



Technical Information

www.applebyhouse.co.nz

Location:

Appleby House & Rabbit Island Huts
305 Redwood Road (road to Rabbit Island), Appleby
Nelson, 7081

Coming from Richmond or Nelson turn right from Appleby Highway (at Seifrieds Winery cnr) we are located 1.5 kilometres further down the road on the left-hand side.

20 minutes drive from Nelson airport
25 minutes drive from Nelson City
10 minutes drive to Richmond or Mapua

Valuation:

September 2020 – valuation to come

2017 QV Website

305 Redwood Road, Appleby, Richmond, 7081 is a Lifestyle property built in 2007 with 3 bedrooms, 3 bathrooms and 2 parking spaces. The property is estimated to be valued in the range of **\$2,000,000 to \$2,200,000**.

On 1 September 2017, 305 Redwood Road, Appleby, Richmond, 7081 had a Rating Valuation with a Capital Value of **\$1,710,000**, Land Value of \$630,000 and Improvement Value of \$1,080,000.

GST Registered

Zoning:

Rural .1. flat alluvial prime horticultural or agricultural land
Rezoned in 2017 – change in use to tourism

Land Area:

25 acres / 9.1960 hectares

Generally low lying and close to the coast. Our boundary is the old high tide mark, before the stop bank was built over 50 years ago. This area of the Waimea Plains is referred to as 100 year flood zone for this reason all buildings have been built under TDCs requirements (Eric Verstappen)

appropriate methods of mitigation against potential surface flooding/inundation from an extreme river or overland flooding event has been identified. Floor levels are set in relation to a bolt on the NW corner of Rough Island bridge which is at 4.87m. The House, Huts and Disability unit have building consents that allow for floor levels to be approximately 1.3m higher than natural ground level at RI 3.70m meaning there is no concern re surface flooding in any sleeping areas of the property. There has never been a weather event on this property.

Water:

Domestic supply – Bach/Shed/Studio & Appleby House – bore fed (situated by shed/disability unit) comes from Waimea aquifer, gorgeous pure water.

Rabbit Island Huts & Glamping supplied from well situated in the paddock closest to the road

Soil:

Free from chemicals, nitrates for 15 years

Buildings:

Appleby House - 380 m² – excludes balconies

Rabbit Island Disability Unit – fully self-contained unit with disability bathroom with toilet and shower, entrance via a wooden ramp (60 sq metres)

& Shed

- Managers Unit (adjoined - separated via a fire wall) lounge & kitchen, outdoor shower & bath
- Three bay shed – storage/optional sleeping space

Rabbit Island Huts

- Three x ensuite huts - 14 m² each
- 3 x shared bathroom huts - 11 m² each
- 2 x shared bathrooms (external private bathrooms)
- Outdoor shower
- Outdoor bath
- Laundry area
- Shared kitchen
- Shared lounge
- Old reception space – used for additional accommodation for large groups

Rabbit Island Glamping

- Glamping site includes Glamping Tent (sleeps 1 x couple)
- Bell Tent – (sleeps 1 x couple, 1 x single)

Misc:

- Garden shed
- Storage container
- 3 x bio septic systems on site 1 @ house, 1 @ disability unit, 1 @ Rabbit Island Huts

Banquet Hall – registered as a shed by TDC – required change of use to accommodate promoting as a function room

15 x 9 metres

Resource Consents on the property:

- RM140513
 - Accommodation
 - 10 x units to accommodate a maximum of two people (we only have 3 x ensuite and 3 x shared bathroom at the moment)
 - 3 units have both sleeping and bathroom facilities
 - 2 x ablution blocks
 - 2 x cooking areas with sink/benches (only 1 exists at the moment)
 - 1 x reception building
 - Variation RM140513V2
 - Glamping Tent & Bell Tent (total occupation 5 people)
- RM090659
 - Sleepout / Rumpus Room – converted to Accessible / Disabled Unit November 2019 – once consent variation is granted RM090659 will be need to be cancelled as no longer required
- RM190651
 - Functions
 - Limited to 120 people
 - No more than 20 wedding functions
 - No more than 10 more private function of 30 people or more
 - Unlimited small functions – under 30 people

