

White, Odette

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From: Lucy Forrester <Lucy.Forrester@chapmantripp.com>  
Sent: Wednesday, 6 April 2022 11:24 am  
To: Tim Joll  
Cc: Jo Appleyard  
Subject: RE: RMA/2021/3921 Canterbury Jockey Club  
Attachments: FW: RICCARTON PARK GRAND NATIONAL STAND; FW: FUNDING REQUIRED; CHCDOC01-#1792085-v3-Table\_of\_heritage\_grants\_to\_apply\_for.docx

Importance: High

Hi Tim,

Responses to those two queries as follows:

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1. Evidence of the gap between insurance and the cost of necessary works (& ideally evidence of the insurance payout).

The Club is the registered proprietor of all the buildings at Riccarton Park Racecourse. It had a material damage insurance policy covering all the buildings on the site. The Club suffered loss by way of physical damage to various buildings on the site as a result of a number of different earthquakes including Kaikoura.

The Club made a claim on its insurers in respect of a number of buildings including the Grand National Stand and entered into a confidential settlement agreement with its insurers. The Club is not in a position to be able to release details of that settlement agreement but it can confirm that the amount received from its insurers is well less than half the costs of repair or rebuild of all the damaged buildings on site.

The settlement of the insurance was a cash sum for the Club to spend as it saw fit and did not require the repair or rebuild of any building. The Club has either already spent, or is committed to spending, all of the insurance proceeds on projects that are required as a priority to enable the racecourse to keep functioning in a competitive environment. There are no funds available from the insurance proceeds for the repair or reinstatement of the Grand National Stand, and no realistic ability to raise funds for that purpose.

2. What grants have the Club explored / have they actually applied for any?

The Club has explored the grants in the attached document. However, have not actually applied for any for the reasons set out in that document.

The Club has also specifically approached TAB NZ and New Zealand Thoroughbred Racing to see if they had any funding available to the Club for the Grandstand. Neither was able to assist in this regard. We attach the email correspondence for your reference.

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Please send these onto the relevant person in Council as soon as possible. Presumably the next step is to wait to see whether they will issue an official RFI?

Kind regards,

LUCY FORRESTER (she/her)

SENIOR SOLICITOR

Chapman Tripp

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
New Zealand History Research Trust Fund	No. Grant would not be sought for research/writing.	Administered by Ministry for Culture and Heritage. <ul style="list-style-type: none"> <li>Gives away 8-12 grants of up to \$12,000 to fund research and writing costs.</li> </ul>	N/A
Heritage Equip	N/A	Programme suspended.	N/A
Canterbury Earthquake Heritage Buildings Trust	N/A	Fund expended end of 2020 and wound up end of 2021: <a href="https://www.heritage.org.nz/protecting-heritage/funding/funding-for-heritage">https://www.heritage.org.nz/protecting-heritage/funding/funding-for-heritage</a>	N/A
National Heritage Preservation Incentive Fund	No.  The Grandstand is not entered onto the NZ heritage list, and is not within a listed historic area.	<ul style="list-style-type: none"> <li>Administered by Heritage NZ and provides financial incentives to encourage conservation of privately owned heritage places recognised on the NZ Heritage list.</li> <li>Any property entered on the NZ heritage list (other than historic areas) or a place within the boundary of a Listed historic area if that place contributes to the areas heritage values and that could satisfy the requirements for entry as a Category 1 historic place.</li> <li>Eligible projects: <ul style="list-style-type: none"> <li>Stabilisation, repair or restoration relating to historic buildings or structures (e.g... earthquake strengthening)...</li> </ul> </li> </ul>	N/A

