



## FAQ's for Development Contribution Refunds Commonly Asked Questions and Answers

### 1. What are Development Contributions?

When land is subdivided or developed a Development Contribution is payable by the developer to reflect the increased demand on the District's infrastructure. This includes funding for new and upgraded services such as water, wastewater, stormwater, roads, reserves and community facilities.

### 2. Why are Development Contributions being refunded?

In July 2009, the Whakatane District Council changed its Development Contributions policy from its previous policies in the 2004 to 2014 and 2006 to 2016 LTCCP's (Long Term Council Community Plans). This change in policy has led to a reduced level of contribution towards several projects from development contributions. The Council has decided, because of the significance of the change to reassess and refund developers who paid a higher value under a previous policy.

The Development Contributions received for Council projects which were completed between July 2004 and June 2009 will be retained by Council. That level of contribution will have been planned when the final decision to proceed with construction occurred.

The Development Contributions charged for projects that are still to be constructed will be reassessed. Where the value of the contribution has reduced, a refund will be paid.

### 3. Who can apply for a Development Contribution reassessment and possible refund?

The developer who was assessed and /or who paid the contribution can apply for a reassessment, and will receive any refund owing.

Where an agent acted for a developer, the agent can apply on the developer's behalf but the refund will be paid to the developer. However, a developer can instruct the Council to pay someone else or an agent can receive payment where a statutory declaration is signed by the agent to the effect that payment will then be made to the developer. A copy of the Statutory Declaration form is available on the Council's website [www.whakatane.govt.nz](http://www.whakatane.govt.nz)

### 4. How much of the Development Contribution will be refunded?

The amount of the refund will depend upon the original Development Contribution assessment and other factors such as the location of the development, the number of completed projects and the current reassessed value. As a general rule, up to half of the contribution may be payable dependent on these factors.

### 5. Will I receive interest on the Development Contribution I paid?

Yes, Council will be paying interest on the monies refunded. Council will not be retaining any profits from the Development Contributions which are due to be refunded.



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### **6. How do I apply for a Refund?**

If you think you qualify for a refund, you need to complete the Application for a Development Contribution Refund. This form can be obtained from Customer Services at our Whakatane and Murupara offices or from our website. Please provide as many details of the Development Contribution as possible. The more information you provide, the quicker your application will be processed.

### **7. How long will it take to process a Refund Application?**

If all of the required details are provided, the application should be processed within one month. If you are not able to provide full details of the Development Contribution assessment and payment the application is likely to take longer to process. It may be necessary for you to obtain more information before we are able to progress your application.

### **8. How will the refund be paid?**

Refunds will be paid by direct debit into your account or by cheque in the name as stated as the developer on the Application Form. The cheque will be posted to the postal address provided.

### **9. When do I have to apply by?**

For administrative efficiency, the Council is encouraging all applications to be lodged by the 1 July 2010.