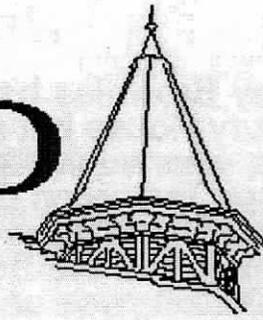


# RICHMOND COMMUNITY NEWS



August 2015

Volume 12

Issue 7

## THEN AND NOW



325 Stanmore Road was once a historic building called the "CARDENA" Built in 1912 as part of the Flesher estate it was of modern design with three shops at ground level and two living areas above and at the rear. The interior had major alterations with walls demolished, walls built, doors blocked off, doors added, windows removed or added, staircases built in and archways added. The six windows facing east upstairs were bedrooms with a wide landing running the length of the building, two bathrooms and two staircases facing West. The kitchens and living quarters were downstairs, in an enclosed backyard with access from Avalon Street.

Number 325 had a front door on Avalon Street and a shop entrance on Stanmore Road. The shops had a number of different occupiers over the years with Jane's Wine Bar on one end and Henry Africa's Restaurant took over the building in 1972.

Unfortunately all these alterations came to nothing when the February 22nd 2011 earthquake struck. The building was so badly damaged that the only option was to demolish it. The land stayed vacant until 2013 when a new building was erected.

Pictured above is 325 Stanmore Road, the modern building that replaced the old "Cardena" building damaged by the February 2011 earthquake. Built in 2013 this building is virtually earthquake proof and contains four modern shops and a new restaurant. There is no word of what happened to "Henry Africa's Restaurant and Jane's Wine Bar relocated further towards town at 271 Stanmore Road (see the advt Pg 2) but the new restaurant in the block called the "Persian Kitchen" is very popular (see the advt on Pg 2) the other shops include The Red Cross Shop on the corner with a hairdresser, a bathroom ware shop and a dairy to complete the compliment. It is sad to see so many landmark buildings being replaced but I suppose Mother nature doesn't care about Heritage like we do.

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**Persian Kitchen Cafe & Restaurant**  
**Elly & Hamza Coskun**  
 325 Stanmore Rd Richmond, Christchurch  
 (Corner of Avalon St & Stanmore Rd)  
 Phone: 03 389 0400 Mobile: 021 220 2346  
 Aydin 0277476888  
 www.persiankitchen.co.nz

Elly & Hamza of Persian Kitchen Cafe & restaurant, invite diners from Richmond and other suburbs to try their delectable cuisine

**CROSSWORD 1504 © 2009 by Gordon Prince**

1		2		3		4		5		6		7		8
9										10				
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13		14				15		16						
17				18						19				
20						21		22				23		
24						25								26
27						28								

**CLUES ACROSS**

1. Accountable (11)
7. Tree (3)
9. Titled (9)
10. Trim feathers (5)
11. Cocktail (7)
12. Precisely (7)
13. Cereal plants (5)
15. Curse (9)
17. Flagrant (9)
19. Doctrine (5)
20. Empower (7)
22. Smarter (7)
24. Impregnate (5)
25. Languid (9)
27. Alkaline solution (3)
28. Betting calculator (11)

**CLUES DOWN**

1. Fabulous bird (3)
2. Excellent (5)
3. View (7)
4. Fragile (9)
5. Emblem (5)
6. Atone (7)
7. Happen (9)
8. Financier (5-6)
11. Authoritative (11)
14. Versatile (9)
16. Time after childbirth (4-5)
18. Beseech (7)
19. Sword (7)
21. Brilliant display (5)
23. Gold brick (5)
26. Low-bred dog (3)