Asset Register

(refer to separate chattel list)

Large Ticket Items	New Price	Depreciated Figure	Valued	Total
2017 Toyota Ute	\$38,000			\$38,000.00
2019 Tractor	\$34,000			\$34,000.00
Ride On Lawnmower	\$6,000			\$6,000.00
Computer & phone	\$4500.00			\$3,000.00
Chattels Appleby House				\$104,000.00
Rabbit Island Huts				\$46,800.00
Owners Residence				\$12,290.00
Disability Unit				\$6,880.00
Garden				\$2,000.00
Shed/Tools/Container				
Container spare room				\$5,000.00
				\$257,970.00

HISTORY

Originally part of the larger Challies family holding until 2004 when it was purchased by the current owners. The property stayed a grazing unit until 2008 when the owners returned from overseas and starting the process of developing the property. Traditionally used as a grazing unit, it also has historically grown crops and apple stock.

The boundary fence lines is the old high tide mark before the stop bank was erected in 1970.

The property falls under the 100 year flood zone classification – meaning on average there is a chance of flooding once every 100 years. The major flood of any significance was in the 1960s. Aerial photos from this flood show this block of land remained above any inundation.

2007 – Three Bay Shed was built

2008 – work started on Appleby House

2014 – addition to Three Bay Shed – studio/rumpus room space added

2015 – Rabbit Island Huts development started

2016 – November Rabbit Island Huts opened

2017 – December Rabbit Island Glamping added

2019 – Disability Unit – renovation of the studio/rumpus room space

2020 – New Shed (19 x 15) Banquet Hall

2020 – Garden Chapel plans underway

2021 – Sauna, plunge and hot pools being added

THE VISTA

Situated on Redwood Road, just off State Highway .6. that takes you to the Abel Tasman National Park. Within walking distance of Rough Island (Equestrian Park) a 18 hectare park of former forestry land, used by all equestrian disciplines, this area is also a designated dog exercise area. A little further down the road is Rabbit Island (2 minute drive) area famous for its natural beauty, kilometres of beaches, picnic area, fishing, white baiting, water skiing, kayaking and cycling.

[300 metres from the Nelson Tasman Great Taste Trail](#) – the trail loops through the Tasman Bay towns of Nelson, Wakefield, Richmond, Motueka and Kaiteriteri, the Great Taste Trail is a terrific way to tour the attractions of this popular holiday destination.

Its mix of rural, urban, coastal and riverside scenery is a fabulous feast for the eyes. Natural beauty, however, is only part of the appeal, with this trail serving up a tantalising array of tasty attractions – from art galleries and boutique shopping, to fruit stalls, cafes, craft beer pubs and winery restaurants.

There is a feeling of peace and tranquillity across the property, this is a very special piece of land.

The property is situated on the Waimea Plains it is made up of flat alluvial land with 360 views to Mt Arthur to the West, The Richmond Ranges to the East and Waimea Estuary (largest tidal estuary in New Zealand) & Rough Island. There is a natural wetland that meanders through the property – there has been a focus to develop the wetland with lots of native plantings to encourage native birds.



The property is divided into:

Appleby House sits at the front of the property in private isolation looking towards the Waimea Estuary.

- Designed by Leigh Briars
- Built by Darryl & Jason Gardner www.jasongardinerbuilders.co.nz
- Own septic system

It is a huge space of wide vistas and light, bright rooms. The clean, uncluttered lines are echoed in the exterior with stucco and coloursteel exterior walls, extensive glass, concrete patios and ware-tone rock walls. The house has a strong sense of connection with the land and fits well into the natural environment.



