

Election low turnout - why?

St Albans Innes Ward winning councillor Pauline Cotter is looking ahead to work on programmes that will benefit local residents.

She won 3273 votes—246 more than challenger Ali Jones.

"Stand out issues include keeping up momentum of the flooding issues in Edgeware Village and Emmett St, both of which have been prioritised at council, delivering the new community centre at 10 Shirley Rd, although not in Innes it borders Innes, and is something I have been involved with for many years.

"I'm looking forward to seeing the Edgeware

Pool open and delivering swimming education for everyone who needs it. Resident parking woes are another issue; ensuring there are enough green spaces provided within the areas of intensification; and investing in drinking water infrastructure so we can justify removing chlorine."

"The low voter turnout was a 64 dollar question. I do not know the answer, but believe that we must invest in more civics education in schools, and more must be spent on advertising the voting period, and the Government should fund these programmes. Personally I support bringing back the voting booth and recreating an 'election day' as this makes for

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Edgeware pool construction well under way

by Chris Hutching

The long-awaited 25m heated Edgeware pool is more than half-way completed and on track for opening during summer.

Community leaders and residents associated with the former St Albans Swimming club went on a site tour to view progress on the project that has been on the agenda for 20 years after the former deteriorated pool was demolished in 2007. They included city councillor Pauline Cotter who supported \$3 million of council funding topped up with community fund raising efforts.

Pauline Cotter said the former swimming club would be reactivated, and the city council lifeguards employed until a team of local lifeguards can be mustered. "The city council has walked alongside the project."

Site manager Tom Bunn, who has been working on the pool since April, said most of the concrete pour was completed and concrete blocks for the walls of the diving pool, main pool, and toddlers pool were in place. There is also an accessible ramp and picnic areas.

The chair of the St Albans Pavilion and Pool Inc, Lynne O'Keefe, said residents should watch out for the "Fill The Pool" fundraiser. See advert page 9 and follow on Edgeware Pool FB and website.



From left – Brian Gardner a former swimming coach, Cr Pauline Cotter, Peggy Kelly member of the St Albans Pavilion & Pool Inc, and pool supporter Paul Somerville

"We're welcoming donations to help with the final touches to this fabulous community pool that will provide lessons, fun, exercise and a fabulous friendly meeting place in the heart of the humming Edgeware Village. This is a great opportunity to get involved and support your community and you are encouraged to be part of it," she said.

Lynne said local schools would benefit as well as local residents and she was excited to see the construction so far ahead.

The next steps will include installing a water proof membrane, and levelling the site for the car park and pool surrounds. Some of the landscaping

around the edge of the site already exists because a number of trees were purposely left standing when the site was cleared.

There had been an unexpected cost when Environment Canterbury required asbestos contaminated soil to be removed, which saw about 60 truckloads taken to a treatment facility in Timaru.

Site manager Tom said that neighbours had been very supportive, and there had not been any vandalism. There are two entrances – one to Trafalgar St and the other to Edgeware Rd. The old pavilion building was in worse shape than realised and would be rebuilt.

✂



Election low turnout - why?

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a buzz. Another theory is that when people are basically happy with their council and Mayor they don't bother to vote, and conversely when people are very unhappy with things the voter turnout goes up. We could optimistically assume the low turnout in Christchurch this time was because most people are comfortable with the Council, but as I said, I really do not know the answer."

Emma Twaddell was winner of one of the two community board seats with the other won by Mike Davidson who will continue in a dual role as a Greens list MP.

Emma said one of her goals was to identify the many small parcels of land around St Albans to save them from sale and preserve them for green spaces. She also wants to reduce the number of cars coming into St Albans from Cranford St, and better regulations for infill housing. Emma said the apathy of voters may be explained by lack of consultation on many issues which makes people feel uninvolved.

The winning Environment Canterbury representatives for Christchurch North East, which includes St Albans were Ashley Campbell (independent 11,084 votes), replacing David East, and sitting member Joe Davies (Labour 10,743 votes).

St Albans events

If you have events you would like announced here, please email: news@stalbens.gen.nz

November 3, 10.30am: Cafe Chat at Kohinga/ St Albans Community Centre

November 7, 5.30pm: Beats by Bingo, Christchurch Football Club, 250 Westminster Street

November 19, 4pm: Predator Free Trap handout

December 1, 10.30am: Cafe Chat at Kohinga/ St Albans Community Centre

Funding for SARA

The following organisations fund the activities of the St Albans Residents Association (including St Albans News)



SARA Committee

The next St Albans Residents Assoc committee meeting will be held December 17 at 7.30. A Public Forum meeting will be held on November 12 at Kohinga St Albans Community Centre, 1049 Colombo St.

Advertising in St Albans News

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

St Albans Strategy

Learn about the St Albans Strategy adopted 10 years ago and the 20 projects the community came up with: Contact SARA@stalbens.gen.nz for more information.

