

Waikanae show home must be sold.

Highbury Villa – 1912 vintage replica

Back in 1999 Moss Brothers (looking to the future) purchased a section at 112 Main Road Waikanae on State Highway 1. We purchased it because it had enormous exposure from SH1 (on average round 23,000 vehicle movements per day) which was ideal for our business expansion and another show home.

It wasn't, however, until mid 2008 when timing was right (business and financially) to put a show home on the section in Waikanae. After all, we already had an ideal show home candidate (Highbury Villa – 1912 vintage replica) almost completed in our Masterton yard (it's only show homes that are built for relocation – builds for clients are always carried out on their site or section).

By May of 2009 the Highbury Villa had been delivered, plugged in to services (power, water, gas, sewerage and phone etc), the section was landscaped, and we were open for business. As we had hoped, interest has been huge and business started to be generated. Then came the boom shell; on or around the 10th of August 2009 (this is after owning the section for 10 years and being open for just 3 months) we received a letter from the New Zealand Transport Authority (NZTA) basically saying that a 4-lane expressway is planned for the Kapiti Coast from MacKays Crossing (south of Paraparaumu) to Peka Peka (north of Waikanae) and 'your property will be effected'.

The NZTA said they essentially had 2 main proposed options of route to choose from; 1) follow the existing SH1, or 2) build a new 'western corridor' closer to the coast line. And that after a short consultation process (short means, "it's mind over matter, we don't mind and you preferences doesn't matter") we'll tell you our decision by December 2009. The decision was on time and they've decided to construct a new expressway through the western corridor.

Actually from Moss Brothers point of view it didn't matter which option they chose as either way is going to affect this show home site and therefore our business. You'll recall I mentioned earlier in this letter that 23,000 vehicles on average pass this section every day. Well, once the new expressway is operational that will reduce to a couple of hundred, mainly locals. Any business in Waikanae that relies on or benefits from SH1 traffic will be adversely affected but we are much luckier than some. Take the motelier across the road or the New World supermarket down the road, we can easily relocate, they can't.

And yes, the completion of the expressway is some years off but I'd much rather start to plan now than leave it to the eleventh hour. I noted in local newspaper (mid March) that contracts well start to be let by the middle of this year. If the house sells quickly then we can reposition ourselves sooner. But if it doesn't happen quite so soon, then that's ok as time is on our side.

Purchase Options:

1. The house can be sold on its own and relocated. After all it was delivered (in one piece and almost totally complete including; carpets, drapes, tiling, painted and decorated) here from Masterton. Moss Brothers very seldom build relocatable



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building preferring to build on site, but show homes need to be designed to be moved.

2. As a land and house package - with or without the proposed subdivided section. The section here is quite large, more than 1019m sq and already has Resource Consent to subdivide.

2.1. The advantages are:

- 2.1.1. Road vehicle noise will go from more than 23,000 per day to just a few hundred.
- 2.1.2. There are 2 supermarkets so close by; 1 is about 150m and the other about 250m.
- 2.1.3. The Waikanae CBD, including library and medical centre is about 300m away.
- 2.1.4. The railway is currently being double-tracked all the way up to Waikanae, including electrification and commuter units. This is due to be complete in the next 12 to 18 months.
- 2.1.5. The section, being more than 1019m sq is large enough to subdivide and we already have approval (Resource Consent granted) from the Kapiti Coast District council. Therefore it can be sold as one large section, or we'll complete the subdivision to reduce the price.
- 2.1.6. It could be an option to buy it as a house and land package and if you did want the house to go somewhere else at some stage in the future that could still happen. Once the house is moved off of course you'd have 1, or even 2 valuable sections to either sell or develop further.

Attached (or can be forward) are the accompanying documents:

- A plan of the house – there are a few very minor internal differences to what's seen on this brochure. E.g. the dining area is in a different location and there is a zero-clearance built-in gas fire in the Living Room creating more space, but that's about it.
- A section plan showing the house and the area that has Resource Consent granted to subdivide off as a separate section. The overall section is large, more than 1019m sq. I'll forward this on to interested enquirers separately.
- A brief specification.
- Some randomly selected pages from our visitor's book. The comments are a bit like testimonials.

Pricing Options:

1. If we were to build a carbon-copy of this Highbury Villa it basically has a turn-key price of \$345k – built on you section/site. That is absolutely everything except the site services, loose furniture and drapes. For more details see the 'brief specification' attached as a pfd document.
2. The house can be relocated – price by negotiation. Depends on where it's going to go and what site services are required.
3. House and land package as-is – by negotiation. The house is ready just to move in, including drapes. The house already has a full Code Compliance Certificate from the Kapiti Coast District Council based on where it is.

4. House and land package less the proposed subdivision subdivided off – request a section plan – price by negotiation.
5. A ‘negotiated price’ would start from turn-key price of the Highbury plus the estimated value of the land.

View the house; The current ‘open hours’ for the Kapiti Coast (Waikanae) show-home is Wednesday through Sunday. Wednesday 12:00 noon to 5:00pm – Thursday through Sunday 10:00 am to 4:00pm – Sunday closes 4:00pm sharp.

Or

Make an appointment; For more details please phone Julian Moss – 04-293-8039 or 0274-575-373