
Council Kaunihera OPEN MINUTES

Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Thursday 26 June 2025 at 9:32 am.

PRESENT

Chairperson <i>Heamana</i>	Mayor Paula Southgate
Deputy Chairperson <i>Heamana Tuarua</i>	Deputy Mayor Angela O’Leary (Via Audio-Visual)
Members	Cr Maxine van Oosten Cr Ewan Wilson Cr Tim Macindoe (Via Audio-Visual) Cr Louise Hutt (Via Audio-Visual) Cr Andrew Bydder Cr Geoff Taylor Cr Sarah Thomson Cr Emma Pike Cr Maria Huata (Via Audio-Visual) Cr Anna Casey-Cox Cr Kesh Naidoo-Rauf
In Attendance	Fraser Campbell, independent reviewer Lachlan Muldowney, legal counsel Peter Winder, consultant

The meeting was opened with a karakia from the Council Kaumatua Tame Pokaia.

1. Apologies – Tono aroha

Resolved: (Cr Casey-Cox/Cr van Oosten)

That the Council accepts the apologies for full absence from Cr Tauariki and early departure from Cr Macindoe.

2. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Mayor Southgate/Deputy Mayor O’Leary)

That the Council confirms the agenda noting that:

- a) Attachment 7 to Item 15 (Adoption of the 2025/26 Annual Plan) be accepted as a late addition. It was circulated to Elected Members under separate cover;
- b) Attachment 1 to Item 16 (Rates resolution to set and assess rates for 2025/26) to be tabled at the meeting;

- c) Attachment 7 to Item 18 (Wastewater Capacity - State of the Nation Part 2) be accepted as a late addition. It was circulated to Elected Members under separate cover; and
- d) the order of the agenda will be flexible to accommodate availability.

3. Declarations of Interest – *Tauaakii whaipaaanga*

No members of the Council declared a Conflict of Interest.

4. Public Forum – *AAtea koorero*

Richard Swainson spoke to Item 10 (Notice of Motion) and provided a history of the former ATC Cadet building from when it was built in World War 2 as a munitions factory and the need to preserve the building to still be used by the community.

Barry O'Donnell spoke to Item 10 (Notice of Motion) report in 2021 noting the deterioration of the building over time and how a grant from Council would be used to improve it.

Kevin Macdonald and **Grant Taylor** (Waikato Guild of Woodworkers) spoke to Item 10 (Notice of Motion) and spoke about the membership and purpose of the woodworkers guild and the want to preserve the building as well as the crafts.

5. Confirmation of the Council Open Minutes 29 May 2025

Resolved: (Mayor Southgate/Cr van Oosten)

That the Council confirms the Open Minutes of the Council Meetings held on 29 May 2025 as a true and correct record.

6. Confirmation of the Elected Member Open Briefing Notes 7 May 2025

Resolved: (Mayor Southgate/Deputy Mayor O'Leary)

That the Council confirms the Open Notes of the Elected Member Briefing held on 7 May 2025 as a true and correct record.

7. Confirmation of the Elected Member Open Briefing Notes 28 May 2025

Resolved: (Mayor Southgate/Deputy Mayor O'Leary)

That the Council confirms the Open Notes of the Elected Member Briefing held on 28 May 2025 as a true and correct record.

8. Confirmation of the Elected Member Open Briefing Notes 4 June 2025

Resolved: (Mayor Southgate/Deputy Mayor O'Leary)

That the Council confirms the Open Notes of the Elected Member Briefing held on 4 June 2025 as a true and correct record.

9. Chair's report

Mayor Southgate spoke to the report highlighting the process of selecting the interim waters Council Controlled Organisation, the reemergence of the Upper North Island Strategic Alliance, the Local Government New Zealand Metro Sector advocating for the growth areas of the country, the value of Sister Cities to Hamilton and partnerships obtained from her attendance at a conference in Korea.

Resolved: (Cr Wilson/Mayor Southgate)

That the Council receives the report.

10. Notice of Motion - Former ATC Cadet Hall

Councillor Bydder spoke to Notice of Motion and explained that there were some changes to the published Notice of Motion to accommodate clarity on the allocation of the proposed grant and a request from Elected Members. He responded to questions from Elected Members concerning sharing the building with other community groups, moving the building, clarity on budget, number and diversity of users.

Resolved: (Cr Bydder/Cr Macindoe)
That the Council:

- a) approves the sale of the building known as the former ATC Cadet Hall situated on the Hamilton East Town Belt to The Waikato Guild of Woodworkers Incorporated for \$1.00, to be executed within one month of this decision;
- b) approves a grant of \$200,000 to The Waikato Guild of Woodworkers Incorporated for the renovation of the former ATC Cadet Hall;
- c) delegates the Chief Executive to agree a land lease at a community rate for the building known as the former ATC Cadet Hall comprised on the Hamilton East Town Belt and provide staff assistance to ensure the successful and timely operation of The Guild in the building; and
- d) notes that it is the Council's expectation that The Waikato Guild of Woodworkers Incorporated will be responsible for all associated costs (particularly the costs of transfer, any consents, and the refurbishment of the building) and that there will be no cost to council.

11. Cobham Drive Speed Limit Change

The Network and Systems Operations Manager spoke to the report noting that the New Zealand Transport Agency had recently decided to maintain the 60km per hour speed limit for the rest of Cobham Drive.

Motion: (Mayor Southgate/Deputy Mayor O'Leary)
That the Council:

- a) receives the report;
- b) notes the feedback from public submissions received as a result of the consultation procedure including the hearing held at the 21 May 2025 Traffic, Speed Limits and Road Closure Hearings Panel, completed in accordance with Section 83 of the Local Government Act 2002 and the Speed Limits Rule 2024 on the proposal to retain the 60km/h speed limit on Cobham Drive between Normandy Avenue and Tristram Street;
- c) approves **Option 1**: keep the existing 60km/h speed limit on Cobham Drive between Normandy Avenue and Tristram Street; and
- d) notes that Council must submit the 'Alternative Method Proposal' to the New Zealand Transport Agency Director (using the template document) for approval to retain the existing 60km/h speed limit.

