

Rebecca Watson

From: official information
Sent: Friday, 10 May 2019 09:02
To: [REDACTED]
Cc: official information
Subject: RE LGOIMA 19087: Claudelands Grandstand [#21478C]
Attachments: Claudelands grandstand Development - Conservation Plan May 2006.pdf

Kia ora,

Further to your information request of 17 April 2019 in respect of Claudelands Grandstand, I am now able to provide Hamilton City Council's response.

You requested:

We are looking for information on:

- *the cost of any initial repairs and ongoing maintenance,*
- *how these costs were covered, ie through community fundraising, grants or council funds or a combination of these*
- *how any heritage restoration was carried out,*
- *who owned the building before, during and after the process, and*
- *any other information that you might think relevant.*

Our response:

1) The cost of any initial repairs and ongoing maintenance.

In 2007/8, the Claudelands Grandstand was relocated within the Claudelands precinct site and refurbished. The total cost was \$1.520m approx. This was part of an almost \$70m project for the redevelopment of the precinct and build of the Claudelands Event Centre Arena and Exhibition Space. You can find current information on further information on our venue [here](#).

Over the next five financial years (2018/19 to 2027/28) Council average annual budget for maintenance is \$16,320.

2) How these costs were covered, ie through community fundraising, grants or council funds or a combination of these.

The costs were budgeted via the relevant Council's 10-Year plus a sum of \$200,000 from external funding.

3) How any heritage restoration was carried out.

The relocation and refurbishment project required appropriate resource and building consents to be lodged with Hamilton City Council.

The site is also classified as an archaeological site under the Historic Places Act 1993, as it has been associated with human settlement before the year 1900.

The Grandstand is currently listed as a Category 2 item (List #4198) under the Historic Places Trust national register of historic places, which identifies it as a building of regional and local significance.

Due to its heritage status, the project required record of signed support from NZ Historic Places Trust (NZHPT) prior to the approval of Council consents.

4) Who owned the building before, during and after the process.

Hamilton City Council owned the building before the relocation and refurbishment, during and after. It is now a premium event space and used primarily for functions (such as weddings, receptions, celebrations) and meetings. Council brought the site in the 1990s and it has been in council ownership ever since.

5) Any other information that you might think relevant.

We have attached a report on the history of the Claudelands Grandstand which you may find interesting.

Kind regards,

Amy Viggers

On behalf of the Privacy Officer

DDI: 07 8386727 | Email: amy.viggers@hcc.govt.nz



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From: official information

Sent: Thursday, 18 April 2019 4:34 PM

To: [REDACTED]

Cc: official information <officialinformation@hcc.govt.nz>

Subject: RE LGOIMA 19087: Claudelands Grandstand [#21478C]

Kia ora,

I write to acknowledge your information request of 17 April 2019 in respect of Claudelands Grandstand.

Please be advised that your request has been passed on to the relevant team within Council and you will be informed of the outcome.

The Local Government Official Information and Meetings Act 1987 requires that we advise you of our decision on whether the Council will provide the requested information or not “as soon as reasonably practicable”, no later than 20 working days after the day we received your request. We will respond to you no later than 20 May 2019.

Kind regards,

Amy Viggers

On behalf of the Privacy Officer

DDI: 07 8386727 | Email: amy.viggers@hcc.govt.nz



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-----Original Message-----

From: [REDACTED]

Sent: Wednesday, 17 April 2019 9:00 PM

To: "info@hcc.govt.nz" <info@hcc.govt.nz>

Subject: Claudelands Grandstand

Dear Hamilton City Council person

I am writing on behalf of the Golden Bay Grand Stand Community Trust Inc. Since 2013 various groups and members of the community of Golden Bay have been working towards the preservation, conservation and restoration of the 120-year-old grandstand at the Takaka Recreation Park in Tasman District. Tasman District Council (TDC) is the current owner of the recreation park and grandstand.

We are contacting councils and community groups who have been involved in the successful restoration of their local grandstands to ask for information on how their grandstand restoration was achieved.

We are looking for information on:

- the cost of any initial repairs and ongoing maintenance,
- how these costs were covered, ie through community fundraising, grants or council funds or a combination of these
- how any heritage restoration was carried out,
- who owned the building before, during and after the process, and
- any other information that you might think relevant.

Below is a little background information on our situation:

Our grandstand was built by the local A&P Association in 1899 and gifted to the local council in 1959 with the proviso that the A&P be able to continue to use it and the land on which it stood free of charge to the same extent as before ownership was transferred. This transfer of ownership and accompanying conditions were entrenched as law in section 18 of the Reserves and Other Land Disposals Act 1959. The A&P have held their annual show on the grounds every year since 1896 (only four shows did not run due to war and epidemics) and expect to do so in perpetuity.

Sometime before 2013 the grandstand was pegged for demolition when a new recreation facility was planned. The A&P and many local community members were against losing the grandstand and have now been successful in convincing the council to rescind the decision to demolish. The new facility is now open and functioning fully. The grandstand is situated next to it.

