

# Christchurch City Council

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## Kapuatohe Historic Reserve Management Plan 2010

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## **Acknowledgments**

Dennis Hills – Belfast District Museum Trust

Christchurch City Council Staff past and present including but not limited to:

Diane Shelander – Preparation of Draft Plan

Hannah Lewthwaite – Landscape assessment and section

Tony Armstrong – Tree assessment

and

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## Preface

Kapuatohe Historic Reserve is located in Belfast which is a suburb situated in the north of Christchurch. The Reserve's notable trees and historic buildings are in the colonial vernacular style, the Reserve serving as a link to Belfast's past in an area where few similar reminders of the early days of settlement remain. The Reserve also serves as a testament to the local residents who successfully sought to preserve this notable historic property.

This document is a review of the former management plan which was adopted by Council in January 1992, being required by section 41 (4) of the Reserves Act 1977. The review was undertaken to primarily take into account the change in the way the reserve is managed, the total reserve including the historic buildings since 2007 being managed by the Council. Before this time the management of all the buildings in the reserve was undertaken by the Kapuatohe Historic Reserve Management Committee.

Kapuatohe Historic Reserve is a classified Historic Reserve under section 18 of the Reserves Act 1977.

Eight submissions to the review of the management plan were made. A Reserves Hearings Panel was constituted to consider all the submissions received, including hearing one submitter who wished to be heard in support of their submission. The Reserves Hearings Panel under delegated authority from the Council decided if the submitters views should be accepted and included in the management plan where appropriate, or rejected.

This plan was adopted by Council at its meeting held on 24 June 2010 and as a result becomes the operative management plan for Kapuatohe Historic Reserve

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## **1 OVERVIEW**

### **1.1 Introduction**

Kapuatohe Historic Reserve is a Christchurch City Council (the Council) garden and heritage park of 4654 square metres.

The former Schoolmasters House, and Crofters Cottage are registered as a Category II Historic Place (3350) under the Historic Places Act 1993. Ngai Tahu are the tangata whenua (the local Maori people or “People of the land”) for the area in which Kapuatohe Historic Reserve is located. The Ngai Tahu Papatipu Runanga, Te Nagai Tuahuriri Runanga, represents the collective interests of the whanau and hapu that hold ancestral links to, and have interest in this reserve.

The Council adopted a management plan for the Reserve in 1992. Since that time, changes in the management of the Reserve, have dictated the preparation of an updated management plan. Foremost among these changes was a change in management responsibility for the grounds and buildings. Formerly management of the Reserve has been the responsibility of the Kapuatohe Historic Reserve Management Committee, which included two members appointed to represent the Council, subject to the approval of the Council. In 2007 the Council assumed responsibility for the management of the Reserve, with the exception of the day-to-day operation of the Belfast District Museum, which is managed by the Belfast District Museum Trust. A complete listing of the changes to the 1992 plan is provided in Appendix 1 (page 39).

### **1.2 Location**

The Kapuatohe Historic Reserve is located in northern Christchurch within the neighbourhood of Belfast, which is in the Shirley-Papanui Ward (see Figure 1). Belfast is linked to the rest of the city by the Main North Road, which extends through the centre of Belfast and further northward to the Christchurch Northern Motorway.