Appleby House is split into three distinct apartments/areas – all rooms lockable

Lower Level

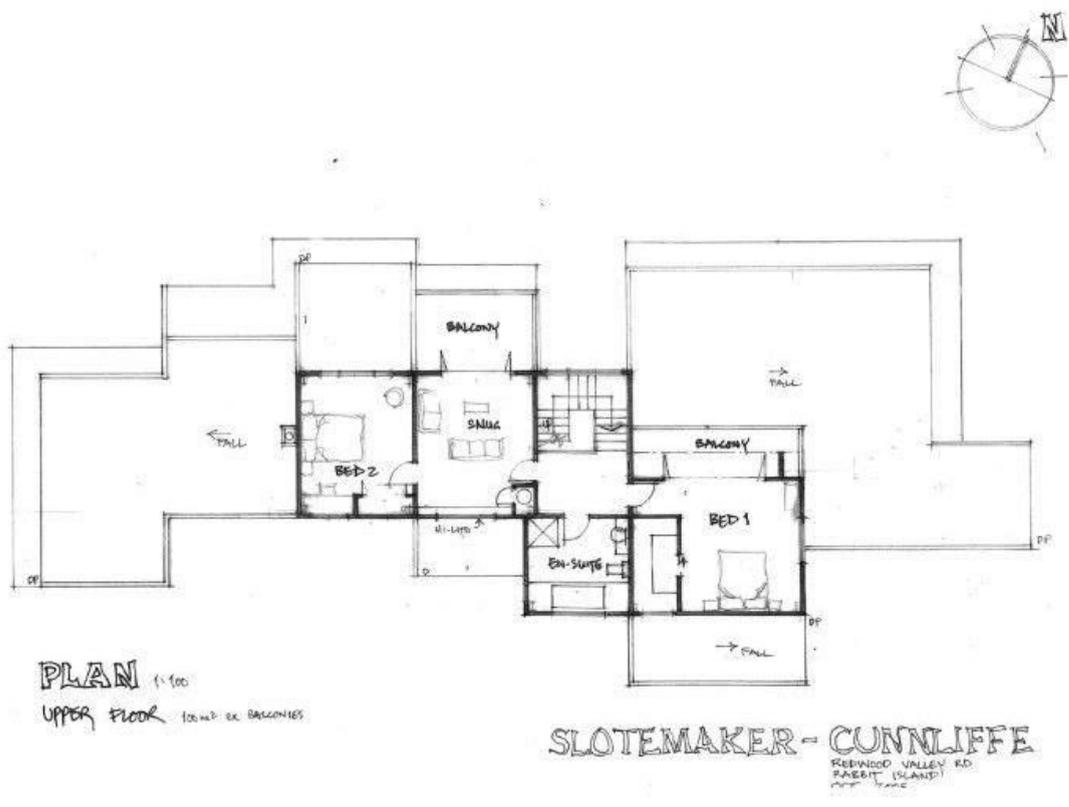
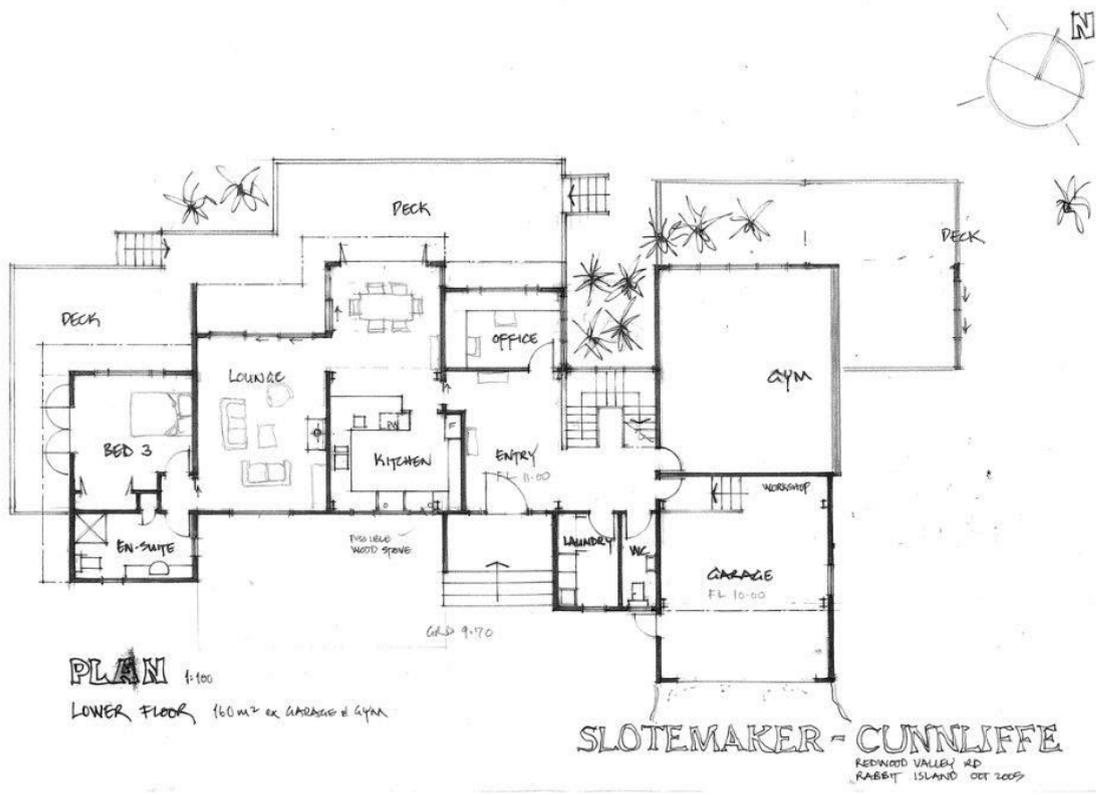
- Downstairs Apartment
 - Has own separate lockable entrance
 - Very large studio type apartment currently has
 - 1 x queen bed
 - 1 x king single
 - 2 x large lounges
 - Dining area
 - Change room
 - Ensuite
 - Outdoor private space with outdoor bath
- Internal double garage