Amendment: (Cr Taylor/Cr Bydder)
That the Council:

- a) receives the report;
- b) notes the feedback from public submissions received as a result of the consultation procedure including the hearing held at the 21 May 2025 Traffic, Speed Limits and Road Closure Hearings Panel, completed in accordance with Section 83 of the Local Government Act 2002 and the Speed Limits Rule 2024 on the proposal to retain the 60km/h speed limit on Cobham Drive

between Normandy Avenue and Tristram Street; and

- c) approves **Option 2**: lift the speed limit back up to 80km/h on Cobham Drive between Normandy Avenue and Tristram Street.

Those for the Amendment:

Councillors Bydder and Taylor

Those against the Amendment:

Mayor Southgate, Deputy Mayor O'Leary,
Councillors Hutt, Pike, Casey-Cox, Naidoo-
Rauf, van Oosten, Thomson, Wilson,
Macindoe and Huata

The Amendment was declared lost.

Resolved:

(Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) receives the report;
- b) notes the feedback from public submissions received as a result of the consultation procedure including the hearing held at the 21 May 2025 Traffic, Speed Limits and Road Closure Hearings Panel, completed in accordance with Section 83 of the Local Government Act 2002 and the Speed Limits Rule 2024 on the proposal to retain the 60km/h speed limit on Cobham Drive between Normandy Avenue and Tristram Street;
- c) approves **Option 1**: keep the existing 60km/h speed limit on Cobham Drive between Normandy Avenue and Tristram Street; and
- d) notes that Council must submit the 'Alternative Method Proposal' to the New Zealand Transport Agency Director (using the template document) for approval to retain the existing 60km/h speed limit.

Crs Taylor and Bydder dissenting

The meeting was adjourned from 10.49am to 11.08am.

12. Alcohol Fees Bylaw - Deliberations and Adoption

The Strategy and Police Advisor spoke to the report explaining the process if the Bylaw is approved.

Resolved:

(Cr Wilson/Mayor Southgate)

That the Council:

- a) receives the report,
- b) adopts the Draft Alcohol Fees Bylaw 2025 effective from 1 July 2025; and
- c) notes that Alcohol Licensing Fees will increase 34% in 2025/26, 20% in 2026/27, and 3% for the following years, as detailed in the fees table of the Draft Bylaw.

Cr Taylor dissenting.

13. 2025 LGNZ Remits for Consideration

The Governance Lead took the report as read. The Mayor and staff responded to questions from Elected Members concerning amalgamation of local government, and monitoring and costs of home security.

Resolved:

(Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) receives the report;

b) notes that the Council has indicated to support/not support the following remits, to be voted on by the presiding Hamilton City Council Delegate at the 2025 Local Government New Zealand Annual General Meeting, and that the delegate may duly take into consideration additional information received on the day to inform the final vote on behalf of the Council:

- i. security system payments;
- ii. improving Joint Management Agreements;
- iii. alcohol licensing fees;
- iv. aligning public and school bus services; and
- v. review of local government arrangements to achieve a better balance.

Resolved: (Mayor Southgate/Deputy Mayor O’Leary)
That the Council indicates support for the proposed security systems remit.

Crs Wilson and Taylor Dissenting.

Resolved: (Mayor Southgate/Deputy Mayor O’Leary)
That the Council indicates support for the Joint Management Agreements remit.

Crs Taylor, Bydder and Macindoe dissenting.

Resolved: (Mayor Southgate/Deputy Mayor O’Leary)
That the Council indicates support for the alcohol licensing fees remit.

Resolved: (Mayor Southgate/Deputy Mayor O’Leary)
That the Council indicates support for aligning public and school bus services.

Resolved: (Mayor Southgate/Deputy Mayor O’Leary)
That the Council indicates support for a review of local government arrangement to achieve a better balance.

14. Recommendations to the Council from Open Committee Meetings

Business Improvement District Policy Review

Resolved: (Cr Huata/Cr Wilson)
That the Council approves the revised Business Improvement District Policy (**Attachment 2** of the staff report), to be effective from 1 July 2025.

Health & Safety Report – 1 February 2025 to 30 April 2025

Resolved: (Cr Thomson/Cr Taylor)
That the Council receives the report.

Audit New Zealand Update

Resolved: (Cr Thomson/Cr Taylor)
That the Council approves the managements recommendation on the discontinuation of the presentation of Consolidated Financial Statements subject to confirmation of the treatment by Audit New Zealand.

Financial Performance & Strategy Report to 31 April 2025

Resolved: (Cr van Oosten/Mayor Southgate)

That the Council:

- a) approves the forecast adjustments as set out in paragraph 53 of the staff report including capital movements as identified in the Capital Portfolio Monitoring Report on the agenda; and
- b) notes the revised Financial Strategy position for Debt to Revenue, Net Debt and Balancing the Books as set out in paragraphs 55 to 57 of this staff report.

New Zealand Local Government Funding Agency - Bespoke Net Debt to Revenue Covenant

Resolved: (Cr van Oosten/Mayor Southgate)

That the Council does not apply for the bespoke Net Debt/Total Revenue covenant for Hamilton City Council at this time.

Ratepayer Assistance Scheme

Resolved: (Cr van Oosten/Mayor Southgate)

That the Council:

- a) approves a loan funded investment of \$500,000 to support further development of the Ratepayer Assistance Scheme, subject to total development funding of \$2.5 million is committed from Local Authorities (including Hamilton City Council) and/or Central Government;
- b) approves an indication of additional investment at the establishment of the Ratepayer Assistance Scheme, with the maximum investment likely to be capped at no more than 20% for any one entity to ensure off-balance treatment; and
- c) approves an indication of the Council's willingness to use the Ratepayer Assistance Scheme once it is established.

