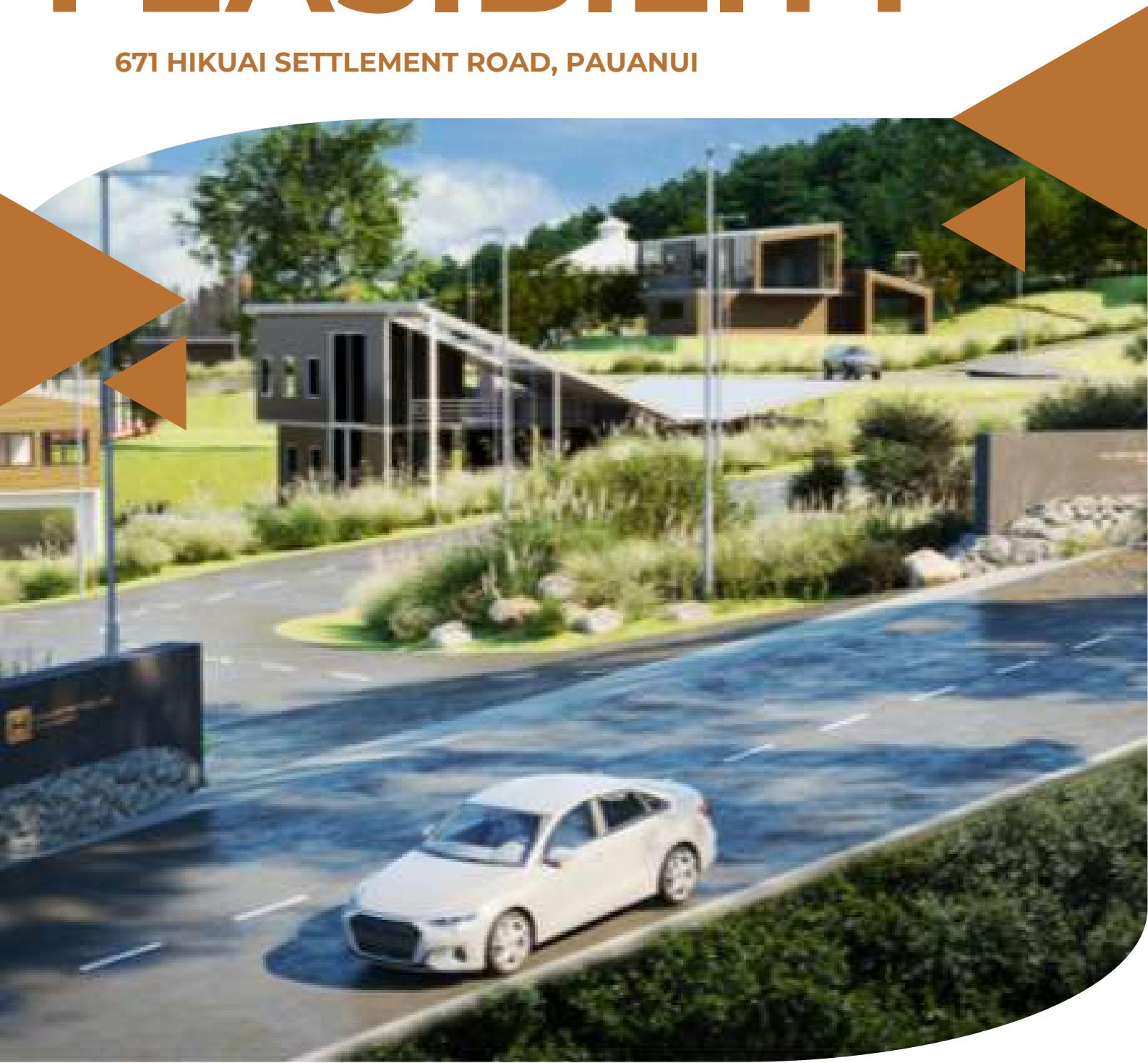


# FIRST LOOK FEASIBILITY

671 HIKUAI SETTLEMENT ROAD, PAUANUI





APRIL 2025

# FIRST LOOK FEASIBILITY

Pauanui Coromandel, New Zealand

Presented to  
Prospective Lenders

Presented by  
Darius Group Limited

# PROJECT

## HILLSWATER DEVELOPMENT

### DESCRIPTION

47 LOT Residential Sub Division

### ADDRESS

671 Hikuai Settlement Road, Pauanui

### ZONING

Low Density Residential

### STATUS

Land Use Consent Issued  
Resource Consent Issued  
EPA Application - In Progress  
Building Consent - Pending