St Albans History Group

Next meetings: November 3 and December 1 at 2pm at the St Albans Community Centre. Email: briangspear@hotmail.com

BBQ Trailer for hire

St Albans Community BBQ Trailer is available to hire for corporate events, community gatherings or private celebrations. Enquiries to: BBQ@stalbens.gen.nz

The deadline for the December issue of St Albans News is November 17. Please send your articles, letters and notices to: news@stalbens.gen.nz

SARA Website

Check out SARA's website on www.stalbens.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 bimonthly. 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

MP Duncan Webb off adventuring

Labour's Central Christchurch MP Duncan Webb will see out his third term in Parliament and will resign before the 2026 election.

He is the latest Labour MP to quit since the lost election of 2023, clearing the way for new hopefuls.

Fellow Christchurch Labour MP Megan Woods recently announced she would not campaign in 2026 but would remain on the Labour list. Other Labour MPs to leave Parliament after the lost 2023 election include Grant Robertson, Kelvin Davis, David Parker and Rino Tirikatene.

Duncan was formerly a law lecturer at Canterbury University. "I particularly love the justice portfolio and would like to thank Labour leader Chris Hipkins for putting his trust in me to do it, as well as my Labour caucus colleagues.

"I want to assure constituents that I won't be slowing down before the election. I am still here to help. But I've decided I am going to take a break and then do something else. I want to spend more time adventuring, exploring nature, hiking, skiing and mountain biking with my partner and now-adult sons."

Webb has held the Christchurch Central seat since 2017, becoming a minister in the last Labour government under Jacinda Ardern and then Chris Hipkins, holding the portfolios of Commerce and Consumer Affairs and State-Owned Enterprises. He was also the chief whip. ☞



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Activities at the community centre

Weekly groups that meet at the community centre.

Monday	10am	Saygo - join waiting list
	11am	Happy Feet
	5pm	Universal Martial Arts
Tuesday	9.30am	Zumba with JB
	10am	NeighbourNet/SeniorNet Mac
	5.30	Pippins
	7pm	Avon Toastmasters
	7pm	Ungu Capoeira
Wednesday	10am	SeniorNet Mac
	10.30am	The Corner, coffee and chat
	7.00pm	Capoeira Angola
Thursday	9.30am	Saygo - join waiting list
	10.45am	Yoga with Tracy Kells
	10am	NeighbourNet
	5.00pm	Universal Martial Arts
	7.15pm	Women in Harmony
Friday	10am	SeniorNet Mac
	10am	Social Square Dancing
Call Centre for details	6pm	Impact Youth

The programme above lists weekly activities run at the centre, 03 972 5534 or communitycentre@stalbens.gen.nz for more information or hire enquiries.

One off or monthly activities/events can be notified for free in community notices, events column or through paid advertising. Please contact advertising@stalbens.gen.nz for information and rates.

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Send your news contributions and adverts to:

news@stalbens.gen.nz

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

Letters can be mailed to:

1049 Colombo Street, Chch 8014

Editor: Chris Hutching

Contributors: Chris Hutching, Vicki Wilkinson-Baker, Jonathan Allan, Emma Twaddell and Belinda Carter

Production staff: Maree Coffey, Sarah O'Keefe, and Daph Parkins

Layout & advertisement design: Maria Hayward

Advertising: Lynne O'Keefe

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

Saving our magnificent birds from predators

by Vicki Wilkinson-Baker

Ruud Kleinpaste gained international fame as “the bugman” but before championing insects he was a bird lover.

“So my first hobby is since I was seven, I had binoculars. I’m a bird watcher... I knew the birds in the Netherlands and I started bird banding, for instance, when I was 15.”

And that love of birds came with him when he emigrated to New Zealand in 1978 and became involved with the Department of Conservation working with kiwi.

Ruud says predators are taking an “awful” toll on our native birds which is why he’s working with Predator Free New Zealand.

He moved from Auckland to Christchurch just before the 2011 earthquake and now lives near Halswell Quarry. Although trapping isn’t one of his favourite activities he knows it has to be done. In his sights are hedgehogs, possums, rats, mice, stoats.

“It’s the simple thing about knowing



how New Zealand operates, right? Or why we have all these crappy things here in this country that we shouldn’t have to be quite honest.”

He says introduced pests like rats eat seeds and insects which are a food source for native species.

“Rats are basically omnivores, but they go for meat most of the time if you like, but also for seeds and things like that. But the most important thing to notice is that rats, and mice for that matter... are not really something that belong to Aotearoa at all.”

Looking at the big picture Ruud believes education is the key. Visiting schools and working with the Sir Peter Blake Trust, he’s teaching teachers who in turn pass the knowledge onto future generations.

“About ten years ago I decided that if we want to make sure that this country is going the right way, we need to create nature literate New Zealanders, people that understand how nature operates, number one. Number two, to get nature literate New Zealanders, the quickest way is to get nature literate teachers, who create cohort after cohort of nature literate kids.”

If you want to help protect our native birds contact Predator Free St Albans. You can find PFSA on Facebook, use the QR code or phone 021-0648861. To cover costs, a contribution of \$20 is appreciated for a Victor trap and tunnel, \$25 for T-Rex traps. PFSA’s next handout evening at the St Albans Community Centre is Wed 19 Nov, 4.30 – 7pm. ☞

Permaculture in St Albans community gardens

by Chris Hutching

Permaculture gardening is well in hand at the St Albans Packe St garden – an outlook that might be described as a more relaxed way of managing nature.

