

## "Seaforth" Kina Beach, Sunny Nelson, New Zealand

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Press Release

This outstanding residence, completed in 2007, commands the Northern heights of beautiful Kina Beach basin - coveted for its spectacular and varied views, low traffic, open spaces, and prominent homes of the highest rank. With all-day sun, "Seaforth" has vistas of Tasman Bay one way and mountain ranges the other, as well as over a broad estuary and picturesque vineyards.

The foundation architect was Peter Beaven (NZ Gold Medalist Architect of 2004 when designing this property) who brought together the features of the site, traditional forms expressed in modern terms, and a firm grasp of modern needs. The building is at once dramatic and graceful.

The dwelling itself is approximately 675m<sup>2</sup> (including seven balconies and porches). Additionally, there is a large garden workshop/shed. All floats 40 metres above the sea. Visitors arrive by a generous driveway through 1.26 hectares, turn towards the sea views then swing past the large, sculpted, front lawn: a perfect spot for al fresco meals, garden parties, children's games, helicopter arrivals.

Sweeping steps lead off the grand entrance terrace, with ocean, Nelson city (its lights at night), and vineyard views. Inside are light-filled spaces, a large and splendid lounge/dining room with sea, estuary, mountain and vineyard views equal to any, a spacious Italian kitchen (with top of the line Ilve chef's stove), a double office with its own sea views, a children's play space in a fully finished attic, laundry, another sun/sitting room with porch, until two sets of stairs, or the elevator, take you below to bedrooms and an apartment, wine-cellar, a secret children's bedroom, a furnace room, and the generous double garage. Most of these rooms look across the grand terrace to the sea and sun; guests can park directly at their personal entrances.

There are four major bedroom/apartment suites, each with a full ensuite (one with a kitchenette as well), built-in wardrobes, and a delightful children's bedroom, "the frogger", accessed through a secret door in the back of a wardrobe - any grandchild's treasure. There are four other sleeping places for peak period guests and a separate kitchenette for guests or housekeeper. As well, plans exist (and were included in the original building approvals) for a linked villa suite: large bedroom/sitting and bathroom; wiring already in-ground; overlooking the sea.

On the third floor tower is the pièce de résistance: a pavilion and generous roof garden, with sweeping views, unmatched for outdoor dining.

Outside is the grand Eastward sea terrace running the full length of the house, connecting with walks to all corners of the property; and to the West another extensive terrace overlooking estuary and mountains. The elements of the garden are well established (including a delightful raised-bed vegetable garden) with extensive mulching for easy-care.

"Seaforth" blends grand strokes with the most careful detail. Photographs cannot catch

its real character - it must be seen. The choice of materials has been uncompromising: solid masonry, insulation and another layer of hard plaster; stainless steel features; highest quality double glazing and heating systems; oak and kauri joinery; granite bench tops and beautiful Italian tile. Several European visitors have commented that it is the best New Zealand-built house they have ever seen.

Properties of this quality, in this tightly-held area, are of the rarest opportunity. Overseas Investment Commission clearance is not required for foreign purchasers. The property is sea-level safe.

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### **Location:**

- The Kina Beach area is:
  - beautiful for its coastal (ocean and estuary), mountain, vineyard, pastoral and golf course views (There is probably no better property than Seaforth for capturing all of these features as part of its sweeping vistas. The lounge and roof-garden views, in particular, astound every visitor. Nelson city lights shine across the bay at night. The moon rises and tracks across the water along the same path, sometimes with yachts silhouetted in the light.)
  - a highly prestigious area with, increasingly, some of the very most significant residences of the province
  - convenient to Motueka, Mapua, and Nelson city with short flights to Wellington or Christchurch
  - the hub of a rich array of activities: scenic locations and picnic spots; national park walks and hikes including mountain, easy bush, and strolling coastal; restaurants; wineries; the fine arts, crafts, and music venues; skiing; kayaking, sailing; fishing; springs, rivers, beaches, etc, etc; and easy access to other dramatic regions close by (the Marlborough wine region, the Marlborough Sounds, Golden Bay, the West Coast, Canterbury and Christchurch; even the Southern Lakes (Queenstown and Wanaka) to the South (but without having to stay there in the cold!)
  - very tightly held/hard to obtain. (Not only is this true of Kina itself but the whole Tasman Bay sweep from Nelson to Kaiteriteri has extremely little residential ocean frontage not already occupied.)