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
		<ul style="list-style-type: none"> <li>• Assistance is in the form of grants. You cannot get funding for more than 50% of the cost of conservation work for a specific project, and individual grants will not normally be greater than \$100,000.</li> <li>• Application to be assessed by Heritage NZ using set criteria including extent of national significance, extent of public benefit, level of urgency of work, level of conservation standards proposed and cost effectiveness.</li> </ul>	
Christchurch City Council Heritage Incentive Grant	Yes.	<ul style="list-style-type: none"> <li>• Available to owners of heritage buildings, places, structures, objects and significant moveable heritage (including heritage buildings, places, structures or objects which are scheduled in the Christchurch District Plan).</li> <li>• Criteria includes – appropriate maintenance, repair and other recognised conservation works; appropriate structural and seismic engineering works; selected NZ Building Code compliance upgrades; temporary stabilisation and securing of heritage fabric/parts of buildings or structures where it relates to a longer term programme for retention.</li> <li>• Following factors to be assessed:</li> </ul>	<p>No. We understand that funding under this grant is limited to funds available at the time of application, which is highly dependent on what grants have recently been accepted.</p> <p>We also consider it very unlikely that, even if granted, the amount that would be provided (being up to 50% of the cost of works at the most) would still not bridge the Jockey Club's financial gap to repair the Grandstand to either NBS standard.</p> <p>Having considered the invasive nature of works required to repair the building, the associated impact on heritage fabric and values, the associated costs of undertaking the work, the lack of substantive heritage grant funding</p>

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
		<ul style="list-style-type: none"> <li>○ Heritage values of the building to the communities of Christchurch and Banks Peninsula;</li> <li>○ Contribution the proposed work will make to the retention of the building;</li> <li>○ Extent to which the works protect and maximise retention of the heritage fabric, form and values;</li> <li>○ The extent to which the building is accessible to the public;</li> <li>○ Contribution the building makes to wider community heritage and wellbeing outcomes;</li> <li>○ Contribution that the proposed work will make to the wider heritage values of the area;</li> <li>○ Degree to which the proposed works are consistent with the conservation principles and practice of ICOMOS;</li> <li>○ Urgency of work;</li> <li>○ Availability of grant funds;</li> </ul> <ul style="list-style-type: none"> <li>● Successful grants equate to between 0-50% of the value of the scope of works required as detailed in</li> </ul>	<p>available to bridge the substantial financial gap, and the lack of need for the Grandstand to accommodate typical race day spectators, the decision has been made to demolish the Grandstand.</p> <p>In light of these factors the decision is made not to apply for this grant. This also allows Council to utilize this Grant for other more appropriate heritage projects.</p>

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
		<p>the Grant Application. Percentage of this value will be determined in the sole discretion of the evaluating team according to the purpose of the fund.</p> <ul style="list-style-type: none"> <li>If grants are awarded – there are associated conservation covenant requirements.</li> </ul>	
Christchurch City Council Intangible Heritage Grant Fund	<p>No. Funding sought would not be in relation to intangible heritage.</p>	Intangible Heritage includes knowledge, stories, histories, memories, traditions, waiata, oral histories, trails and past landscape features.	N/A
Christchurch Heritage Festival Community Grants	<p>No. Funding sought would not be in relation to an event.</p>	Relates to events.	N/A
Lottery Environment and Heritage Committee Grant	<p>Not clear whether the grandstand would be considered privately/commercially owned noting a number of companies have successfully been given grants.</p>	<p>Provides grants for plans, reports and one-off projects that will protect, conserve and promote New Zealand's natural, cultural and physical heritage.</p> <p>Projects which may be funded:</p> <ul style="list-style-type: none"> <li>Projects that restore habitats, control pests and predators, breeding programmes community education programmes etc. (projects that will continue to our natural heritage priorities and outcomes and benefit communities)</li> </ul>	<p>No. For the reasons already outlined above, coupled with the uncertainty as to whether the project would meet the highlighted criteria, the decision has been made not to apply for this grant.</p>

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
		<p>What we don't fund:</p> <ul style="list-style-type: none"> <li>• Projects to conserve, restore or protect privately or commercially owned buildings, structures</li> </ul> <p>Examples of who have been awarded funding in 2020/2021:</p> <ul style="list-style-type: none"> <li>• Trusts, Incorporated Societies, Companies, Universities</li> </ul>	
<p>Lottery Significant Projects Fund</p>	<p>Not clear whether the grandstand would meet criteria.</p>	<p>This Fund provides grants to purchase, create or improve community assets that have regional or national significance. It provides grants for such capital expenditure projects with a total cost of \$3 million or more.</p> <p>The planned project must:</p> <ul style="list-style-type: none"> <li>• be for a community purpose for public use in New Zealand</li> <li>• have a total cost of \$3 million or more, and</li> <li>• show how the finished project will provide regional or national benefits or outcomes in: <ul style="list-style-type: none"> <li>o the arts, culture or heritage;</li> </ul> </li> </ul>	<p>No. The rationale for not applying is the same as already outlined above.</p>