Ground Level

- Turquoise Room with ensuite
 - Accessed from the lounge, it is completely private from the rest of the house. It has a large ensuite and its own lockable separate entrance.
- Lounge Area with open fire
- Caterers Kitchen & dining area
- Spare room/study/office
- Laundry/Bathroom/Toilet
- Entrance way
- Outdoor kitchen BBQ/Open fire area

Upper Level

- Landing
- Master with walk in wardrobe & private deck
- Lounge with large outdoor deck
- Bathroom with separate bath and shower
- 2nd bedroom large queen room



The Disability Unit/Shed sits halfway down the driveway with views to both Appleby House & Rabbit Island Huts

- Disability Unit – self-contained studio style apartment with ensuite. Separate fire unit. Separate entrance via disability ramp
- Managers Apartment – small lounge & kitchen area with outdoor show and bath area
- Own septic system
- Level IV alarm system monitored monthly

Rabbit Island Huts – sits closer to the road accessible across the wetland over two walk bridges

Rabbit Island Glamping – has its own private bridge on the other side of the wetland

- 3 x ensuite huts
- 3 x shared bathroom huts
- 2 x separate shower/bathrooms
- 1 x outdoor show
- 1 x outdoor bath
- Laundry space
- BBQ area and fire pit
- Own septic system





Rabbit Island Glamping

- Glamping Tent with deck – canvas structure over timber frame
- BBQ outdoor area



Rabbit Island Coffee Paddock – has periodically housed a home business café (currently not operating) sits at the front of the paddock with deciduous plantings, left park like but is used for grazing sheep.