Nikki Staskiewicz who manages Packe St, and the garden at the St Albans Residents Association centre, Kohinga, said it was a way of growing food by working with nature rather than fighting it.

Visitors would have seen some of the results at the recent Spring fair day at Packe St when residents dropped by for a chat and refreshments.

Instead of stripping the earth bare of all vegetation and starting afresh, permaculturalists value the seedlings that arise from allowing late summer plants to flower and distribute seeds. Many gardeners will know from experience which seedlings to leave over winter and how so-called weeds can even provide protection (as well as compost), especially for biennials and perennials.

“It’s beyond even organic production which can involve clearing land and adding inputs, which may not be all that



Packe St garden on a recent fair day

sustainable,” Nikki said. Permaculture also has a philosophical or political aspect because it’s about creating sustainable systems so that humans don’t rely on corporations or governments. “It’s a different way of thinking. One of the principles is to observe what does well in your garden and encourage diversity, often mixing up different plants that do well together.”

The ideas became popular during the 1970s and most community gardens tend to employ permaculture ideas. Some even collect rainwater in tanks.

“It’s also about fostering animal life because you’re leaving things for the bees, other insects and lizards. I used to be a vegan but animals are very important. They get a bad rap because of the way we use them but they can have a powerful benefit in returning nutrients to the soil and food. Otherwise where do we get them – from mining for fertiliser?”

For gardeners who are interested in more details about permaculture there are numerous guides online. ☞

Residents share their ideas for St Albans future

by Chris Hutching

St Albans residents want green corridors for bird life, more police presence at Edgware village, enhanced parks and well managed housing intensification that respects existing character.

Community board member Emma Twaddell led the St Albans Residents Association team that surveyed residents about the things that were most important to them.

“We got nearly 800 suggestions about what people want to see happen in St Albans. We managed to whittle them down to four lists of 20 projects. I asked arbitrators to rank the ideas and I also asked community representatives for their ideas.

The team ended up with four main categories – the built environment, services, recreation, and strategic directions.

“In the built environment category people were keen on a village green space for events, markets and relaxation, birdsong corridors and cultivation of trees. Safe streets were high in priorities with collaboration of social services and police to reduce antisocial behaviour. Sustainable homes and retaining local character were also important, as well

as improving bus, walking and cycling routes”.

When it comes to services, survey respondents want good access to community health, recycling and waste minimisation, community education opportunities, support of entrepreneurial food retailing, and local forums and cultural activities.

A pétanque court was on the wish list for recreational enhancements, more park equipment, walking trails, and developing the soon-to-be completed Edgware pool as an aquatic fitness hub.

Strategic objectives included creating a connected and caring community, inclusive design, celebrating local identity through art and culture, and diversity.

“The next steps will see 20 project managers produce a three-year plan to deliver the training and resources required to deliver them.” ☞



Emma Twaddell,

The Labyrinth – ancient symbol in modern times

Labyrinths are patterns on the floor or ground that are walked on to help with focus and stress release.

A well known one is in Chartres Cathedral in France, and a movement has developed that has seen similar labyrinths built all over the world.

After the Christchurch earthquakes, when the St Luke’s church in Manchester Street was demolished, bricks were saved to build an outdoor labyrinth on the site. This was popular, especially while the White Chair exhibition was there.

Labyrinths are often built at schools, universities, churches and hospitals to help walkers with stress release and healing.

A labyrinth is not the same as a maze – it has a single path, with no dead ends – so people say you “walk the labyrinth to find yourself, not to lose yourself.”



There is a small group of labyrinth enthusiasts in Christchurch under the umbrella of Labyrinths Christchurch, and their Facebook page has more information. ☞

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Controversial supermarket wins consent

by Chris Hutching

Woolworths NZ director of property Matthew Grainger says the company is still reviewing the favourable decision allowing a new supermarket on the former Orion site in Madras St, St Albans.

"We are still reviewing the details of the decision, released yesterday afternoon, but we're very pleased that consent was approved and we're looking forward to getting on with the development.

"We are now starting to plan for the next stages of the project - there are still many details to work through, so we can't provide an exact timeframe at this stage," Matthew said.

Harrison McEvoy, chairman of the St Albans Residents Association said it was highly unlikely the consent could be overturned. "We are relieved to have some clarity around the decision about the Woolworths Madras St site. We are however, disappointed many of our residents' suggestions were not accepted. We would have preferred the supermarket to be downsized and Woolworths required to invest more in infrastructure.

"We welcome the conditions that the Resource Management commissioners have set including additional screening of water tanks, soil remediation and other refinements.

"However we hope to be able to work with Woolworths over some improvements for safety of cyclists and pedestrians entering the site - there is opportunity to create two pathways into Packe and Purchas Streets to alleviate the bottleneck at the main Madras St entrance."

The independent hearings panel ruled that Woolworths may proceed with its planned 3500 square metre supermarket with parking for 250 cars, and also develop several shops around it. The commissioners imposed numerous conditions such as operating hours between 7am and 10pm, remediating contaminated soil, collecting runoff water, and screening with planting trees and shrubs.

Packe St runs along the eastern edge of the site, and resident Peggy Kelly told the commissioners that the size of the supermarket should be reduced to 800sqm partly because it would affect the commercial viability of Edgware village retailing.

