



ARIZTO

Property Information Booklet:
215 Hill Street, Richmond

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 **215 Hill Street, Richmond** (“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	215 Hill Street, Richmond
Certificate of Title	NL3A/29
Legal Description	Lot 4 Deposited Plan 6737
Zoning	Residential
Capital Value	\$700,000
Rates	\$4994.71
Size of Land (sqm)	688
Size of Dwelling (sqm)	Apprx 150
Age of Home	1968
Living Area	Open plan kitchen, dining and lounge
Bedrooms	3 Bedrooms plus Sleep-Out (Family Room)
Bathrooms	1 Bathroom
Insulation	Underfloor and Ceiling
Wastewater	Mains
Water Supply	Mains
Internet	Fibre
Heating	Gas Fire
Water Heating	Electric
Foundations	Concrete
Roof	Iron
Exterior Cladding	Summerhill Stone
Joinery	Mix of Wooden and Aluminum Single Glazed Joinery
Fencing	Fully fenced
External Features	Large Deck, Lawn Area
Garaging	Single Internal Garaging, Carport, Off-Street Parking



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The Chattels

Fixed Floor Coverings, Window Coverings, Dishwasher, Rangehood, Oven + Hob, 2x Wall Panel Heaters, Light Fittings, Gas Fire, Heat Pump, Bathroom Extractor and Heat Lamps, Garden Shed.

Tenancy Details

Vacant Possession



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The Property

Kitchen

A bright and practical modern kitchen featuring crisp white cabinetry, contrasting dark benchtops and tiled splashbacks. There is plenty of bench space for food preparation, including a handy breakfast bar, along with excellent cupboard and drawer storage. Appliances include a gas cooktop, under-bench oven, rangehood and dishwasher. A large window above the sink brings in natural light, while the open layout connects easily with the adjoining dining area.



The Property



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Lounge / Dining

A wonderfully spacious and sun-filled open-plan lounge and dining area, with an abundance of windows creating a bright and welcoming feel. The generous layout offers plenty of room for both comfortable lounge furniture and a family dining setting, while the gas fire provides a cosy focal point for the cooler months. A ceiling fan adds comfort through summer, and large sliding doors open directly onto the sunny outdoor deck, creating an easy flow for entertaining and everyday living.





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The Property

Bedrooms

The home features three spacious and light-filled bedrooms, all finished in soft neutral tones with carpet underfoot. Each bedroom includes a built-in wardrobe, providing practical storage, while large windows bring in plenty of natural light and pleasant leafy outlooks. Two of the bedrooms also feature wall-mounted panel heaters for added warmth and comfort.



The Property



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Bathroom / Toilet / Laundry

The family bathroom is practical and well appointed, featuring a shower over the bath, vanity, heated towel rail, heater and extractor fan, with a tiled floor completing the space. A separate toilet adds extra convenience for busy households, while the dedicated laundry provides a functional area for everyday household needs with convenient outdoor access.





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The Property

Sleep-Out

the separate sleep-out is a spacious, light-filled and versatile addition with its own private access. Featuring exposed timber beams, a heat pump, kitchenette area and separate toilet, it offers plenty of scope for extended family, teenagers, guests or a work-from-home setup. With its separation from the main house and existing facilities, there is also potential to explore an additional income opportunity.





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The Property

Outdoor Entertaining

A standout feature of the home is the expansive, sun-soaked deck, offering a fantastic extension of the indoor living spaces. With direct access from the lounge through large sliding doors, there is ample room for an outdoor dining setting, BBQ and relaxed seating, making it an ideal spot for entertaining family and friends or simply enjoying the sunshine. The generous proportions and easy connection to the main living area create a wonderful indoor-outdoor flow and a space that can be enjoyed throughout the warmer months.





