



# ARIZTO

Property information prepared:  
**11 Green Lane, 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 11 Green Lane, 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

<b>Property Address</b>	<b>11 Green Lane, Motueka</b>
<b>Certificate of Title</b>	<b>NL5A/638</b>
<b>Legal Description</b>	<b>Lot 1 Deposited Plan 615758</b>
<b>Zoning</b>	<b>Rural 1 Deferred Light Industrial</b>
<b>Capital Value</b>	<b>\$680,000</b>
<b>Size of Land (sqm)</b>	<b>2144</b>
<b>Size of Dwelling (sqm)</b>	<b>110</b>
<b>Age of Home</b>	<b>1966</b>
<b>Living Area</b>	<b>Open plan kitchen, dining and lounge</b>
<b>Bedrooms</b>	<b>Three plus sleepout room</b>
<b>Bathrooms</b>	<b>One-bathroom</b>
<b>Insulation</b>	<b>Underfloor, Ceiling (walls in kitchen and bathroom)</b>
<b>Wastewater</b>	<b>Septic System</b>
<b>Water Supply</b>	<b>Bore (located next to shed with filtration system)</b>
<b>Internet</b>	<b>Fibre Optic</b>
<b>Heating</b>	<b>Wood Burner and HRV</b>
<b>Water Heating</b>	<b>Electric (300 litre 3 months old mains pressure)</b>
<b>Foundations</b>	<b>Piles</b>
<b>Roof</b>	<b>Colour Steel</b>
<b>Exterior Cladding</b>	<b>Stucco (recently painted)</b>
<b>Joinery</b>	<b>Single Glazed, Wooden Joinery</b>
<b>Fencing</b>	<b>Fully fenced</b>
<b>External Features</b>	<b>Covered deck off dining/hallway , lawn, easy care grounds</b>
<b>Garaging</b>	<b>Brand new separate garage with automatic door, partially lined. Ample parking for the boat. The garage door is 2.7x3 metres. The garage is 6x7m</b>



# ARIZTO



## The Chattels

Fixed Floor Coverings, Curtains, Blinds, Dishwasher, Stove, Extractor Fan, Garage Door Opener, Fridge, Oven + Hob, Home Ventilation System, Heated Towel Rail, Light Fittings

## Tenancy Details

Vacant Possession

# The Property



# ARIZTO

## Kitchen

Freshly refurbished and beautifully connected to the heart of the home, the kitchen blends clean contemporary styling with everyday practicality. Crisp white cabinetry, warm timber flooring and striking black tapware create a modern yet welcoming feel, while generous bench space, bar seating and excellent storage make everything from busy mornings to casual entertaining effortless. Positioned within the open-plan layout, it keeps family life and conversation naturally connected. Appliances including stove, wall oven, dishwasher and fridge.





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## The Property

### Lounge/Dining

Light-filled and generously proportioned, the open-plan lounge and dining area offers a calm, comfortable space to gather and unwind. Large windows frame peaceful garden outlooks while drawing in all-day natural light, enhancing the relaxed atmosphere throughout. Soft carpeting, a fireplace and ceiling fan bring year-round comfort, while the seamless indoor-outdoor flow to the covered deck makes entertaining, family dinners and quiet evenings equally inviting.



# The Property



# ARIZTO

## Master Bedroom

Bright, peaceful and beautifully presented, the north-facing master bedroom offers a calming retreat filled with natural light and lovely garden outlooks. Wide windows, soft neutral tones and fresh finishes create a warm and inviting atmosphere, while carpet flooring, curtains and a built-in wardrobe add comfort and practicality. A beautiful space to relax and unwind at the end of the day.



# The Property



# ARIZTO

## Bedrooms 2/3

The additional bedrooms are light, fresh and versatile, offering peaceful spaces for kids, guests or working from home. Large windows bring in plenty of natural light, while the neutral tones create a calm and welcoming feel. Both rooms are finished with carpet flooring, blinds and curtains. Bedroom 2 has a large built in wardrobe and bedroom 3 has a single wardrobe.



