

The James Subdivision

Move out of the city today and be part of a fabulous new community in Kamo, Whangarei. It's time to immerse yourself in a new lifestyle with fishing, golf, mountain biking, Lake Ora all on your doorstep and wonderful beaches close by.

Snap up one of these stunning sections at "The James" and have your slice of paradise. The James has a fantastic local village feel and quality local schools available! Wake up to views of Mt Hurupaki every day and enjoy life to the maximum.

You are in safe hands as these developers have a proven track record after creating the successful Totara Parklands subdivision. Get in quick, register for the online auctions today!



Key features

- 66 sections available
- Freehold, flat sections
- Sizes range from 451sqm to 918sqm
- Titles expected late Jan, early March 22
- Roads complete
- Views to the east and great morning sun
- Minimum Floor Area – 165sqm
- Build up to 6m height
- Maximum building coverage of 40%
- Only 7kms to the city of Whangarei

Online Auctions

First 22 lots will be sold

Online Auctions: 21st November - 28th November

- Deposit is 15%, unconditional contract
- Complete due diligence before you bid
- Bid strongly, use auto-bid functionality
- Register online at www.proppy.co.nz

Frequently Asked Questions

To help you with your due diligence we suggest you read through the following set of FAQs. If you have any further questions around the The James subdivision, please contact Mark Holland – 027 497 2835.

1. **How many sections will 'The James' have?** 66 including Lot 35 that has the original home on it
2. **Are there any more proposed stages of 'The James'?** No, The James is being developed in one Stage, but the developer has almost completed a Resource consent application for a 75-lot subdivision to the West of The James
3. **Does The James have resource consent?** Yes, issued 20th November 2019, consent number SL1900025 and P35809.
4. **When are the indicative time frames for titles?** They are estimated to be late Jan – early March 2022.
5. **What are the conveyance rules?** These are on The James website and will be emailed to all registered parties and may be requested via email www.thejameslifestyle.nz
6. **Is there a full conveyance pack my lawyer can look at?** No, please review the Sale and Purchase agreement as this has all of the information required.
7. **Is 'The James' zoned?** Yes, The James is zoned residential under the WDC District plan.
8. **Is there a boundary setback rule?** Yes, 4.5m from a road. 3m from all other boundaries but one can be at 1.5m.

36.4.4 Building Setbacks

<p>Construction or alteration of a building, other than an accessory building is a permitted activity if the building is setback at least:</p> <ol style="list-style-type: none"> a) 4.5m from road boundaries, or any building line restriction shown on the Planning Maps; and b) 3.0m from other boundaries with one setback of 1.5m; and c) Nil, from boundaries other than road boundaries in the case of a private garage or carport attached to a residential unit, for a maximum building length of 7.5m on any single boundary, and a maximum building length of 10.5m on all boundaries; and the building is setback at least 2.5m from any habitable room on any other site; <p>Note: The provisions of HH Historic Heritage apply to building setbacks.</p>	<p>Construction or alteration of a building, other than an accessory building that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> i. The existing streetscape/landscape and protection from road frontage domination; ii. The outlook and privacy of adjoining and adjacent properties; iii. Shading of adjoining properties; iv. Effects on natural character; v. Effects on natural functioning of an ecosystem; vi. Effects on landscape values; vii. Effects on heritage values.
<p>If the activity under consideration is a mineral extraction activity and it is located within a Quarrying Resource Area then the building setback requirements for that activity will be determined in accordance with the rules in the QRA Chapter.</p>	

9. **What is the maximum building coverage?** 40% site coverage is as of right, or Resource consent is required to go over this number
10. **Who is the developer?** The developer is TMB. Mark Holland is the hands-on principal and is also the Developer of Totara Parklands www.totaraparklands.co.nz
11. **Does the developer require me to build within a certain time?** Yes, the covenants do have a timeframe that states within 9 months of settlement of the section. However, given the covid 19 environment and supply chain at present the developer has chosen to push this out to 12 months and will look favourably upon every case if an extension is required but the purchaser must keep their section clean and mown until the build commencement
12. **If I build, do I have to build with a particular building company?** No, you may build with whom you choose, but your plan must be approved by the Developer or their representative as disclosed in the covenants
13. **Can I further subdivide?** No
14. **Can I build a residential flat in addition to a house?** You would need to check the WDC district plan to see if that fits within the District Plan for your chosen site
15. **Will 'The James' subdivision have Fibre?** Yes, there is Fibre at the gate of every Lot
16. **Does 'The James' subdivision have access to gas, or can it have gas bottles?** The James has no gas reticulation, but gas bottles are permitted
17. **Are there any playgrounds or greenspace in the subdivision?** There is greenspace toward the Northeast of the development and with the proposed development by the developer to the West of the property there will be a large recreation reserve and playground built at that time
18. **Are there height restrictions?** Yes. Building, structures, or other improvement of any kind upon the land must not exceed 6.0 metres above the finished ground level of the land. The measurement is to be taken at the middle point of the land.
19. **Are all covenants listed in the S&P agreement.** Yes, they are.
20. **What are the services for my Lot and where are they located?** The James has Power, Fibre and Potable Water to the front of the section. There are also Sewer and Storm water connections to service each Lot with no need for onsite detention as Storm water is dealt with via a specially constructed Stormwater Pond
21. **Where a lot is accessed by a Right of Way the services will be in the ROW to the edge of the net area of the lot.** Yes
22. **What if my final lot size is smaller than described in the S&P agreement?** It states in the Sale and Purchase agreement that if the Lot size decreases by more than 3% the purchaser is entitled to a decrease in price equal to the square metre rate of the purchase price but only if the 3% threshold is breached. This is very unlikely as a draft title plan is near completion and all lots are within less than 1%
23. **What are the road widths?** The minimum road width is 6-meter carriageway, please refer to plan
24. **What is the standard of fill?** All sites are filled to an engineered standard and a Geotech report will be made available upon subdivision completion
25. **How will stormwater be handled?** Storm water connections to service each Lot with no need for onsite detention as Storm water is dealt with via a specially constructed Stormwater Pond

26. **Where can I get a sale and purchase agreement?** They are on the web site or please request through <https://thejameslifestyle.co.nz/>
27. **Is there a due diligence period?** No, given these lots are being sold by online auction there is no due diligence period or finance condition available. Please undertake your due diligence prior to bidding at the online auction.
28. **When is the deposit due?** 15% of the purchase price paid must be paid to the vendor's solicitors account upon signing of the Sale and Purchase agreement by all parties.
29. **What if the purchaser is GST registered?** If the section is sold to GST registered entity, the transaction is zero Rated for GST and the GST is at that point removed from the purchase price and for the purpose of the transaction under the GST act is Zero rated
30. **Where do I go to find the Online Auction Website?** www.proppy.co.nz
31. **What are the rules around the Online Auction?** Please refer to the [Buyers Guide for online auctions](#). Please remember that if you are successful at online auction, you will be asked to sign an unconditional agreement immediately following the completion of the online auction. You will also be asked to make a 15% deposit.
32. **What if I miss out at Online Auction? What are the next steps?** There will be several online auctions each day for the lots in The James. It is important to have visited the open days and have a selection of sections you like just in case you miss out on your first choice. Bid strongly so you don't miss out.

