

March 2024

Vol 32, Issue 2

Residents fear developments will nibble away at heritage area

by Belinda Carter

Residents in the North St Albans Residential Heritage area (Malvern, Gosset, Carrington, Jacobs, and Roosevelt St west) are concerned that modern replacements could detract from the area's special character and eventually lead to the designation being dropped.

Recently, members of a street-based facebook group got wind of a development to replace the bungalows at 6 and 12 Malvern St with a three storey apartment block.

When St Albans News asked Tony Smaill, CEO of Canterbury Rugby Football Union (CRFU), which has owned the bungalows for several years, he laughed it off saying the residents were "getting a bit ahead of themselves" regarding rumours of demolition and replacement with 3 storey apartments.

They are currently investigating the state of the land, he said.

Head of planning and consents at Christchurch City Council, John Higgins, said only one of the houses – no 12 is in the RHA. No 6 is in a buffer zone adjacent so any developments on the two properties would need to be dealt with together under rules governing the RHA. Any developments would require resource consent which, based on previous CCC residential consultations, could be dealt with by the owner and council staff or involve a limited number of neighbours.

Distinctive style

If you walk these streets you will notice a distinctive style. Most of the homes feature variations on the Californian Bungalow, sprinkled with a handful of brand new ones. Being wooden, all houses bar one survived the earthquakes and most replacements have tried to follow the distinctive roof line.

Properties in Gosset changed hands in recent months and one house was rebuilt by a developer in a style that did not fit in. One sale sign described it as "fit for a modern rebuild" which riled residents, proud of their street frontage and heritage designation. They are not allowed to 'change the street scene'.

The restrictions are there to protect the area's special character, in this case California-style bungalows typical of the late 1920s. Built on land once owned by the Anglican church, the block was subdivided in 1923. The weatherboard homes feature two v-shaped rooflines, bay windows and a number of other distinctive features. All houses are set back in line with each other.

The heritage designation does have its downside limiting what people can do to their homes – one family wanted to put solar panels on their roof but were turned down.

RHA or residential heritage area is a new term to designate an area that went by other names. This term was introduced as part of plan change 13 for the new district plan. It has been notified but rules and areas covered could still change as hearings are still ongoing.

Current residents in these heritage bungalows point out how easy it is to upgrade their homes with heating and insulation so there is little need to demolish and rebuild in a style that does not fit in the the RHA.

Are residents worrying unnecessarily, only time will tell. Watch this space.



The special character of Gosset and nearby street is due to the 1920s bungalows



Fitting in or sticking out? Modern building adjacent to an American style bungalow. Residents in the heritage area fear modern developments like this could erode the area's special character and lead to removal of protection homes in the area enjoy



12 Gosset St: in need of renovation or ripe for development as apartments?



The St Albans News — distributed to 7000 households

<http://stalbands.gen.nz>

Published by St Albans Residents Association

SARA and Centre news

Harmony Choir seeks new members

If you love singing, join Women in Harmony Community Choir and experience the joy of singing in a welcoming and supportive environment. The women's choir sings a variety of world, folk and popular music in three part harmony. No previous choir experience is needed, nor is the ability to read music. Rehearsals are relaxed, friendly and fun. The choir meets on Thursdays during primary school terms from 7.30pm to 9.30pm at Kohinga, St Albans Community Centre. To learn more email women.in.harmony.nz@gmail.com.



Focus on reading skills

Volunteers from the Grantees programme at St Albans Primary School (and now other schools) talked about their reading programme at the Cafe Chat held in the community centre in early February. The scheme began 14 years ago as a project of St Matthews Church. Volunteers spend about an hour a week each, late morning or in the afternoons, listening to children read. They try to spend about 10 minutes with each child to help improve their reading skills. For more information contact Wendy Nuttall wendyn@xtra.co.nz. The group welcomes new volunteers.

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Men's GROUP
Interested in meeting new people?

Are you looking for new interests? Are you keen to try new activities?