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
		<ul style="list-style-type: none"> <li>○ sport or recreation;</li> <li>○ conservation or the environment;</li> <li>○ community wellbeing and resilience;</li> <li>○ economic development; and/or</li> <li>○ visitor services and tourism.</li> </ul> <p>May include the renovation, refurbishment and/or earthquake strengthening of regional or national facilities or buildings used for community purposes.</p> <p>Lottery Significant Projects Fund does not fund:</p> <ul style="list-style-type: none"> <li>• projects that are not for community purposes or will not provide a public benefit</li> <li>• the purchase of land</li> <li>• requests from individuals</li> <li>• requests for assets that anticipate ongoing support from the Lottery Grants Board</li> <li>• requests for feasibility studies, conservation plans or seismic assessment reports (these may be funded by other Lottery committees)</li> </ul>	

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
Lottery Minister's Discretionary Fund	Unlikely. Others would need to be applied for first.	<p>The Lottery Minister's Discretionary Fund provides one-off grants to not-for-profit organisations and individuals for community projects that fall outside the scope of the other Lottery committees that distribute grants.</p> <p>The Lottery Minister's Discretionary Fund is unlikely to fund... sporting projects.</p>	N/A
Regional Culture and Heritage Fund	No. The Grandstand is not intended to house a heritage collection.	<p>Ministry for Culture and Heritage administered.</p> <ul style="list-style-type: none"> <li>• To be eligible for consideration, the primary function of a building will be to: <ul style="list-style-type: none"> <li>○ Provide a performing arts venue for high quality and/or professional performing arts; and/or</li> <li>○ Provide an arts, culture and heritage exhibition venue (e.g. art galleries, museums, whare taonga); and/or</li> <li>○ House collections of demonstrated importance to the region.</li> </ul> </li> <li>• Primary focus is to support capital projects outside the main centres – but they will be considered on a case-by-case basis.</li> <li>• Applicants will need to demonstrate they have made reasonable efforts to fund their Projects from within</li> </ul>	The grandstand demolition would not meet this funding criteria – the project is not considered to fulfil any of the listed functions and is located within a main centre.



GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
		<p>the communities and sources like lotteries before applying – it is a fund of last resort.</p> <ul style="list-style-type: none"> <li>• Examples of projects: Waikato Regional Theatre, Chatam Islands Museum...</li> </ul> <p>The RCHF has limited resources so it contributes typically no more than the last third of a qualifying project's cost.</p>	
Provincial Growth Fund	No.	<p>MBIE administered.</p> <p>Aims to lift productivity potential in the provinces by enhancing economic development opportunities, creating sustainable jobs, enabling Maori to reach their full potential, boosting social inclusion and participation, building resilient communities, and helping New Zealand's climate change targets.</p> <p>Most of the Fund has been fully allocated as a result of the government reset of PGF funding to help the country recover from the economic impact of COVID-19.</p> <p>Cabinet set broad criteria for assessing applications</p> <p>(criteria not provided and not entirely clear – however the fund is not heritage specific)</p>	While there is no clear cut criteria with which we can prove the Grandstand will not qualify it is very unlikely given the types of projects that have received the fund and the fact that there is not much funding left.
Regional Strategic Partnership Fund	No.	Provides \$200 million to help grow regional economies by recognising each ones' individual strengths and working with them in partnership to develop regionally-specific projects. When completed, these projects will	We can demonstrate that the Grandstand demolition would not meet the criteria as the building is located in Christchurch.

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
		<p>improve the regions' economic outcomes and the wellbeing of their communities.</p> <p>Criteria</p> <ul style="list-style-type: none"> <li>• Located in regional NZ – Auckland, Wellington and Christchurch ineligible.</li> </ul>	
<p>Rata Foundation – Nga kaupapa hanga whare</p>	<p>Unlikely.</p>	<p>Grants for building projects which foster community connections, increase community participation, or are of regional significance.</p> <p>Priorities are building projects which:</p> <ul style="list-style-type: none"> <li>• Promote collaboration and multi-use spaces and have ongoing wide community use.</li> <li>• Acknowledge and celebrate our diverse communities (e.g. arts, sports, youth sectors)</li> <li>• Protect and enhance the environment in which we live.</li> <li>• Recognise the special role that Marae play in supporting community cohesion.</li> </ul> <p>Note additional criteria for heritage projects:</p> <ul style="list-style-type: none"> <li>• Of the two letters of support we require, one must be a letter from Heritage NZ stating that</li> </ul>	<p>The grandstand demolition is not considered to align with the priorities of the Foundation grant. The proposal does not promote community use and would result in a negative impact on heritage values.</p>

