

BEFORE THE CHRISTCHURCH CITY COUNCIL

IN THE MATTER OF The Resource Management Act 1991 (**Act**)

AND

IN THE MATTER OF Resource consent application RMA/2021/3921 to
demolish the heritage listed Grand National
Grandstand located at Riccarton Racecourse, 165
Racecourse Road, Christchurch

AND

IN THE MATTER OF **CANTERBURY JOCKEY CLUB**

Applicant

**MINUTE NO 3 OF HEARING COMMISSIONER DAVID CALDWELL
REGARDING FURTHER INFORMATION RECEIVED AND FILING OF APPLICANT'S REPLY**

Dated 9 September 2022

1. I refer to my Minute No 2 dated 2 September 2022. I confirm that I undertook my site visit on 7 September 2022.
2. I was escorted by Mr Eric Cormack, the operations manager for the Applicant.
3. Prior to undertaking my site visit, I was provided with correspondence from the Christchurch Civic Trust/Historic Places Canterbury. That, in essence, asked that in viewing the building, I take account of the ground floor space in particular.
4. I went right through the building including the ground floor which is now largely dedicated to storage, and the parade area. I went through each of the floors internally and then out onto the main grandstand itself. As there was no electricity to the site, we used the stairways. I also went up a number of the external ramps.
5. I then went around the perimeter of the grandstand and over to the Tea House. I also viewed some of the other heritage items, including the turnstiles and the tote buildings.
6. I do not intend to go into any particular matters arising from my site visit in this Minute. It is obviously a substantial building. I was able to view a number of areas where the concrete had been drilled and cut and dug out, presumably for engineering purposes. There were only limited clear signs of earthquake damage. This reflects the engineering evidence provided at the hearing. The building appears to be deteriorating, at least superficially.

Further information received

7. As noted, I was provided with further information from the Christchurch Civic Trust and Historic Places Canterbury. That was obviously provided after the Applicant had concluded its case (other than reply) and the reporting officers had given their evidence. It is unclear whether that was provided to the Applicant. For convenience, I **attach** that to this Minute.
8. In my view the information provided largely records matters that were addressed orally at the hearing. It expands on some of the points raised. I do not consider there to be any prejudice to the Applicant if I receive that information and consider it as part of my decision-making process. The Applicant of course has the opportunity to respond to those matters in its reply.

Way forward

9. At the conclusion of the hearing, we discussed the potential timing of the Applicant's reply. Ms Appleyard identified that Plan Change 13 – Heritage was to be notified on 23 September 2022. Ms Appleyard was concerned that if the hearing was closed and no decision was issued prior to that date, there may be a need to reopen the hearing for further submissions. Obviously on notification, Plan Change 13 becomes a matter I will need to consider under s104 of the RMA.

10. Plan Change 13 and Plan Change 14 (the intensification plan change) were before Council on 8 September 2022. While the minutes of that meeting are not yet available, I understand the meeting was adjourned through to Tuesday 13 September 2022. I understand, should the officer recommendations be accepted, Plan Change 13 would still be notified on 23 September 2022.
11. The Christchurch Civic Trust and Historic Places Canterbury requested that I delay my decision while the alternative uses they identified in their correspondence are evaluated. There are statutory timeframes which I must be conscious of. These include the requirement to close the hearing within 75 working days from the close of submissions (16 June 2022). On my calculations, in the absence of any extension, that date is 30 September 2022.
12. I consider, given the circumstances in relation to Plan Change 13 and its potential notification on 23 September 2022, the Applicant's reply should be filed post that. I understood Ms Appleyard's initial view was that Plan Change 13 did not make any substantive changes in relation to this application. Nevertheless, I consider it would be efficient for that to be addressed in Ms Appleyard's reply. Otherwise there is a risk that the hearing would need to be reopened and further information sought.
13. I request that the Applicant files its reply no later than **5.00pm Wednesday 28 September 2022**. I do not anticipate that the submitters appearing would wish to make any comment in relation to Plan Change 13. They have not called planning evidence. It was not a matter which they identified. I do not apprehend that Plan Change 13 would impact on Ms White's recommendation.
14. Given this Minute addresses a number of issues, if there are any issues arising from it, they are to be raised through resourceconsentapplications@ccc.govt.nz.