The difficulty now lies in reaching an agreement between TDC and the community as to how the grandstand is used and managed in the future and this is where we are asking for information as to how other communities in similar situations have succeeded.

We would appreciate any help you could give us.

Thank you for your time and we look forward to your reply.

Yours sincerely

[REDACTED]

[REDACTED]

HISTORY OF THE CLAUDELANDS PARK SITE

The site of the building is part of Pt 2 DP15061 (CT 17/565 and 1208/38), which is currently owned by the Hamilton City Council, and incorporates the block bounded by Heaphy Terrace, Boundary Road, Brooklyn Road, and Jubilee Park previously known as the Claudelands Showgrounds.

The land was formerly inhabited by Ngati Haua, but during the Wars of the 1860s, the land was part of the area confiscated during the military occupation of what is now Hamilton, and initially retained by the Crown.

By 1882 the land directly to the south of the site was also owned by the Crown and was developed as part of the Hamilton-Rotorua/Thames branch railway line. The line connected to Hamilton Central station, and a station was established between what was referred to as Hukanui Road (now Brooklyn Road) and Claudelands Road, literally over the road from the site. This was the Hamilton East Station.

During 1886, a group of Hamilton residents (the Claudelands Syndicate) rented over 80 acres of the Government owned site for seven years, with the right to purchase. Tenders were let for clearing bush, ploughing and grassing and fencing to James Coomes, a Hamilton East roading and general contractor.

Looking at the existing Jubilee Park adjacent to the north east of the site, it is obvious that the original land was covered with forest, mainly Kahikatea, some of which may have been cleared during the Ngati Haua occupation, and it was relatively low lying and swampy.

The Claudelands Syndicate bought the land after their initial seven year lease. During their lease and ownership, the Syndicate leased the land on to the South Auckland Racing Club (of which most of them were members), and the site was used primarily as a race course, but also leased to other organisations for their activities.

In 1903 the Waikato Agricultural and Pastoral Association bought the site, having been using the property for their shows since 1892, and having a very active on-site programme. The South Auckland Racing Club continued to operate under a lease arrangement, and to own their own buildings on the site. The conditions of the lease entered into by the Club are no longer available, but the existing Chairman George Edgecombe was so concerned about the new lease that he resigned from his position.

In 1909 the South Auckland Racing Club arranged for a 21 year lease with the owners, for an annual rent of £50. This lease was the subject of much scrutiny, as the Club had made many improvements to the grounds and buildings, and the Racing Commission was not satisfied that the lease served the long term interests of the Club. Racing attendance numbers increased, putting the facilities under pressure and in 1915 the Committee examined the lease conditions again in the light of further on course improvements they wished to make, and even investigated buying their own site.

Between 1900 and 1915, the Racing Club had spent some £3,694 on improving the course and the buildings. The A & P Association contributed towards this but the

Racing Club paid for the specialist facilities like the Judges Box, Numbers Board and inner track fencing. By 1914 the Club had carried out the Racing Commission's recommendations, and there was an additional Grandstand with a larger dining room and improved toilet facilities, especially for women.

Inevitably, there was friction between the two main users of the site, as their requirements were very different. The A&P Association used it extensively for shows and rented it out for grazing, golf, rugby, polo and trotting. Positions of show day stands that blocked views of the race course, and the Numbers Board blocking of the rugby field from the Stand caused regular problems. However in general the relationship between the two parties remained cordial., and there was a surge in attendance numbers at race days. (For example in 1916 the population of Hamilton was 5,677, but the attendance at the race day was over 8000.

The majority of racegoers arrived by train, with special excursion trains provided from Auckland, and occasionally from Thames and Te Awamutu. The race day programmes started at 12.30pm and were finished at 5.45pm.

By 1919 it was clear that as the conditions of the 1909 lease limited the Racing Clubs development, and in 1920 the racing club (now renamed the Hamilton Racing Club) decided to look for a new venue. This was followed in 1923 with the club selling its interests in the showgrounds to the Waikato Trotting Club for £3000, and moving to new facilities in Te Rapa for its opening day in November 1924.

For the lease documentation between the Waikato Trotting Club and the A&P Association a surveyor's drawing was prepared, which shows the first site of the grandstand on the Claudelands complex, and also shows an outside stand, which is evident in the photo of 1923 (Fig 3). This has disappeared from all later photographs. It shows the original position of the track, which was been significantly altered after this date.

The schedule attached to the deed notes the A & P Association owned the Old Grandstand, the Grandstand on the outside enclosure, while the additions to the old grandstand were owned by the Trotting Club, and they jointly owned a new grandstand.

The Waikato Trotting Club had first signed an application to be registered as a Trotting Club at Claudelands in 1907, when the application noted there were two Grandstands, a saddling paddock and all the appointments of the Hamilton Racing Club. All the minute books for the Waikato Trotting Club still exist, and these record a series of alterations and additions to the buildings and course over the years the Club used Claudelands.