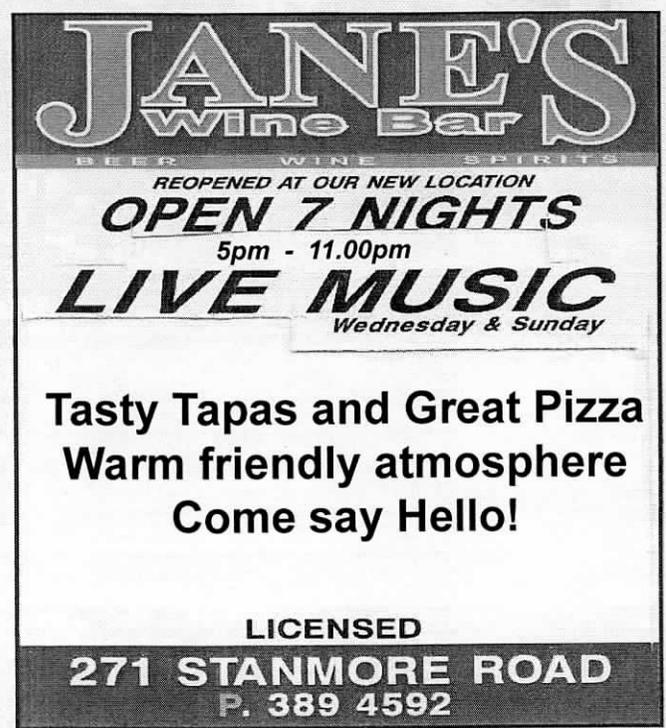
**P.O. Box 26-036**      **RICHMOND CLUB**      **PHONE 389-5778**

**75 London Street Christchurch**  
**MEALS**  
**COMPREHENSIVE MENU**  
**WE ARE PROUD TO SUPPORT OUR COMMUNITY**

**Crossword Solutions 1503**

- Across:**  
 1. Interfered, 7. Away, 9. Average, 10. Behead, 11. Floret, 12. Returned, 13. Lido, 15. vampire Bat, 18. Ostensible, 20. Taut, 21. Scenario, 24. Elands, 26. Forges. 27. Headlong, 28. Skit, 29. Turntables
- Down:**  
 2. Novelties, 3. Error, 4. Fugitives, 5. Rostrum, 6. Debut, 7. Abhorrent, 8. Abate, 14. Overnight, 16. Inelegant, 17. Abundance, 19. Brother, 22. Cloak, 23. Reset, 25. Ad Lib

**The deadline for advertising and news stories for the September issue is August 15th**



**JANE'S**  
 WINE BAR  
 BEER WINE SPIRITS  
 REOPENED AT OUR NEW LOCATION  
**OPEN 7 NIGHTS**  
 5pm - 11.00pm  
**LIVE MUSIC**  
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**Tasty Tapas and Great Pizza**  
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**Hamburgers**  
**Hours**  
 Tues - Wed: 11.30 - 2pm / 4.30 - 8.30pm  
 Thurs - Sat: 11.30 - 2pm / 4.30 - 9pm  
 Sun: 4.30pm - 8.30pm Mon Closed

**PHONE ORDERS TAKEN**  
**SMALL FUNCTIONS CATERED FOR**  
**SUPPORT YOUR LOCAL**  
**RICHMOND BUSINESS**

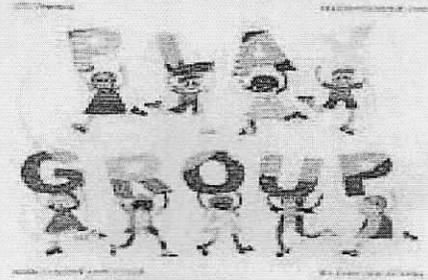


## Mothers' & Children's Play Group

Wednesday mornings  
10.30 am – 11.30 am

Avebury House  
9 Eveleyn Couzins Ave  
(Off North Avon Road)

Morning tea provided  
A gold coin donation is appreciated



### Hello Richmond Community

Mothers & Babies are back after their break for the school holidays and had a great start with the lovely sunny day on Wednesday the 22<sup>nd</sup>.

Next week the mum's and bubs are looking forward to a visit from the mobile library services, we encourage all you mums and bub's to come and join us.

Each week us mums enjoy a morning tea and catch up while the children have a fun time interacting with one another.

Please feel free to come and join us and see what's in store over the next month ..... hint, Parenting Week.

### Success!

It is wonderful to report that the bid to get the Council to fix and re-open the paddling pool at Avebury Park has been successful. What a fabulous example of the people's needs and the wishes of the community having been listened to. Thank you so much to the team from the Mothers & Babies group who got the petition underway and put in so much effort to bring this matter to the attention of the Council. We have seen the council workers in action already.

Group facilitator  
Rachel Curry

**Delta Community Support Trust** We are a Christian community-based organization located at 105 North Avon Road, Richmond. We engage in community development through a varied range of services, initiatives and activities. In particular, these seek to uplift people who are facing personal hardship, experiencing disability, isolation or other disadvantage.