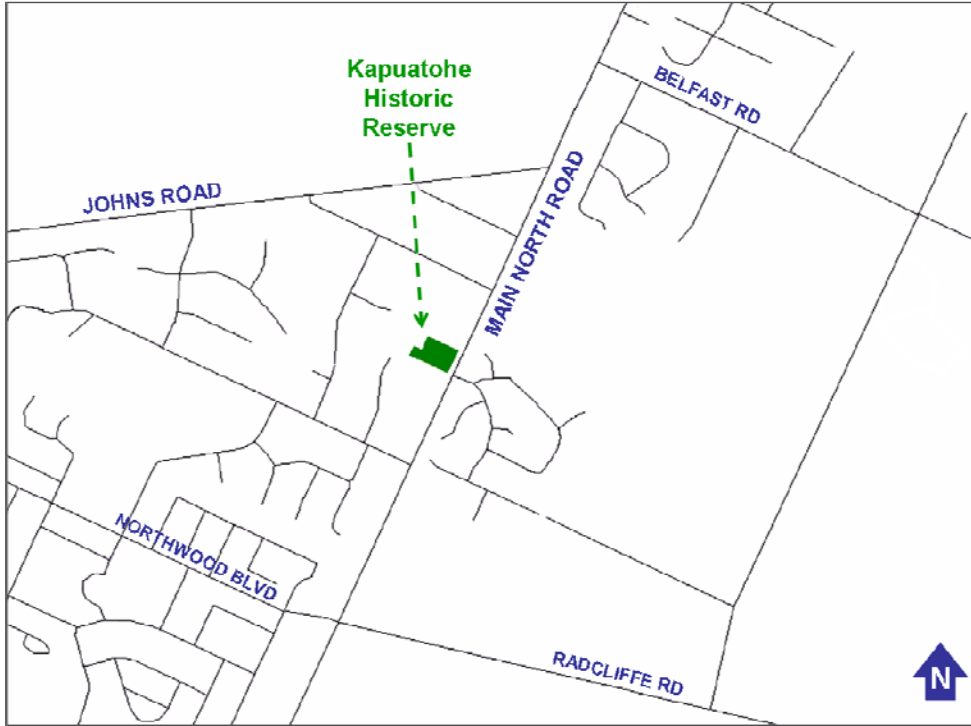


Figure 1. Location

1.3 Reserve Maps



Figure 2. Reserve map





Figure 3. Reserve detail map

## 2 VISION

- To continue to maintain and enhance the cultural, historical and heritage values and landscape features of the Kapuatohe Historic Reserve.

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## 3 OBJECTIVES AND POLICIES

The objectives set forth the purposes for implementing the vision. The policies specify how the objectives are to be achieved.

### 3.1 Landscape

**OBJECTIVE:** To protect and enhance the landscape character of the Kapuatohe Historic Reserve and ensure that the setting is compatible with the Reserve's historic classification.

**POLICIES:** **3.1.1** The landscape is an integral part of the historical and cultural significance of the site and shall be maintained to preserve the heritage values of the Reserve.

**3.1.2** Important sightlines are to be retained as these contribute to the integrity of the historic setting. Refer to landscape recommendations 6, 7, 8 and 10 in the Appendices, section 8.3 (page 36).

**3.1.3** Trees identified as having historical significance are to be retained and when necessary (as determined by a qualified Arborist) are to be replaced with mature specimens of the same species as those initially grown.<sup>1</sup> Specimen trees required for tree replacement are to be grown in Council nurseries and retained for replacement purposes. Refer to landscape recommendation 2 in the Appendices, section 8.3 (page 36).

**3.1.4** Tree groupings which are identified as significant are to be retained and when necessary (as determined by a qualified Arborist) are to be replaced with specimens of the same or similar species to those initially grown (as identified in the 2008 Arboricultural Report. Refer to landscape recommendations 3, 9, and 10 in the Appendices, section 8.3 (page 36).

**3.1.5** Where replacement of trees is required (as determined by a qualified Arborist) this is to be carried out promptly (refer to 3.1.3 and 3.1.4 above).

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<sup>1</sup> See Appendix 8.1 for references to arboricultural and landscape assessments.

- 3.1.6 The visual impact of buildings or structures that do not complement the integrity of the Historic Reserve Setting are to be mitigated by screen planting. Refer to landscape recommendation 1 in the Appendices, section 8.3 (page 36).
- 3.1.7 The open front lawn in front of the former schoolmaster's house shall be retained and maintained to a high standard.
- 3.1.8 Notable trees shall be managed in accordance with their protected status as required by the City Plan, with the recognition that tree health, public safety, and other considerations may require their removal and replacement.
- 3.1.9 The open space along the northern fence line (behind the Museum), shall be left open, except for the possible extension of the museum building by up to 4 metres.
- 3.1.10 The garden areas around the former schoolmaster's house and the crofter's cottage shall complement the historic character of these buildings and shall continue to be maintained and developed as cottage gardens.
- 3.1.11 These gardens shall be maintained to a high standard (Garden Park contract maintenance standard).
- 3.1.12 The Reserve's landscaping and vegetation shall be managed in accordance with the Landscape Plan, and its amendments (see Appendices, section 8.3, page 35).
- 3.1.13 All park furniture shall respect the historical theme of the Reserve.
- 3.1.14 Six further trees have been identified as part of the 2008 arboricultural report, and landscape assessments as worthy of consideration for designation as protected trees in the Christchurch City Plan. These trees are to be added to the list of protected trees in the plan.