With these features, its dual estuary/ocean perspective and its high sunshine hours (national high), Seaforth is bound to become more and more valuable.

- A special locational function of Seaforth is that its main afternoon (ocean) views face away from the sun, so that the sea-glare so noticeable in Nelson city (which looks into the Northerly and Westerly sun) does not exist, allowing depth of colour to the afternoon views. At the same time Seaforth enjoys full sun all day, as it rotates East, through North (Southern Hemisphere), to West.
- Similarly, the sea breezes which are close to due North along the Tasman Bay coast, and can be very bothersome to other properties, at Seaforth are deflected by the bluffs to the North and further, and increasingly, by a planted margin to the North East. All of this without impinging upon the astonishing vistas.
- The Seaforth property has its coastal advantages without the obvious risks of

storm surges or sea-level rise. It is, to express the wisdom of a prominent weather scientist, both “up a bit” (40 metres above the sea) and “back a bit”. Exactly right for predicted future changes.

- Being detached from the beach and of less than 5 hectares, the land may be purchased by non New Zealanders without the approval of the Overseas Investment Commission.
- A particular feature of the Kina area is the absence of any through-traffic, making local walking (to the beach just below, the most picturesque golf course, the peninsula) and cycling very privileged.
- Both by international and New Zealand standards, the Kina area is extremely safe and secure. It is known for householders not even to lock doors. As well, the private road and drive configuration of Seaforth itself reinforces this security, with the two nearest neighbours observant of the initial approaches and those living within the house very aware, early, of approaching visitors. Of course the house is fitted with a sophisticated security system as well.
- An active and vibrant NZ and international retirement community, of mixed age, is spread throughout the district, enjoying a wide mix of activities (walking, golfing, fishing, book clubs, social events, music, private lunches/dinners, etc, etc) as individuals choose or not.
- The property can be viewed on Google Maps at <http://tinyurl.com/seaforth-nz> Please note that the Google photograph was taken while earthworks were still in progress, reducing the main lawn terrace to less than half its final dimensions.

#### **Size:**

**Buildings:** House approximately 675m<sup>2</sup>, including balconies and porches; plus 69m<sup>2</sup> shed/storage (ie, approximately 744m<sup>2</sup> total). There are also previously approved plans for a detached villa, for which heavy wiring is already in the ground. The shed is also a potential studio. Generous three car garaging.

**Gross Land Area:** 1.26ha (0.5 ha notional site; balance sealed drive, etc - should a prospective purchaser wish to have a smaller holding, the vendors would be prepared to amalgamate an area on to their adjoining title).

**Garden:** approximately 0.5ha is actively gardened (mostly lawn, grove or easy-care), the balance of the lot being in sealed driveways, etc.

**Helicopter Pad:** The large flat main lawn will easily accommodate a helicopter. A new terrace is also planned, which will serve the same purpose and could accommodate a hangar.

#### **Materials:**

Choice of materials has been uncompromising:

- low maintenance masonry with heavy steel reinforcing (pre-pour photographs available as well as engineer’s designs and Producer Statements) stainless steel spouting, etc
- highest quality double glazing
- oak and kauri joinery
- granite bench top
- removable panels on roof garden for maintenance
- rain sensors on skylights

- push-button openers on high windows
- etc, etc.

The final Inspection Report by the Tasman District Council not only records that the building meets all compliance requirements but that it is (quote) “very well built”.