This was rejected by the commissioners - "...on the basis of the economic evidence, and the clear evidence of the values attributed to the Edgware Village in particular, we consider social effects

to be broadly less than minor. We see nothing in the overall evidence which would lead us to a view that granting this consent would have the social impacts feared," they said.

Although Peggy was disappointed with the decision she said it had been well put together, had taken everything into consideration, and had been a fair hearing. The commissioners had gone even further than she anticipated in requiring screening of the 30 stormwater tanks that will hold water until it can be released at an appropriate time into Dudley Creek.

Peggy and other submitters also proposed walking and cycling access from the supermarket to Packe and Purchas Streets rather than a sole Madras St entrance. However the commissioners did not make this a requirement.

A submission by Stephen Anderson, owner of the Edgware Fresh Choice, was rejected by the panel. "Ultimately we conclude that those submissions are primarily based on trade competition and the effects that a Woolworths supermarket may have on the FreshChoice supermarket. We do not have regard to those effects."

St Albans residents Association chairman Harrison McEvoy and community board member Emma Twaddell, on behalf of a number of submitters, discussed access, dividing of the community, lack of access to Packe and Purchas Streets and said the development did not fit with services the community needed.

Resident Douceline Wardle pointed out it would be the fifth Woolworth-owned supermarket brand in a 4km radius. She expressed concerns in relation to social wellbeing, landscaping and traffic.

However the commissioners concluded the supermarket was appropriate for a contaminated brownfields site that had been vacant for decades. "While there will be some minor localised effects in relation to amenity, and there is some tension with the relevant objectives and policies, overall, and given the significant amendments which have been made by the Applicant throughout this process, the purpose of the RMA, as expressed through the District Plan in particular, is better met by the grant of consent." ☞



History group

Glenmoor – the School (and the suburb?)

by Jonathan Allan

On 3 February 1958 a new school opened at 96 Philpotts Road, St Albans. Unsurprisingly it was named Philpotts Road School. The purpose behind this was to provide an overflow for Mairehau School and to cater for future pupils from the residential development expected in the area but which never eventuated.

At an early parents' meeting a new name for the school was chosen - "Glenmoor School", and the change approved by the Canterbury Education Board. The first syllable was taken from Glenfield Crescent, off Philpotts Road, where many of the pupils lived. The second syllable came from the name of the former owner of the land on which the school was built. This person was most likely Mr. T A Moore, a dairy farmer, who lived in Philpotts Road. The parents probably decided that the school's new name looked better without the "e".

Following reviews by the Department of Education in 2012/13, and against the objection from the school's Board of Trustees, a decision was made to close the school. This was based on falling enrollment numbers, the cost of post-earthquake remedial work and uncertain residential growth in the area. In 2012 the school roll was 42 and predicted to fall to 27 the following year. The school reached a peak of 82 students in 2002 and averaged a roll of 64 over the years of

its existence.

The school was closed in January 2014, and the buildings were demolished.

The site is currently empty, but is now owned by Ryman Healthcare, which also owns the neighbouring Diana Isaac Retirement Village.

The Christchurch Star, in its edition of 18 April 1970, ran an item headed:

"The suburb that never was", and tells the story of what may have become a new Christchurch suburb.

The Star included a photo, with this commentary: "Cows still graze in paddocks which were once expected to become a new residential area. They provide a rural outlook for the dwindling pupils at the Glenmoor Primary School (in background)".

On the expectation that extensive residential development would take place in the area, church authorities also developed facilities in the area. Several churches built in this area - Anglican (Hills Road), Presbyterian (Glenfield Cres) and Methodist (Hills Road). However, they all closed within a short time once it became clear that



Early residents of Glenmoor

the population would not be there to justify their existence.

The expectation of housing development was quashed once the Regional Council made the decision to establish an "urban fence" through the area.

Although the Star feature does not refer to any name being suggested for the area, the Presbyterian church certainly thought a brand-new suburb was in the making, as the Presbytery decided, in 1958, to call their new church "Trinity Presbyterian Church, Glenmoor."

Had the expected residential development gone ahead, and a new suburb established, would it have been called "Glenmoor"? ☞

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1.30pm Variety Hour
2.30pm Afternoon Tea

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9.00am Board Games
9.30am Mass
10.00am Morning Tea
10.30am Board Games
12.00noon BYO Lunch / Socialise
12.30pm Housie (numbers limited)
2.15pm Afternoon Tea

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News from the electorate

Christchurch - the lucky city

Congratulations to my friend Pauline Cotter on retaining her Innes ward seat on the Christchurch City Council. She'll continue to fight hard not just for our part of town, but the right decisions for Christchurch's future. Just another example of why Christchurch will continue to be the best place to live.

The fact that Christchurch is where it is at has escaped almost 74,000 New Zealanders who elected to move to Australia last year.

It's a pity that other places in New Zealand are suffering – like the massive job losses in Nelson, or the widespread business closures in downtown Auckland. While we are lucky in Christchurch, our success is also due to good planning, persistence and the resilience of the residents who stayed on.