# The Property



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## Bathroom

Recently updated, the bathroom and separate laundry combine clean contemporary styling with everyday practicality. Featuring sleek black cabinetry, modern finishes and a spacious shower, these spaces feel fresh, functional and ready for busy family living. The bathroom is complete with lino flooring, an extractor fan, heated towel rail and wall heater for added comfort and convenience throughout the seasons.

The separate laundry is equally well appointed, offering excellent functionality with its own laundry tub, lino flooring and floating shelf for additional storage and organization.





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## The Property

### Garage/Sleepout

Offering exceptional flexibility, the brand new large standalone garage is ideal for vehicles, boats, tools, hobbies or workshop space, complete with power and a concrete pad for added practicality and convenience. This is complemented by ample off-street parking for trailers, extra vehicles or visitors.

The separate sleepout/studio creates endless possibilities for a home office, creative retreat, games room or guest overflow. With plenty of surrounding outdoor space, this setup is perfect for those wanting room to work, store, create and truly make the most of the property.





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## The Property

### Outdoor Entertaining

Designed for easy outdoor living and year-round enjoyment, the north-facing covered deck is a true extension of the home. Flowing seamlessly from both the lounge and hallway, this sunny entertaining space captures all-day warmth and natural light, making it the perfect spot for morning coffees, relaxed family dinners or entertaining friends while overlooking the outdoors. Sheltered yet open and inviting, it's a space you'll find yourself using in every season.



# The Property



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## Grounds

Set against a wide stretch of lawn and on a fully fenced section, the outdoor living here offers space and endless room to enjoy. The covered deck creates the perfect setting for entertaining, family BBQs or relaxed evenings overlooking the expansive front yard, while the generous section provides plenty of space for kids, pets, gardens or future projects. With room to truly spread out, this is outdoor living designed for both relaxation and lifestyle.