**Food Store** Providing Food Parcels for those in our area. Open Mondays, Wednesdays and Fridays 10am-2pm.

**Budget Advice** If you would like help with budgeting and finances, we are able to provide support & advice. Talk to Andrea (03) 741 1634.

**Delta Inn** Come and enjoy our community meal with friends and neighbours. Fridays 11am - 1pm (meal served at 12 midday). \$3 donation

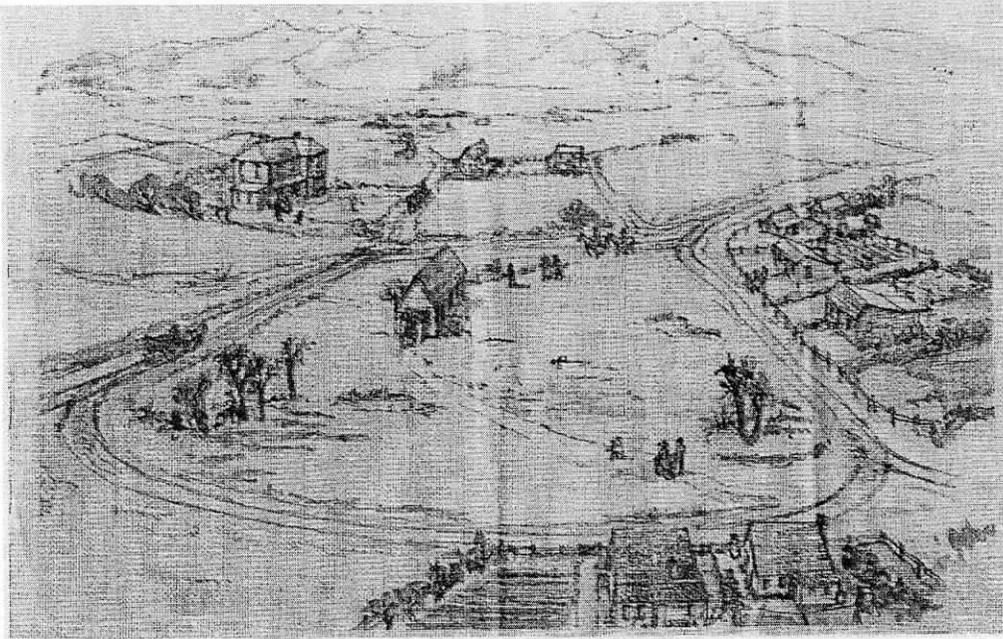
**Footprints Café** Relax with a coffee, toastie and muffin in our friendly cafe. Monday & Wednesday, 10am-1pm.

We run a **Social English Language Class** for those wanting to learn in a relaxed environment. Children under 5 welcome. Wednesdays 10:00am - 12:00pm. \$2

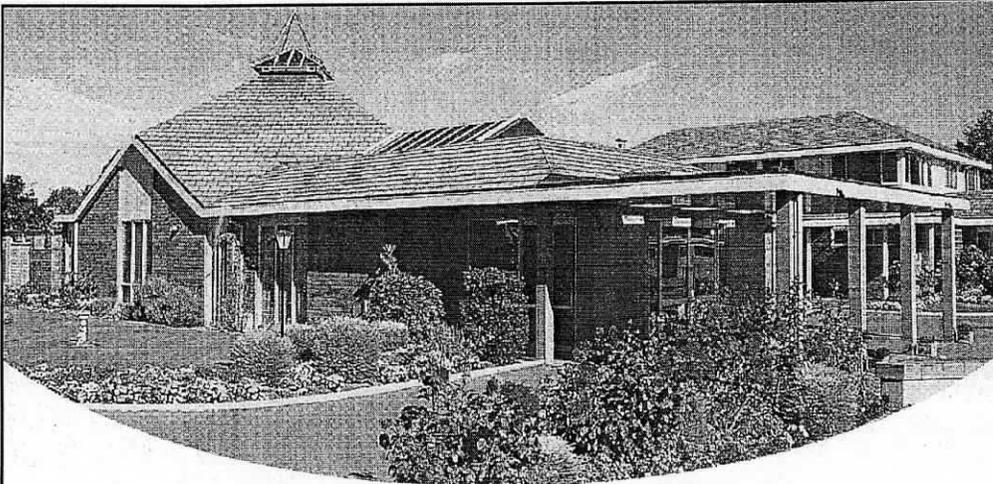
**International Play Group** also meets on Friday mornings, 9:30am-11:30am at Te Puna Oraka, 69B Briggs Road. English class for mothers and free play for children. \$2. Our cultural worker is also available to assist former refugees & migrants. Contact Shauna on **389 0219**.