We are also lucky to have great tertiary education institutions and we need to make sure that they

are funded to ensure that we are still producing skilled young New Zealanders who continue to choose to make Christchurch their home.

Those leaving Auckland and Wellington for Australia clearly haven't worked out that Christchurch is the best place to live. Even Paddy Gower agrees, calling us the "best city – by far."

Creatives know it too – not just our artists (the street art is world famous) but also gifted creators making film and gaming content that is having international success.

One of the jobs of the new (but largely re-elected) Christchurch City Council is to make sure people see Christchurch as a long-term option, a place where they can build a future, afford to live, and move around easily.

We also need a Central Government that understands that we need to keep building social housing, investing in infrastructure and ensuring we have a safe and resilient connection with

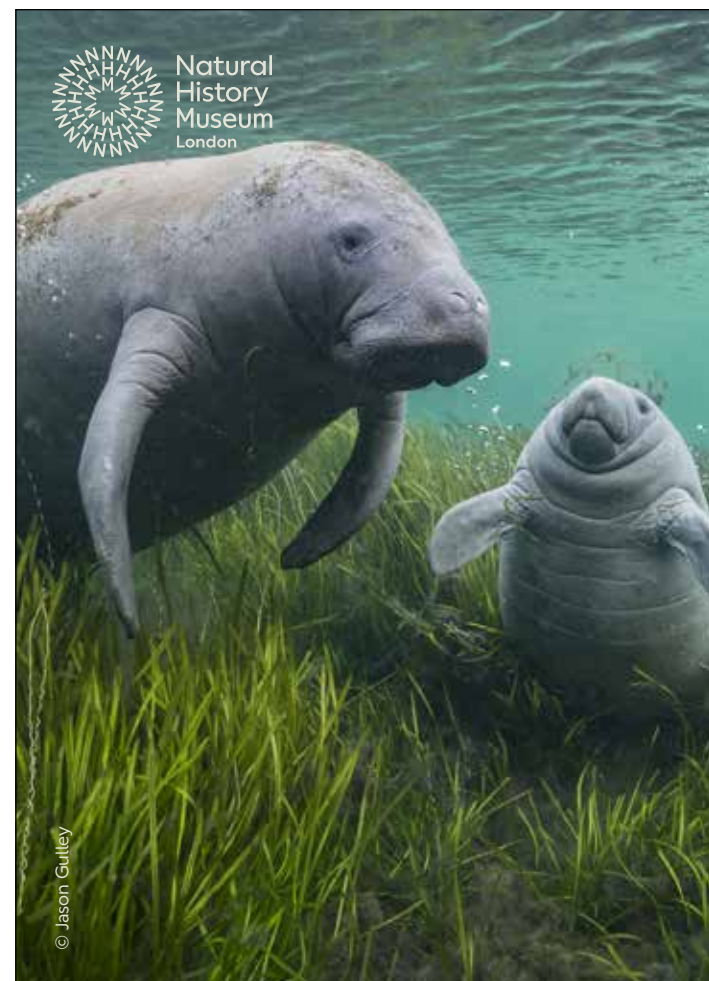


the North Island. While Christchurch's success can make us proud, it should not make us complacent.

Ngā mihi

Hon Dr Duncan Webb

MP for Christchurch Central



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Pipes, paving and speed bumps for Flockton St

by Chris Hutching

Work is underway renewing wastewater pipes on Flockton St, renewing the road surface and installing speed bumps, due to be completed in May 2026.



Commuters take the rat run down Francis Ave

Meanwhile, Francis Ave residents are enduring the morning and evening rat run of motorists who are unable to use the permanently closed Forfar St to travel between Westminster and Warrington Streets. The only other options are a wide detour further east down Aylesford St, or the congested Cranford St.

One side of Flockton St has been closed to allow one-way traffic northwards and is supposedly for residents, but appears to be used by general traffic anyway.

The wastewater pipes on Flockton St are being increased in size along its full length, from Warrington St to Westminster St. It is part of a wider project that began in June 2025 to renew the wastewater pipes in the area.

From September 22 to November 28, 2025, the road will be closed with detours in place for general traffic and resident access maintained. The first stage of works are between Westminster and Carrick Streets.

Harrison St wastewater renewals will also be completed during stage two of the works, extending from 30 Harrison St to Flockton St.

After the wastewater works, the city council will renew road resurfacing along the full length of Flockton St to help minimise potential vibration from cars and buses, which has been a concern for residents.

"We will also install four raised safety platforms to encourage safe speeds and mitigate the impact of increased traffic on Flockton St following the opening of the Christchurch Northern Corridor. The slope of the safety platforms has been designed to prevent additional vibration issues," according to the council.



Following community consultation the design was revised, reducing the number of safety platforms from seven to four.

The scheme was approved at a meeting in July 2024 of the Waipapa Papanui-Innes-Central Community Board.

Settlers ancestors look to the past and future

by Chris Hutching

Celebrations for the Canterbury Pilgrims and Early Settlers Association 175th anniversary will continue throughout November and December.

They follow a busy October Heritage Festival which featured numerous activities sponsored by the Christchurch City Council.

While the association is focused on the arrival of the so-called first four ships in 1851—the Charlotte Jane, Randolph, Sir George Seymour and Cressy—Pilgrims secretary Linda McFarlane said the 175th commemoration recognises all settlers and ships that arrived before 1876.