Some of these alterations were:

1. A new stand was constructed around 1914 with a larger dining room and improved toilet facilities.
2. the 1926 alterations to course and building (Mr Chitty, Architect, Mr Reilly, Builder. This included moving the outside Totes and shifting the A&P yards.

3. A 1926 tender from Mr A.Moody to move the grandstand 50 feet nearer the course, and include a concrete floor. We note soil was brought in to fill the grandstand, and a large number of tree stumps moved at £3 per stump.
4. The construction of the Stewards stand in 1927.

At this stage the Claudelands site was used by the Trotting Club, the A & P Association annual shows and gymkanas, the Polo Association, Greyhound racing, the Hamilton Motor Cycle Club and other miscellaneous users.

The Hamilton Motorcycle Club and the Polo Club both paid the Trotting Club £15 each to hire the course in 1923.

In the 1920s membership of the Trotting Club was booming, so alterations to the course was made in 1926, and while this was done, the Trotting Club held their regular meeting at Alexandra Park in Auckland, engaging a special train for the occasion.

After this the Stand was moved and various other renovations carried out.

School Cadets used the site for drilling, and the Mounted Police were used to protect the starting barrier and the course during race meetings..

There were on going negotiations with the A&P Association to reduce the rental which was tied to a percentage of the Clubs profits, and these are described for decades in the trotting Club's minute books. Also noted are on going problems of the state of the buildings, as advised by the Borough Building Inspector.

During the recession of the 1930s, the Trotting Club continued to eke out an existence in spite of having to cut officials wages and drop entry fees and the A&P reduced its rental. Towards 1937 there were positive signs of improving conditions. We note from the Trotting Club minute books that in 1938 the Beekeepers Association and Primary Schools used the course for their functions, and the Cambridge Trotting Club used the course also, for £100 rental.

In the early 1940s the Scouts used the Tote house for drill, and there were Patriotic Sports meetings held as a War Effort.

During the Second World War, the local volunteer artillery battery, and the headquarters and Signals of the Third New Zealand Division had a temporary base at the showgrounds, paying a rental of £700 per annum during 1942 and until March 1943, and Trotting Club minute books record the buildings were not left in good order!

While the military occupied the site, the Trotting Club held meetings at Te Rapa, and some of the profits were invested in the Liberty Loan, one of the War Funds. After the Easter race in 1944 all proceeds from the meeting were given to the Patriotic Funds .

By January 1947 a new stand and bar facility was built, the stables improved and electric totes were installed, with new sealing surrounding the buildings. In the following year spoil was bought in to build up the embankments, and there were further course improvements

An aerial photo of 1948 (Fig 1) shows the track as it was with an adjacent polo track. Another aerial photo flown in 1947 shows the complex in relation to the surrounding districts.

In 1951 a new boiler house was constructed. An electric tote system was installed and the inside dirt track was widened. There was an adverse report on the state of the buildings, and a concrete floor was put into the kitchen and ceilings were refurbished.

In November 1952 Keith Hay Ltd won a tender to erect extensions to the Stewards Stand for £2,150. (This was subsequently demolished to allow for the Holman stand to be built)

The City Council offered the Club labour in 1953, so the Club could improve the course and grounds for the Queen's visit.

In 1956 a plan was drawn for a proposed tiered stand, with seats sunk into the earthen embankment. This was costed at £881-18-6d, and the project begun at the end of the year. In 1957 it was noted that rabbits were a problem on the course!

The big thing in the 50s was the start of night trotting. The estimated cost of providing the lighting was about £9,500 and the issue was hotly debated by the Club. The final cost of this was £12,939-4-0 and the work done by Cory Wright & Salmon during 1961. The track needed to be realigned to suit the night lighting.

In 1966 the A&P Association became the Show Trust, and a new lease was negotiated.

In 1968 a tender of \$25,000 to construct the Thompson stand was accepted. This was to have a tote, bar and dining room underneath. (The building was subsequently demolished)

In 1978 improvements to the interior of the Public Stand were undertaken, and it was reroofed in 1979.

The Trotting Club renegotiated a lease with the Show Trust in 1979, and continued to operate on the site, continuing to improve lighting and other facilities until the site changed owners. A new stand building, the Holman Stand was built immediately in front of the Stewards Stand.

However, during the 1990s the main site area became so under utilised that the owners eventually advertised the property for sale and it was bought by the Hamilton City Council to develop as a public recreational facility.

Subsequently, the animal enclosures, the original Stewards Stand, the old Tote building, fencing and the horse stables were demolished, the Marist clubhouse and Rugby field incorporated into the Park area, with changed functions, and new planting and pathways established.

The Trotting Club has subsequently removed its plant and lighting and operates from the Cambridge racecourse.

The underneath of the stand building is currently utilised as a Housie hall, by a tenant who has carried out basic maintenance and repainting in the area. She leases both lounge areas, plus the kitchen, toilets and other ancillary areas. The existing toilet block at the rear of the northern lounge is not in current usage.