2nd and 4th Thursday of each month
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Ph 972 5534

Edgware Pool Project

Fundraising quiz
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For more information visit our FB page:
facebook.com/packestreet

Advertising in St Albans News

If you would like to advertise in the News, phone Lynne on 972 5534 or email advertising@stalbands.gen.nz. Please ask for a copy of our ratesheet, which specifies sizes, prices and requirements.

SARA Committee

St Albans Residents Association meets bi-monthly at St Albans Community Centre, 1049 Colombo St. Next meeting is Wednesday March 20, 7 pm.

St Albans History Group

Next meeting Monday March 4, 2 pm at the St Albans Community Centre.
Email: briangspear@hotmail.com

Wednesday Wheelies

Wednesday Wheelies meet at 9am, St Albans Community Centre carpark on Caledonian Road.

BBQ Trailer for hire

St Albans Community BBQ Trailer is available to hire for events. Marquee also available for hire, separately or with the barbecue, for corporate events, community gatherings or private celebrations. Enquiries to: BBQ@stalbands.gen.nz

SARA Website

Check out SARA's website on www.stalbands.gen.nz. Contains digital copies of St Albans News, a calendar of events and occasional blog posts.

StAN on Facebook

St Albans News is published every month. If you wish to comment on stories you read in St Albans News or anything that is happening in the area, you can write a letter to the editor (and wait) or you can go to our Facebook page: [StAlbansNews](https://www.facebook.com/StAlbansNews) and post a message there immediately.

SARA on Neighbourly

SARA also has a presence on Neighbourly, a community asset owned by Stuff. Contains notices, advice, things to buy or sell and topics of interest to the neighbourhood. www.neighbourly.co.nz

SARA on Facebook

Emma Twaddell has set up a Facebook page for the St Albans Residents Association. <https://www.facebook.com/SARA.StAlbans>

Sustainability

Christchurch leads kerbside recycling

by Maria Lamb

I am certain you're all aware the nationwide standardised kerbside changes being led by the Ministry for the Environment (MfE) kicked off on 1 February 2024. For Otautahi residents the changes are relatively minimal. Other districts and regions will have to make many adjustments to their collections, while Christchurch has been the top leader in recycling for many years. Now everyone else around the country can benefit from diverting more recyclable goods from landfill.

These changes mean that Kiwis can sort their recycling, organics and rubbish in the same way.

In a nutshell these are the changes for Cantabrians:

- Empty pizza boxes (with all food removed) now go into the yellow recycling bin.
- Clean plastic containers and bottles up to 4L go into the recycling bin.
- Tea bags, shredded paper, serviettes and paper towels need to go into the red bin (fresh tea leaves OK in the green bin).
- Aerosol cans need to go into the red rubbish bin.

Some of the changes may be a bit puzzling:

Why can't teabags go in the green bin?

- Gross fact but most teabags sold in NZ include plastic. Keeping teabags out of the green bin minimizes the risk of introducing microplastics into compost, soil and the environment.

Why can't pizza boxes go in the green bin?

- MfE advises that paper and cardboard items can introduce pollutants into soil, such as inks that include heavy metals and/or microplastics. If the pizza box is dirty, throw it in red bin; if the box is clean of food and oil-stained only, you can recycle it.

Why can't newspapers, serviettes or paper towels go into the green bin?

- PFAs (Per-and polyfluoroalkyl substances) can be found in fibre-based products as well as in recycled paper and cardboard. These PFAs can accumulate in the soil, plants and potentially the food chain.

Edgware Masterplan shelved

Linwood was in the news recently because their masterplan is about to be implemented. But what of the plan for Edgware, produced by the community around the same time as part of post quake recovery. Pauline Cotter's column on page 4 has indicated that funding for the masterplan, developed 11 years ago, is being removed from the longterm plan. Some of the goals have already been achieved eg: replacing the community centre, building the cycleway, putting in lights at the corner of Colombo St and Edgware Rd. The community plan also featured a lot more trees, wider footpaths and tiling.

