

# Development Contributions (DC) Estimator Tool

## User Guide



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# What is the Online Development Contributions Tool?

Our new online Development Contributions (DC) Estimator tool will help you to understand the potential cost of the DC associated with your development proposal.

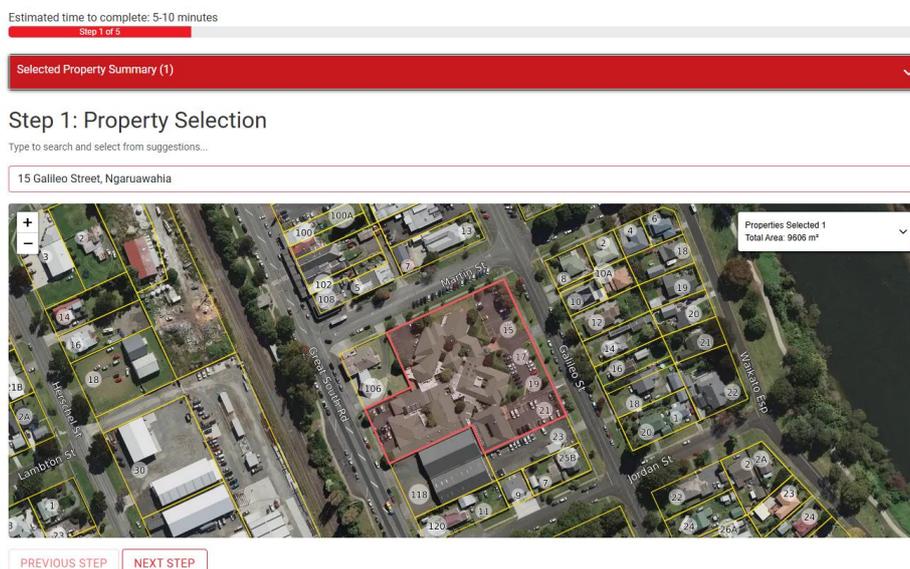
This online tool will allow you to look at different variations to your development proposal to understand what the contributions for each option could look like.

## Using the Online Estimator Tool

The following steps will guide you through using the online Development Contributions Estimator Tool.

### Step 1 – Property Selection

- Enter the property address into the search field.
- Possible address options will display to select from rather than typing in the full address.
- The map will update and indicate the address entered in the search field with a flashing red button.
- Click on Next Step to continue through to Estimator Tool. Click on Previous Step to return to the DC Estimator Tool home display screen.



## Step 2 – Development Type

- Click on either the Residential or Non-Residential button to describe the type of development proposed.
- Click on Next Step.

Click on Start Over at any time to return you to the DC Estimator Tool home display screen. Please note, the address field will be cleared if you choose to start over.

Click on Previous Step to go back one step in the Estimator Tool guided questions.

Estimated time to complete: 5-10 minutes  
Step 2 of 5

Selected Property Summary (1)

### Step 2: Development Type?

What type of development are you planning?

For example, a development is considered **Residential** if it is intended for a primarily urban housing area, whereas a **Non-Residential** development refers to activities in commercial or industrial areas.

## Step 3 – Application Stage

- Click on the appropriate application stage for your development proposal.
- Click on Next Step.

The application stage selections are applicable for the Development Type selected in Step 2.

Estimated time to complete: 5-10 minutes  
Step 3 of 5

Selected Property Summary (1)

Residential

### Step 3: Application Stage?

What stage is the application ?

For example, a new building or dwelling would be at the **Building Consent or Service Connection** stage, whereas **Subdivision** applies to a property intended to be split into two or more land parcels.

# Step 4 – Property Information or Notes and Information

- Either click on the relevant property information descriptor button, enter the required additional property information, or read the displayed notes/information relating to your selection.
- Click on Next Step.

The requirements for additional property information are based on the information you provided in Steps 1-3.

Estimated time to complete: 5-10 minutes

Step 4 of 5

Selected Property Summary (1)

Residential -> Building Consent

### Step 4: Property Information

**Notes:**

Each existing property has one credit for 1 HEU of District Wide Roading Development Contributions, however, if the existing property is not already connected to services (water, wastewater, stormwater) then additional development contributions for these may be required.

