

New property valuations coming

Ashburton property owners will soon receive new three-yearly rating valuations in the post.

Updated values have been prepared for all 16,608 properties in the district by independent valuers Quotable Value (QV) on behalf of Ashburton District Council. They reflect the likely price a property would have sold for on 1 July 2024, not including chattels.

Since the district's last revaluation in 2021, the value of residential housing has increased by an average of 17%. The average house value is now at \$592,000, while the corresponding average land value has increased by 19% to a new average of \$241,000.

QV valuer Jeremy Clayton said the Ashburton property market had remained relatively stable over the past two years.

"While a majority of properties will be seeing an increase above 2021 value levels, much of this value growth took place in 2022, with the market remaining fairly stable since this time.

"The relative affordability of the Ashburton housing market means that value levels have fared relatively well by national standards. Whereas other parts of the country are seeing values fall, Ashburton has still seen overall growth since 2021."

If owners do not agree with their rating valuation, they have a right to object



through the objection process before 25 October 2024.

Land values on land zoned for higher-density development (Residential A and Residential B) around central Ashburton have significantly increased in value since 2021. Sites that have seen the greatest appreciation are generally 700 square metres or larger and offer strong development potential. This increase in value is supported by recent development sales since the last revaluation.

"While properties in these areas might experience a decrease in the value of improvements, this is not explicitly calculated but rather reflects the residual

component of the Capital Value after subtracting the Land Value," Mr Clayton said.

The average capital value of an improved lifestyle property has increased by 15% to \$970,000, while the corresponding land value for a lifestyle property increased by 12% to \$493,000.

How do valuations affect rates?

A lift in the district's property values does not increase the total amount of rates that Council collects. Instead, it helps determine the portion of rates that each property pays.

Read more at ashburtondc.govt.nz/news

Cr Carolyn Cameron

Delivering the basics is already work in progress



There's been a lot of talk recently about Prime Minister Chris Luxon's comments at a recent Local Government New Zealand conference - he gave us a shot across the bow and urged us to "deliver the basics brilliantly".

He highlighted three areas of special focus: Water, roads and housing.

Our MP James Meager has reinforced Mr Luxon's comments but says they were not directed at our Council.

To that end, I would like to reassure people that we have continued to undertake work ensuring our drinking water, wastewater and stormwater meet national standards.

Over the past three years we have built new water treatment plants at Methven and Mount Somers and spent millions more meeting and maintaining standards in water management, and over the next 12 months we intend to spend another \$15 million on installing ultraviolet disinfection equipment on

our other drinking water supplies.

We are also heavily invested in ensuring the management of our wastewater not only reflects our commitment to minimal impact on the environment, but also meets national standards; likewise for our stormwater.

Our district has a vast roading network (1100km sealed and 1500km unsealed) and we have budgeted to spend about \$20 million on our roads, including the addition of unsubsidised work (that does not attract the government's 51% Funding Assistance Rate). To keep our rural roads maintained to a high standard, we have committed to ensuring about 50 tonnes of shingle is applied annually to maintain these for our community.

We feel community housing is best managed by people skilled in this sector, and actively support agencies in providing housing. This reflects what our community told us during consultation in 2020.

Council is making sure its elderly

people housing stock meets healthy homes standards and rebuilding a significant number for the people in our community who need it.

The necessities are essential for our town to function, but we were also able to celebrate the diversity in our community by sharing a wonderful evening of food and entertainment at the Hakatere Noodle Festival last Saturday night. Our new space in front of the council building provided an ideal background for this event.

A vibrant and healthy community benefits from a solid infrastructure base but also flourishes when we have opportunities to enjoy each other's company and celebrate the diversity skills in our district.

Before I sign off, I would also like to do a big plug for the wonderful exhibition at the art gallery and museum from the Ashburton Embroiderers' Guild - incredible skill to produce such delicate and impressive works. Please go if you have time, you won't regret it.

SHORT AND SWEET

MONTHLY TALK

Council's Talk it up Tuesday sessions with the public are moving to once a month. The sessions at the Ashburton Library are from 1pm-2pm and people can drop by, without an appointment, for an informal chat with an elected councillor. The next sessions will be Tuesday 1 October, Tuesday 5 November and Tuesday 3 December.

CIVIC AWARDS

Nominations are being sought for the 2024 Community Honours Awards, and if you have a volunteer in mind, then we'd love to hear about them and their work. The awards recognise individuals and/or organisations who have quietly gone about making a difference in the district, without asking for payment or recognition. Information about the awards process is at ashburtondc.govt.nz. Nominations close Friday 13 September.

WELCOMING TEA

On Friday evening Liz McMillan (on behalf of the Mayor) will close Welcoming Week with a potluck for newcomer families of Ashburton College at the Sinclair Centre.

FALLS PREVENTION

Come along to the Ashburton Library on **Tuesday 24 September** for a free, fun, informative session on preventing falls and the causes of falls as you get older. The expo is about keeping you on your feet and will run from 10am until 1pm. It is being organised by Safe Communities with support from 10 other agencies including Sport Canterbury, the Heart Foundation and Age Concern Ashburton.

KEEP NZ BEAUTIFUL

Litter-Free Ashburton is hosting a special community clean-up day on **Saturday 21 September**, as part of Keep NZ Beautiful Week. Those interested in joining the community clean-up can go to the West Street car park at 10am, where gloves and bags will be provided. Keep NZ Beautiful Week runs from 20-27 September.