The Park – area between Appleby House & Rabbit Island Huts – a free space for enjoyment

The remainder of the property is fenced for grazing, mainly sheep

THE BUSINESS

Appleby House

We tend to travel for approximately 6 – 8 weeks per year, so there is various times over the below periods that we have been closed, we have not included closures in our occupancy percentages

July 2018 to June 2019 Our closed days not considered on figures below	July 2019 to June 2020	
July 30%	July 2019 - 25%	July 2020 - 36%
August 23%	August 2019 - 30%	
September 21%	September 2019 - 25%	
October 58%	October 2019 - 65%	
November 60%	November 2019 – 60%	
December 66%	December 2019- 60%	
January 78%	January 2020 - 85%	
February 78%	February 2020 – 80%	
March 48%	March 2020 – 70% (20 days of trading) 20 March Full Lockdown – business closed	
April 24%	April 2020 – 10% (full lockdown)	
May 10%	11 May 2020 we started trading again 19 days in total 73%	
June 16%	June 2020 – 15%	

Rabbit Island Huts

We tend to travel for approximately 6 – 8 weeks per year, so there is various times over the below periods that we have been closed, we have not included closures in our occupancy percentages

July 2018 to June 2019 Our closed days not considered on figures below	July 2019 to June 2020	
July 23%	July 2019 - 20%	July 2020 – 36%
August 31%	August 2019 - 30%	
September 25%	September 2019 - 28%	
October 40%	October 2019 - 50%	
November 42%	November 2020 – 50%	
December 60%	December – 70%	
January 85%	January 2020 – 82%	
February 83%	February 2020 – 78%	
March 46%	March 2020 – (20 days of trading)	

	20 March Full Lockdown – business closed 76% occupancy based on 20 days	
April 44%	10% (full lockdown) 5%	
May 18%	11 May 2020 we started trading again 19 days in total occupancy based on 19 days 27%	
June 10%	June – 12%	

Rabbit Island Glamping

We tend to travel for approximately 6 – 8 weeks per year, so there is various times over the below periods that we have been closed, we have not included closures in our occupancy percentages

July 2018 to June 2019	July 2019 to June 2020	
July 0%	July 10%	July 2020 - 20%
August 3%	August 20%	
September 3%	September 20%	
October 14%	October 40%	
November 25%	November - 35%	
December 50%	December – 45%	
January 70%	January – 70%	
February 70%	February – 62%	
March 10%	March 2020 – 35% (20 days of trading) 20 March Full Lockdown – business closed	
April 50%	April 2020 – 10% (full lockdown)	
May 15%	11 May 2020 we started trading again 19 days in total 15%	
June 0 %	June 0%	

100% occupancy income

	100% occupancy 365 nights
Appleby House (av \$800.00 per night)	365 x \$780.00 = \$284,700
Rabbit Island Huts - Shared Bathroom	365 nights x 3 huts av \$160.00 per night = \$175,000
Rabbit Island Huts - Ensuite	365 x 3 huts av \$195.00 per night = \$213,000
Rabbit Island Glamping	365 x 1 @ \$220.00 per night = \$80,000
Weddings	10 per year @ \$2,000 = \$20,000
	\$772,700
NO INCOME HAD BEEN DERIVED FROM THE BELOW YET	
Add Disability Unit \$220.00 per night Not yet let	\$80,300
Additional Acc – Old Reception \$75.00 single \$110.00 double	365.00 x \$110.00 = \$40,000
Shed – Weddings (banquet hall)	Estimate 10 @ \$1500.00 = \$15,000
Shed Other Corporate	20 x 400.00 = \$8,000
	\$916,000

MARKETING

All our channels are paid a commission e.g.

Booking.com 15%

Air BnB 10%

Travel Essence 20%

Expedia \$18%

Social Media Marketing – very minimal \$200.00 per annum

Member Great Taste Trails - \$320.00 per annum

Map Works – Great Taste Trail App - \$270.00 per annum

Note: I spend very little on marketing, our success is based on our very good reviews, repeat guests and referrals.