15. Wastewater Capacity - 'State of the Nation - Part 2'

The Technical Director Strategic Waters took the report as read. Staff responded to questions from Elected Members concerning compliance issues from Waikato Regional Council, Taumata Arowai wastewater standards, constrained areas, reactive funding, and cost benefit analysis. The independent reviewer explained that report and the recommendations. He responded to questions from Elected Members concerning constraints in peak wet weather, capacity for large developments, availability of funding, alternative solutions, Resource Management Act reform, and overflow risks.

Resolved: (Cr Thomson/Cr Taylor)

That the Council:

- a) receives the report;
- b) approves **Option 3** 'Benefits Analysis' for prioritisation of the reactive wastewater network upgrade fund (paragraph 79);
- c) Requests staff hold an information session to:
 - i. explore the potential evaluation and prioritisation criteria of the reactive wastewater network upgrade (paragraph 94);
 - ii. Explore the implications of a more receptive risk appetite in the areas identified in the 10 June 2025 information session, with a focus on enabling interim onsite storage solutions (off-peak pumping systems) for developments that meet certain characteristics (including

- being of reasonable scale and meeting defined characteristics (to be determined)) and are located in areas with programmed and funded upgrades in the next 3 – 10 years; and
- iii. Discuss policy provisions for the Three Waters Connection Policy (paragraph 85)
- d) notes that the following information will be reported to the 12 August Strategic Growth and District Plan Committee:
- i. the full analysis and summary of the feedback from the 10 June 2025 information session (paragraph 65); and
 - ii. further information on the utilisation of capacity in the network for future growth to enable feasible developments (paragraph 76); and
- e) notes that following the information session to discuss c) iii. that staff will undertake more detailed analysis to ensure a full understanding of the implications and benefits of adopting higher risk settings in those areas (paragraph 99).

Deputy Mayor O’Leary left the meeting (12.06pm) during the discussion of the above item. She was not present when the matter was voted on.

Cr Macindoe retired from the meeting (12.32pm) during the discussion of the above item. He was not presented when the matter was voted on.

16. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

Resolved: (Cr Wilson/Mayor Southgate)

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Council Public Excluded Minutes 29 May) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987	Section 48(1)(a)
C2. Confirmation of the Elected Member Closed Briefing Notes 7 May 2025		
C3. Confirmation of the Elected Member Closed Briefing Notes 14 May 2025		
C4. Confirmation of the Elected Member Closed Briefing Notes 22 May 2025		
C5. Confirmation of the Elected Member Closed Briefing Notes 28 May		

 2025

- C6. Artificial Turf Funding -
Application to The Lion
Foundation
- C7. Recommendations to the
Council from Public
Excluded Committee
Meetings
- C1. Confirmation of the CE
Review Committee Public
Excluded Minutes
- C2. Recommendation from
the CE Review Committee
meeting 9 June 2025

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C2.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C3.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C4.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C5.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C6.	to enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h) Section 7 (2) (i)
Item C7.	to enable Council to carry out negotiations to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C1.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
Item C2.	to protect the privacy of natural persons to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (a) Section 7 (2) (j)

The meeting moved into Public Excluded session at 12.49pm.

Cr Taylor retired from the meeting during the above session.

The meeting returned to the open session at 2.19pm

17. Adoption of the 2025/26 Annual Plan

The Corporate Planning Lead spoke to the report providing an overview of the process to finalise the Annual Plan.

Resolved: (Mayor Southgate/Deputy Mayor O’Leary)
That the Council:

- a) receives the report;
- b) adopts the 2025/26 Annual Plan (including **appendix 2** include the Funding Impact Statement and Rates sample of the minutes of this meeting) and the related updated Policies; and
- c) notes the 2025/26 Annual Plan document contains a disclosure on pages 66 - 68 relating to the revaluation of water network assets and the implications of the decision not to include the draft results of the revaluation in the Annual Plan.

18. Rates resolution to set and assess rates for 2025/26

The Financial Support Services Manager took the report as read.

Resolved: (Mayor Southgate/Cr Wilson)
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 below report; 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.
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
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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:
- 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.
 - 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:
- i. a fixed amount of \$265 per SUIP; and
 - ii. 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

19. Local Water Done Well: Setting up the Joint Water Services Council Controlled Organisation (CCO)

The consultant spoke to the report noting that it was a joint plan with Waikato District Council that was reviewed to ensure it was consistent with legislation and the Long-Term Plan. Staff responded to questions from Elected Members concerning succession planning for future councils.

Resolved: (Mayor Southgate/Cr Wilson)
That the Council

- receives the report;
- approves the Water Services Delivery Plan (**Attachment 1**), subject to any minor stylistic edits, correction of errors, changes to address any minor comments from the Department of Internal Affairs, and subject to approval from Waikato District Council;