The Council is now developing the complex as an Events Centre, and is investing in the development of grounds and buildings, with the intention to build another large building adjacent to the existing buildings, and developing the grounds to compliment and protect the adjoining Jubilee Park, which it owns and administers, and to create usable and attractive open spaces, including a formal Oval for sporting and formal occasions.

One suggestion in the over all development plan is to resite the Grandstand on the opposite side of the new Oval, turned 180degrees, so it overlooks the open area, and with the underneath area redeveloped. The Grandstand front façade would then be visible from Heaphy Terrace, and the stand would be used for its original purpose of seating spectators.

PHYSICAL FEATURES OF THE SITE:

The site is a flat area of land, close to the Heaphy Terrace boundary of the property, and adjacent to the large grassed area to the east. The ground has been recently modified around three sides of the building, with relevelling and regrassing plus the development of new paving and carparking areas. The fourth side of the site was modified when the building was relocated, by mounding the ground level up to the tiered seating levels. It looks onto an open grassed area.

The site of the building is very visible from Heaphy Terrace, although the building faces towards the grassed open area.

THE GWYNNELANDS SITE:

The grandstand building was initially built on the Gwynnelands estate, two and a half miles from Cambridge (St.Peter's School is presently situated on part of this estate.)

This 800 acre estate was part of land confiscated from its original owners after the 1860s war. It was bought by William Reynolds, and then sold to Arthur Albert.Fantham in 1877. Mr Fantham was from Canterbury, and was a Shorthorn Cattle breeder with an interest in racing. He offered his fifty acre paddock to the newly formed Cambridge Jockey Club after their establishment in February 1878.

The generally flat site was adjacent to the Waikato River, and would also have been accessible from the Cambridge/Hamilton road. The building site itself was on a piece of rising ground at the back of the course.

During January 1880, the Cambridge Jockey Club had a permanent landing stage erected on the riverbank about four minutes walk to the Grandstand, which was to cater for visitors coming by river steamer.

Within two years of its construction, it was apparent that the choice of Gwynnelands was not perfect for a race course, as the distance to Cambridge was too far, with poor communicating transport. The Club amalgamated with the Waikato Turf Club and moved their operation to Jared Allwill's property in 1881 where temporary facilities were erected, and it operated there for three years.

During 1882 the Gwynnelands estate was subdivided into three and sold, the part with the race course and Grandstand being sold to the Jockey Club after some lengthy negotiations. The Club paid £12 per acre, and the price included the buildings. The buildings must have remained intact, because in 1885 there was a return to Gwynnelands for a season, which proved to be financially disastrous, and by 1886 the CJC had gone into recess. The race course property was sold to William Kennedy Carter.

Mr Carter ran coachlines between Cambridge, Hamilton and Rotorua, and he lived in Cambridge. He leased part of Mr Fantham's property initially, and got into trouble at this stage with the Jockey Club as he was charging people a shilling a head to watch the Jockey Club's steeplechase from his land. He ran a coach service between Cambridge and Gwynnelands on race days.

Eventually, after some negotiation, he bought 125 acres of Gwynnelands with the race course and buildings on it, for £15 per acre. He then made it clear that the property was not likely to be available as a race course after the existing lease arrangement expired.

The newly formed South Auckland Racing Club bought the building for removal in 1887, and tenders were called for removal of the Grandstand. It was dismantled and removed from the site late in 1887.

REMOVAL OF THE BUILDING FROM GWYNNELANDS:

By 2 November 1887, negotiations over the purchase of the Grandstand building between the newly formed South Auckland Racing Club, and the new owner of the land on which the stand was sited, Mr W.K.Carter were successfully completed. The South Auckland Racing Club advertised in the Waikato Times from 17 Nov to 22 Nov 1887 for the tenders for the “Removal of the Grandstand from Gwynnelands Racecourse to Claudelands, and the Re-erection of the same close to the Hamilton East Railway Station.”

Mr E.L.Smith of the SARC accepted the tender of £14 from Mr James Coombes for the removal of materials of the Grandstand to the Claudelands Racecourse.

The relocation moved swiftly, as the Waikato Times reported that the Grandstand was nearly re-erected in the week of 22 December 1887, and that it would be completed in time for the SARC’s race meeting of 29 December 1887.

HISTORY OF THE BUILDING:

A decision was made to build a grandstand building by the first committee formed for the Cambridge Jockey Club, and on 17 August 1878 Hamilton Civil Engineer William Breakell presented plans for “a permanent Grandstand and necessary offices” to the Club. These plans were adopted subject to certain modifications being made, and Breakell was instructed to call tenders immediately. These were advertised in the Waikato Times between 22 August and 29 August 1878.

Plans and specifications were available from the office of T.H.White, Architect from 22 August to 30 August, from Mr Walter Scott (Secretary at the Cambridge Jockey Club) from 30 August to 6 September 1878 and from the office of Mr H.Allwright, Civil Engineer in Queen Street Auckland from 24 August to 6 September.