ST ALBANS RESIDENTS ASSOCIATION PRESENTS

Cafe Chat
WITH CHRIS JONES, THE FOUNDER
OF THE PROSTATE CANCER FOUNDATION AS
GUEST SPEAKER
10.30AM - 12.30PM
ST ALBANS COMMUNITY CENTRE
1049 COLOMBO ST
GOLD COIN ENTRY

New flooring for centre kitchen

The kitchen flooring at the centre, which had been lifting in places and was not easy to clean was replaced with a flat vinyl covering in mid-January. The slightly rough texture will make it less slippery.

Small things

We have never accepted lids via kerbside recycling ie. plastic bottle tops, wine caps, beer bottle tops, jar lids etc these can all be dropped off at my collection station situated St Albans Community Centre. Some recent news stories have caused confusion, as presenters saying "You can no longer put lids in recycling" this refers to other regions outside Canterbury, but same rule for all now

The deadline for the March St Albans News is March 11. Please send your articles, letters and notices to: news@stalbands.gen.nz

St Albans News March 2024, Vol 32, Issue 2

The St Albans News is a free local newspaper which is produced by a team of volunteers. The social enterprise is managed by the St Albans Residents' Association.

Send your news contributions and adverts to:

news@stalbands.gen.nz

<http://www.facebook.com/StAlbansNews>

Letters can be mailed to:

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The opinions expressed in this publication are solely those of the authors and do not necessarily reflect those of the St Albans Residents Association.

From our representatives

No relief for St Albans households

Antisocial behaviour and property crime can be a real blight on a suburb. The police can assist in the aftermath, but we really want prevention. A key driver of crime is poverty so news there will be little short-term relief from cost of living pressures is not going to help. Most commentators are picking no change to interest rates in the medium term, with real relief unlikely until late 2025.

Unemployment is also projected to rise this year as job cuts take effect – and with benefits no longer indexed to inflation, it all adds up to a tougher time for ordinary households. There is a real risk that this will push some into the fringes of society. Abuse of alcohol and drugs increases with worsening economic conditions, and health outcomes fall. Getting tough on crime is a catchy slogan, but making it impossible to get by hardly makes sense as a strategy.

An initiative we've had lots of positive feedback on, is free public transport for children aged 12 and under, and half-price for young people. That's set to be axed, not only making life harder for families but removing incentives to use public transport and reduce emissions and congestion.

And a minimum wage increase of 2% when costs are rising at over 4% is effectively going backwards.

If you'd like to have a chat with me, get in touch with my office to find out when I'm out and about in St Albans.

Hon Dr Duncan Webb

MP for Christchurch Central

Flooding works on the table

Warm greetings, happy 2024, and welcome to the Chinese year of the Dragon!

We have enjoyed a beautiful summer; let's hope it continues into a stunning autumn.

By the time you read this Christchurch City Council will have signed off the draft Long Term Plan, for the next 10 years. As your local councillor, I have put forward \$20million per year for 10 years for surface flooding remediation works throughout the city, including Edgware Village. Let us know if you support this. The Suburban Masterplan money is now withdrawn for most areas including Edgware, but if there is anything specific you feel would improve our village please make a submission.

The new community centre at 10 Shirley Rd is already in the LTP for 2031, however we can commence design and build earlier if that budget is made available from 2025, so let us know if you support this. At the time of writing it is looking like CCC will consult on establishing a climate change levy to build up a fund over the next 10 years. The consultation document will be available from March 13, with submissions open until April 17. Please consider making a submission as each one is counted, recorded and valued.

Nga Mihi Nui, Pauline Cotter

Councillor for Innes. Deputy Mayor

So far away yet close to home

We heard about a helicopter crash on a remote Canadian mountainside within an hour of it happening thanks to the internet but what we didn't know was that a New Zealand ski guide was aboard and lying critically injured in hospital. And that it would involve the son of Marney Ainsworth, a writer for St Albans News.

So Marney set off with other family members on a long flight to Vancouver to be there

when the hospital switched off life support. A memorial was held in Canada for those who died before she returned.

The celebration of Lewis Ainsworth's life, held at Mt Cook on February 17, included his partner, his 10 year old daughter, and many friends of the mountains. Lewis' five siblings on his father's side attended, along with other family members.