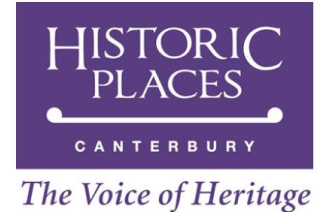


David Caldwell
Hearing Commissioner

Dated: 9 September 2022



The Christchurch Civic Trust Inc. PO Box 2632, Christchurch 8140, New Zealand



6 September 2022

Commissioner David Caldwell

Dear David

Christchurch Civic Trust and Historic Places Canterbury would like to offer a little further information on the GNS in light of your Minute No 2, September 2, 2022. As the only opponents who presented in person at the Hearings of the RC application to demolish this heritage treasure, we would be very grateful if you would consider the following, presented below in summary, but with a fuller exposition also attached.

In relation to Minute No 2 point 6 we would be very appreciative of your viewing the building, particularly the ground space, with our summary point 6 in mind: the possibility of a very large space adaptable for a wide range of functions by subdivision and capable of economical and effective strengthening which could dramatically increase the overall %NBS seismic capacity. At the same time the CJC 'over-capacity' issue would be dealt with, a win-win for the heritage building and for CJC.

We would like to make a potentially helpful suggestion: that there be a pause to enable a fair assessment of these ideas, particularly for the lower interior of the building eg. an indoor horse show ring as another possibility with a riding school and capability for musical ride events. We have the Spanish Riding School, Vienna as a model in mind.

We are happy to answer any questions which may arise from this exercise.

Yours sincerely

Ross Gray, Dr Lynne Lochhead, Prof. Chris Kissling

RMA/2021/3921

Canterbury Jockey Club Application to demolish CCC heritage scheduled Grand National Stand (GNS) at Riccarton Racecourse.

I attended the hearing on 1 September and spoke during the presentation by CCT and HPC.

The case for demolition on the grounds that the costs of retaining the grandstand are unreasonable is made with regard to the following factors:

1. The extensive engineering and seismic upgrade that would be required
2. The lack of affordable alternative remediation options
3. The lack of funds and limited availability of grants
4. The difficulty in funding an alternative re-use (must consider the Racecourse Act and terms of lease)
5. Sale of the building or site being impractical
6. The building does not meet the club's future needs given the change in the way patrons follow horse racing

Taking each of the 6 matters listed above, the following observations may be pertinent:

1. Only engineering and seismic upgrade options sympathetic to the case for demolition were presented. No opposing expert evidence was available. Christchurch Civic Trust and Historic Places Canterbury were the only opposing organisations present at the hearing. We did not provide expert witnesses on this factor. It did alert the Commissioner to the case of the McLean's Mansion demolition application heard by the Environment Court, where cost estimates presented proved to be far greater than actual costs for earthquake strengthening to 100%NBS even after the lapse in time and inflationary impacts. We pointed out the tendency that QS estimated costs of necessary works are never likely to be underestimates which intensifies the difficulties of saving heritage listed buildings.
2. This is a bold assertion and not necessarily factual. Again, only the perspective of experts in the service of the applicant gave evidence. That their methods for remediation are the only ones possible, whatever the likely alternative costs, is by no means tested through this hearing process. CCT pointed out that the applicant's contention that remediation would necessitate reduction in natural light to the interior of the building, was contestable and demonstrably not necessarily the case if the south wall of the Grandstand is re-engineered in steel and glass similar to the Arts Centre on Montreal Street. Such an option was not thought of or considered by the applicant's experts.
3. The CJC received a global earthquake insurance pay-out for the buildings, including the Grandstand, the total sum being much less than needed to fully repair all structures. It does not appear that the CJC reserved any of that insurance money for repair of the grandstand. It is low priority, or no priority for the CJC in the light of their contention stated in 6 above. To test the position of the CJC, the CCT asked the question whether the CJC would change its position regarding demolition if funding could be found, noting that the source of such funds might require consideration of the lease changing in favour of the funder. CCT noted that it had a good track record of linking sources of funding to heritage projects and maintaining public access to them. An out of hearing comment from the CJC representative was that such a proposition would have to be considered by the CJC Board. CCT contends that this decision should not be made in haste before changes to the District Plan become operative. The question of funding seems not to have been pursued vigorously and widely. No evidence was