Noodles foster welcoming vibes

Organisers were pleased with the success of the Hakatere Noodle Festival, with an estimated 6000 people attending on Saturday despite wild weather earlier in the day.

Council Group Manager for Democracy and Engagement, Toni Durham, said it was great to see such a wide range of the community enjoying themselves.

“Apart from a brief spot of rain, the weather behaved itself and it was fantastic to see so many visitors getting a taste for the cultures that make up our district.”

Toni says the festival improved on last year’s formula, with more vendors, longer hours and a larger venue.

“The atmosphere was really relaxed, the queues were shorter, and the redeveloped Baring Square provided a really pleasant space for our community to spend time together.

“It was a wonderful way to celebrate our multicultural community and say, ‘we’re glad you’re here’ to everyone who has made Ashburton their home.”

The Hakatere Noodle Festival was co-hosted by Ashburton District Council and Hakatere Multi Cultural Council in celebration of Welcoming Week which runs from 6 to 15 September.

Joanne McCloy Photography

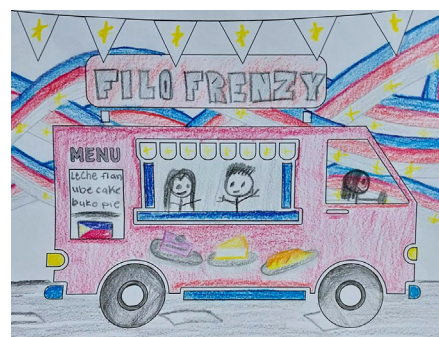


Colourful food trucks on show

We received almost 200 entries into the ‘Design your own Food Truck’ competition.

Our judges, Luke Howden from Hokonui FM, Kate White from Keep Learning Mid Canterbury, and Councillor Carolyn Cameron, were impressed by the creativity of the designs and had a very tough time choosing winners!

First place went to Olivia Kononyuk (7), second place to Pule Hala (6), while Zyra Pervera (14), Ella Green-Williams (8), Melesisi Akoteu-Nonu (8), Mason Andrew (7), and Tilly (5) were highly commended. All of the entries will be on display on the first floor of the Ashburton Library over the next few weeks.



WORKS NOTICES

pudding Hill Bridge over the north branch of the Ashburton River on Arundel Rakaia Gorge Road - closed during the day on September 16, 17 and 18 for bridge repairs. The bridge will be closed from 6am-6pm on these days, detour via Ashburton Forks.

McKendrys Road - closed between Lyndhurst Road and Oaklands Road until 13 September, while pipes are installed under McKendrys Road.

Acton Road - Closed between McLachlans Road and Gardiners Road until 14 September for road maintenance. Detours available.

Le Bretons Road - Closed between Christys and Denshires Road on 14 September for the Ashburton Car Cub's shingle sprint event.

East Street, Tancred Street and Burnett Street in the CBD - closed from 5am on Monday 23 September for Ashburton Market Day.

COUNCIL MEETINGS

Meetings are at Hine Paaka (Council Chambers), 2 Baring Square East, unless specified.

Meeting agendas are online at ashburtondc.govt.nz

Wednesday 18 September, **Council Meeting**, 10.30am (live-streamed)

Monday 23 September, **Youth Forum**, 9.30am (live-streamed)

Tuesday 24 September, **Water Zone Committee**, 1pm (live-streamed)

Wednesday 25 September, **Council Agencies** (6 month reports), 9.30am

PUBLIC NOTICE - ADC VALUATION ROLLS

The Valuation Rolls for Ashburton District Council have been revised by Quotable Value Limited (as the Council’s valuation service provider).

The revised Rating Values are effective as at 1 July 2024 and the new notices of valuation will be posted to owners and ratepayers from **18 September 2024**. The District Valuation Rolls will be open for public inspection, free of charge, during regular office hours, at the offices of: Ashburton District Council, 2 Baring Square East, Ashburton 7700.

The revised values can be viewed until 25 October 2024.

Objections to the revised valuations must be lodged, in writing or on line at www.ratingvalues.co.nz, no later than 25 October 2024.

Objection forms are available from Ashburton District Council or Quotable Value Limited and should be posted to: Quotable Value Ltd – Business Support, Private Bag 39 818, Wellington Mail Centre, Lower Hutt 5045.

More information about “Understanding your Rating Value” can be found at www.ratingvalues.co.nz

LEANNE MACDONALD
Group Manager – Business Support

COUNCIL OFFICE

2 Baring Square East
Mon, Tue, Wed & Fri 8.30am-5pm
Thursday 9am-5pm

ASHBURTON LIBRARY

2 Baring Square East, Ashburton 7700
Mon & Fri 8.30am-6pm, Tue-Thu 8.30am-8pm
Sat & Sun 10am-4pm

EA NETWORKS CENTRE

20 River Terrace
Mon - Fri 5.45am-9pm (pools 8pm Mon & Tue, 7pm Wed-Fri; gym 8pm) Sat & Sun 7am-7pm (pools 6pm, gym 6pm)

ASHBURTON ART GALLERY & MUSEUM

327 West Street
10am-4pm daily (late night Wed)