- c) directs staff to review and realign its allocation of revenue between stormwater and other Council activities to more appropriately reflect the costs of delivering each activity by 30 June 2028 and ensure financial sustainability;
- d) approves the company Constitution (**Attachment 2**), delegating the Chief Executive delegation to sign on Council's behalf;
- e) approves the Shareholders' Agreement (**Attachment 3**), and requests the Chief Executive put in place the processes necessary to ensure that the Council meets the commitments and undertakings set out in this agreement;
- f) approves Hamilton City Council members of the Establishment Board Appointments Panel (Mayor Southgate, Cr van Oosten, and Cr Wilson) be transferred to the IAWAI – Flowing Waters Forum from 1 July 2025;
- g) approves the Chief Executive to take all necessary steps to complete and execute the Establishment Plan, including all establishment activity set out in the Shareholders' Agreement and Statement of Expectations and the Establishment Loan;
- h) delegates to the Chief Executive the authority to sign a relationship agreement to cover the delivery of shared services between the Council and the Council Controlled Organisation from 1 July 2025; and
- i) approves the Chief Executive to execute a contract with the Waters Council Controlled Organisation Ltd appointing it as Council's agent for programmes and projects set out in **Table 1** of this report (**the transferred projects**) which provides for the following in relation to the transferred projects:
 - i. the term of the contract will be 1 July 2025 to 30 June 2026;
 - ii. all decisions that currently require Council approval will continue to need Council approval;
 - iii. in making decisions the Council Controlled Organisation must act within the budgets provided for the **transferred projects** in the approved 2024-34 Long-Term Plan as modified by the 2025/26 Annual Plan;
 - iv. there will be no change to the roles of Council staff working on the **transferred projects** other than with respect to them requiring some decisions and direction from Council Controlled Organisation management and/or Board;
 - v. the Council Controlled Organisation Chief Executive / Executive Chair to exercise financial decision-making relating to expenditure and the purchase / sale of land at the existing level of delegations provided to the Council Chief Executive as set out in the Council Financial Delegations to Positions Policy;
 - vi. the Council Controlled Organisation Chief Strategy and Planning to exercise financial decision-making relating to expenditure and the purchase / sale of land at the existing level of delegations provided to Council General Managers as set out in the Council Financial Delegations to Positions Policy;
 - vii. the Council Controlled Organisation Board and management to make all decisions relating to project scope, design, consenting, reconsenting, designations, land acquisition, procurement of physical works, and procurement of all related professional services that would normally be made by the Council Chief Executive or responsible General Manager;
 - viii. the Council Controlled Organisation Board and management to make decisions relating to the Council as a resource consent applicant that are currently delegated the Chief Executive or responsible General Manager as **set out on pages 41-51** of the

Council Policy: Delegations to Officers Specific to the Resource Management Act 1991;

- ix. the Council Controlled Organisation Board and management to make decisions relating to the Council as a requiring authority that are currently delegated to the Chief Executive or responsible General Manager as **set out on pages 62-69** of the Council Policy: Delegations to Officers Specific to the Resource Management Act 1991;
- x. the Council Controlled Organisation Board and management will regularly report to Council on the decisions made, progress against milestones, financial performance, and the nature of the benefits achieved; and
- xi. in recognition of the role of the Council Controlled Organisation the Council will pay to the Council Controlled Organisation an agency fee.

The meeting was declared closed at 3.06pm.

Appendix 1



ATC Building Redevelopment

Background

We propose the redevelopment and repurposing of the historic **Air Training Corps Cadet Hall (ATC Building)** on Wairere Drive into a vibrant, multi-functional Community Woodcraft and Arts Hub.

Constructed during WWII, the ATC Building served as part of New Zealand's only domestic ammunition manufacturing facility. Later repurposed for cadet training, it has quietly stood as a witness to Hamilton's social and military history. Its preservation and reuse would honour that legacy while embedding it in the city's future as a creative, community-focused space.

Contribution to Community Wellbeing

This project seeks to establish a sustainable, inclusive, and impactful creative space for the Hamilton community. Anticipated outcomes include:

- Establishing a **multi-purpose woodcraft workshop** accessible to all ages and skill levels, including schools and community groups.
- Promoting **physical and social wellbeing** through creative engagement, skill-sharing, and inclusion across diverse craft disciplines.
- Preserving and repurposing the building's **unique wartime heritage** as a highly visible and tangible link to Hamilton's history.
- Engaging local communities through **charitable outreach**, such as the annual gifting of over 350 timber wig stands to the Cancer Society and the crafting of timber tulips supporting Parkinson's fundraising efforts.
- Promoting **environmental wellbeing and sustainability** by showcasing sustainably sourced timber and renewable materials, while fostering community engagement with environmental stewardship through craft-based education and practices.
- Revitalising the surrounding precinct and showcasing Hamilton's rich artistic and historic heritage through its **prominent, culturally significant location**.
- Addressing the confirmed **shortfall of 5,800m² in community facility space**, as identified by the Tauranga Property Group in 2023 and reaffirmed in the 2025 Hamilton City Council agenda.
- Delivering a **sustainable, cost-effective, multi-functional solution** to meet growing community demand.
- Supporting the **statutory "four wellbeings" mandate** of the 2019 Local Government Act by advancing social, economic, environmental, and cultural wellbeing.

Financing

We have undertaken our own financial assessment of the project, **estimating total costs at \$731,000** — significantly lower than the \$1,100,000 figure presented in the HCC report to councillors. We anticipate covering these costs through approximately \$500,000 in confirmed and prospective funding, alongside a **\$200,000 contribution from Council**. Our pro forma Profit and Loss analysis indicates the **ongoing financial viability** and the **potential for future expansion** of the club's activities.

Project Costs

External Works	\$255,000
Roofing, Walls, Windows, Ramps, Doors, Foundations, Borer, Cladding, Site Setup	
Internal Works	\$131,000
Walls, Partitions, Flooring, Kitchen, Tea Room, and Toilet	
Electrical, Heating, Fire, Security Systems	\$112,000
Contractor Overheads	\$50,000
Engineering Reports, Compliance, and Legal Provisions	\$78,000
Asbestos, Seismic, Noise, Contaminants, Consents, Fire Report	
Fitout, Contingencies and Provisions – Dust Extraction, Moving Costs	\$110,000
Total Costs	\$731,000

Project Funding

Club Funds	\$40,000
Sale of Current Premises	\$60,000
New Zealand Lotteries Commission Funding (Application in Progress)	\$150,000
WEL Energy Trust Funding	\$100,000
Trust Waikato Funding	\$50,000
Philanthropic Contributions and Volunteer Value	\$100,000
HCC Funding	\$200,000
Targeted Capital	\$700,000