THE VISION

Add More Beds

The original resource consent for Rabbit Island Huts allowed for 10 huts to be built, we have only built six huts – option of adding further huts – (please see plans of proposed additional huts) plans are for adding another two larger more family type huts on the other side of the wetland. To do this you would have to get an amendment to the current resource consent.

Add Villages – use the model of Rabbit Island Huts and develop more villages on other points of the property - would require amendment to resource consent

100mm Ø uPVC sewer pipe - min 1:80 fall - to wwts refer to separate drawings attached

Shower curtain rail
Recess in wall
Use size with 15 mm gap

Gas callout "Rinni VT16" installed as per manufacturers instructions by qualified gasfitter. Installation as per Fig. 3 - NZS 5261:2003 attached to Sheet 15.

Location of Wastewater system (Secondary Tank, Primary LAA, Reserve LAA) refer to Site Plan.

Detail Plan "Joinery & Cladding" External corner

Detail Plan "Joinery & Cladding" Head, Sill & Jamb

Detail Plan "Foundation & Stair" Connection level entry deck/chalet and stair.

FAMILY CABIN W/ENSUITE FLOOR & PLUMBING PLAN
Scale 1:100

FAMILY CABIN W/ENSUITE FLOOR FRAMING & FOUNDATION PLAN
Scale 1:100

FLOOR & WALL LINING
Flooring
Bedroom - 22mm Type A timber flooring, dark stained
Ensuite - 18mm HardiePanel Compressed Fibre Cement sheet install as per installation manual (attached). Waterproof membrane "ARDEX WPM 001" (attached), ceramic tile, flexible joint as per Detail "covered tile floor" (attached) with fuller 770 sanitary silicone (attached). Allow for sufficient fall (min 1:50) to SS strip drain for level entry.
Deck - Deck - 32mm H3.2 timber decking, grip tread
Wall Lining
Bedroom - Gb lining (to be confirmed by client prior start)
Ensuite - All interior wall surfaces to be prelined full height with 10mm "Gib aqualine". All wall area in wet shower tiles overlaid on waterproof membrane "Ardex WPM 001" installed to manufacturers specifications (tile height 2200mm)/shower rose h=1900mm). All other "Gib aqualine" wet areas in term of painting to be primed with a pigment sealer bottom coat refer to "Resene" manufacturers notes attached.

Wall components & Wall Bracing Calculation
refer to PS "Hodder Consulting LTD attached.

Subfloor Framing and Foundation (Driven Piles),
incl. all applicable Details & Bracing Calculation,
Timber Balustrade for Chalet & Deck refer to PS
"Hodder Consulting LTD attached.

Proposed Family Cabins w/Ensuite (Unit 11-12)
Levels are in terms of LINZ datum, BM BMT-381
FFL Cabin min. 3.7 - GL approx. 2.31 AMSL
Assessment of fire safety refer to **Fire report "BCS" Steve Arps** attached.

Notes:
1. Read in conjunction with Specification notes, Details and Producer Statements as applicable.
2. For insulation subfloor/wall/roof refer to Specifications 1 - Sheet 14
3. 100mm foul water pipe for all toilets
4. Terminal vent pipe is to be a minimum diameter of 80mm in accordance with clause 4.2.1 of G13/AS2.
5. Internal plumbing pipes min 1:40 falls
6. Fit aav to sewer pipe if pipe longer than 3.5m
7. Waste pipes shall be supported in accordance with clause 6.2 and 6.3 of G13/AS1.
8. Bedding & backfilling of drains is to fully comply with figure 7.2 of G13/AS2.
9. Bathroom windows to be glazed with grade 'A' safety glass to NZS 4223-Part 3 1999.
10. Ventilation of Shower via window.