We didn't know Lewis but we do know Marney and wish her the very best.

So far away yet close to home



Lewis in his happy place, the mountains

Tribute to a decent bloke

Gerald O'Flaherty of Geraldine St, RIP

by Hilaire Campbell

In the Lovely Locals story in St Albans News, March 2008, I wrote: "Gerald is the glue that holds his street together." For years, he looked out for us; with his walking sticks, he rescued our newspapers and fed our cats; on rubbish day, in sometimes hellish weather, he hauled our bins in from the street. He was a reassuring presence and a constant burglar deterrent. He was also a reliable source of local news. Gerald didn't ask for thanks, but he liked home baking – especially a certain woman's date cake.

He loved a day that included a good book, horse racing on the telly and someone to watch it with. Gerald missed his wife, who died some years ago. However, he was surrounded by friends, some of whom shared his West Coast roots. Sundays with his nephew were a highlight; Gerald attended Mass at St Mary's, then they played cards together and drank a Scotch.

Gerald lived in the front flat of a block of four. The others were occupied by immigrant families who enjoyed sharing their lives with him. They loved him, as we all did.

Gerald was a thoroughly decent man. His routine never changed so we probably took him for granted. He was always there, until one day he wasn't. He'd had a few falls (more than he let on), and his flat was due for demolition. He passed on first option in the new build and moved to Nazareth House. But he took the street with him; for three good years he enjoyed the best of both worlds.

Gerald died peacefully on 9 October last year aged 92.

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Community Notices

Are you a model boat enthusiast?

Interested in sharing and comparing your models with others? Contact SARA@stalbands.gen.nz to connect with others.

Cafe Chat at Kōhinga. 1st Monday of the month. 10.30am to 12.30pm. St Albans Community Centre. Guest speakers

Canterbury Embroiderers' Guild: Hammersley Community Centre, Amos Pl. Mon, Tues, Wed & Fri. Contact Ros 021 108 5539, Marie 021 68 3547. Email CEGstitchers@gmail.com.

Christchurch Senior Citizens: Cards: Mon 12.30 - 3 pm. Indoor bowls: Tuesdays 12.45 - 3 pm. Activity group outings. Further information - call Veronica 383 4682 or 021 1187 360 or Beth 389 2375.

Citizens Advice Bureau: Need help? Ask us. It's a free service. Fendalton Library, 4 Jefferies Road 0800 367 222 www.cab.org.nz

Coffee and conversation: Every Wednesday 10.30am - 12.30pm at Kōhinga St Albans Community Centre. Join us for coffee and conversation. All Welcome. Koha for coffee appreciated.

Coffee with friends: Meet new people, make new friends. Join us for a cup of coffee or tea and home baking at. Reformed Church Hall, 63 Cornwall St every Fri at 10.30am.

Computer aided, touch typing for students 9 or older with difficulties reading, writing and spelling. Seabrook McKenzie Centre, London St. Mon, Tues 4-5pm.

Community Centre Talk: Trip down Memory Lane in Christchurch City during the Baby Boomer Times. Monday 4 March, 1.30-2.30pm at the Mary Potter Community Centre, 442 Durham St North. All ages welcome. Cuppa to follow. Gold coin donation. Enquiries ph 372 9224.

Community Bible study: Small non denominational class. Monday mornings, 10.30 to 12pm. All welcome. Phone Veronica on 960 7655 or 021 0229 2613.

Cranford Pippins for 5 and 6 year olds meets Tuesdays during school terms, 5:30 6:30pm. Contact: info@girlguidingnz.org.nz

Edgeware Croquet Club: Forfar Street in St Albans Park. Assoc Croquet Thur and Sat 9.30-12 and Golf Croquet 12.45 -3pm. We welcome visitors and new members. Contact Jan 021 30 3843

Elizabeth Bridge Club: Wednesdays 12.50 (for 1.00pm start) to 4.00pm at the Christchurch Bridge club rooms, 21 Nova Place. Visitors welcome. No partner, contact Maureen on 021 646 123.