### Internal Living Areas:

Extremely large lounge/dining with outstanding qualities of view and architecture; a sun/sitting room; a third-storey pavilion with extensive patio/roof garden; kitchen/dining. All the preceding have expansive sea views.

### Kitchen:

Very large kitchen in the Italian villa style, suitable for intimate family use as well as large functions. The double oven is the top-of-line Ilve, at approx. \$35,000.

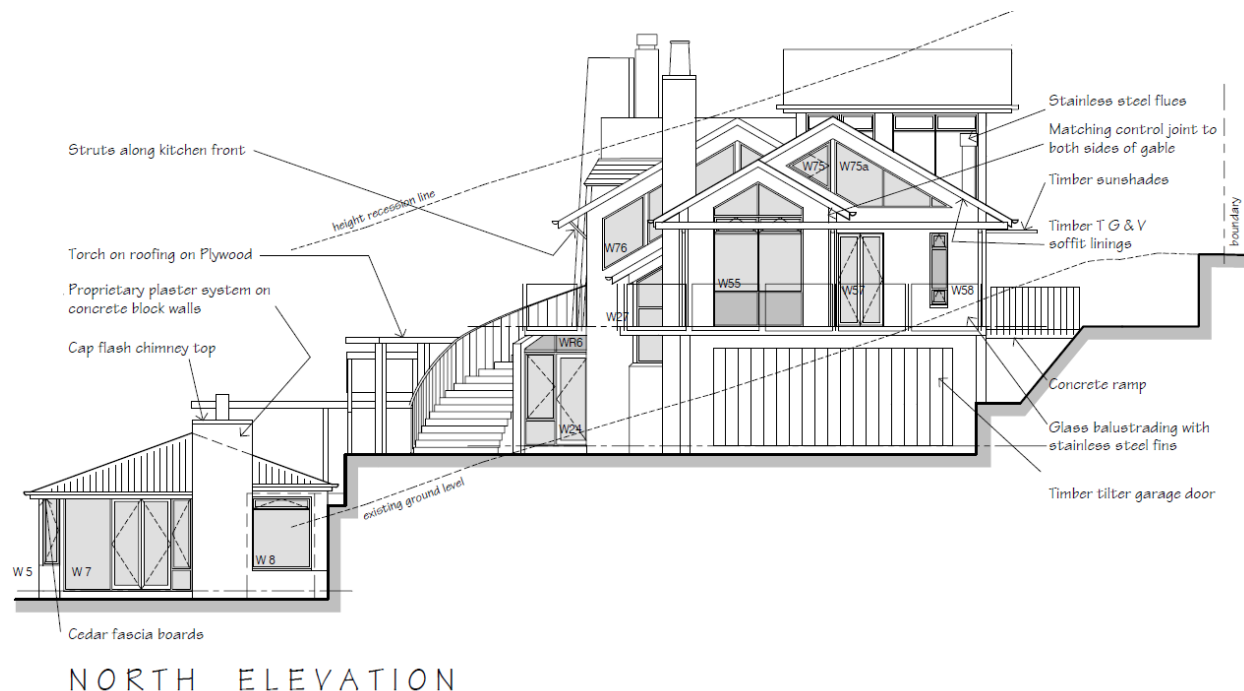
Also, the apartment bedroom has its own kitchenette.

### Bedrooms:

Four major suites, all with bathrooms and with supplementary spaces. One of these bedrooms is over-size, has a kitchenette, and is next to the house lift, making it suitable for: independent guests; housekeeper; home business office; apartment for parent; a person with limited mobility; etc.

There are five additional rooms (pavilion, snug, attic, froggy, shed mezzanine) with beds for variety or for peak-period guests.

Also available are the plans (which were included in the original building approvals) for a linked “villa” suite: large bedroom/sitting and bathroom; wiring already in-ground; overlooking the sea – as following, bottom levels:





### Office:

With full sea views, large desking with two computer stations (all in oak), extensive shelving. Supplementary attic (also with oak desking) feeds from the office.