presented that would support the view that all avenues of funding have been explored and exhausted.

4. Even given the Racecourse Act provisions, it is quite conceivable for the Grandstand to continue to serve its original purpose as an elevated and covered area for seating patrons attending race meetings, as well as for activities ancillary to that purpose that would provide revenue to continue the building's existence and on-going maintenance.
Only one tier of seating would be sufficient to meet the CJC's stated needs. That could be the upper tier. The space from the ground to that tier could be treated as a reinforced box within which steel framing could provide all the necessary seismic strengthening, allowing substantial and smaller subspaces for use on a regular basis. Such space might incorporate an equine museum, a large lettable hall and meeting rooms, and visitor accommodation for the racing fraternity plus space for storage – even an indoor riding school.
5. Sale of the building is impractical, but assignment of the lease to a Trust that is set up to save and continue use of the building as an allowable facility in accord with the Racecourse Act, is a possibility that needs to be explored thoroughly before any act of demolition is allowed to take place. The CJC may have enjoyed custodial use of the grandstand for a century, but it may be time to allow a different entity that opportunity to retain and use this important heritage building for another century.
6. The CJC does not want the Grandstand as it is currently configured. It has plans for the ground space once the building is demolished. CCT and HPC consider this action misses positive opportunities that include retention of the heritage building as viewed from the racetrack, but a much altered and renovated interior that would extend the uses possible in such a building. Such a use, with striking overseas parallels could be an indoor riding school, bringing the equine outdoors in and offering a unique year-round facility, with a tremendous point-of-difference for Riccarton Park.

Conclusion: We respectfully request that you consider a delay in your decision whilst our suggested alternative uses are evaluated. Haste should not be driving this case. The opportunity for a state of the art indoor horse dressage arena should, in our opinion at least be evaluated, along with other opportunities the building presents for auxiliary activities that could support retention rather than complete demolition.

Chris.kissling@hotmail.co.uk

**Another possible auxiliary use in support of retaining the Grand National Stand (GNS)
located at Riccarton Park, Christchurch, NZ.**

An indoor horse dressage and show jumping ring (as mentioned in the other documents) is another possibility associated with a riding school. It would suit use for musical ride events that draw big crowds.

This requires consideration of the dimensions and capacity of the building to be redesigned internally to allow such activity, but maintaining the external top tier seating and retention of a few rows of existing lower tier seating for viewing outdoor horse racing. Such a solution would retain the external heritage aspect whilst leveraging the internal spaces as income generating to support equine activity. The previous internal use of the building would change to support income-generating horse related activity. The seismic engineering associated with this proposal should be explored and costed before an irrevocable decision is made to demolish the building in its entirety. This not a farcical proposition.

See: <https://www.performancefooting.com/blog/riding-arena-size/>

The question is, could this concept be fitted within the GNS space below the top tier seating? There is a need to know if such an open space can be created in the process of seismic strengthening. Such a facility would be a great attraction for Canterbury.

Could the available heights also accommodate spectator seating for the indoor arena, perhaps best along the South wall?

Author: Chris Kissling, Christchurch Civic Trust.