Confirm all site boundaries and setback conditions prior to commencement of works.
Check all existing dimensions and existing construction prior to commencement of works.
Construction may vary to suit existing. Do not scale off drawings.
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TOURIST ACCOMODATION - FAMILY CABINS - 2 UNITS (11-12)
FOR J.CUNLIFFE & J.SLOTMAKER
305 REDWOOD ROAD - RICHMOND
LOT 3, DP 18160
Version 30.09.2016

Date: 14.07.2016
File: 150117
Scale: 1:100
Sheet: A3

DRAFT

100mm Ø pvc sw pipe - min 1:100 fall - to be drained into wetland.
Location refer to Site Plan.

FAMILY CABIN W/ENSUITE ROOF FRAMING PLAN
Scale 1:100

FAMILY CABIN W/ENSUITE ROOF PLAN
Scale 1:100

"3 x Structural Gable End Truss & Connections to Ridge beam & Roof Components" refer to PS "Hodder Consulting LTD attached.

Roof Components (35 degree pitch):
Corrugated colorsteel roofing installed to manufacturers specification over Building paper "Thermakraft 215"
Purlins/Outrigger 70x45 @ 600cirs SGB, all joints fixed using min 2/90 x 3.15mm nails & Znail
Rafter and Ridge beam
145mm "Knauf" Earthwool R 3.6 Insulation or similar to achieve a min insulation value of R3.3
Ceiling/Soffit lining sloped Macrocarpa 18g, 12mm
250mm Fascioboard Macrocarpa

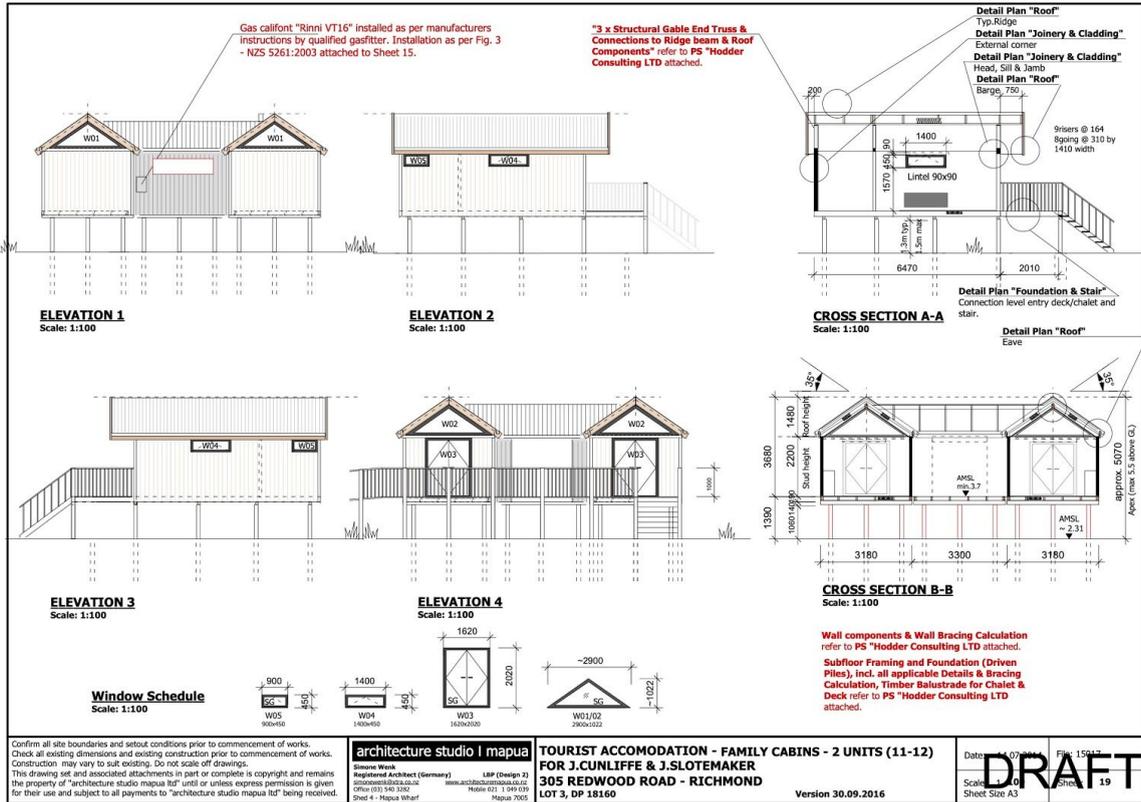
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LOT 3, DP 18160
Version 30.09.2016