### Wine Cellar:

Dedicated wine cellar of Mediterranean character, including oak shelving and bench, basin with hot and cold water, and self-draining floor.

### Lift / Elevator:

There is a passenger lift (plus stairs) from the garage and service entrance for help with groceries, etc, as well as personal needs.

The lift also adjoins the large apartment bedroom, making that suite particularly suitable for people of limited mobility.

### Children's Play and Sleeping Spaces:

There are two delightful spaces for children, an "attic" and a charming "castle keep", called "the frogery". Because the latter accesses through a secret door within a wardrobe, children strongly associate it with C S Lewis's "Narnia".

### Shed/Workshop:

Approximately 69m<sup>2</sup> of storage, the workbench having sea and garden views.

### Yards for Bulk Storage, Boats, etc:

There are generous turning areas and spaces at the level of the house, which could be expanded further by simple excavation and retaining. Such an area might be opened

up for further open space but also for extending the existing large shed. There is also an established large yard, at the bottom of the hill approach, which could readily be expanded.

### **Scope for Major Functions:**

- The house has two major “internal” spaces (the lounge and the roof garden/pavilion), other internal concourses, as well as the large lawn (unusual on an elevated site) to accommodate a garden party with or without a marquee, as well as many other terrace areas and walks. A further large terrace is planned.
- The drive is “over-width”, to accommodate generous parking (similarly unusual on elevated sites in this area).
- The very large kitchen double-oven (the top-of-range Ilve “Majestic”) with eight top burners, will accommodate large-scale catering.

### **Heating:**

#### Structure/Materials:

The heavy masonry, sheathed on its outside with 60mm insulation, is designed to work as a heat store. It allows sun (per windows), summer air, and internally generated heat to bring the masonry mass to an even ambient temperature (ie, warm in winter, temperate in summer).

#### Double-Glazing:

Pilkington’s Comfort Plus, a very high grade double glazing, with tints and UV filters, has been used throughout.

#### Underfloor Water Tubes:

These can be heated per the multifuel (including automatic pellet feeder) furnace and sectioned off to large areas or to specific rooms. It is a system designed to cover most conceivable heating contingencies in the future. A heat-pump can be “piggy-backed” onto this system, or diesel conversion, or gas (feeder pipe installed), etc.

#### Electric Underfloor:

Ten key floor areas have underfloor electric heating.

#### Heat Pumps:

Individualised heat pumps are in: the four principal bedrooms, kitchen, snug and lounge/dining.

#### Woodburners:

Two, in lounge and snug, as attractive and efficient focal points.

#### Hot Air Duct:

A fan-driven hot air duct brings (at minimal cost) warm air from the third level pavilion into the ground floor to supplement the house for winter.

#### Solar Hot Water:

Both hot water cylinders are supplemented by solar energy collectors.

#### Kitchen Water:

The kitchen draw-off from the cylinders is supplemented by a 9kw instant heater for small draw-offs without in-pipe wastage.

The electricity switchboard has a divert-switch for off-peak (cheaper) optional use.

#### Also:

The multifuel furnace can be used for hot water heating (instead of or in addition to electrical water heating).

#### Also:

Gas lines (as well as to the oven) extend to the furnace and the two woodburners to provide for potential conversions.

#### General:

By any standards, the house is over-supplied with heating devices, particularly as the house is inherently warm (by solar gain into the masonry). But allowing the long life-expectancy of the building through times of predicted change, the owners decided to cover all contingencies.

#### **Lighting:**

Optional lighting circuits, dimmers, etc, in many rooms and externally, including in-ground lighting to wash (dramatically) the front façade (see night photos).

#### **Water:**

Four main rainwater storage tanks, with high volume pressure pump for multiple showering, and with screen filter systems and a UV steriliser (which the owners have never found it necessary to use).