Pro Forma Profit and Loss

	FY2025	FY2026	FY2027
Membership	95	120	150
Donations, Sponsorships, Grants	\$5,500	\$8,000	\$10,500
Subscriptions and Fees	\$8,164	\$9,800	\$13,250
Hall Hire	\$6,222	\$0	\$0
Sales, Fares, Fundraising, Sundry Income	\$2,194	\$6,200	\$8,500
Interest Received	\$2,000	\$1,200	\$600
Total Income	\$24,080	\$25,200	\$32,850
HCC Rent and Rates	\$2,927	\$3,627	\$3,627
Utilities and Site Upkeep	\$4,700	\$4,800	\$5,500
NAW Association Fee	\$792	\$1,008	\$1,260
Accounting and Insurance	\$7,839	\$7,989	\$8,620
CAPEX and Maintenance	\$4,950	\$6,000	\$6,750
General Operations, Marketing, Other	\$1,260	\$880	\$1,950
Total Operating Expenses	\$22,468	\$24,304	\$27,707
Net Profit	\$1,612	\$896	\$5,143

Your Support

We request your active support to:

- Endorse this project as a practical, people-first alternative to demolition.
- Champion the **reallocation of the \$200,000 demolition budget** toward redevelopment.
- Streamline processes and provide **assistance with regulatory compliance**.
- Facilitate the **provision of essential utilities and services** to the site.
- Support a **favourable lease arrangement** to enable sustainable, long-term community use.

A Win for All

This project is cost-effective, community-rooted, and an ideal candidate for civic partnership. It offers a **visible win for Hamilton's heritage, wellbeing, creative communities, and Local Government**. With your support, we can preserve a unique part of the city's history and turn it into a living, inclusive centre of learning, creativity and connection for generations to come.

We look forward to discussing how you can help make this vision a reality.

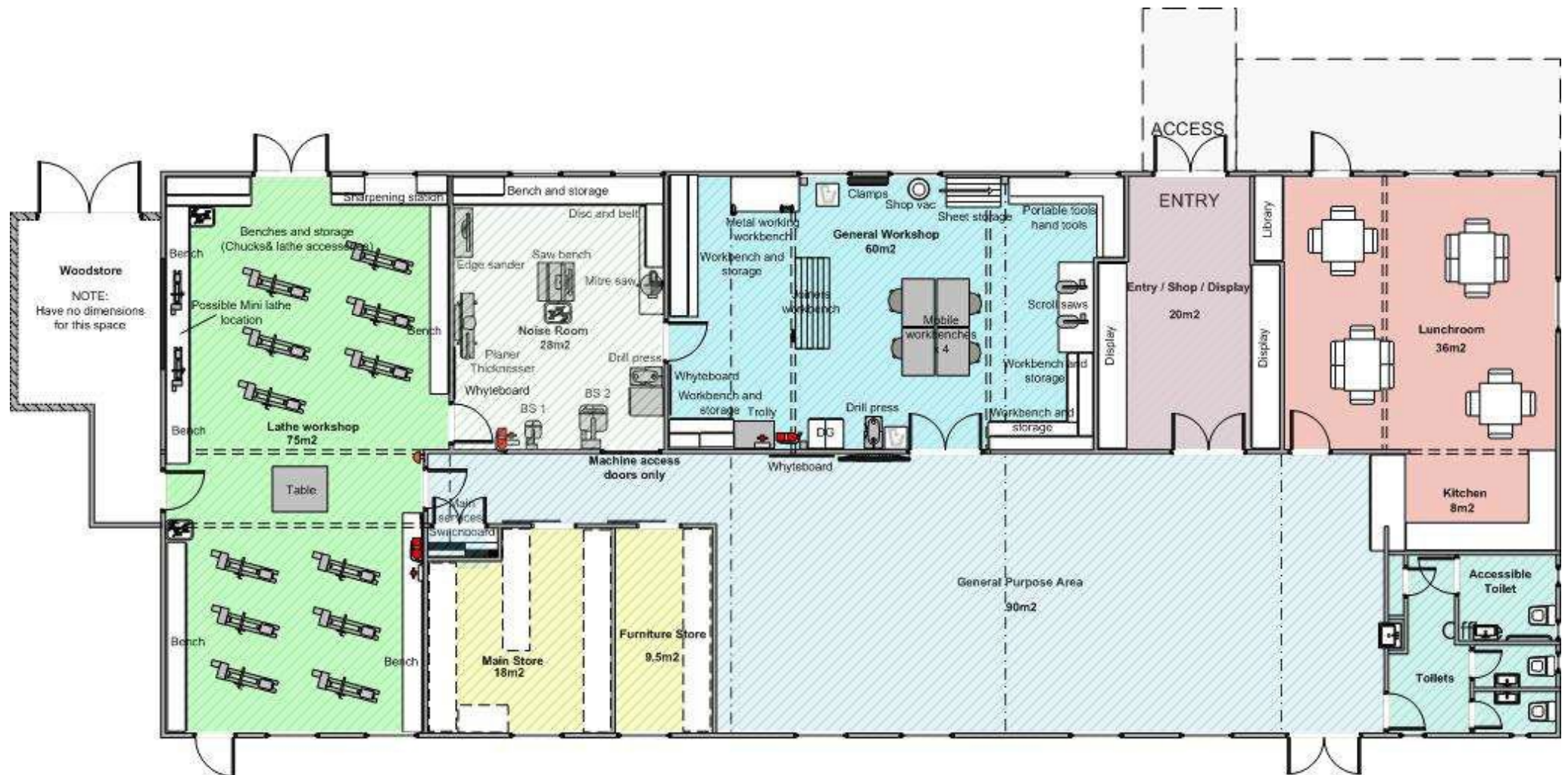
Kevin Macdonald

President, Waikato Guild of Woodworkers

Grant Taylor

ATC Redevelopment Working Group





POTENTIAL USES FOR GENERAL WORKSHOP

Joinery	Scroll saw work
Carving	Coffin making
Maori carving	Cabinet making
Wood art	Community projects
Antarsia	Furniture making / repair / refinishing
Marquetry	OSH familiarity workshop practice

Scale: 8mm:1.00m

Appendix 2

Rates Samples for 2025/26

Not all properties of a given 2024 capital value were valued at the same 2021 capital value. The 2021 capital value shown represents a typical change for a property of that type.