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The Property

Grounds

A Set on a generous 688m² corner section, the property is surrounded by mature trees, hedging and established gardens, creating an attractive and leafy setting. A good-sized lawn provides space for children and pets to enjoy, while the expansive sunny deck offers a fantastic spot for outdoor entertaining. Parking is well catered for with a single garage, adjoining covered carport and additional off-street parking.





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The Property

Additional Exterior Photos





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**Priced at:
Offers Over \$725,000**

**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





**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 NL3A/29
Land Registration District Nelson
Date Issued 16 October 1968

Prior References
NL2B/686

Estate Fee Simple
Area 688 square metres more or less
Legal Description Lot 4 Deposited Plan 6737
Registered Owners
Nicola Mary Jenkins

Interests

96354 Transfer creating the following easements in gross

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drainage	Lot 4 Deposited Plan 6737 - herein	Yellow DP 6737	The Richmond Borough Council	

105566 Building Line Restriction

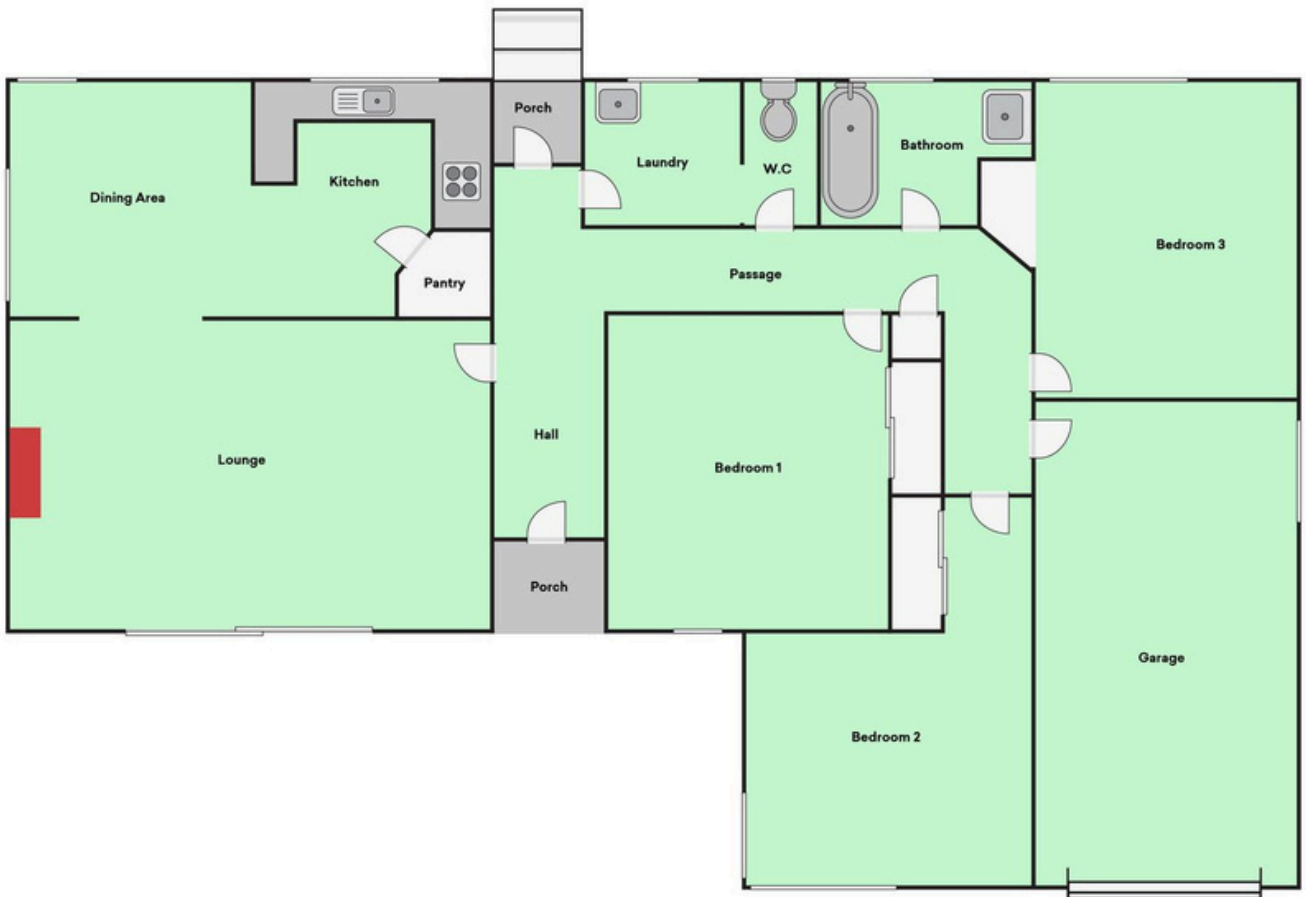
9418695.3 Mortgage to Westpac New Zealand Limited - 28.6.2013 at 12:46 pm



