



Darius Group

2025

# FIRST LOOK FEASIBILITY

671 HIKUAI SETTLEMENT ROAD, PAUANUI





DARIUS  
GROUP



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 m2
Land Rate	120.00 \$/m2

#### Project Description

47 Lot Subdivision - Feasibility For 9 Houses & 1 x 6 Unit Apartment Complex

Sell Price	\$1,500,000	Bedrooms	4
Number of Units	9		
Floor area (average)	210	Bathroom	3
		Parking	2
Sell Price	\$850,000	Bedrooms	2.5
Number of Units	6	Study	0
Floor area	82.855	Bathroom	2
		Parking	6

#### High-level Financial Feasibility

Incl GST

Notes

#### REVENUE

Projected finished value \$ 18,600,000

#### COSTS

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%

#### Parameters

Footprint (m2) 1194

Total Floor Area (m2) 2387

Gross Floor Area (saleable m2) 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 





# CMA

## AVERAGE \$1.852M

 <div>4 beds, 5 baths, 2 cars</div> <div>36 IMAGES</div> <div>225m<sup>2</sup> 4622m<sup>2</sup></div>	<div>Settled \$1.72M (Jan 25)</div> <div>56 Rewa Rewa Valley, Tairua</div> <div>Low Density Residential Zone</div> <div>Freehold Tile Profile CV: \$1.95M (2023) Sale/CV: -12% Land: \$372/m<sup>2</sup></div> <div>Floor: \$7,644/m<sup>2</sup></div>
 <div>4 beds, 3 baths, 2 cars</div> <div>42 IMAGES</div> <div>255m<sup>2</sup> 568m<sup>2</sup></div>	<div>Settled \$2.925M (Jan 25)</div> <div>126 Motu Hei, Pauanui</div> <div>Residential Zone</div> <div>Freehold Mix CV: \$2.8M (2023) Sale/CV: 4% Land: \$5,150/m<sup>2</sup></div> <div>Floor: \$11,471/m<sup>2</sup></div>
 <div>3 beds, 2 baths, 2 cars</div> <div>36 IMAGES</div> <div>189m<sup>2</sup> 593m<sup>2</sup></div>	<div>Settled \$2.3M (Jan 25)</div> <div>122 Motu Hei, Pauanui</div> <div>Residential Zone</div> <div>Freehold Mix CV: \$2.34M (2023) Sale/CV: -2% Land: \$3,879/m<sup>2</sup></div> <div>Floor: \$12,169/m<sup>2</sup></div>
 <div>3 beds, 2 baths, 1 car</div> <div>51 IMAGES</div> <div>120m<sup>2</sup> 604m<sup>2</sup></div>	<div>Settled \$1.14M (Feb 25)</div> <div>5 The Adit, Pauanui</div> <div>Residential Zone</div> <div>Freehold Brick CV: \$1.26M (2023) Sale/CV: -10% Land: \$1,887/m<sup>2</sup></div> <div>Floor: \$9,500/m<sup>2</sup></div>
 <div>5 beds, 3 baths, - cars</div> <div>20 IMAGES</div> <div>99m<sup>2</sup> 616m<sup>2</sup></div>	<div>Settled \$1.175M (Jan 25)</div> <div>6 Pauanui Beach Road, Pauanui</div> <div>Residential Zone</div> <div>Freehold Aluminium CV: \$1.09M (2023) Sale/CV: 8% Land: \$1,907/m<sup>2</sup></div> <div>Floor: \$11,869/m<sup>2</sup></div>