Additionally, a 200 metre deep bore taps into an excellent aquifer, requiring no treatment (although filters, including an ultraviolet treatment, are installed for use if preferred). While the capacity of the bore is very high, the Tasman District Council limits draw-off to 5,000 litres (5m<sup>3</sup>) per day, of which 2½m<sup>3</sup> is dedicated to other uses. For all normal purposes, the 2½m<sup>3</sup> per day (by comparison, where TDC rural water schemes are in place, the quantum is 1½m<sup>3</sup> per day) plus rainwater collection (as above) means water is plentiful on this property.

#### **Sewerage:**

A multi-stage system (Oasis Clearwater) aerates and processes to a high degree of purity, then distributes "clearwater" beneath the soil in a treed area.

#### **Fire Protection:**

The principal materials are inherently fire resistant and the surrounding landscape is not a fire risk. Where there is more timber, in the attic construction, automatic sprinklers are installed. Fire alarms are installed throughout. The three water tanks just below the house all have Camlock fire couplings installed. The deep water bore at the shed has a very high pumping capacity. There is a large water dam on the adjoining property.

**Technology Cabling:**

All bedrooms, living areas, office and attic are wired with data points for information technology, phone, radio and television. The house has Broadband.

The same pre-wiring exists for sound-systems (often with four-speaker points in each room, for surround sound or stereo options) and with exterior speakers on the roof garden.

The lounge/dining has multiple points wired into the ceiling for sound options and has a hidden recess for an automatic movie screen together with a wired projection point.

The lounge/dining also has wiring in place for a wall-mounted retractable TV screen.

The apartment suite is especially wired for possible business applications. There is 3-phase power to both house and shed.

**Website:**

The property owns the domain name [Seaforth.net.nz](http://Seaforth.net.nz), which will be available to the new owner.

**Completion:**

The property took three years' building, plus two years' planning, to develop.

The house and shed were issued their Code Compliance Certificates on 25/7/07 by the Tasman District Council. That is official completion.

There are several areas where additional projects are pending:

- The large master bedroom and ensuite with walkthrough wardrobe (approx 50m<sup>2</sup>) has spaces for even more wardrobe/vanity fittings and could readily be extended into the secret garden area if the purchasers wished to have a spa-bath overlooking the sea (instead of the intimate secret garden). Spare floor tiles are held for such purposes.
- Water Feature, Secret and Zen Garden: This area is pre-piped for water features and electricity laid for pumps, should the purchaser value such features.
- Swimming Pool: The owners have already installed piping and electricity for a main lawn pool. However, being lovers of lawns, they have decided instead to design a pool for the South end of the house where electrical services are already laid (another excellent option is where the vegetable beds are - this could also be in conjunction with a villa studio or studios).
- Swimming Pool / Grand Lawn / Tennis Court / Putting Green: Plans have evolved to encompass a triangle of three major terraces (two are already in place) each with a major leisure feature, with balanced distances between, on levels descending towards the sea below – of which each feature has full and unobstructed views.  
The pool would be added to the existing house terrace, at the South end, with access and entertainment features bonded to the house. Plans are well advanced. A spa pool could be readily added at any time.

The grand lawn is already fully established to the North East, as shown in photos, for garden leisure, marquee functions as required, and helicopter access.

The new lower terrace lawn (or tennis/chipping/putting terrace) would be below the grand lawn, to the South East, accessed by steps down from the lawn terrace and drive. This new terrace could accommodate a full-sized tennis court including side spaces (34m x 16m). Onlookers would sit slightly above the court, with sun on their backs and sea views towards Nelson city, beyond the court and players. Excavation planning is proceeding for this terrace.

Adjoining the tennis court space, there is further room for a golf putting and chipping lawn (and/or tennis entertainment area).

As garden growth fills out this classical structure, the Seaforth garden will become a very significant New Zealand coastal garden icon and reference point.