After tenders closed it became necessary to make changes to the plans, and the project was re-tendered in November 1878, to close on 7 December 1878. Three tenders were received, and at a meeting of the CJC on 9 December 1878, the Club accepted the tender of R.Wright, a Cambridge builder and cabinetmaker for £678.00

The building was built quickly, the following report from the Waikato Times on 1st April 1879, notes: “It is being built of massive timbers, covered by a segmented roof. The skeleton of the building and the roof are already finished, and weather-boarding is going on.” No record has been found of the final completion date, or official opening ceremony, but it appear the building was completed by the end of June 1879

The Governor of New Zealand, Sir Hercules Robinson, inspected the building on 3 January 1880, and expressed approval of the building and its view.
A photograph of the building sited at Gwynnelands is in the appendices.

The building was dismantled and re-erected at Claudelands as described in the section above, in 1887. Given the size of the building, this was a large undertaking, and took place very quickly. We assume part of the building was left behind and demolished, as from comparison of photographs of the stand in the two locations, one end of the building is missing in the Claudelands photos, and the four gable front to the roof has been reduced to a single central gable.

The building was sited parallel and close to the Heaphy Terrace boundary, as can be seen on the 1923 survey drawing. We do not know how the underside of the building was used when in this position, but the building had doors to the underside in the central front bay, with the tiered levels rising either side of this. Most likely it housed the dining area and toilets. The totes were inside the adjacent building and there was an outside tote building near the boundary.

In 1926-7 a tender for the relocating the building closer to the track was received from Mr A Moody. The orientation of the building swung around to view the centre of the track. We know there was some dissention between builder, engineer and client over this contract, relating to increased costs. The underside of the building on the front façade was filled with soil and the ground around it raised to create the raised grassed area we see today.

The building had a new in situ concrete retaining wall and floor section, which supported soil built up against it and this was covered with wide concrete stepped

terraces. The original timber slatted seats were retained on timber decking tiers, and the original posts and braces appear unaltered.

The floor to the underside of the grandstand structure was developed as a lounge area, and dug out to leave the existing concrete piles to the posts standing well above floor level. The lower floor was concreted when the building was moved forward.

Measuring the existing building against the survey drawing, we think that the double grandstand was moved (both the timber stand, and the curved roofed stand), and that the existing lounge on the north side of the existing grandstand is the original curved roofed stand with the roof and tiered seating removed, and some of the central tier supporting columns removed.

This structure coincides with the position of the existing lounge, and the large posts in the lounge may have been a central row of posts from this stand, cut down to support a lowered roof. The lounge area is partially clad in baby corrugated iron, and has a concrete floor slab, with some old mouldings and windows which appear to have come from a building of approximately 1915. Possibly these windows came from the Stewards stand building which was demolished in two stages. A photo of this building is attached. (Fig 6) The old mens toilet block is attached to this section of the building, and a much later addition of womens toilets extend from this.

A linking block has been constructed between the two areas, which provided a kitchen, chiller and boiler room, plus a stairway to the area in front of the stands. Much of this was constructed in the 1970s, and the original cast iron down pipe to the upper stand roof can be seen passing through this newer link block.

The building has been used for many years as a lounge area. The totes were installed at one stage inside the concrete section of the raised floor, and photographs show the totes operating there in the 1970s. (Photos in the Geoff Elliot collection)

Since the Trotting Club moved to the Holman stand, the building has been let as a separate tenancy, and is currently used as a Housie venue, still with much of the earlier lounge and kitchen facilities in use. The toilets and kitchen were remodelled in the 1970s, having become very dilapidated.

THE ARCHITECT

The designer of the original building at Gwynnelands was Thomas H White, a London architect who had settled at Taupiri in 1873, and married in Kihikihi in 1879. White had an office in the Waikato Times Building in Hamilton for the earlier part of his career, although he also worked from his home in Taupiri. His advertisements are to be found in the Waikato Times, and he advertised as an architect, civil engineer and surveyor. He also was an agent for a Lime Merchant in Auckland, being, like other early settlers in the Waikato, a person with multiple skills. He was very musical, and played the violin at social occasions (his brother was a professional orchestral musician). He was very public spirited, and would have known many of the founding members of the Cambridge Jockey Club. William Breakell, a civil engineer who was a founding committee member of the Cambridge Jockey Club, had offices in the same building as White.

THE BUILDER

The builder of the grandstand was Richard Wright, a Cambridge builder and cabinetmaker. Not much is known about Wright, records show a number of financial problems dogged his career, and he relinquished his business in March 1884, leaving the district in 1886. He was one of three builders who tendered for the project.

THE RELOCATION CONTRACTOR

For the first relocation from Cambridge to Hamilton, the contractor was James Coombes. He was a civil works and roading contractor, who lived and worked from Hamilton East. He was a member of the Loyal Hamilton Lodge and the Hamilton Volunteer Corps, and so would have known many of the people making up the Claudelands Syndicate. He also tendered for and won contracts to clear the Claudelands site and install drainage and fencing there during 1886.

