

Council Report

Committee: Council

Date: 26 June 2025

Author: Andrew Judson

Authoriser: Gary Connolly

Position: Rates Manager

Position: Chief Financial Officer

Report Name: Rates resolution to set and assess rates for 2025/26

Report Status	Open
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Staff Recommendation - *Tuutohu-aa-kaimahi*

1. That the Council:
 - a) receives the report;
 - b) approves setting and assessing the rates for the 2025/26 financial year (1 July 2025 to 30 June 2026) in accordance with the **Rates resolution for the 2025/26 financial year** (as required by the Local Government (Rating) Act 2002) as set out in paragraphs 2 - 54 of the staff report below; and
 - c) approves the due dates for payments and authorises penalties to be added to unpaid rates, as set out in paragraphs 55 - 58 of the staff report below.

GENERAL RATE

2. A general rate is set and assessed on the capital value of all rateable land.
3. General rates are set on a differential basis. The rating categories are defined in the Funding Impact Statement.
4. The differential bases are:
 - i. the use to which the land is put; and
 - ii. the activities that are permitted, controlled, or discretionary for the area in which the land is situated, and the rules to which the land is subject under the operative district plan; and
 - iii. the location of the land.
5. The total revenue sought from the general rate is \$222,405,270.
6. The general rate is set and assessed on a differential basis as follows:

SOURCE	DIFFERENTIAL CATEGORIES	DIFFERENTIAL FACTOR	PERCENTAGE OF TOTAL GENERAL RATES	RATE IN THE DOLLAR OF CAPITAL VALUE (GST INCL)	RATES REVENUE (GST INCL)
General Rate	Commercial	2.9877	39.52%	0.00707738	\$87,901,714
	BID Commercial	2.9877	7.15%	0.00707738	\$15,895,736
	Residential	1.0000	53.33%	0.00236887	\$118,607,820

7. Land described in Part 2 Schedule 1 of the Local Government (Rating) Act 2002 (broadly speaking, land owned or used by societies for arts or sports) will be assessed at 50% of the residential rate (General rate, UAGC and Citywide stormwater rate) that applies to the land. This general rate revenue is included within the Residential category shown in the table above and within the targeted rates revenue where applicable.

UNIFORM ANNUAL GENERAL CHARGE

8. A Uniform Annual General Charge (UAGC) of \$865 per Separately Used or Inhabited Part of a Rating Unit (SUIP) is set and assessed on all rating units.
9. The total revenue sought from the UAGC is \$63,979,725.

TARGETED RATES

Metered water

10. The rate is set and assessed for metered and restricted flow water supply to all metered rating units (as defined by Hamilton City Council's Water Supply Bylaw 2013).
11. The rate is:
 - i. a fixed amount based on the nature of the connection as follows:
 - \$544 for all metered rating units (except those receiving a restricted flow supply);
 - \$544 for those rating units receiving a restricted flow supply.
 - ii. a charge per unit of water consumed or supplied on every metered connection in accordance with the following scale:
 - All metered rating units (except those receiving a restricted supply) - \$2.27 per kilolitre of water supplied after the first 60 kilolitres of consumption or supply per quarter;
 - those rating units receiving a restricted flow supply - \$2.27 per kilolitre of water supplied after the first 60 kilolitres of consumption or supply per quarter.
12. The rate provides funding to the Water Supply activity.
13. The total revenue sought is \$12,823,642.

Commercial non-metered water

14. The rate is set and assessed on all rating units used for commercial purposes (defined as Commercial or BID Commercial for the general rate) and connected to Council's water supply system without a metered connection.
15. The rate is a fixed amount of \$544 per rating unit.
16. The rate provides funding to the Water Supply activity.
17. The total revenue sought is \$316,608.

Water

18. The rate is set and assessed on the capital value of all rating units used for residential purposes (as defined for the general rate) and to which the Council's water supply system is available or connected.
19. The rate is \$0.00066789 per dollar of capital value.
20. The rate provides funding to the Water Supply activity.
21. The total revenue sought is \$31,799,868.

22. Land described in Schedule 1 of the Local Government (Rating) Act 2002 will be subject to the Water rate.

Wastewater

23. The rate is set and assessed on the capital value of all rating units to which Council's wastewater system is available or connected.
24. The rate is set on a differential basis. The rating categories are defined in the Funding Impact Statement.
25. The differential bases are:
- the use to which the land is put; and
 - the activities that are permitted, controlled, or discretionary for the area in which the land is situated, and the rules to which the land is subject under the operative district plan.
26. The rate provides funding to the Wastewater activity.
27. The total revenue sought is \$56,808,686.
28. The rate is set and assessed on a differential basis as follows:

SOURCE	DIFFERENTIAL CATEGORIES	DIFFERENTIAL FACTOR	PERCENTAGE OF TOTAL WASTEWATER RATES	RATE IN THE DOLLAR OF CAPITAL VALUE (GST INCL)	RATES REVENUE (GST INCL)
Wastewater rate	Commercial	2.9877	41.74%	0.00190388	\$23,710,124
	Residential	1.0000	58.26%	0.00063724	\$33,098,562