Many of those settlers bought rural sections in St Albans which were later subdivided into the smaller units we know today.

For example, brothers John and Samuel Bealey bought large tracts that ran from Packe St to Hills Rd. Samuel built a large home he called Gresford, with big drawing room, dining room, seven bedrooms, dressing rooms, kitchen and offices plus a coach house, stables and a gardeners cottage.

A few settlers were pure speculators such as Basil Muter who bought sections between Packe St and Madras St, selling them in 1855.

Another was George Dickenson who came from Sheffield in 1851 and bought land for dairying south of St Albans Creek, and called "St Albans". By 1862 he began selling quarter acre subdivided allotments.

The Canterbury Pilgrims Association will be commemorating the 175th Anniversary in various ways—members dress up for an annual pilgrimage to the Pilgrims Rock in Lyttelton, and hold a dinner. The group will have a stand on Friday November 134 at the Showgrounds. Other projects are yet to be announced. There will also be two sailing ships arriving in December.

The Godley Trust has produced two bronze copies made in England of the original plaster maquette for Thomas Woolner's statue of John Robert Godley who is considered the founder of Canterbury although he only lived here two years.

The Pilgrims Association holds outings on the 3rd Sunday of each month either to a destination of historical interest around Canterbury or to hear a guest speaker.

In July, the president of the Association, Beverley Bolland, gave a speech to commemorate the 30th of July 1850



A painting by early New Zealand administrator William Fox of the "Port Cooper Plains", depicted as empty land awaiting settlement.

farewell breakfast in Blackwell, London.

"It was to be based on the English system where everyone knew their place in society and worshiped in the Church of England," she said. However reality soon set in and it wasn't long before some of the lofty ideas were ignored by the settlers, who struck out to start a new life on their own terms.

"Those early original pilgrims and settlers having sailed to the other side of the world on a promise of a better life, then, having walked up the Bridle Path, gazed with trepidation at the empty sweep of flat plains set out in front of them, all with a backdrop of mountains."

Beverley also noted earlier settlers in Canterbury—Maori, sealers and whalers. Friendships were forged and Maori knowledge in exploration was respected by Europeans.

"As you stand on the Port Hills now and look across the plains you see the big changes... gone are the pockets of native bush, small holdings of buildings have morphed into towns, Kaiapoi, Rangiora, Rolleston, Lincoln. It still astonishes me that 175 years later I can see memories of those original Pilgrims here in this room today... still carrying their family names forward as we honour them today for their foresight and vision."

Mayor Phil Mauger also paid tribute to the craftsmen, labourers, and farmers who saw New Zealand as a new beginning. "The lessons learned by those who left England in 1850 in search of a better life have become the values that shape us today. And for those of us fortunate enough to call Canterbury home, those values are part of who we are," Phil said.

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New broom for residents' association

by Belinda Carter

Harrison McEvoy was officially voted in as the SARA chair at the organisation's AGM on September 27 — he had been acting chair since Mark Wilson stepped down earlier this year.

Lynne O'Keefe, who has been busy with StAN and SARA finances, will continue in the role of treasurer. Secretary Linda Gill indicated prior to the AGM that she was looking at stepping back from the position but the AGM did not appoint anyone to the key role, which includes writing up the organisation's minutes.

Also on the committee: Jean Bell (as social secretary, she sends lovely thank you and get well cards), Jason Harvey, Francine Bills and Ian Tinkler who were on the committee in 2024.

SARA meetings have been held bimonthly instead of monthly for a



Harrison McEvoy

couple of years and Harrison indicated that he had plans for some form of community meeting in alternate months. He will announce what form that will take through the Chair Chat column or similar.

Community board member Emma Twaddell spoke about her role as SARA activator and introduced the new website, to be called St Albans Online, accessible via the url stalbans.nz when it goes live, and the updated St Albans Strategy (2026-2035) she had been working on for many months. Both of these should be in place before the end of the year. The strategy, drawn up with help from community representatives, replaces an earlier 10 year strategy created after the devastating earthquakes a decade and a half ago. She said it was up to the community to take ownership of the strategy and make things happen. "Anyone [in St Albans] can use it to mandate their work."

The meeting also adopted a slightly revised version of SARA's constitution, in line with the revised Charities Act. ☼

Dr Christie comes to Edgeware

The surge in new residents buying apartments and townhouses has prompted Dr Caroline Christie to set up her own practice in St Albans.

"I am really looking forward to serving the people of Edgeware and St Albans as a specialist GP. When I first moved to Christchurch in 1991 I was a medical student living in Madras Street, so this feels like coming full circle to be opening my own medical centre in the area."

The new centre will be at 701 Barbadoes St and is scheduled to open on November 10.

Initially, Dr Christie will be accompanied by a locum, nurse and two administration staff.

"I moved into the Edgeware area a year ago and I've been watching all the new housing developments and thinking these people need a doctor."

Dr Christie said she will be seeking enrolments from new clients and expected some of them



would be seeking a new doctor as their own retired and they found difficulty enrolling with another one.

"It's a challenge to get into a doctor and hopefully this might improve access."