GRANT	ELIGIBILITY	INFORMATION	JOCKEY CLUB TO APPLY?
		<p>your project will not have a negative impact on heritage values.</p> <ul style="list-style-type: none"> <li>• A letter from the relevant local authority's heritage advisor/planner in support of your project or confirmation of a Heritage Grant for the project from the relevant local authority.</li> <li>• Confirmation whether a resource consent is, or is not, required, or attach the resource consent if already granted (this maybe by email from the relevant local authority).</li> <li>• Depending on the scale of the project, we may require a Heritage Conservation Plan to guide the work.</li> <li>• Projects that involve archaeological sites must obtain an authority from Heritage New Zealand.</li> </ul>	

White, Odette

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From: Tim Mills <tim@riccartonpark.co.nz>  
Sent: Friday, 18 February 2022 11:05 am  
To: Lucy Forrester  
Cc: Jo Appleyard; Gareth Murfitt  
Subject: FW: RICCARTON PARK GRAND NATIONAL STAND

FYI

Kind regards



**Tim Mills**  
Chief Executive  
Riccarton Park | Canterbury Jockey Club

P: 03 336 0050  
M: 0274 300 208  
E: [tim@riccartonpark.co.nz](mailto:tim@riccartonpark.co.nz)

PO Box 11137 Christchurch 8443 | 165 Racecourse Road, Christchurch  
[www.riccartonpark.co.nz](http://www.riccartonpark.co.nz)



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From: Bernard Saundry <Bernard.Saundry@nztr.co.nz>  
Sent: Friday, 24 July 2020 2:01 pm  
To: Tim Mills <tim@riccartonpark.co.nz>  
Cc: Eric Cormack <eric@riccartonpark.co.nz>; Bill Cotton <billmarvin@xtra.co.nz>; Gordon Fulton <fultons@farmside.co.nz>; Jeff McCall <jeffrey.mccall@paprills.co.nz>; Gareth Murfitt <Gareth@riccartonpark.co.nz>  
Subject: RE: RICCARTON PARK GRAND NATIONAL STAND

Dear Tim

Thank you for your email and request for funding.

I appreciate this request is an important matter for the club and local community.

NZTR is not in a position to contribute to the upgrading of grandstand facilities and has no plan in the future to make industry funds available for such projects.

Kind Regards

Bernard

Ngā mihi nui | Kind regards



Bernard Saundry

Chief Executive

New Zealand Thoroughbred Racing

m: +64 27 565 6411

a: 106-110 Jackson Street, Petone, Wellington 5012

[LOVERACING.NZ](http://LOVERACING.NZ)

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From: Tim Mills <[tim@riccartonpark.co.nz](mailto:tim@riccartonpark.co.nz)>

Sent: Thursday, 23 July 2020 9:21 AM

To: Bernard Saundry <[Bernard.Saundry@nztr.co.nz](mailto:Bernard.Saundry@nztr.co.nz)>

Cc: Eric Cormack <[eric@riccartonpark.co.nz](mailto:eric@riccartonpark.co.nz)>; Bill Cotton <[billmarvin@xtra.co.nz](mailto:billmarvin@xtra.co.nz)>; Gordon Fulton <[fultons@farmside.co.nz](mailto:fultons@farmside.co.nz)>; Jeff McCall <[jeffrey.mccall@paprills.co.nz](mailto:jeffrey.mccall@paprills.co.nz)>; Gareth Murfitt (Riccarton Park) <[gareth@riccartonpark.co.nz](mailto:gareth@riccartonpark.co.nz)>

Subject: RICcarton PARK GRAND NATIONAL STAND

Good morning Bernard

The Canterbury Jockey Club has reached a resolution with its insurance company in respect of the earthquake damage to the 100 year old Grand National (Public) Grandstand.

The Club is now faced with a significant extra cost to bring the building up to a required high percentage of new building standards. This cost is going to be a minimum of \$5,000,000 and likely to be well in excess of twice that to bring it up to greater than 68% of NBS.

These costs are estimates and will likely be greater but does indicate the amounts required. These clearly are outside of the capability of the Club to pay.

