

Development Contributions Policy Calculation Form



Address of site
to be developed:

How do you know if a development contribution is payable?

In general you will have to pay a development contribution when you create the need for any additional demand on Council infrastructure by:

- Creating additional lots through subdivision, including the subdivision or cross lease of an existing lot.
- Building additional dwellings on a lot
- Providing additional retirement units or units of commercial accommodation (i.e. hotel/motel)
- Extending the area of business activity on a lot (including internal mezzanine floors)
- Extending the area of any other activity such as kindergartens, churches or clubs
- Obtaining a new or additional service connection (i.e. water supply or wastewater), or
- Converting areas of temporary use to permanent use.

A development contribution will be payable on each additional “unit of demand” or part thereof, created by development activity for the services provided in the area or “Catchment” in which it falls.

What information does Council require?

To determine if a development contribution is payable on your site, Council requires the following information:

- What currently exists on your site
- If now clear, what previously existed on site (up to 10 years previous)
- What is proposed on the site
- On requesting building consent –what is the intended use of the building/structure?

Please use the following pages to assist Council in determining whether a development contribution is payable on your proposal. This may speed up your application. A list of definitions has been included on the last page to assist you.

Upon completion and signing of the declaration on page 3 of this form, please attach this to your application for Resource or Building Consent, or with your request for Service Connection or request for Certificate of Acceptance. A calculation will then be sent out to you in due course.

What currently exists on the site?

Please print clearly

How many titles (existing) does this development affect?

What is the area of each title:

Certificate of title	m ²
Certificate of title	m ²
Certificate of title	m ²

Please identify below what is on the **existing** site:

Residential Use

Number of units

Dwelling, hotel room, motel room or other tourist accommodation unit of two or more bedrooms

Hotel room, motel room, or other tourist accommodation unit of one or fewer bedrooms or Registered Retirement Village Unit (regardless of size) or minor household unit.

School or camp dormitory room normally accommodating more than 3 persons. No. of persons: _____

Campsites

Number of units

Tent / campervan sites

Cabin (non self-contained) sites

Cabin (self-contained) sites

Commercial

Any commercial or industrial unit including the commercial part of any activity excluding any part that comprises hotel rooms, motel rooms or other accommodation units.

Please record the **existing** "gross business area" of your property: m²

Any other Activity

Any activity which does not fall into the categories above, for example schools, churches, sports clubs etc.

Please record the **existing** "gross floor area" of your property: m²

If now clear, what was previously on the site?

What is proposed on the site?

Please print clearly

How many titles (existing) does this development affect?

What is the area of each title:

Certificate of title	<input type="text"/>	m ²
Certificate of title	<input type="text"/>	m ²
Certificate of title	<input type="text"/>	m ²

Brief description of intended use of building / site:

Please provide further information about what is proposed for the site:

Residential Use

Number of units

Dwelling, hotel room, motel room or other tourist accommodation unit of two or more bedrooms

Hotel room, motel room, or other tourist accommodation unit of one or fewer bedrooms or Registered Retirement Village Unit (regardless of size) or minor household unit.

School or camp dormitory room normally accommodating more than 3 persons. No. of persons: _____

Campsites

Number of units

Tent / campervan sites

Cabin (non self-contained) sites

Cabin (self-contained) sites

Commercial

Any commercial or industrial unit including the commercial part of any activity excluding any part that comprises hotel rooms, motel rooms or other accommodation units.

Please record the **proposed** "gross business area" of your property:

 m²

Any other Activity

Any activity which does not fall into the categories above, for example schools, churches, sports clubs etc.

Please record the **proposed** "gross floor area" of your property:

 m²

Farm Buildings

Is this consent for a farm building? Is so what is the intended use of the farm building?

If the farm building is for multiple uses, please give uses and floor area for each use

<input type="text"/>	<input type="text"/> m ²
<input type="text"/>	<input type="text"/> m ²
<input type="text"/>	<input type="text"/> m ²

Declaration

I certify that the above figures are accurate and I am not withholding any information that may result in an incorrect or overly advantageous calculation of the development contributions for this development.

<hr/> Signature	<hr/> Position	<hr/> Date (DD/MM/YYYY)
--------------------	-------------------	----------------------------

Thames-Coromandel District Council
Private Bag, 515 Mackay Street, Thames
phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcfdc.govt.nz
www.tcfdc.govt.nz

Definitions

Residential Definitions

Accommodation units:

Units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or short-term rental accommodation.

Bedroom:

A room used for sleeping, normally accommodating no more than 3 persons.

Dwelling Unit:

Any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household.

Lot:

Any land and/or building capable of being disposed of separately.

Residential Activity:

The use of land or buildings as permanent or temporary accommodation such as a dwelling, commercial accommodation, retirement unit and school or camp dormitory.

Retirement Unit:

Any residential unit in a retirement village where retirement village has the meaning specified in section 6 of The Retirement Villages Act 2003.

Unit:

Any independent unit capable of being used separately and independently of any other unit whether or not it is dependent on common or shared facilities of any kind.

Commercial

Gross Business Area:

(a) the gross floor area of any building measured from the outer faces of the exterior walls; plus

(b) the area of any part of the lot used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the lot.

The "gross business area" will exclude permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The "gross business area" will also exclude the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but will include the area of buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.

The "gross business area" does not include the areas of any lot used solely for primary production such as mineral or aggregate extraction sites.

Other Definitions

Gross Floor Area:

The gross floor area of any building measured from the outer faces of the exterior walls but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The "gross floor area" does not include the areas of any lot used solely for primary production such as forest areas, land used for cropping and for grazing livestock.

The "gross floor area" also does not include any area of a lot used to provide or support the provision of Council infrastructure.

Farm Buildings:

Structures designed for farming and agricultural practices, including but not limited to the growing and harvesting of crops or trees and raising livestock and small animals

Lot:

Any land and/or building capable of being disposed of separately.

While we have endeavoured to ensure this brochure is as accurate as possible, please refer to the full Development Contributions policy for further information.

Further information is available on the Thames-Coromandel District Council website:

www.tcdc.govt.nz or by phoning the Council on (07) 868 0200