**Delta Friendship Link** provides opportunities for those with intellectual disabilities to form friendships and socialise with their peers. A wide range of group activities are on offer with the aim to encourage participation, learning and interaction in a fun and relaxed environment. Friendship Link hosts groups that include both social events and a variety of skill-based activities. To find out more, contact Sue on **389 0273** or [sue@deltatrust.org.nz](mailto:sue@deltatrust.org.nz)

**The Evergreen Club** A dynamic day club for older people (65+). Open Monday to Friday, 9.30am - 3pm. Meal & Transport included. Contact Kathryn on **960 3228** or at [kathryn@deltatrust.org.nz](mailto:kathryn@deltatrust.org.nz)



The sketch of Bingsland (now part of Richmond) in 1869, by Rosemary Roake from the roof of her fathers house in McLeod Street, features the Richmond Methodist Church/Workingmens Club block. The church chapel, completed that year, is the only building on the block. In the foreground is Avalon Street (then Fowke Street) and the second house from the right in the immediate foreground still stands. On the left of the block is Stanmore Road, with the "Stanmore puddle" on the next corner (the London Street intersection). The Hadfield house is at the left (now the Stanmore New World Supermarket), beyond the puddle and behind it can be seen sandhills which sloped down to the creek which no longer exists. Beyond the Hadfield house is Vogel Street, at the intersection once known as Barnes Corner. It was from there that Booker's coach used to leave on its way, down London Street and Bealey Avenue for Victoria Square. When the trams came along, Barnes Corner was the terminus until they were later extended from there to Burwood and New Brighton.



## John Rhind Funeral Directors

Part of the Richmond Community since 1881

Operating from our original site in London Street for over 120 years, John Rhind Funeral Directors today offer a modern chapel and homely catering lounge, and a team of caring professionals, including an after-care bereavement support person.

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*Since 1881 ... a continuing  
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Fax (03) 366-7488



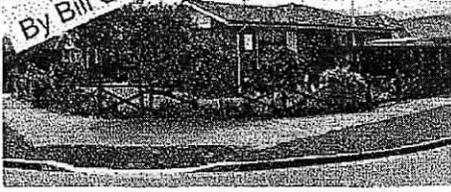
**griefcare**  
Accredited

Do you have any old bottles or stone jars lying about gathering dust and want to get rid of them? A local Historian and bottle collector could be very interested. If you have anything of that nature, then please phone Alan Williamson on 980-2169 and have a chat.

## Contemplate Selling Your Home

**SOLD**

By Bill Cornelius



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Bill Cornelius AREINZ  
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Another very happy home owner... SOLD!

*"Thanks Bill especially for the excellent work you did to bring this together- very professional and customer orientated."*

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**Volunteers urgently needed to fold and deliver the Richmond Community News.  
Interested persons please phone Avebury House Ph 381-6615**

## **Richmond Community Garden @ Avebury House**

An exciting new community venture is underway;  
A chance to grow your own vegetables, meet new people, help out in the community and learn some new skills

### **BUT we need YOU.**

**What will it cost you?  
Who can come along?**

Just some time, as much as you can spare, no more  
Anyone who likes to garden, or who would just like to meet others from the community

**When is it?**

On a Wednesday at 9.30am (weather permitting) **Who to contact?**  
Cathy Allden on 980-7127 or 02102487149

<https://www.facebook.com/RichmondCommunityGardenAvebury>

### **Come along AND give it a go**

A community garden is currently being created behind the historic Avebury House and Park, and peaceful location beside the Avon River. So far our garden volunteers have cleared the site, constructed vegetable beds and put down pathways. Our next project is to build composting bins so we can recycle our green waste. We welcome members of the community to visit the garden, to volunteer their time and help in any way, from general gardening to basic carpentry or to donate garden resources from home such as compost, manure, seeds, pots, plants etc, so we can create a beautiful organic garden for all to enjoy. So come along and meet your neighbours for a chat, bring along a flask of tea or coffee and a picnic. Children will enjoy the playground and exploring the grounds. Currently our garden volunteers meet on a Wednesday from 9.30 - Midday. Although anyone can visit anytime they wish.