There are many references to work he undertook in the region, but the majority of his work was roading development.

In this instance he would have priced for the careful dismantling of parts of the building, carting them to the railway, collecting them from the Hamilton East railway station, and carting them across the road to the new site. The tender also allowed for re-erection of the building, so we surmise he had carpenters capable of the work subcontracted to him or employed by him.

ARCHITECT FOR THE SECOND RELOCATION/ALTERATIONS

John E Chitty, son of a settler named Walter Chitty, was the architect for the Waikato Trotting Club. He was employed by F.E.Smith from 1904 (for 5s per week) and went on to Christchurch to study at the Canterbury School of Fine Arts, after which he worked for Cecil Wood. In 1912 Chitty returned to Hamilton and worked there until his retirement in the 1940s.

Chitty also designed the course layout when the Trotting Club took over from the Racing Club as head tenant of the site.

THE SECOND RELOCATION CONTRACTOR

Mr A Moody is recorded as the second relocation contractor in the Trotting Club minute books. At this stage we cannot find any information on this man or his contracting business.

THE BUILDING FABRIC

The stand is shown in plan on the attached drawing. It consists of a five bay open sided stand with 7 rows of tiered timber seating on a stepped timber framed floor, and with three concrete steps at the lowest tier. The building is of timber construction, with 200x200 posts supporting the roof on the front and ends, and a framed wall supporting the rear of the roof. The tiered timber floor is supported by timber posts of a similar size connected to concrete piles. All timber posts appear to be heart native timber (probably totara), and are stayed by brackets to provide lateral support to the top of the posts.

The roof structure consists of composite trusses made up of main timber chords, and steel or wrought iron horizontal ties bolted to the timber, with a rod dropper from mid point. Timber purlins sit over the trusses, and support longrun galvanised corrugated steel roofing, which is unpainted. Chicken mesh has been fixed to the underside of the trusses to provide some protection from bird perching. Galvanised steel eaves guttering is in place to all eaves, with pvc downpipes, which have been run over the existing walls to downpipes in the rear of the building.

The rear wall of the stand consists of tongue and groove vertical boarding to the stand internal walls, and has five timber framed ventilation sashes at high level, which have all been fixed shut and boarded over.

The exterior of the stand wall is clad with wide painted weatherboards, cut into numerous bays by vertical coverboards and scribes. Ground floor windows in this wall and the end wall are large double hung eight pane sashes, mostly complete, with the original frames, moulded architraves and sill boards.

The eaves of the building have exposed outriggers and tongue and groove soffit linings. A central gable over the open side of the stand has board and batten cladding with exposed angle braces.

The open end walls of the stand have been clad in translucent corrugated cladding run vertically over the rear bay. The remainder of the cladding is in weatherboard.

The concrete stepped floor of the stand is supported by concrete columns, and beams which are visible from underneath the stand, and a poured in situ concrete wall acts as a retaining wall for the ground which has been raised to slope from the existing ground level to the lowest timber tiered floor. A flashing to this concrete/timber junction is visible inside the lower level, and internal guttering has been installed at some places under this junction. It is also visible under the timber decking on the upper level.

The interior of the lower level space has a row of central posts supporting a central beam and stayed with one knee brace each, and sitting on raised concrete piles. There are two steel rods installed across the building near the central section of the building.

It appears the original ground level has been lowered over this whole area, as all exterior doors have ramps down from them internally, and door architraves stop short of the floor level.

The internal walls have been roughly clad in plasterboard over the existing tongue and groove linings, which can be seen intact in the switchboard cupboard. All posts have been clad in either plasterboard or hardboard, but bolt ends and washers penetrate this and are visible.

The piles have been carpeted where they penetrate above floor level. The floor appears to be a concrete floor slab, and is uneven at the junction between the timber and concrete sections of the building. The floor is carpeted with a carpet laid in 1979.

The ceiling is sloping on one side of the posts, and flat on the other. It has been roughly lined with plasterboard, and semi encloses the high level opening window sashes. Ceiling mounted fluorescent light fittings are mounted on the ceiling in straight lines.

Kitchen/Toilet annexe:

A wide serving opening links kitchen and the main hall area, plus a set of doors. The kitchen is one large space, fitted out with a variety of sinkbenches and benchtops, cupboards etc. dating over a wide range of time. A hot water cylinder is in one corner at high level.

The existing double hung window by the kitchen bench has been painted out and fixed shut, and two other double hung windows are completely blocked by a large stainless steel hood over the deep fryers, giving limited light and ventilation to the room. A timber boarded door to the exterior from the kitchen also serves as one of the main access doors to the building.

There is a recessed sinkbench on the south wall of the kitchen, and an enclosed area behind this wall is accessible only by a service door at high level.

The toilet annexe consists of a womens toilet with two toilet cubicles and a double basin area, a men's toilet with a stainless steel slab urinal, one wc cubicle and a bain area, plus a single accessible toilet cubicle.