- Another small terrace, newly constructed, will house an outdoor chess set as well as the sculpture already in place.
- The originally permitted plans include a detached Villa. Wiring is already installed for that potential purpose, together with the plans being available to the purchaser.
- Gate: The owners do not personally value formal gating but have nevertheless wired the obvious gate position (included a closed circuit television feed already installed back to the house). Thus a gate system can be very easily installed (for \$5,000 - \$7,000). The electricity meter board is in a special stone plinth outside the gate site so that the meter-reader does not need access to the main house property.
- Drive lights: Similarly (for the same reasons), the drive is wired for lights from the gate position to the house, with a switch already in the hall.

#### **Other Maintenance and Extension:**

The owners have deliberately over-purchased tiles and light fittings so that any future breakages can be repaired or extensions achieved.

Manholes open into the grand and middle terraces, with access to vacant ducting so that existing services can be reached or new added. The back-up ducting terminates in the plant room.

#### **Garden:**

The basic elements are well established, with extensive mulching for easy-care and for moisture conservation.

The last major area, the “scalloped” cut-bank, has been overplanted in the Autumn of 2008 with Agapanthus. It has: Grisilinia Littoralis, Pohutukawa, Ivy, Agapanthus, Tasman Cyprus, Olives. The major colour texture will be mellow-red Pohutukawa above the blue/white Agapanthus, both against the base green colours.

The delightful raised-bed and protected Kitchen Garden can be used as it is and/or as a source of cut flowers for the house or for fruit/nut trees if the purchaser does not value home-grown produce. The area also has high potential for a patio and pool site, with other options for the Kitchen Garden.

The garden includes:

- over 100 olives (low-care Koroneiki) which can be pressed by a local cooperative
  - a Macadamia nut grove
  - a netted Figgery (with 10 trees, various)
  - many young fruit, nut and citrus trees
  - extensive plantings of
    - o Ficus
    - o Agapanthus
    - o Ceonothus
    - o Hydrangeas
    - o Roses
    - o Natives
    - o Westringia
    - o Ringa Ringa Lily
    - o Thuja “Smarg”
    - o Rosemary
    - o Leucodendrun
    - o Birch
    - o Clematis Armandii
    - o Nyssa Sylvatica
    - o Lavender
  - a wide range of bird life on the ground or in the air above and below the house
    - o quail
    - o heron
    - o hawks
    - o tui
    - o kingfishers
    - o larks
    - o pheasant
    - o fantails
    - o plovers and other seabirds
    - o pukeko
    - o owl (exotic (“German”) as well as the native “Morepork”)
- etc.

**Values Information:**

A separate statement is available on request.

**Chattels:**

- carpets
- drapes and blinds
- TV aerial
- light fittings
- washing machine taps
- Ilve “Majestic” stove
- furnace
- heat pumps

- all built-in furniture: wardrobes, music console, office fittings
  - fish mural in kitchen
  - co-ordinated replacement tiles and light fittings
- the domain name [Seaforth.net.nz](http://Seaforth.net.nz) is owned by the property and available to the new owner.

Negotiable Extras (all custom built or coordinated):

- custom snug and pavilion seating
- custom kitchen table and chairs
- terrace pots.

### **Covenants:**

Building Styles, etc:

The original developer-imposed controls as to the building quality on the subdivision have all been satisfied (and greatly exceeded as to quality).

Bore Water:

There is a covenant for the supply of bore water to Lot 2, adjoining. 2½m³ per day (plus rainwater held in four 22,000 litre cisterns) are available per day to Seaforth itself. This supply well exceeds the 1½m³ per day where the local authority does supply to rural properties and is more than sufficient for domestic, pool and garden purposes.

Dwelling on Lot 2:

There is at present no dwelling on the neighbouring lot and since the vendors own both lots they have prepared covenants so that when eventually a Lot 2 dwelling is built, neither property will be put at the risks neighbours can sometimes impose. This benefit is two-way. Thus covenants have been drafted (awaiting Seaforth purchaser diligence and approval) to require any future dwelling on Lot 2 (the adjoining lot, see [www.remax.co.nz/listing/RE9004](http://www.remax.co.nz/listing/RE9004)) to be “behind”, at some distance from, and fully below Seaforth (such that the highest roof peak on Lot 2 could not be higher than one metre above the foundation level of Seaforth). The excavation of Lot 2 has already been completed to satisfy these covenants.