Family Drug Support Aotearoa New Zealand: Ph 03 21818740

Free Kindergarten Enrolments: Not for profit Kidsfirst Sunbeam Kindergarten

welcomes queries and new enrolments. 13 Cornwall Street, (03) 366 7157.

Free insulation: Community Energy Action (CEA) can assess your house and if eligible organise free insulation for above ceilings and under floors. Curtain bank offering free recycled curtains (including fitting). More information, visit cea.co.nz

Gambling Harm? Salvation Army Oasis: free counselling and support for anyone affected by gambling harm, whether it's their gambling or someone else's. Ph (03) 365 9659 or call in to 126 Bealey Ave. Website: oasis@salvationarmy.org.nz

The next **Greater Company of Mary Associates and Affiliates Mass** will be held on Saturday 9 March, 10.30am at Mary Potter Community Centre, 442 Durham Street North. All welcome, morning tea after. Rsvp by Monday 4 March, ph 372 9224 or visit lcmchristchurch.org.nz

HOUSIE: Mary Potter Community Centre, 442 Durham St North, every Thursday at 12.30 - 2.15pm. \$2 per card. Afternoon tea to follow. All welcome. Numbers limited. Gold coin donation. Enquiries ph 372 9224. Visit website: www.lcmchristchurch.org.nz.

Justice of the Peace available at Kōhinga St Albans Community Saturdays 10.30 - 12.30.

Knit & Knatter Shirley: Can anyone help with free wool for these ladies. Contact Mary 027 733 9666 or 980 0811

More Than Music. For families with preschoolers 9.30 every Wed during term time at Rutland St Church. Contact church office 3554101 or text Nicola on 0272831905

NZ Japan Society of Canterbury provides understanding and goodwill between the people of NZ and Japan. Visitors welcome. Contact Jean Bell: 355 9903 or jeanpbell8@gmail.com

Predator Free St Albans: Interested in trapping rats? Ph Phillippa 021 064 8861

Support The Respiratory Relief Society Canterbury Inc. runs weekly exercise classes Tuesdays from 1-00-2-15pm at St. Albans Uniting Church Nancy Ave for people with respiratory, cardiac and vascular conditions. Contact David Chamberlain 332 4471 or Helen Bush 021 230 6338.

Saygo Falls Prevention: Mondays 10 -11am (class full) and Thursdays 9.30 - 10.30 am. \$2 entry. Kōhinga St Albans Community Centre.

Shirley International Playgroup: a fun playgroup for mothers and under fives from any cultural background. Fridays during school term time. 9:30am 11:30am at the Shirley Hub, 69B Briggs Road, Mairehau. \$2 per session or \$10 for the term. Call Shauna

at Delta Trust on 03 389 0219 for more information.

Scottish Country Dance club, Scottish Society hall cnr Edgeware Caledonian Rds, Tuesdays at 7.30pm, April - December. Fun, fitness and friendship. Contact: Margaret Birse, ph 327 0193.

Seniornet Mac runs help sessions for those with Apple devices at the St Albans Community Centre on Mon, Wed and Fridays 10am- noon.

Shirley Rugby League: Need players to join our family club, girls and boys welcome, ages 4 to Masters age 35 yrs. Contact Rochelle 021 133 5437.

Shirley Ladies Friendship Club meets 2nd Wednesday of the month 10.00am at All Saints Church New Brighton Road (by Bassett Street bridge). Interesting speakers, walking group and trips are arranged. Please phone Dale 385 1133 for more information.

St Albans Leisure Group is an older adults' recreation group that provides social contact and activities for its members. Contact Wendy at SARA@stalbands.gen.nz

St Albans Community Pre school: 20 free hours, 2 5 yr olds, casual bookings taken. 3 Thames St. Contact Odette on (03) 355 9396 or look us up on Facebook.

St Albans History Group wants old photos or articles about St Albans. Contact: Brian: briangspear@hotmail.com

St Albans Shirley Football Club. For players 4-40+ Phone 021 0204 2300 for team details.