She graduated in Otago in 1993 and has worked at different practices, most recently St Martins. She founded a company, Med Design, to provide healthcare consulting and design services for the benefit of patients and healthcare professionals.

She spent three years working in the field of Health Promotion in Melbourne, Australia. It was during this time that she worked on a number of projects.

Upon returning to Christchurch with a young family she has been consulting since 2008 to Pegasus Health where she is deputy chair, as well as working as a general practitioner. Pegasus Health supports doctors throughout the region as well as operating a walk-in urgent care clinic. ☼

New Apex café operator

Wendy Arno and her son Alec are the new faces at the Apex café near the corner of Bealey Ave and Colombo St.

Alec has created a Formula One racing theme with motifs and pictures that adorn the walls. They took over about two months ago.

Wendy has been in the café and bakery business for more than a decade, in South Canterbury towns Waimate and Palmerston, and more recently in Ferrymead and another in the central city.

They use Allpress branded coffee which has a strong presence in several cafes in Christchurch, and is prepared in a compressed air coffee machine. Wendy regularly bakes some of the fare on offer including gluten free products that have proven popular.

The café is handily located on the cycle route



Wendy Arno and her son Alec from St Albans to the city and is also near numerous motels and Airbnb properties. ☼



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Community Notices

Are you a model boat enthusiast?

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

Canterbury Embroiderers' Guild:

Hammersley Community Centre, Amos Pl. Mon, Tues, Wed & Fri. Contact Pauline 021 188 7727. Email CEGstitchers@gmail.com.

Chch Senior Citizens:

The card section meet on Monday at 12.30. The indoor bowls section meet Tuesday 12.45 – 3 pm. Activities group have outings for meals, social days, visit places of interest and bus trips. For further information call Veronica 383 4682 or 021 1187 360 or Beth 388 2375 or 027 261 0493

Citizens Advice Bureau:

Need help? Ask us. Free service. Fendalton Library, 4 Jefferies Road 0800 367 222 www.cab.org.nz

Coffee and conversation:

every Wednesday 10.30 am – 12.30 pm at Kōhinga. All welcome. Koha for coffee appreciated. All welcome.

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.

Community Bible Study:

Small non denominational class. Phone Veronica 021 0229 2613

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:

John Hewitson—A Personal Safari through Southern Africa. Monday 3 November, 1.30-2.30pm at the Mary Potter Community Centre, 442 Durham St North. All ages welcome. Cuppa to follow. Donation/koha requested to help cover costs. Enquiries ph 372 9224.

Greater Company of Mary

Associates and Affiliates Mass will be held on Saturday 22 November, 10.30am at the Mary Potter Community Centre, 442 Durham Street North. All welcome, morning tea after. Rsvp by Monday 17 November, ph 372 9224 or visit lcmchristchurch.org.nz

Cranford Pippins

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

Edgware 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

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 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

Predator Free St Albans:

Interested in trapping rats? Contact: FB page, Predator Free St Albans or ph 021 0648861

Saygo Falls Prevention:

Mondays 10 –11am (class full) and Thursdays 9.30 – 10.30 am. \$2 entry. Kōhinga St Albans Community Centre.

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 Donella Kyle, 0210 282 1565.

Scottish Country Dance club,

Scottish Society hall cnr Edgware/ Caledonian Rds, Tuesdays at 7.30pm. Fun, fitness and friendship. Contact: Margaret Birse, ph 327 0193.

Seniornet Mac:

Help sessions for those with Apple devices at the St Albans Community Centre on Wednesdays and Fridays 10am- noon.

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.

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.

St Albans Community Preschool:

Community not for profit preschool based at 3 Thames Street offers care for children aged 2 to 5 years. 20 hours free from 2 years old. Contact Suzy on 027 355 9396 for more information.

Shirley Ladies Friendship Club

meets 2nd Wednesday of the month 10.00am at All Saints Church 305 New Brighton Road. Interesting speakers, walking group and trips are arranged. Please phone Dale 385 1133 for more information.

St Albans Laughter Club:

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

St Albans History Group

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

St Albans Shirley Football Club.

Ages 4-40+ Phone 021 0204 2300 for team details.

St Albans Uniting Church,

36 Nancy Ave. Services Sundays at 10am.

Social Square Dancing Group

welcomes dancers who have danced Mainstream. No partner required. Contact: George Murray 0212942669 or email masakomizusawa@hotmail.com

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 Jenny 021 149 7990.

Weekend Group:

Second Saturday of the month 4 – 5.30 pm at Kōhinga. Meet for friendship and company. Refreshments provided. Koha appreciated (\$5 recommended).

Women in Harmony community

choir: Thursdays in school terms from 7.30-9.30pm at Kōhinga St Albans Community Centre. World and popular music in 3 part harmony. Please Email: women.in.harmony.nz@gmail.com; facebook.com/womeninharmonychristchurch

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. 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.

Guitar Lessons:

Jonathon Harper (weebly website) Mairehau 027 413 6299 Learn with a long time professional concert artist, composer, singer, and band leader (AMIGOS).