# The Property



# ARIZTO

## Grounds



Digitally Enhanced Grass Ad



# The Property



# ARIZTO

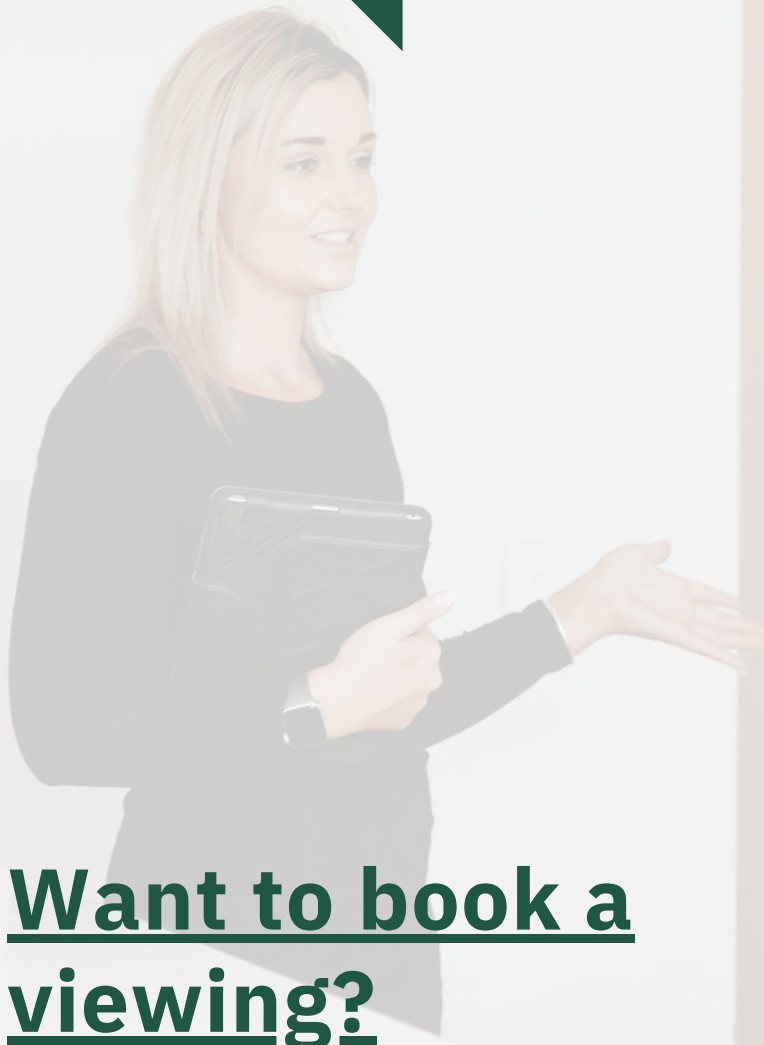
Aerial





# ARIZTO

Priced at:  
**Offers Over \$819,000**



**Want to book a  
viewing?**

**Tiana Ferguson**  
Licensed Salesperson

**027 752 8561**  
**[tiana.f@arizto.co.nz](mailto:tiana.f@arizto.co.nz)**

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



# ARIZTO

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**Want to book a  
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**Mikayla Kopa**  
Licensed Salesperson

**027 863 2455**

**[mikayla.kopa@arizto.co.nz](mailto:mikayla.kopa@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** 1231085  
**Land Registration District** Nelson  
**Date Issued** 11 December 2025

**Prior References**  
NL5A/638

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**Estate** Fee Simple  
**Area** 2144 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 615758  
**Registered Owners**  
Leroy Vernon Rodd Johnson

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**Interests**

195122.1 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 11.4.1979 at 2:06 pm

Subject to a right (in gross) to convey electricity and telecommunications over part marked B on DP 615758 in favour of Network Tasman Limited created by Easement Instrument 13280083.4 - 11.12.2025 at 12:36 pm

The easements created by Easement Instrument 13280083.4 are subject to Section 243 (a) Resource Management Act 1991

13280083.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.12.2025 at 12:36 pm

13511634.3 Mortgage to Bank of New Zealand - 29.1.2026 at 3:35 pm





## Property Summary

23/04/2026

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)
1956036502	LOT 1 DP 615758	11 Green Lane	Motueka	0.2144

### 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
\$0.00	\$0.00

### Rates Breakdown

No information available

### 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	\$385,000.00	\$295,000.00	

### New Rating Valuation

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	\$385,000.00	\$295,000.00	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

### Protected Trees



## Property Summary

23/04/2026

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.

No protected trees have been found for this property.

### Heritage Buildings

There are no heritage buildings on this property.

### Wheelie Bins

No wheelie bin has been issued to this property.

### 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 1 deferred Light Industrial	Deferred zones are areas identified for future, more intensive activities once appropriate levels of servicing are available. The Light Industrial Deferred Zone will provide for future industrial opportunities. Until the deferment is lifted, the underlying rural zone rules and standards will apply.



## Consents

23/04/2026

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### Building Consents

No Building Consent records are available for this property.

### 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
22/11/1966	B092090	Erect extension
09/11/1966	B092081	Erect shed
04/08/1966	B092032	Erect dwelling
03/08/1966	595	P & D as built on plan septic tank

### 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
07/06/2023	230335	To drill a bore for household supply (Lot 1 of subdivision RM230334)	Consent Effective	Granted under Delegated Authority	11/04/2024

### 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.



## Consents

23/04/2026

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## Environmental Records

23/04/2026

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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)

Tasman District Council monitors contaminated sites. This property has a record of the following contamination risks. If the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

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#### LIM Statement

This site has been identified as being subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. This property has been in horticultural use including orchard, tobacco, glasshouse and market gardening. Reports are available on file. Any future change of use, substantial earthworks or subdivision might require a site investigation report pursuant to the regulations. Please note this report may result in the need for resource consent under these regulations.

### 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).



## Environmental Records

23/04/2026

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# Aerial Map



# ARIZTO



— State Highway Roads  
— Road Boundaries

▭ Valuation Boundaries  
▭ Parcel





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# Our Team



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