Including GST

			2025/26 RATES							2024/25 RATES							
General rate differential category	Separate parts (SUIPs)	2024 capital value	Uniform Annual General Charge	General rate	Other rates	Water rate	Wastewater rate	Citywide stormwater rate	Total rates	2021 capital value	Uniform Annual General Charge	General rate	Other rates	Government compliance rate	Total rates	Total rates change (\$)	Total rates change (%)
Residential - water available - wastewater available																	
Residential (median)	1	720,000	865	1,706	0	481	459	269	3,779	820,000	749	2,396	0	130	3,275	504	15.4%
Residential (5th percentile)	1	410,000	865	971	0	274	261	153	2,524	465,000	749	1,359	0	74	2,181	343	15.7%
Residential (95th percentile)	1	1,275,000	865	3,020	0	852	812	476	6,025	1,450,000	749	4,237	0	230	5,216	809	15.5%
Residential	1	2,000,000	865	4,738	0	1,336	1,274	747	8,960	2,200,000	749	6,429	0	348	7,526	1,433	19.0%
Residential (with pool)	1	1,000,000	865	2,369	82	668	637	373	4,994	1,100,000	749	3,214	79	174	4,217	778	18.4%
Residential	4	1,100,000	3,460	2,606	0	735	701	411	7,912	1,200,000	2,996	3,507	0	190	6,693	1,219	18.2%
Residential	12	2,400,000	10,380	5,685	0	1,603	1,529	896	20,093	2,950,000	8,988	8,621	0	467	18,076	2,018	11.2%
Residential - water by meter or unavailable - wastewater unavailable																	
Residential	1	720,000	865	1,706	0	0	0	269	2,839	820,000	749	1,773	0	96	2,618	221	8.4%
Residential (with pool)	1	1,000,000	865	2,369	82	0	0	373	3,689	1,100,000	749	2,379	79	129	3,336	354	10.6%
Residential	1	2,000,000	865	4,738	0	0	0	747	6,349	2,500,000	749	5,406	0	293	6,448	-99	-1.5%
Residential	1	11,000,000	865	26,058	0	0	0	4,106	31,028	12,000,000	749	25,950	0	1,406	28,104	2,924	10.4%
Commercial - water by meter or not connected - wastewater available																	
Commercial (median)	1	1,050,000	865	7,431	0	0	1,999	1,171	11,466	1,000,000	749	8,698	0	471	9,918	1,548	15.6%
Commercial (5th percentile)	1	410,000	865	2,902	0	0	781	457	5,005	425,000	749	3,697	0	200	4,646	359	7.7%
Commercial (95th percentile)	1	9,740,000	865	68,934	0	0	18,544	10,862	99,204	8,978,000	749	78,090	0	4,231	83,070	16,134	19.4%
Commercial	1	720,000	865	5,096	0	0	1,371	803	8,134	730,000	749	6,350	0	344	7,443	692	9.3%
Commercial	4	4,000,000	3,460	28,310	0	0	7,616	4,461	43,846	3,650,000	2,996	31,748	0	1,720	36,464	7,382	20.2%
Commercial	10	11,500,000	8,650	81,390	0	0	21,895	12,824	124,759	9,100,000	7,490	79,152	0	4,288	90,930	33,829	37.2%
BID Commercial (median)	1	1,050,000	865	7,431	427	0	1,999	1,171	11,894	1,000,000	749	8,698	410	471	10,329	1,565	15.2%
BID Commercial	1	720,000	865	5,096	416	0	1,371	803	8,550	730,000	749	6,350	401	344	7,844	706	9.0%
BID Commercial	10	11,500,000	8,650	81,390	4,309	0	21,895	12,824	129,068	9,100,000	7,490	79,152	4,073	4,288	95,003	34,065	35.9%
Commercial - water connected but no water meter - wastewater available																	
Commercial	1	1,050,000	865	7,431	544	0	1,999	1,171	12,010	1,000,000	749	8,698	518	471	10,437	1,574	15.1%
BID Commercial	1	1,050,000	865	7,431	971	0	1,999	1,171	12,438	1,000,000	749	8,698	929	471	10,847	1,591	14.7%

Council Funding Impact Statement

1. The Funding Impact Statement is made up of three parts:
 - Rating Information for 2025/26
 - Rates Samples for 2025/26
 - The Whole of Council Funding Impact Statement.
2. The Funding Impact Statement should be read in conjunction with our Revenue and Financing Policy and Rating Policy. These can be found on our website.

Figures in this statement include GST unless otherwise stated.

Rating information for 2025/26

3. We set and assess these rates under the Local Government (Rating) Act 2002:
 - General rate
 - Uniform Annual General Charge (UAGC)
 - Targeted rates include:
 - Metered water
 - Commercial non-metered water
 - Water
 - Wastewater
 - Citywide stormwater
 - Business Improvement District (BID)
 - Central city
 - Pool safety inspection
 - Service use rubbish & recycling
4. Details of the rates revenue to be collected and the rating categories that will pay these rates are in this funding impact statement.