Development Contributions are inflation adjusted on the 1 July each year using the Producers Price Index (PPI) outputs for construction from STATS NZ

What is the current status of the property:

An existing dwelling is present and will remain

This is to replace a dwelling that has been removed or demolished

No dwelling exists on the property

# Step 5 – Development Specifics

- Additional questions are asked specifically relating to the development proposal information provided in Steps 1-4 to support an estimate.
- Click on Calculate Contributions.

In some instances, the Your Estimation results screen will display automatically when specifics are clicked on. In other instances, an answer needs to be provided and then the Calculate Contributions button selected.

Estimated time to complete: 5-10 minutes

Step 5 of 5

Selected Property Summary (1)

Residential -> Building Consent

### Step 5: Development Specifics

Select the type of dwelling you plan to construct:

Single dwelling with a floor area up to 45 m<sup>2</sup> (small dwelling)

Single dwelling with a floor area over 45 m<sup>2</sup>

Multiple dwellings (regardless of size)

How many additional dwellings are being built on the property?

# Your Development Contribution Estimation

An estimation results screen will display.

- Click on Start Over to return to the DC Estimator Tool home display screen.
- Click on Previous Step to return to Step 5.

**Selected Property Summary (1)** ▼

## Your Estimation

This estimate is for a Residential Building which will result in one additional Household Equivalent Unit (HEU) for a minor building under 45 m<sup>2</sup> on a site with an existing dwelling.

The development is in the following Development Contribution areas

- Ngaruawahia Roads and Transport
- Ngaruawahia Stormwater
- Ngaruawahia Wastewater \*
- Ngaruawahia Water

\* Where there has been a new or extended catchment implemented since the subdivision that created this property then development contributions may be applicable at time of building consent. Contact [info@wairarapa.govt.nz](mailto:info@wairarapa.govt.nz) to verify if new or extended catchment levies apply to your project. New catchments include but are not limited to Huntly, Ngaruawahia, Taupiri and Hopuhopu Wastewater, and Tuakau Roads & Transport.

Development Catchment	Units Of Increased Demand	Rate Per Unit	Contribution Estimate
District Wide Community Facilities	0.5 (Additional HEU)	\$2,252.00	\$1,126.00
District Wide Reserves	0.5 (Additional HEU)	\$2,335.00	\$1,167.50
District Wide Rooding	0.5 (Additional HEU)	\$1,347.00	\$673.50
Ngaruawahia Roads and Transport	0.5 (Additional HEU)	\$582.00	\$291.00
Ngaruawahia Stormwater	0.5 (Additional HEU)	\$776.00	\$388.00
Ngaruawahia Wastewater	1.5 (Additional HEU)	\$11,917.00	\$17,875.50
Ngaruawahia Water	0.5 (Additional HEU)	\$1,437.00	\$718.50
<b>Total Development Contribution</b>			<b>\$22,240.00</b>

**Notes:**

Each existing property has one credit for 1 HEU of District Wide Rooding Development Contributions, however, if the existing property is not already connected to services (water, wastewater, stormwater) then additional development contributions for these may be required.

Development Contributions are inflation adjusted on the 1 July each year using the Producers Price Index (PPI) outputs for construction from STATS NZ

START OVER PREVIOUS STEP PRINT REPORT

# Printing Your Development Contribution Estimation

From Your Estimation screen, click on Print Report.

- Your print options window will open.
- Select your printing options.
- Click on Print.

The image shows a print dialog box on the left and a report on the right. The print dialog box has the following settings:

- Print:** Total: 2 sheets of paper
- Printer:** SecurePrint on KRAZ
- Copies:** 1
- Layout:** Portrait (selected), Landscape
- Pages:** All (selected), Odd pages only, Even pages only, e.g. 1-5, 8, 11-13
- Color:** Black and white
- Print on both sides:** Print on both sides
- Buttons:** Print, Cancel

The report on the right is titled "Waikato District Council Development Contributions Estimation" and "Selected Property Summary". It lists the address "15 Galileo Street NGARUAWAHIA, ALL DP 6726 SECS 64 65 74 75 NEWCASTLE TOWN 9606 LOT 1 DPS 70333 LOT 1 DPS 72574 WAI" with a total area of "9606 m²". Below the text is an aerial photograph of the property with numbered lots (1-23) and street names (Galileo St, Jordan St, Great South Rd, Martin St).