# OVERVIEW

# FIRST LOOK FEASIBILITY

## Feasibility Plan - 671 Hikuai Settlement Rd Pauanui

Land Area	20000 m <sup>2</sup>		
Land Rate	120.00 \$/m <sup>2</sup>		
<b>Project Description</b>			
	Sell Price	\$1,500,000	Bedrooms
47 Lot Subdivision - Feasibility For 9 Houses & 1 x 6 Unit Apartment Complex	Number of Units	9	4
	Floor area (average)	210	Bathroom
			3
			Parking
	Sell Price	\$850,000	Bedrooms
	Number of Units	6	2.5
	Floor area	82.855	Study
			0
			Bathroom
			2
			Parking
			6 Onsite Shared Parking - Under Planning Consent
<b>High-level Financial Feasibility</b>		Incl GST	Notes

<b>REVENUE</b>			
Projected finished value	\$	18,600,000	
<b>COSTS</b>			
Land	\$	2,400,000	Estimate - 10 Lots
Construction	\$	7,221,068	
Consultants	\$	577,685	
Funding Costs	\$	693,670	
Sales and Marketing	\$	641,700	
Net GST Payable	\$	1,059,209	
Contingency	\$	722,107	
Total Costs	\$	13,401,290	
Margin	\$	5,198,710	
Margin on Cost		38.8%	
Build cost/Profit correlation		1.39	A measure of risk. Lower = better. Ideal <1
Margin/Land price ratio		2.17	A measure of return. Higher = better. Ideal >1.5
LVR (Loan to value ratio)		46.62%	Based on completed value. Ideal <50%
<b>Parameters</b>			
Footprint (m <sup>2</sup> )		1194	
Total Floor Area (m <sup>2</sup> )		2387	
Gross Floor Area (saleable m <sup>2</sup> )		2387	
Projected Sale Price Per Square Meter	\$	8,389	Approximate sell per square meter - agent to advise
Construction Cost Per Square Meter (incl)	\$	3,025	Based on 2-storey experience
Total Costs	\$	8,585,031	
Total Capital Required	\$	8,670,881	
Interest Cost	8% pa on used	\$ 693,670	Allow for 12 months on linear drawdown of capital required

# PROPOSED DESIGNS

AVERAGE 210 M2

4 3 2 3



# PROPOSED DESIGNS

AVERAGE 210 M2

4 3 2 3



# PROPOSED DESIGNS

SOHO APARTMENTS AVERAGE 88 M2

2.5 2 1 1



**DARIUS GROUP**

# CMA

# AVERAGE \$1.852M



Settled \$1.72M (Jan 25)

**56 Rewa Rewa Valley, Tairua**

Low Density Residential Zone

Freehold Tile Profile CV: \$1.95M (2023) Sale/CV: -12% Land: \$372/m<sup>2</sup>

Floor: \$7,644/m<sup>2</sup>

225m<sup>2</sup> 4622m<sup>2</sup>

**36 IMAGES**



Settled \$2.925M (Jan 25)

**126 Motu Hei, Pauanui**

Residential Zone

Freehold Mix CV: \$2.8M (2023) Sale/CV: 4% Land: \$5,150/m<sup>2</sup>

Floor: \$11,471/m<sup>2</sup>

255m<sup>2</sup> 568m<sup>2</sup>

**42 IMAGES**



Settled \$2.3M (Jan 25)

**122 Motu Hei, Pauanui**

Residential Zone

Freehold Mix CV: \$2.34M (2023) Sale/CV: -2% Land: \$3,879/m<sup>2</sup>

Floor: \$12,169/m<sup>2</sup>

189m<sup>2</sup> 593m<sup>2</sup>

**36 IMAGES**



Settled \$1.14M (Feb 25)

**5 The Adit, Pauanui**

Residential Zone

Freehold Brick CV: \$1.26M (2023) Sale/CV: -10% Land: \$1,887/m<sup>2</sup>

Floor: \$9,500/m<sup>2</sup>

120m<sup>2</sup> 604m<sup>2</sup>

**51 IMAGES**



Settled \$1.175M (Jan 25)

**6 Pauanui Beach Road, Pauanui**

Residential Zone

Freehold Aluminium CV: \$1.09M (2023) Sale/CV: 8% Land: \$1,907/m<sup>2</sup>

Floor: \$11,869/m<sup>2</sup>

99m<sup>2</sup> 616m<sup>2</sup>

**20 IMAGES**

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