The accessible toilet cubicle door swings the incorrect way, and the accessible toilet does not have a full height wall between it and the Male toilet. Also the arrangement of basin and pan do not comply with the current building code.

The Male toilet has a double hung window, which is not in an openable condition, and the Female toilet has two small awning timber windows. All windows to the ground floor are currently covered with plywood sheeting. All fittings are old and while operating, are in poor condition. The ventilation is very poor. Wall finishes are painted plasterboard, all of which has been roughly plastered at joints and sheet edges.

The lounge area:

The north end of the complex houses a large lounge area, with an enclosed room off it, which previously housed a bar and serving and is currently used for storage and administration.

The lounge has a carpeted concrete floor, with a small timber t&g dance floor overlay over part of it. Walls are clad with plasterboard, which appears to have been overlaid on t&g match lining, with an old moulding at dado height, and a recent dado higher up the wall. Two bay windows have been constructed at the north end of the lounge, both of which have glazed timber double exterior doors, (1950s style), and timber side lights. A small double hung window in the centre of the end wall matches the window in the south wall of the main stand, and may have been reused during alterations. On the east wall there are two high level timber windows, which do not currently operate.

The link block between the two areas, has a stairway to the exterior doors by the front of the stand, and a kitchen (complete with old kitchen fittings) and chiller on the west side of the link. The exterior of the lounge block is in baby corrugate vertical cladding on the east side, with newer galvanised cladding on the other walls.

Both the stand and the lounge have been re-roofed in longrun galvanised corrugated roofing. The lounge block has t&g soffit lining and exposed rafter/outriggers similar in style to the main stand building.

The public toilet block was locked and we did not gain access to it. There is a panel door to the mens toilet from the access corridor, but some of the original trim has been removed when the galvanised cladding was installed. There are high level open ventilation slots on the west side of the toilets. The toilet block is not in current use.

THE CONSERVATION POLICY

The following policies are recommended as appropriate to protect the integrity of the Grandstand at Claudelands Park as a historic building, and to ensure that its adaptation is carried out in a way that respects its cultural heritage values. The building must be able to meet modern functional needs.

The zoning for the site under the operative Hamilton City Council District Plan is : Community Facilities, with a heritage overlay on the grandstand building. The heritage overlay is a Category A, denoting buildings and structures of highly significant heritage value, and noting significance in the following areas: social/historical; setting / aesthetic / landscape; architectural.

The site is also classified as an archaeological site under the Historic Places Act 1993, as it has been associated with human settlement before the year 1900.

The Grandstand is currently listed as a Category 2 item under the Historic Places Trust national register of historic places, which identifies it as a building of regional and local significance.

Use:

This building has been used as a sports grandstand since it was built, having had two relocations in the process. The ancillary rooms have also served a continuing function of dining and amenities support to the main grandstand function.

Given the nature of changes anticipated on the surrounding site, it would be important to retain the original function of the building, even though this might mean relocation within the overall site.

The plan to relocate the building so it is facing onto the newly developed Oval is consistent with retaining its historic use as a sports grandstand.

Maintenance:

The building has been sporadically maintained during its life, but is generally in a sound condition. The Grandstand section is in a sound condition, but the adjacent lounge/toilet block has some parts in poor repair.

A proper cyclical maintenance plan should be prepared and used for all future maintenance.

Restoration:

It is not recommended that any restoration of lost features be planned. The main Grandstand is basically in intact form, but the adjacent lounge/toilet area has been so compromised by later additions that it has limited historic value. There is no documentation of the original form of the lounge, which means restoration could not be implemented with certainty.

Statutory Requirements:

There are three areas in which the requirements of the Building Act 2004 are not being met.

The first is in the area of structural integrity. The building fabric is sound and the structural elements intact and functioning as they were designed to, but the building needs to be assessed by a registered Structural Engineer for compliance with current

codes of practice for strength under earthquake loads. Connections of the main timber structural elements, and the concrete and timber structural junctions were designed to meet requirements established over a century ago. The fact that there appears to be no obvious settlement or distortion of structural elements shows that the building is well designed, but there will be some upgrading required if the building is to be used for public use.

The second area is fire protection. The building has one manual fire hose reel on the grandstand level and one in the lounge, but no other fire protection equipment. The building needs to be assessed according to Section C of the Building Code, to assess the means of egress, the fire protection required, and the spread of fire to adjacent buildings. The two levels are separate firecells, and the fire rating of the dividing floor/ceiling system needs to be reviewed.

The lower level is basically accessible in its current location, although threshold steps are larger than allowable for people with disabilities. The upper level is not accessible in terms of the Building Act definition of accessibility.

If the building is resited, the issue of accessibility into the upper level of the stand needs to be addressed, and any redevelopment of the underneath area be designed to be fully accessible.

All work necessary to ensure the building complies with the Building Act should be carried out in a manner that respects the original fabric and alters as little as possible areas of high cultural heritage value.