This level of advance planning and protection is most unusual: to achieve it was a key reason for the vendors' purchase of Lot 2.

Other covenants have been designed to reinforce this low impact and high compatibility between the two properties (eg, covenants on noise and view lines), the vendors being always aware that while they intend to build upon Lot 2 if Seaforth is sold, they will themselves remain in Seaforth if Lot 2 sells first. Thus they have had every interest in preserving the best interests of both properties – the excellence of Seaforth will be enhanced by the excellence of Lot 2.

Other Drafted Covenants:

These are available for purchaser inspection/approval.

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## Seaforth

The Ross property at Kina Beach, Nelson

### Architectural Background and Details

The fundamental concept was by the owners and Peter Beaven (NZ Gold Medalist Architect in 2004, at the time he was designing this house). Further development, final details and working drawings were by Michael Tate-Davis, on the nomination of Peter Beaven.

The central effort was to meet all the advantages of the site (views, sun, living needs) with a building bedded in tradition and function, not in passing fashion. Accordingly, the house is built strongly to its coastal siting and the natural elements, and relates to historical hill and coastal antecedents (eg, medieval hill towns and coastal rows) rather than current trends. It is built to last hundreds of years, not just decades.

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### Architecture

*We were in search of permanent shelter on a coastal property: sea, weather, security, a building strong against the elements. As with Hebridean crofts, English fishermen's row houses, Minoan cube dwellings, Greek hamlets, Italian hill towns, all from our heritage. Thus the solid masonry, the proven gable roofs facing the sea, the chimneys, the robust steps, the lighthouse motif of the southern tower buttressing against the weather, commanding the human approaches, the classical references (for example, in the Acropolis at the North end).*

*Together, the three principal units, the two gabled crofts and their lighthouse, are a village or sea-front row assembled over time: related but not identical, not quite in line, connected by a framework of shelters that might once have been alleyways and porches on their open sides (perceptive visitors have seen this without prompting).*

*All that said, we were building in New Zealand, not in Europe, in Nelson on a particular coastal ridge constrained by slopes and by height regulations, but with modern materials and techniques, and with modern optimism and openness – and with a sense of fun. Thus the whole is opened to the light, the sun's warmth, the human landscape, vineyards and fields, the mountains, the sea, the skies. There is often more glass than walls (the house fills with light), seven balconies and porches, sixteen external doorways. Shelter secured, we who inhabit the village are invited constantly to be part of the world around us.*

*Building primarily for shelter meant also building primarily for function. We were ruthless. The farmhouse builder, the lighthouse maker, add where needed, make shapes according to purpose. So the kitchen found itself as key to the middle house, grew to make space for a big family table, cut its windows wherever they were needed,*

*found its balcony. The laundry occupies a very sunny corner, allowing sun and air into the capacious linen cupboard. The pavilion thrusts up for its views and shelter and sun without embarrassment.*

*This approach has resulted in a distinctive energy, with many faces, corners, openings, devices, mysteries, resolving themselves into a spirited, rhythmic, patterned, whole. We believe it has total integrity as to its modern purposes while still drawing upon its deep heritage.*

*Ultimately, it is what it is: that house, for exactly that place. We could not have built it at any earlier time in our lives: it needed our own maturity. Or anywhere else but on that particular spot. Which is why it is one of the few distinctive modern houses of Nelson and, given its prominence, a probable future icon of NZ coastal architecture.*

24/12/07

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**Note:**

This information is provided in good faith and with every effort at absolute accuracy. Prospective purchasers are nevertheless advised and encouraged to independently verify any point of particular importance to them. The vendors will assist in this process.