General rate

5. A general rate is set and assessed on the capital value of all rateable land.
6. General rates are set on a differential basis on the categories of land identified below. The differential bases are the use to which the land is put, the activities 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 the location of the land.
7. The objective of including differentials in the general rate is to achieve an appropriate distribution of the general rate, considering all factors we believe are relevant.
8. The total revenue sought is \$222,405,270.
9. The general rate is set and assessed on a differential basis as follows:

SOURCE	DIFFERENTIAL CATEGORIES	DIFFERENTIAL FACTOR	PERCENTAGE OF TOTAL GENERAL RATES	RATE PER 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

General rate categories

GENERAL CATEGORY	RATE	DESCRIPTION
Commercial		<p>All rating units:</p> <ul style="list-style-type: none"> i. used solely or principally for commercial or industrial purposes; or ii. used solely or principally for commercial residential purposes, including, but not limited to, hotels, boarding houses, rest homes, motels, residential clubs, hospital care facilities, hostels, visitor accommodation. Commercial residential purposes are where a property is being provided for residential accommodation at a fee with the average length of stay not exceeding three months; or iii. used as a chartered club, for any area used for restaurant, bar, or gaming machines; or iv. used as a mixed-use development, for any area used commercially; or v. where land is developed or under development for a commercial use; or vi. where a commercial development is marketed for sale or lease, but where works have not yet commenced; or vii. where vacant land is within any District Plan zone that is predominantly used for commercial or industrial purposes; or viii. used as show homes; or ix. where resource consents require the rating units can only be used for a commercial purpose; or x. used as utility networks. <p>Rating Units that meet the definition above but are located in the Business Improvement District will be categorised as BID Commercial.</p>
BID Commercial		All rating units that meet the definition of Commercial above and are located within the Business Improvement District as shown on the 'Business Improvement District (BID) and Central City areas map' in Schedule one of the Rating Policy.
Residential		All rating units that do not meet the definition of Commercial or BID Commercial rating categories.

10. 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, and within the targeted rates revenue where applicable.

Uniform Annual General Charge

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

Separately Used or Inhabited Part of a Rating Unit (SUIP)

14. An SUIP is every rating unit and, without limitation, every additional dwelling, commercial or community activity. This includes:
- a. any part or parts of a rating unit used or occupied by the ratepayer for more than one single use
 - b. any parts, whether or not actually occupied at any particular time, which are used for rental (or other form of occupation) on an occasional or long-term basis
 - c. vacant land and vacant premises offered or intended for use or habitation and usually used as such are defined as 'used'.
15. For the purposes of clarity, every rating unit has a minimum of one SUIP.

16. As part of this definition, the list below sets out our intent in the application of SUIPs to rating units used for residential purposes:

- the second and each additional SUIP must have a separate bathroom, bedroom or living area and separate sink
- any part of a rating unit as described in a - c above that is inhabited by virtue of a tenancy, lease, license or other agreement on an occasional or long-term basis
- single dwelling with flat attached
- two or more houses, flats or apartments on one rating unit
- ancillary flat or detached dwellings (as defined in the District Plan)
- individually surveyed lots of vacant land on one Certificate of Title offered for sale separately or in groups; and
- residential accommodation rented individually per room. For a residential property to be classified as having additional SUIPs, each part must have a separate bathroom, bedroom or living area and separate sink.

17. As part of this definition, the list below sets out our intent in the application of SUIPs to rating units used for commercial activities:

- a commercial activity is any activity involving the exchange of goods or services for reward (whether for profit or not)
- any part of a rating unit as described in a – c above that is inhabited through a tenancy, lease, license or other agreement on an occasional or long-term basis
- commercial building where there are clearly defined vacant parts, advertised for lease or tenancy
- business premise with separate permitted residential activity
- home-based business (as defined in the District Plan)
- each use within a single rating unit involving a different activity conducted by a person, company, or organisation different to the ratepayer (i.e. a large store which has a café operating within it, where the café is a separate business entity)
- commercial building leased, or sub-leased, to multiple tenants
- a separate dwelling used for short-term accommodation
- commercial accommodation provided on a single rating unit for short-term stays (where average occupancy is limited as prescribed within the District Plan) will be one SUIP.

18. In addition to the primary use, the list below defines our intent in the application of SUIPs to rating units used as community activities:

- a community activity is any activity operated by an organisation (including clubs and societies)
- any activity meeting the definition of Schedule 1 of the Local Government Rating Act 2002.

Targeted rates

19. We are not seeking or inviting lump sum contributions for targeted rates.

Metered water

20. The rate is set and assessed for metered and restricted flow water supply to all rating units that are metered (as defined by Hamilton City Council's Water Supply Bylaw 2013).

21. The rate is:

- a fixed amount per connected meter, based on the nature of the connection, as follows:

- i. \$544 for all metered rating units (except rating units receiving a restricted flow supply); and
 - ii. \$544 for rating units receiving a restricted flow supply.
- a charge per unit of water consumed or supplied on every metered connection in accordance with the following scale:
 - i. all metered rating units (except rating units receiving a restricted supply) - \$2.27 per kilolitre of water supplied after the first 60 kilolitres of consumption or supply per quarter; and
 - ii. 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.

22. The rate provides funding to the Water Supply activity.

23. The total revenue sought is \$12,823,642.

Commercial non-metered water

- 24. 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.
- 25. The rate is a fixed amount of \$544 per rating unit.
- 26. The rate provides funding to the Water Supply activity.
- 27. The total revenue sought is \$316,608.

Water

- 28. 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.
- 29. The rate is \$0.00066789 per dollar of capital value.
- 30. The rate provides funding to the Water Supply activity.
- 31. The total revenue sought is \$31,799,868.