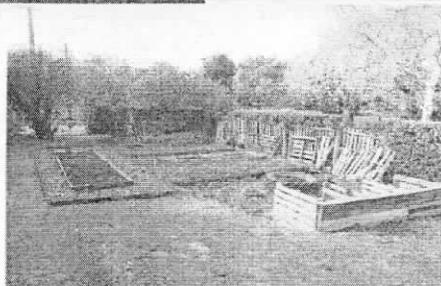
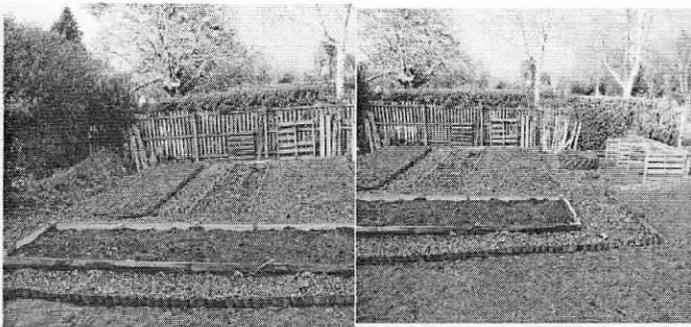
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An experienced local gardener is available for work in the Richmond area. Please contact Christine on 03 381-6947 to discuss costs etc.



### ***Shirley BHS Old Boy returns as Associate Headmaster***

Tim Grocott left Shirley BHS at the end of 1990 to study for a Bachelor of Arts degree at Canterbury University and a subsequent career in education. Teaching Social Studies and History at Papanui High School for several years, interposed with overseas experience, he was appointed Deputy-Principal at Burnside High School in 2009. In 2013 PPTA study award allowed him to complete his M.Ed (Hons) with a thesis on the way school leaders can raise the level of Maori academic achievement.



Pictured are three views of the new Community Garden just established at the back of Avebury House as mentioned on Page 5. More work is yet to be done but a lot of progress has already been made.

Following Neil Haywood's departure as Principal to Riccarton High School, Tim Grocott began at Shirley BHS in Term three, teaching History and taking up his duties as Associate Headmaster.

Married with three daughters, Tim enjoys sport and plays cricket for East Christchurch Shirley in the Presidents Grade and is a Director of the Shirley Sports Club which administers the Burwood Park clubrooms. He also joins his brother and Shirley's Master-in-Charge of Cricket, Dave Grocott so the future for Shirley Cricket looks very positive.

In addition, another of his 1990 Shirley Old Boy contemporaries is Garth Jones who teaches Science and is the Dean of Blake House at Shirley BHS.

## Can I trim my neighbour's trees?

As we come into Spring this is a problem that raises its head this time of year every year.

What can I do if my neighbour's trees are hanging over my boundary?

The first thing to do is talk to your neighbour, it is possible that they may not be aware of just how big the encroachment is, remember, they probably do not look at the tree from your side of the fence. Invite them over to take a look.

What if talking to your neighbour fails?

Then you are allowed to cut back the overhanging tree to the point where it crosses your boundary.

You cannot hop over the fence in the dark of night and chop the tree down.

Before you do anything, it is a good idea to check with the Council to ensure the tree is not a protected tree.

If the work involves more than just trimming the tree back, for example, the tree roots are damaging your properties walls, drains, grounds, you may apply to the District Court for a Court Order ordering your neighbour to undertake the work and to pay the costs.

You will need to present proof to the Court supporting your position ..

In the absence of a Court Order, if you and your neighbour are in dispute about the costs of any works, you can make a claim with the Disputes Tribunal or if the amount claimed is greater than \$15,000 then to the District Court.

To be sure of your position you should talk to your lawyer, Community Law or Citizens Advice before you go mad with the chain saw.

Bill Cornelius

### Gentle Exercise Group

With the cooling of the weather and a decline in numbers in attendance over this chilly time of the year, the decision was made to return to Avebury House at the start of June.