Intervention:

Levels of intervention in the fabric of the building that is appropriate for the differing levels of cultural heritage value are set out below. The intention is that changes to the building which are necessary to make it functional, to improve its safety and to comply with Code requirements should be confined to areas of low value. The areas of high value should be restored where this is appropriate, but otherwise modified as little as possible. All historic fabric must be regarded as integral to the space of which it is a part and be conserved with that space.

- a. Cultural heritage value 3: the element or space is of exceptional heritage value, where maintenance, stabilisation, repair and restoration are allowable.
- b. Cultural heritage value 2: the element or space is of considerable cultural heritage value, where maintenance, stabilisation, repair, and restoration are allowable, plus some adaptation may be permitted for additional functional improvement..
- c. Cultural heritage value 1: the element or space is of some cultural heritage value, where maintenance, stabilisation, repair, restoration and adaptation are allowable.
- d. No cultural heritage value: all fabric not otherwise identified falls in this category. The adaptation, removal, and or reuse of this fabric may be carried out to make an improvement.

RECOMMENDATIONS FOR FUTURE MANAGEMENT:

1. A decision needs to be made whether the lounge building has a future use associated with the main Grandstand building. Due to its very altered construction, it has limited value as a historic building, although it would be advantageous if investigation work to the walls could ascertain if this is the original curved roof structure base.
2. The main grandstand building is of significant historic value, both as a piece of cultural heritage, and as an architectural structure. There are relatively few major timber framed grandstands of this type remaining, and this is the first and last of many stands built in this complex.
3. The process of relocation of a building of this size and construction was discussed with Mr Warwick Johnson, who has previously moved a number of grandstands including one at Eden Park, Auckland, and one in Whangarei (similar to the curved roof stand). He considers the main grandstand building could be moved in one piece, demolishing the link block to free the end wall. There is plant available to cope with this type of removal. He considered the lounge building would be difficult to move, but not impossible. A new floor would need to be constructed for the lounge under the Grandstand, and the Lounge building if moved also.
4. The resiting of the building would enable the existing use of the building to be retained, and would mean the public view of the structure would be more notable. We note the building has been moved twice before, and the ground around it has been significantly modified.
5. If the building was resited, we would suggest that the front timber tiered area be restored similar to what it originally was when the building was first located at Claudelands.
6. A structural report should be commissioned to evaluate the structural strength of the existing structure and to recommend strengthening required to bring the structure up to acceptable standards for public use.
7. A fire report should be prepared to evaluate the egress from the building plus the fire precautions required, and the spread of fire both within the building and to adjacent buildings.
8. Wherever the building is sited, it is important that basic maintenance be continued on the building fabric.

It is not customary for a conservation plan to recommend resiting of a building from its present site as part of the conservation policy. In some aspects of heritage protection, it would be preferable for the building fabric if it was to be retained where it has stood since 1927.

However, the existing site is the third site, and the resiting in 1887 and 1926 is a part of the history of the building. The second relocation of the building in 1926 means

that the existing site is not strictly an archaeological site, although it could be argued that the overall complex is one that has been associated with known development prior to 1900.

The changing use of the surroundings means that the current position of the grandstand does not enable it to be used for sports spectators, and the ground immediately around the building has been modified significantly over a number of years.

It could be argued that the relocation of the building will allow the original use to be continued, the fabric of the building to be maintained and restored, and the public view of the building to be greatly enhanced. The very nature of the removal process will also mean that the building will get the upgrading it requires to be brought in compliance with requirements of the Building Act.

In addition to the recommendations in the table above, there is obviously a need for general maintenance of the building as an on going task. A regular programme of painting, roofing repairs, repairs to hardware, plumbing and drainage and building services is required to ensure the building is kept in good condition.

A paint profile should be taken to establish the previous colour schemes of the timber structure, and the result recorded, and taken into account for new painting programmes.

All redundant electrical cabling and defunct fittings should be removed from the building.

Roof and wall flashings should be inspected at regular intervals, and replaced as required to keep the structure dry and weathertight.

The roof trusses steel components should be cleaned, wire brushed and recoated with a rust controlling paint system. It is important that any refurbishment work covers the control of birds within the roof frame of the building. It has been suggested that a clear section of ceiling could be installed to allow a sight of the heritage framing system, but that the remaining area of the Stand could have a ceiling lining installed. The existing problem of bird droppings is both unsightly and unhygienic, and is corrosive to the surfaces affected.

The existing downpipes have a long distance of horizontal travel before descending to the main drain. A replanning of the stormwater reticulation is required to make the pipework less noticeable, and less vulnerable to damage.

A major problem with the existing interior of the stand building is the level of the existing ground floor slab. This is lower than the surrounding ground, and there is an on going problem with water ingress in wet weather. The air smells musty in this area, and there must be some long-term damage to the lower level of the wall framing. The fact that the building is mainly framed and clad in heart native timber is probably the only reason that this problem has not been more noticeable. The recent siteworks around the building have increased the problem, as the ground level has been raised on two sides of the building. There is also insufficient fresh air to this section of the building, due to the existing windows not functioning as intended.