The purpose of this communication is to ask what level of funding the industry can provide to the Canterbury Jockey Club to facilitate the upgrade of the building to the required percentage of NBS.

I look forward to your earliest response.

I have copied this email to our Boards Earthquake/Insurance Sub-committee.

Kind regards



Tim Mills

CHIEF EXECUTIVE CANTERBURY JOCKEY CLUB

[tim@riccartonpark.co.nz](mailto:tim@riccartonpark.co.nz) Phone (03) 336 0050 Cellphone 0274 300 208 [www.riccartonpark.co.nz](http://www.riccartonpark.co.nz)

White, Odette

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From: Tim Mills <tim@riccartonpark.co.nz>  
Sent: Friday, 18 February 2022 11:04 am  
To: Lucy Forrester  
Cc: Jo Appleyard; Gareth Murfitt  
Subject: FW: FUNDING REQUIRED

FYI

Kind regards



**Tim Mills**  
Chief Executive  
Riccarton Park | Canterbury Jockey Club

P: 03 336 0050  
M: 0274 300 208  
E: [tim@riccartonpark.co.nz](mailto:tim@riccartonpark.co.nz)

PO Box 1137 Christchurch 8443 | 165 Racecourse Road, Christchurch  
[www.riccartonpark.co.nz](http://www.riccartonpark.co.nz)



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From: Dean McKenzie <dean.mckenzie@tab.co.nz>  
Sent: Tuesday, 1 September 2020 12:46 pm  
To: Tim Mills <tim@riccartonpark.co.nz>  
Subject: Re: FUNDING REQUIRED

EXTERNAL EMAIL. Do not click on links or open attachments unless you recognise the sender and know the content is safe.

Hi Tim,

Thanks for your email.

The recently passed Racing Industry Act clearly sets out the objectives of TAB NZ under this new framework and that is simply (paraphrasing) to facilitate and promote betting and subject to ensuring risks around problem gambling are minimised, maximise profits for the long term benefit of NZ racing.

Specific functions of the TAB are also listed under clause 58, none of which envisages it being a funding vehicle for racing industry capital projects such as the one you have listed below.

You will no doubt be aware that application could always be made to access class 4 gaming proceeds, however any such application would need to go through the normal Net Proceeds Committee process and would obviously be subject to meeting relevant authorised purpose criteria.

Please note however, although this potential option exists, Covid 19 has impacted the TAB gaming activities hard with an additional hit in recent weeks given the closure (again) of our Auckland stores for a considerable period. Access to any funding from this source therefore is extremely tight, particularly for the short to medium term, with significant existing commitments to fund industry integrity services the priority from these limited funds.

I'm sorry for being unable to provide you with a more positive response and we wish you all the very best for your project.

Kind regards

Dean McKenzie

On Tue, 1 Sep 2020 at 10:32 AM, Tim Mills <[tim@riccartonpark.co.nz](mailto:tim@riccartonpark.co.nz)> wrote:

Good morning Dean

The Canterbury Jockey Club has reached a resolution with its insurance company in respect of the earthquake damage to the 100 year old Grand National (Public) Grandstand.

The Club is now faced with a significant extra cost to bring the building up to a required high percentage of new building standards. This cost is going to be a minimum of \$5,000,000 and likely to be well in excess of twice that to bring

it up to greater than 68% of NBS.

These costs are estimates and will likely be greater but does indicate the amounts required. These clearly are outside of the capability of the Club to pay.

The purpose of this communication is to ask what level of funding the industry can provide to the Canterbury Jockey Club to facilitate the upgrade of the building to the required percentage of NBS.

I look forward to your earliest response.

I have copied this email to our Boards Earthquake/Insurance Sub-committee.

*Kind regards*

A handwritten signature in blue ink that reads "J. Phillips". The signature is written in a cursive style with a small horizontal line underneath the name.





Tim Mills  
Chief Executive  
Riccarton Park | Canterbury Jockey Club

P: 03 336 0050  
M: 0274 300 208  
E: [tim@riccartonpark.co.nz](mailto:tim@riccartonpark.co.nz)

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Dean McKenzie  
Executive Chair  
TAB New Zealand

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White, Odette

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From: Tim Joll <timj@planzconsultants.co.nz>  
Sent: Tuesday, 15 February 2022 9:59 am  
To: White, Odette  
Subject: FW: RMA/2021/3921 Canterbury Jockey Club

Morning Odette,

I hope all is well.