Nutritionist:

Women's health and disordered eating recovery support. Call Anna 0274364134 or annamorgannutrition.com

Stone Guitars:

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and maintenance. Experienced touring technician with repair shop based locally. Contact David on 027 4237688 or stone_guitars@outlook.co.nz

SUZUKI Piano Lessons:

Beth Robinson. 021 231 4039, bhr.797@gmail.com

Yoga Class:

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

Yoga:

Monday 6-7.30pm at the Mary Potter Centre, 442 Durham Street North, St Albans. Join anytime. Enquiries: Kerry 027-2118519

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Support Services

There are a number of places that offer free help, handy when you are having mental health or violence issues:

Aviva, live free from violence:

Free Canterbury-based 24h support line: +64 800 2848 2669

Emergency Services:

call 111

Allies online mentoring

offered by young Muslim adults to Muslim teens run by Youthline. Free text 234 or phone 0800 376 633

After hours counselling:

Call on 027 694 5275 or email at:

murray@afterhours counselling.co.nz

Are You OK?

Family violence helpline 0800 456 450.

Comcare Trust:

For health or addiction issues. Tel: (03) 377 7020, Fax: (03) 961 0794, Email: enquiries@comcare.org.nz

Counsellors

available via text: 1737

Depression:

0800 111 757 or text 4302

Eating Disorder Recovery Support:

Contact: 021 195 6766.

Elder Abuse Response Service:

0800 EA NOT OK/0800 32 668 65 (available 24/7) Email: support@elderabuse.nz or text 5032

Family Violence Information Line:

0800 456 450 (available 9.00am -11.00pm daily)

Family Drug Support Aotearoa New Zealand.

Tel: 03 2818 740. www.fds.org.nz

Hey Bro helpline:

0800 HeyBro/0800 439 276. Supporting men to be free from violence

Kidslines:

For under 18s, 0800 54 37 54 (speak to a Kidslines Buddy 4pm-9pm weekdays)

Ph Stewart 0800 677 262 or 021 185 4055.

Floor Level Surveys: Specialist in Post-Quake building assessments. Pre-sale & Pre-purchase & EQC reviews. Ph. Risknet 022 609 6026

General Junk:

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Roofing repairs:

leaks and maintenance. Phone Richie 021 342 852

OUTLine NZ:

provides confidential telephone support for matters of gender or sexuality, 0800 688 5463

Rape Crisis National Call Line:

0800 88 33 00

Sexual Assault Support Service

Canterbury (SASSC): 03 377 5402 for recent and historic cases

Shakti Crisis Line:

for migrant or refugee women living with family violence with multi-lingual staff. 0800 742 584

Suicidal?

Phone 0508 828 865

Worried about a child:

0508 FAMILY/0508 326 459 (available 24/7) - Oranga Tamariki - Ministry for Children, formerly Child, Youth & Family

Youthline:

0800 376 633 (Free TXT 234)

LABYRINTH WALK
Saturday 1 November, 11-12
St Albans Community Centre
Labyrinths Christchurch

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250 Westminster St, Mairehau Christchurch 8013
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No let up in supply of new housing

by Chris Hutching

St Albans continues to be in-filled by scores of new multi-unit developments.

Latest figures from Christchurch City Council head of building consenting, Steffan Thomas, reveal 59 new Code Compliance Certificates over the 12 months ending September 2025 for multi-unit developments that contain 266 individual apartments.

Over the five years from September 2020 the number of developments was 261 containing 1315 units within St Albans.

The influx of residents has provided confidence for new cafes and a new doctor's general practice. But some developments have also disappointed existing residents for failing to provide car parking, and designs that shade neighbours and exacerbate flood run off.

Many new developments are on Holly Rd where several are reaching completion ahead of marketing. One of the largest recently cleared sites is on the corner of Holly Rd and Springfield Rd with foundation work under way.

The average price of St Albans units is about \$830,000 depending on how recently the data was compiled, with some real estate agencies putting it higher at more than \$900,000. According to Trade Me there are 132 St Albans homes currently for sale, while individual agencies vary in the number they have listed.

Rents have softened slightly from December 2024 from \$580 to \$535 according to Opes Partners data.

Developers or owners of well appointed new units are

seeking closer to \$600.

Nick Hextall and his brother own a new development in Cleveland St, which he said was a one-off.

"We're not developers. We lived in the old bungalow that was there but fixing it just became too hard dealing with EQC. We're signing up tenants now but we want working people with strong income. We're asking rent of around \$580 to \$600 a week. It's not a great investment when you look at the statistics."

According to Opes Partners the average gross yield from St Albans properties is 3.8% (property yield measures income calculated by dividing the annual rental income by the property's value. The gross yield is before expenses, while the net yield, calculated after all costs gives a more accurate picture of profitability.)

Hextall pointed to the number of new residents coming to Christchurch. "There are so many young people coming to Christchurch, there's nothing happening up north. Christchurch University is on the rise, it's a city of new growth. And a lot of people want to renovate existing homes."

Hextall and his brother operate a company called Doorman which boasts one of the largest selections of new and used doors and windows, based in Phillipstown. ⌘



One of several new developments in Holly Rd

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Duncan Webb
MP for Christchurch Central
366 5519
chchcentral@parliament.govt.nz

Labour
Authorised by Duncan Webb MP,
Parliament Buildings, Wellington

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