## 3.2 Historic Buildings

**OBJECTIVE:** To ensure that the original fabric of the former schoolmaster's house and crofter's cottage is protected so as to promote the long-term retention of these historic buildings.

**POLICIES:** 3.2.1 The former schoolmaster's house and crofter's cottage shall be retained and maintained to a standard appropriate to the historical significance of these buildings in accordance with the principals identified in the ICOMOS NZ Charter.

- 3.2.2** All restoration and maintenance work carried out on the former schoolmaster's house and crofter's cottage shall be carried out in accordance with the Conservation Plan, in close consultation with the City Council Heritage Team and the New Zealand Historic Places Trust.
- 3.2.3** A new Conservation Plan, which includes both the former schoolmaster's house and the crofter's cottage, shall be prepared by the Council, which is to include advice from a professionally qualified archaeologist about the archaeological values of the site.
- 3.2.3** Original materials in the former schoolmaster's house and crofter's cottage shall only be replaced where absolutely necessary.
- 3.2.4** The former schoolmaster's house and crofter's cottage shall continue to be tenanted.
- 3.2.5** The Christchurch City Council shall continue to be responsible for the maintenance of these historic buildings.
- 3.2.6** The former schoolmaster's house, and crofter's cottage shall be painted in an appropriate colour scheme, which is complementary to the era of the house, and cottage.
- 3.2.7** The inside of the former schoolmaster's house and crofter's cottage shall be decorated according to Historic Places Trust Guidelines.
- 3.2.8** Council may consider an application received from the tenants of the former schoolmasters house, and/or crofters cottage to fence of a small area to the rear of both dwellings, from the balance of the reserve and included in the specific tenancies of the buildings thereby giving tenants a private fenced off area outside the dwellings, separated from the balance of the reserve.
- All such considerations are to have regard to the Council ratified policy of Crime Prevention Through Environmental Design, and the heritage values of the reserve.

### **3.3 Museum**

**OBJECTIVE:** To promote the management of the Belfast District Museum as a Community Museum and encourage the involvement of the community in the day-to-day management of the Museum and its collection.

- POLICIES:**
- 3.3.1** The Belfast District Museum Trust (the Trust) shall manage the Belfast District Museum as a community museum, and shall be responsible for the day to day administration and operation of the Museum.
- 3.3.2** Items collected and displayed in the Museum shall have a social and cultural history relating to the Belfast District.

- 3.3.3** A clear statement of purpose and a collection policy, which determines the following, is maintained by the Trust:
- (a) The types of objects that will be collected;
  - (b) The geographical boundaries within which the Museum will collect;
  - (c) The means of acquisition;
  - (d) The collection procedure;
  - (e) The registration procedure; and
  - (f) The Trust's deaccessioning and conservation policies.
- 3.3.4** Items in the Museum collection shall not be stored or displayed in the open space to the west of the Museum building but shall be limited to the Museum building (including possible extension) only.
- 3.3.5** The Museum building shall only be extended to the west of the existing building should the need and demand make it necessary. In the meantime the area around the Museum building shall be retained as an open space.

### **3.4 Other Buildings**

**OBJECTIVE:** To restrict to a minimum the number of accessory buildings and to ensure that any additional buildings are in keeping with the historical character of the Reserve.

- POLICIES:**
- 3.4.1** No additional separate storage buildings shall be erected on the Reserve, to those that are already present.
- 3.4.2** All accessory buildings shall be painted to match the former schoolmaster's house or crofter's cottage colour schemes.

