

Development a 'casualty of Covid'

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The construction of a multi-million-dollar apartment building in central New Plymouth was meant to be well under way – instead, the land and consents for the development are on the market.

The man behind the development, on the corner of Dawson and Vivian streets, said the ambitious project was just another “casualty of Covid”.

The vacant 563-square-metre property and the consents to build the Dawson Apartments are for sale five months after the plans were revealed.

In August, the six flats hit the market and attracted “five or six serious parties” within the first week, and three were shortly under contract.

Prices were set to start at \$1.15 million for the street-level residences and \$1.3 million for the penthouses.

DBB Oasis Ltd was behind the plans, and company director Leo Baas had said construction would start in November 2021, with hopes to have the development completed by the middle of next year.

Baas had bought two ageing former rental homes, both of which are in a state of disrepair, two years ago and demolished them to make way for the development.

However, the build never began.

On Wednesday, Baas said the decision to sell came about as the



The Dawson Apartments hit the market last year, and half were under contract. But now the land they were planned for, and consents, are for sale.

short supply and rising costs of building materials made the development “impossible, almost”.

“I guess you could say I’m a casualty of Covid,” he said. “It’s very disappointing – this is not what I wanted.”

Baas said between him, the lender, and builders there were conversations around “who’s going to take the risk”.

It was looking like it would fall on him, he said. “It’s just too uncertain.”

Baas said those who had put money into the three apartments under contract had been refunded.

While they were disappointed, they “hoped someone might still build it”.

The consents allow a base-

ment garage for 10 vehicles, two three-bedroom flats at street level, two three-bedroom flats above, and two penthouses, one with three bedrooms and one with two bedrooms.

They included a central lift to all floors, and each apartment was set to have a balcony.

In addition, both penthouses were set to have roof gardens, as was a one-level commercial office that would be incorporated into the building along Vivian St.

“The property is being sold shovel ready with consent granted for construction of a multi-level apartment building with basement car parking and a compact office,” the online listing said.



The for sale sign replaced the Dawson Apartments signs in recent months.

SIMON O'CONNOR/STUFF



Construction was meant to have started on the site in November last year.

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