We have been working away in the background on the queries you sent through. Please see below the initial feedback I have received.

1. Evidence of the gap between insurance and the cost of necessary works (& ideally evidence of the insurance payout). **I am still waiting for the solicitors to provide this information.**
2. What grants have the Club explored / have they actually applied for any? **I will send this through shortly.**
3. An assessment from William Fulton as to whether the building would still meet the thresholds in policy 9.3.2.2.1 for listing with a 67% repair/strengthening strategy? **William's comments are set out in the email below. Do you need anything more detailed from him?**
4. It is mentioned that any strengthening proposal would require the windows on the south side to be modified – how exactly would they need to be modified / how would this change their form/fabric? **In the email chain below, William has advised that the windows to the south would need to be removed to enable new concrete frames, which would then impact on the ability to reuse the original windows.**
5. How many other racecourse grandstands designed by the Luttrell Brothers are still in existence both in Christchurch and elsewhere in NZ? **Both William and I have done some research into this and the Luttrell's designed the public grandstands at Hastings (1913-14), Greymouth (1923), Addington (1909-15), Riccarton(1920- 23), Trentham (1919-25) and Motukarara (1926). Neither of us could find any evidence to suggest any other grandstands are still in existence in either Christchurch or anywhere else in New Zealand. The research I did was looking at the Heritage New Zealand List and relevant District Plans for the 6 sites listed above as well as research on dissertations done on the Luttrell Brothers. The St Leger stand in Trentham was demolished in 1999 and I am unsure of the demolition date of the other Grandstands.**

I do note that there are a number of other buildings associated with the Luttrell Brothers that still exist in both Christchurch and elsewhere in New Zealand. These include, but are not limited to:

- i. St James Anglican Church in Riccarton;
- ii. Wood's Mill, Addington;
- iii. St Mary Catholic Church and School in Hokitika;
- iv. Backhouse Building in Wanganui;
- v. Riccarton Tea house, Riccarton Racecourse;
- vi. New Zealand Express Company Building, Central Dunedin;
- vii. Isaac Theatre Royal, Central Christchurch;
- viii. Rose Historic Chapel, Central Christchurch.

Can you please let me know if there are likely to be any other queries in the formal RFI and when we may receive this?

Kind regards,  
Tim



**Tim Joll - Consultant Planner (Associate)**

DDI: 03 372 2282 M: 022 171 1529 E: [timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz) W: [planzconsultants.co.nz](http://planzconsultants.co.nz)

P: PO Box 1845, Christchurch 8140 A: 124 Peterborough Street, Christchurch 8013

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From: William Fulton <[william@frta.co.nz](mailto:william@frta.co.nz)>  
Sent: Wednesday, 9 February 2022 2:53 pm  
To: Tim Joll <[timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz)>  
Subject: RE: RMA/2021/3921 Canterbury Jockey Club

Hi Tim,  
Apologies for the delay.

I would say that the proposed structural changes, diminish the Heritage value of the building but not to the point that the Heritage item would warrant being removed from the Heritage schedule.

Kind regards,  
William

**William Fulton** NZIA B.Bsc, Dip LA, BArch  
Principal

on behalf of

**T E A M**   
A R C H I T E C T S

for Fulton Ross Team Architects Limited  
**a** 284 Kilmore Street, Christchurch Central, Christchurch 8011  
**m** 0272 692 759 **p** 03 366 7165  
**e** [william@frta.co.nz](mailto:william@frta.co.nz) **w** [www.frta.co.nz](http://www.frta.co.nz)

Think green before you print this screen.

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From: Tim Joll <[timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz)>  
Sent: Wednesday, 9 February 2022 2:25 PM

To: William Fulton <[william@frta.co.nz](mailto:william@frta.co.nz)>  
Subject: FW: RMA/2021/3921 Canterbury Jockey Club

Hi William,

I hope your week is going well. Please sing out if you need anything else. I am still waiting on feed back from the solicitors on the insurance query so no hurry on your assessment.