St Albans Laughter Club: Laughter yoga teaches you to breathe to release tension and stress. Sundays 11am-12pm. Scottish Society Hall, cnr Caledonian and Edgeware Rds. \$3. email: hannah@lotustrust.org.nz, FB: Christchurchlaughteryoga

St Albans Uniting Church, 36 Nancy Ave. Services Sundays at 10am.

U3A St Albans: meet at St Albans Uniting Church. Monthly 4th Thursday 9.45am, morning tea followed by speaker. Many more activities. Visitors warmly welcomed. Call Noni, 03 354 5643, for further details.

Women in Harmony community choir: Meets Thursdays in school terms from 7.30-9.30pm at Kōhinga St Albans Community Centre. Sing world and popular music in 3 part harmony. No auditions. Please Email: women.in.harmony.nz@gmail.com; facebook.com/womeninharmonychristchurch

Weekend Group: Second Saturday of the month 4.00 pm - 5.30 pm at Kōhinga St Albans Community Centre. Meet for friendship and company with lively chat. Refreshments provided. Koha appreciated - (recommended \$5.00 per person).

St Albans News Classifieds

SERVICES

Having difficulty making family, work, relationship or legal decisions? We can help you make practical decisions. Call Bill Demeter 027 379 3873. Can meet St Albans Community Centre. There is no charge for this service

Italian language classes, all levels at St Albans Community Centre. Info on our website: www.dantechch.com

Clarinet, Sax, Flute, Guitar, Bass, & Piano: Experienced local teachers. Ph Nicola and Ivan 385 3856.

Piano & Theory Teacher: Experienced, registered local teacher; all ages. Please call or text Cate on: 027 300 0357

Netta Home Care Ltd: Brian is offering care in the community, Netta Home Care Ltd, can offer showers, dressing, PC, medications. For hours available ring Brian Henderson at 022 461 0855

The Scottish Society are looking for a cleaner for our hall on the corner of Edgeware and Caledonian Roads. 3 hours per week on

a Thursday morning. Please contact: Gordon 327 3331 for a job description

Singing lessons available: Experienced local tutor. All ages welcome. Please ph or text Meredith 027 696 6290

Yoga Class: Tuesday and Thursday 10:45am-12pm at Kōhinga St Albans Community Centre. All abilities and ages welcome. Tracy 022 048 6949

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News from St Albans and beyond



Park celebrates 84 years

Sausages sizzled on the SARA barbecue trailer, outdoor games were played and everyone had a good time at the Abberley Park birthday celebrations. Chris Williams provided the music, which included improvised songs for a couple of local children whose birthdays were on the same day.

The celebrations were held to mark 84 years since Abberley was handed over to the city council.

Pre-loved clothing for sale

by Lynne O'Keefe

Shopping pre-loved clothing is becoming more popular as more people are conscientious about recycling their clothing, or just want to change their wardrobe at cheaper prices than those charged at high street shops.

Recently opened in the Warrington shops Style Me "sells on behalf". They will sell your clothing and charge a percentage to cover their costs. Style Me relocated from the Selwyn Street shops, Spreydon, after six and half years and is excited to be in a new area.

Not to be forgotten is vintage clothing specialist Etcetera, in business for the past 21 years on the corner of Barbadoes St and Edgeware Rd.

Rino Tirikatene leaves Parliament

A Labour list MP following his loss of the Te Tai Tonga seat in the 2023 elections, Rino Tirikatene has quietly resigned from Parliament in January, planning to explore new opportunities.

An MP for 12 years, he was part of a political dynasty – his aunt and grandfather held the southern Māori electorate seat dating back to the early 20th century. The seat has also had different names and is the largest electorate in the country).

A commercial lawyer early in his working life, he later became involved in Māori economic development before becoming an MP and in 2023 Minister for Courts and Minister of State for Trade and Export Growth.

Your local MP for St Albans

If you would like me to be a guest speaker at your meeting, or you would like some help with a problem, **please contact my office:**

Duncan Webb

MP for Christchurch Central

366 5519

chchcentral@parliament.govt.nz



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Parliament Buildings, Wellington



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