Wastewater

- 32. The rate is set and assessed on the capital value of all rating units to which Council's wastewater system is available or connected.
- 33. The rate is set on a differential basis on the categories of land identified below. The differential bases are the use to which the land is put, the activities 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.
- 34. The rate provides funding to the Wastewater activity.
- 35. The total revenue sought is \$56,808,686.
- 36. The rate is set and assessed on a differential basis as follows:

SOURCE	DIFFERENTIAL CATEGORIES	DIFFERENTIAL FACTOR	PERCENTAGE OF TOTAL WASTEWATER RATES	RATE PER 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

Wastewater rate categories

WASTEWATER RATE CATEGORY	DESCRIPTION
Commercial	All rating units: <ul style="list-style-type: none"> i. used solely or principally for commercial or industrial purposes; or ii. used solely or principally for commercial residential purposes, including, but not

	<p>limited to, hotels, boarding houses, rest homes, motels, residential clubs, hospital care facilities, hostels, visitor accommodation. Commercial residential purposes are where a property is being provided for residential accommodation at a fee with the average length of stay not exceeding three months; or</p> <p>iii. used as a chartered club, for any area used for restaurant, bar, or gaming machines; or</p> <p>iv. used as a mixed-use development, for any area used commercially; or</p> <p>v. where land is developed or under development for a commercial use; or</p> <p>vi. where a commercial development is marketed for sale or lease, but where works have not yet commenced; or</p> <p>vii. where vacant land is within any District Plan zone that is predominantly used for commercial or industrial purposes; or</p> <p>viii. used as show homes; or</p> <p>ix. where resource consents require the rating units can only be used for a commercial purpose.</p>
Residential	All rating units that do not meet the definition of the Commercial rate category.

Citywide stormwater

37. The rate is set and assessed on the capital value of all rating units.
38. The rate is set on a differential basis on the categories of land identified below. The differential bases are the use to which the land is put, the activities 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.
39. The rate provides funding to the Stormwater activity.
40. The total revenue sought is \$35,049,611.
41. The rate is set and assessed on a differential basis as follows:

SOURCE	DIFFERENTIAL CATEGORIES	DIFFERENTIAL FACTOR	PERCENTAGE OF TOTAL CITYWIDE STORMWATER RATES	RATE PER 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

Citywide stormwater rate categories

CITYWIDE STORMWATER RATE CATEGORY	DESCRIPTION
Commercial	<p>All rating units:</p> <p>i. used solely or principally for commercial or industrial purposes; or</p> <p>ii. used solely or principally for commercial residential purposes, including, but not limited to, hotels, boarding houses, rest homes, motels, residential clubs, hospital care facilities, hostels, visitor accommodation. Commercial residential purposes are where a property is being provided for residential accommodation at a fee with the average length of stay not exceeding three months; or</p> <p>iii. used as a chartered club, for any area used for restaurant, bar, or gaming machines; or</p> <p>iv. used as a mixed-use development, for any area used commercially; or</p> <p>v. where land is developed or under development for a commercial use; or</p> <p>vi. where a commercial development is marketed for sale or lease, but where works have not yet commenced; or</p> <p>vii. where vacant land is within any District Plan zone that is predominantly used for commercial or industrial purposes; or</p> <p>viii. used as show homes; or</p> <p>ix. where resource consents require the rating units can only be used for a commercial purpose; or</p>

	x. used as utility networks.
Residential	All rating units that do not meet the definition of the Commercial rate category.

42. Land described in Schedule 1 of the Local Government (Rating) Act 2002 will be subject to the water, wastewater and citywide stormwater rates.

Business Improvement District (BID)

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

Central city

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

Pool safety inspection

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

Service use category

57. Service Use Category means rating units that are defined by the use of the land, for the purpose of charging water, wastewater and rubbish & recycling services, set and assessed as targeted rates.
58. Service Use Category rating units are provided with one or more of these services and are used:

- i. as a reserve under the Reserves Act 1977
- ii. for conservation, wildlife management or preservation purposes and not for private pecuniary profit and accessible to the public
- iii. by us for:
 - public garden, reserve, or children playground
 - games and sports
 - public hall, athenaeum, museum, gallery or similar institution
 - public baths, swimming baths and sanitary convenience.
 - cemeteries or crematorium
- iv. by the Queen Elizabeth the Second National Trust
- v. by the Royal Foundation of the Blind, except as an endowment
- vi. by or for an education establishment, special school or other institution under s159(1) of the Education Act 1989
- vii. by a district health board for health and health related services
- viii. solely and principally as a place of religious worship, Sunday or Sabbath school or other form of religious worship and not for private pecuniary profit
- ix. as Maaori meeting house that is Maaori freehold land not exceeding 2ha
- x. as railway or for the loading and unloading of goods or passengers from trains
- xi. for the free maintenance or relief of persons in need, not exceeding 1.5 hectares.

59. Where there is a community, sporting or cultural activity on Council reserve land, and the activity is subject to a lease agreement as defined within our Community Occupancy Policy, these targeted rates will apply.
60. Upon application, we extend the rating treatment of the Service Use Category to rating units which are operated by not for profit organisations, whom provide benefits to the wider community and where there is no private pecuniary gain. Refer to the Rates Remissions and Postponements Policy for criteria.

Service use rubbish & recycling

61. The rate is set and assessed on properties defined as Service Use Category and which are provided with rubbish & recycling services.
62. The rate is a fixed amount of \$253 per SUIP.
63. The rate provides funding to the Rubbish and Recycling activity.
64. The total revenue sought is \$45,287.

Inspection of Rating Information Database

65. In accordance with the Local Government (Rating) Act 2002, the District Valuation Roll and Rates Records are available for public inspection at the Council Offices, 260 Anglesea Street, Hamilton, between the hours of 7:45 am and 5.00 pm on all business days of the week.

Rating base

66. The projected total land value for 2025/26 is \$36,433,499,000.
67. The projected total capital value for 2025/26 is \$68,954,149,000.
68. The projected number of rating units for each year of the long-term plan are:

2025/26	66,023
2026/27	66,941
2027/28	67,840
2028/29	68,807
2029/30	69,764
2030/31	70,733
2031/32	71,718
2032/33	72,682
2033/34	73,693