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Scale: 1:100
Sheet: A3

DRAFT



Wedding Venue

Weddings are already a valuable source of income for us we average approximately 10 per year, our focus is not currently on weddings i.e. we do not close weekends for casual guests to be filled by weddings if we have bookings that come in for accommodation we do accept them meaning many potential weekends are not available to host weddings.

We currently charge \$2000.00 property fee for weddings + three nights @ \$780.00 for Appleby House + night of wedding Rabbit Island Huts \$1200.00 total package \$5540.00.

Promote Appleby House as a wedding/Function centre – wedding season is mid Nov to end of March – potential 18 weekends, these should be dedicated to the wedding market and kept free for these groups – if a weekend is not booked within six months then you can open it up for general accommodation.

Purpose Built Barn/Banquet Hall – give wedding groups the option of Marquee (charge by outside company) or hire Barn @ \$1500.00 for three day hire – currently in the process of finalising build and going to market.

Build/relocate a chapel – in the middle of the park paddock – garden chapel in development November 2020.

Function Centre – Yoga/Writing Retreats/Team Building/Special Get Togethers/Family Reunions

We currently host approximately 8 - 10 different groups in the off season May through to October these are great as they are off season and they take the full property – again a market that is untapped as we do not currently promote this. Most of our large bookings for retreats come from word of mouth.

Health Retreat

Option of adding another purpose-built building that includes spa treatments/sauna etc It has the perfect feel, land and location to promote itself as a health retreat.

- Bring in own chef
- Health/Nutrition experts to advise
- Offer yoga
- Offer spa treatments/massage
- Offer exercise programmes – utilise gorgeous Rabbit Island Beach

Winter of 2021 we are adding sauna, plunger and hot pool.

Boot Camp

There are 11 – 14 individual rooms enough to cater for a group of eight plus trainer and manager to be with an onsite group.

Two Night/Three day Boot Camp – based on 8 paying clients - \$650.00 per person per camp

- Bring in chef
- Personal training
- Biking – bring your own or hire
- Swimming – summer only
- Onsite training

Sculpture Symposium / Artists Retreats

We are currently working on tapping into this market with our first art retreat booked for November 2020

Lavender or Flower Farm

OR any type of horticultural production or general farming, sheep, cows also suitable for equestrian – really anything you can think of will work on this property.

Lifestyle

Jane

Between 8.30 and 10am

1 – 2 hours per day online – we have a full online system, everything from taking bookings, check in/check out, payments etc is completed online – we do not actually have to have any contact with guests unless we choose to – we have built up a system that is very easy to manage to the extent that we do not have to be onsite to manage the day to day running of the business. Guests are sent an email on how to check in, most payments are via credit card and bank deposit. Check out is simple and does not require us to be onsite.

- Taking bookings
- Managing enquires
- Taking payments
- Sending welcome emails to all guests
- Updating channels and website

Between 10.00 am and 12 noon

- Support cleaner if required
- Clean if only one or two huts to do

Other time

- I do spend some time showing potential groups around property maybe 2 – 3 per week – approximately 1 hour per visit
- Gardening – approximately five hours per week, in Spring longer due to lawn mowing

John

Between 10.00 am and 12 noon

- Support cleaner as required
- Mowing lawns, maintenance (Spring is a big time for lawn mowing)

Total time commitment:

Jane approximately 16 – 20 hours per week

John approximately 10 – 15 hours per week