Floor Plan



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215 Hill Street, Richmond

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.

General Property Information



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Property Summary

30/07/2026

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)
1961065200	LOT 4 DP 6737	215 Hill Street	Richmond	0.0688

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
\$4994.71	\$1248.68

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	700,000	\$1,552.60
Uniform Annual General Charge	\$429.00/Pty	1	\$429.00
Wastewater - 1st Pan	\$1280.50/pan	1	\$1,280.50
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$76.69
WaimeaComDam-Enviro&ComBen-ZOB	0.0069c/\$CV	700,000	\$48.30
Refuse/Recycling Rate	\$140.29/Pty	1	\$140.29
Shared Facilities Rate	\$74.92/Pty	1	\$74.92
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$3.66
2025 Weather Event Recovery Rate	\$123.48/Pty	1	\$123.48
Museums Facilities Rate	\$74.34/Pty	1	\$74.34
District Facilities Rate	\$142.53/Pty	1	\$142.53
Urban Wat.Supply- Serv Chge	\$605.48/meter	1	\$605.48
Regional River Works - Area Z	0.0134c/\$LV	380,000	\$50.92
Stormwater UDA	0.0560c/\$CV	700,000	\$392.00

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
\$700,000.00	\$380,000.00	\$320,000.00	01/09/2023

New Rating Valuation

General Property Information



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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
\$700,000.00	\$380,000.00	\$320,000.00	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
W41551		17MC223649	31/03/2026	0	185

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
Urban Water Supply	Water Supply

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	2415340	08/06/2015	215 Hill Street, Richmond

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

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Consents

30/07/2026

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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
16/02/2010	100115	alteration - extend existing deck.	Code Compliance Certificate Issued	10/03/2011

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
22/05/1985	B098386	Kent log fire
24/02/1982	K076309	Family room
10/06/1971		Carport
13/11/1968	B017564	Dwelling

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
22/02/2010	100091	Construct a deck extension within 2.775m of road boundary	Consent Effective	Granted under Delegated Authority	02/03/2010

Planning Permits

No historical planning permits have been found for this property

Works and Land Entry Agreements

General Property Information



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Consents

30/07/2026

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No Works and land Entry Agreement has been found for this property.

General Property Information



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Environmental Records

30/07/2026

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.

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.

General Property Information



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Environmental Records

30/07/2026

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 sits within a controlled Air Shed.

Air Shed	Air Shed Regulations
Richmond Air Shed	After a house in Richmond changes ownership, an existing non-compliant wood burner cannot be used. It may be replaced with either a clean heat system or an approved clean air wood burner. New houses, or existing houses without an existing wood burner or open fire, can only install clean heat systems - no wood burners at all.

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. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1616436.7054	5422669.1763	Argentine Ants	17/12/2018	New

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.

Aerial Map



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Top of the South Maps

Legend

0 0.01 0.02 km

Scale: 1:500 @A4
25 August 2026



- Property Address
- Property at Subdivision Stage 223
- Property Boundary

- Place Names
- Road Labels
- State Highway