29. Land described in Schedule 1 of the Local Government (Rating) Act 2002 will be subject to the Wastewater rate.

Citywide stormwater

30. The rate is set and assessed on the capital value of all rating units.
31. The rate is set on a differential basis. The rating categories are defined in the Funding Impact Statement.
32. The differential bases are:
- the use to which the land is put; and
 - the activities that are permitted, controlled, or discretionary for the area in which the land is situated, and the rules to which the land is subject under the operative district plan.
33. The rate provides funding to the Stormwater activity.
34. The total revenue sought is \$35,049,611.
35. The rate is set and assessed on a differential basis as follows:

SOURCE	DIFFERENTIAL CATEGORIES	DIFFERENTIAL FACTOR	PERCENTAGE OF TOTAL CITYWIDE STORMWATER RATES	RATE IN THE DOLLAR OF CAPITAL VALUE (GST INCL)	RATES REVENUE (GST INCL)
Citywide stormwater rate	Commercial	2.9877	46.66%	0.00111516	\$16,355,036
	Residential	1.0000	53.34%	0.00037325	\$18,694,576

36. Land described in Part 2 Schedule 1 of the Local Government (Rating) Act 2002 (broadly speaking, land owned or used by societies for arts or sports) will be assessed at 50% of the residential rate that applies to the land. This Citywide stormwater rate revenue for these rating units is included within the Residential category shown in the table above.

Business Improvement District (BID)

37. The rate is set and assessed on all rating units defined as BID Commercial for the general rate.
38. The Business Improvement District (BID) and Central City rating areas map is shown in Schedule 1 of the Rating Policy.
39. The rate is:
- a fixed amount of \$265 per SUIP; and
 - a rate per dollar of capital value set at \$0.00003556.
40. The rate provides funding to the Growth activity.
41. The total revenue sought is \$442,808.

Central city

42. The rate is set and assessed on all rating units defined as BID Commercial for the general rate.
43. The Business Improvement District (BID) and Central City rating areas map is shown in Schedule 1 of the Rating Policy.
44. The rate is a fixed amount of \$125 per SUIP.
45. The rate provides funding to the Transport activity.
46. The total revenue sought is \$166,750.

Pool safety inspection

47. The rate is set and assessed on all rating units on Council's pool monitoring register where a Council inspection is required.
48. The rate is a fixed amount of \$82 per rating unit.
49. The rate provides funding to the Regulatory and Safety activity.
50. The total revenue sought is \$223,767.

Service use rubbish & recycling

51. The rate is set and assessed on properties defined as Service Use Category (see Funding Impact Statement) and which are provided with rubbish & recycling services.
52. The rate is a fixed amount of \$253 per SUIP.

53. The rate provides funding to the Rubbish and Recycling activity.
54. The total revenue sought is \$45,287.

DUE DATES FOR PAYMENT OF RATES

55. Rates (other than for metered water) are payable in four equal instalments.
56. The due dates for rates for the period 1 July 2025 to 30 June 2026 are as follows:

Instalment 1	Instalment 2	Instalment 3	Instalment 4
4 September 2025	27 November 2025	26 February 2026	21 May 2026

DUE DATES FOR PAYMENT OF METERED WATER RATES

57. The due dates for metered water rates for the period 1 July 2025 to 30 June 2026 are as follows:

Month of Invoice	Invoice Due Date
July 2025	20 August 2025
August 2025	20 September 2025
September 2025	20 October 2025
October 2025	20 November 2025
November 2025	20 December 2025
December 2025	20 January 2026

Month of Invoice	Invoice Due Date
January 2026	20 February 2026
February 2026	20 March 2026
March 2026	20 April 2026
April 2026	20 May 2026
May 2026	20 June 2026
June 2026	20 July 2026

PENALTIES

58. Pursuant to Section 57 and 58 of the Local Government (Rating) Act 2002, the Council authorises the following penalties:
- A penalty of 10% of the amount due and unpaid on the due date to be added on the day after the due date.
The dates on which penalties will be added are 5 September 2025, 28 November 2025, 27 February 2026, and 22 May 2026.
 - A penalty of 10% of the amount of any rates assessed in any previous year which remain unpaid on 7 July 2025 to be added on 8 July 2025.
 - A penalty of 10% of the amount of any rates assessed in any previous year for which a penalty has been added under paragraph (b) and which remain unpaid on 8 January 2026 to be added on 9 January 2026.
 - A penalty of 10% of the amount unpaid for water-by-meter rates charged to be added on the day after the due date.
 - These dates are 21 July 2025, 21 August 2025, 21 September 2025, 21 October 2025, 21 November 2025, 21 December 2025, 21 January 2026, 21 February 2026, 21 March 2026, 21 April 2026, 21 May 2026, and 21 June 2026.

END OF 2025/26 RATES RESOLUTION

Attachments - *Ngaa taapirihanga*

There are no attachments for this report. .