The participants of the group are delighted to be back in the House and really love the beautiful view out of the window from the Flesher Room. Unfortunately, some weeks we are forced to move to the Gordon Prince Room due to previous bookings and we lose some of our majestic view. This, however, has not deterred the regular attendance of group members.

We are always keen to welcome more members to our group and anyone can come and participate here at Avebury House on a Monday morning. Please come and join us for morning tea at 10am and then some gentle exercise with Janet



The New Zealand Historic Places Trust  
Conservation advice and advocacy

Providing advice about the protection of heritage buildings and their sites is a core activity of the New Zealand Historic Places Trust (NZHPT) and is established under the *Historic Places Act 1993 (HPA)*. Buildings and sites can be registered with NZHPT as either Category I or II, depending on their cultural heritage significance. These registrations are often protected as listings in the Councils District Plan.

Owners of heritage buildings are likely to be required to apply to the local Council for a resource consent when proposing to alter or make additions to listed heritage buildings and as part of that

process NZHPT can provide advice as to the most appropriate solutions that will have the least impact on the cultural heritage values of the building or site.

NZHPT supports the conservation and adaptive re-use of heritage buildings, both commercial and residential and supports owners finding contemporary uses with minimum loss of heritage value. NZHPT can provide funding assistance to the owners of Category I buildings in private ownership for conservation works. [http://www.historic.org.nz/heritage/funding\\_nhpif.html](http://www.historic.org.nz/heritage/funding_nhpif.html).

Your first port of call for obtaining advice about your heritage building or site (whether listed or not) is to call the office Ph: (03) 365 2897 or refer to our website guidance documents: [http://www.historic.org.nz/publications/SustMgt\\_guidance\\_nhpif.html](http://www.historic.org.nz/publications/SustMgt_guidance_nhpif.html)

## Property values effected by smelly mattress's

Here we go again, another month has gone by and what a cold month it was, those minus five mornings were no fun at all.

I feel sorry for those living in cold damp houses, still awaiting repairs to earthquake damage. For those in rental accommodation, the legislation Government is introducing requiring all rental properties to have insulation and smoke alarms must be comforting. With all the rain and frosts, our roads seem a lot worse. Potholes and I mean BIG potholes have appeared on many of our roads. From what we read and hear through the media it seems bad roading is something we may have to live with for some time yet.

On the property front it has been another busy month for sales in our broader zone of Dallington, Richmond, Shirley, St Albans with 67 sales recorded for the month by the Real Estate Institute June statistics. Properties sold a little quicker during June with the average days to sell falling to 28 from 35 in May 2015.

The median price for the zone was \$390,000 up slightly on the \$387,500 recorded in May but June 2015's \$390,000 median sale was well down on the June 2014 median price which was \$410,000.

This suggests post earthquake prices may have stabilised.

Investor activity will pick up as investors look to purchase and complete sales before new tax rules kick in from October 2015.

Richmond had one of those months where there was a very low number of sales (7) and a median value (\$253,000) that was very low because of some irregular sales. Those sales being properties being sold as-is-where-is or with other EQC or Insurer related issues. The lower selling price for those properties pulled the median price back.

To get a clearer overall picture of values in Richmond it is better to look at the median sale price, year to date, January to June. Spread over 53 sales the median is \$341,946

Like most areas, this time of the year Richmond is not looking at its best, that will change from August onwards as the areas many established trees shrubs and other plantings burst into bloom and the Spring lift in all activities kicks in. Nice properties will come onto the market and they will sell as Richmond gives great value for money particularly for buyers with young families and high outgoings.

These people renovate their homes as they can afford to and enhance the community in many ways.

On driving around Richmond I must say one thing that really annoys me is the rubbish people are dumping, often outside other peoples houses.

This junk is generally free for the taking but most of it is exactly that, **JUNK**, and what really gets my blood pressure rising, is the number of urine stained mattresses dumped on the side of the road.

**Really**, I mean who is going to take them?

In Perth Street, this morning, there were two double mattresses and a toilet bowl. Mattresses were also sitting on the side of the road in Whitmore Street, Stanmore Road, Fitzgerald Ave and North Parade

It's not a good look for people coming into our area.

Bill Cornelius