Kind regards,  
Tim



**Tim Joll - Consultant Planner (Associate)**

DDI: 03 372 2282 M: 022 171 1529 E: [timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz) W: [planzconsultants.co.nz](http://planzconsultants.co.nz)  
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From: Tim Joll  
Sent: Friday, 4 February 2022 1:35 PM  
To: William Fulton <[william@frta.co.nz](mailto:william@frta.co.nz)>  
Subject: RE: RMA/2021/3921 Canterbury Jockey Club

Hi William,

Thanks so much for coming back to me so quickly, please see below Policy 9.3.2.2.1:

### 9.3.2.2.1 Policy - Identification and assessment of historic heritage for scheduling in the District PI

- a. Identify historic heritage throughout the Christchurch District which represents cultural and historic themes and act Christchurch District, and assess their heritage values for significance in accordance with the criteria set out in Ap
- b. Assess the identified historic heritage in order to determine whether each qualifies as 'Significant' or 'Highly Signifi
  - i. to be categorised as meeting the level of 'Significant' (Group 2), the historic heritage shall:
    - A. meet at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level; a
    - B. be of significance to the Christchurch District (and may also be of significance nationally or internationa of the Christchurch District's cultural and historical themes and activities, and thereby contributes to the place and identity; and
    - C. have a moderate degree of authenticity (based on physical and documentary evidence) to justify that it Christchurch District; and
    - D. have a moderate degree of integrity (based on how whole or intact it is) to clearly demonstrate that it is Christchurch District.
  - ii. to be categorised as meeting the level of 'Highly Significant' (Group 1), the historic heritage shall:
    - A. meet at least one of the heritage values in Appendix 9.3.7.1 at a highly significant level; and
    - B. be of high overall significance to the Christchurch District (and may also be of significance nationally or conveys important aspects of the Christchurch District's cultural and historical themes and activities, ar contribution to the Christchurch District's sense of place and identity; and
    - C. have a high degree of authenticity (based on physical and documentary evidence); and
    - D. have a high degree of integrity (particularly whole or intact heritage fabric and heritage values).
- c. Schedule significant historic heritage as heritage items and heritage settings where each of the following are met:
  - i. the thresholds for Significant (Group 2) or Highly Significant (Group 1) as outlined in Policy 9.3.2.2.1 b(i) or (ii)
  - ii. in the case of interior heritage fabric, it is specifically identified in the schedule;  
unless
  - iii. the physical condition of the heritage item, and any restoration, reconstruction, maintenance, repair or upgrade heritage values and integrity of the heritage item being compromised to the extent that it would no longer retain and/or
  - iv. there are engineering and financial factors related to the physical condition of the heritage item that would mak inappropriate to schedule the heritage item.


Many thanks,  
Tim



**Tim Joll - Consultant Planner (Associate)**

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From: William Fulton <[william@frta.co.nz](mailto:william@frta.co.nz)>  
Sent: Friday, 4 February 2022 12:37 PM  
To: Tim Joll <[timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz)>  
Subject: RE: RMA/2021/3921 Canterbury Jockey Club

Hi Tim,

Can you send me the policy 9.3.2.2.1 for listing so I can make an assessment on the basis of 67% structural works.

The windows to the south would currently need to be removed to enable new concrete frames, which would then impact on the ability to reuse the original windows.

I searched Luttrell Grandstands and got a similar list to you. I do not know if any of them still exist.

Regards,  
William

**William Fulton** NZIA B.Bsc, Dip LA, BArch  
Principal

on behalf of

**T E A M** <sup>®</sup>  
A R C H I T E C T S

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From: Tim Joll <[timj@planzconsultants.co.nz](mailto:timj@planzconsultants.co.nz)>  
Sent: Friday, 4 February 2022 11:27 AM  
To: William Fulton <[william@frta.co.nz](mailto:william@frta.co.nz)>  
Subject: FW: RMA/2021/3921 Canterbury Jockey Club

Hi William,

I hope your week is going well and you are feeling refreshed after a great summer break.

I have had some initial queries from Council on the proposal to demolish the Grandstand at Riccarton Racecourse. I was hoping you may be able to assist on queries 3-5?

In terms of the 5<sup>th</sup> query, I know (thanks to your assessment) that the Luttrell's designed the public grandstands at Hastings (1913-14), Greymouth (1923), Addington (1909-15), Riccarton(1920- 23), Trentham (1919-25) and Motukarara (1926). Do you know if any of these grandstands still exist? I'm guessing the Addington Grandstand has been demolished as there is no heritage listing for this site in the District Plan but have no idea about any of the others.

Any assistance you can provide would be greatly appreciated.

Kind regards,  
Tim



**Tim Joll - Consultant Planner (Associate)**

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