days from 1.4.1993 Composite CT 23238 issued - 13.6.1994 at 12:00 am
338957.4 Lease of Flat 2 DP 10733 Term 20 years 363 days from 1.4.1993 Composite CT 23239 issued - 13.6.1994
Fencing Covenant in Transfer 5077090.1 (affects feesimple estate) - 31.8.2001 at 9:00 am
5116923.2 Variation of Lease 338957.3 extending the term to 31.3.2992- 3.12.2001 at 9:00 am
5116923.3 Variation of Lease 338957.4 extending the term to 31.3.2992 - 3.12.2001 at 9:00 am
5685950.1 Variation of Lease 338957.4 - 8.8.2003 at 9:00 am
5685950.2 Variation of Lease 338957.3 - 8.8.2003 at 9:00 am
8565705.3 Mortgage to Kiwibank Limited - 3.9.2010 at 12:06 pm

23239

Guaranteed Search Copy Dated 02/03/26 11:46 am, Page 2 of 2
Register Only

Aerial Map



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— 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, 5 May 2026

Original Sheet Size 210x297mm

General Property Information



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Property Summary

05/05/2026

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)
1956027900B	FLAT 2 DP 10733 HAVING 1/2 INTEREST IN 607 SQ METRES BEING PT LOT 5 DP 2885	23B Pa Street	Motueka	0.0000

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
\$3414.33	\$853.58

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	450,000	\$963.45
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	450,000	\$164.70
Stormwater UDA	0.0510c/\$CV	450,000	\$229.50

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
\$450,000.00	\$240,000.00	\$210,000.00	01/09/2023

New Rating Valuation



Property Summary

05/05/2026

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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
\$450,000.00	\$240,000.00	\$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	2414016	08/06/2015	23B Pah 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
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



Consents

05/05/2026

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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
14/01/2011	110017	Construct new 9m2 sleepout	Code Compliance Certificate Issued	21/11/2011

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
03/11/1980	J062716	Erect no 2 unit
27/08/1980	1395	Plumbing & drainage as built on plan, connect to sewer PLEASE REFER TO 1956027900A

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.



Environmental Records

05/05/2026

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.