### **3.5 Interpretation**

**OBJECTIVE:** To provide opportunities for the enhancement of the knowledge of the history of the Reserve for the benefit of the public, Council staff and the Belfast District Museum Trust (the Trust).

- POLICIES:**
- 3.5.1** The former schoolmaster's house, and crofter's cottage shall be open for public viewing for two days per year, or as scheduled by the Council from time to time. The Trust, or another organisation should the Council so decide, is delegated to operate the open days on behalf of the Council.
- 3.5.2** The tenants in the former schoolmaster's house shall be given three months prior notification that an open day is to be held.
- 3.5.3** A revised pamphlet shall be available (for use on open days and whenever enquires are made about the Reserve) which:
- summarises the history of the Reserve,
  - provides a plan of the Reserve,

- indicates when open days are likely to be held, and
- provides contact numbers for the Belfast District, Museum Trust.

**3.5.4** Notable trees in the Reserve shall be identified with a metal plaque supplying the botanic and common name together with an indication of the approximate age of the tree.

**3.5.5** An interpretive sign which provides a historic and cultural context for the Reserve's historic buildings and its landscape shall be developed, as appropriate, in accordance with Policy 3.5.6.

**3.5.6** Interpretation structures are not to be visually intrusive or detract in any way from the integrity of the historic setting, but are to be in sympathy with it. The main interpretive structure is to be placed near the vehicle entrance into the reserve.

**3.5.7** Interpretation of the reserves historical and cultural context should include relevant Maori history, including the pathway or travel route between Kaiapoi and Banks Peninsula that once ran through Belfast near (or possibly through) the Reserve.

### **3.6 Access**

**OBJECTIVE:** To retain vehicle access to 663 and 665 Main North Road and to maintain pedestrian circulation patterns throughout both properties.

- POLICIES:**
- 3.6.1** The gravel driveway shall be retained and maintained to a high standard.
  - 3.6.2** The gravel driveway shall be maintained in its present form (not sealed) to maintain its historic character as an entrance to the former schoolmaster's house and former school property, in keeping with the Landscape Plan.
  - 3.6.3** The pathway through the woodland shall be maintained to a standard appropriate to the woodland setting.
  - 3.6.4** The pathway through the woodland shall be sign posted near the Main North Road entrance.
  - 3.6.5** Access to the entire Reserve by the public shall be encouraged on open days only.

### **3.7 Finance**

**OBJECTIVE:** To promote the restoration and maintenance of the former schoolmaster's house and crofter's cottage and maintenance of the Belfast District Museum.

- POLICIES:**
- 3.7.1** All leasing and licensing for the Kapuatohe Historic Reserve shall be carried out pursuant to Section 58A of the Reserves Act 1977.
  - 3.7.2** All revenue derived from the renting out of the former schoolmaster's house and crofter's cottage shall go into the Christchurch City Council's reserve revenue accounts, being used to offset the Council's requirements, to finance the purchase, development and maintenance of reserves in accordance with the requirements of Section 78 of the Reserves Act 1977. Budget allocation shall be made through the normal Long Term Council Community Planning process to fund the maintenance and development of the reserve and buildings.
  - 3.7.3** All applications to rent the former schoolmaster's house and crofter's cottage shall be made through Christchurch City Council's Housing Division, or by another organisation if the Council so decides.
  - 3.7.4** The Christchurch City Council is responsible for maintaining the existing Council owned Museum building.
  - 3.7.5** The Belfast District Museum Trust who owns the collection of exhibits shall be responsible for their insurance, and manage the day-to-day operation of the Belfast District Museum.
  - 3.7.6** Belfast District Museum Trust may apply to the Council for funding for the administration of the museum as well as to other charitable Trusts and organisations.
  - 3.7.7** The Council is to put in place an occupation licence agreement, which formally grants the Belfast District Museum Trust, occupation and management responsibilities for the building.

### **3.8 Administration**

**OBJECTIVE:** **To ensure that the management plan remains a relevant document for the management of the Reserve.**

- POLICIES:**
- 3.8.1** The management plan is to be kept under continuous review in accordance with the requirements of Section 41(4) of the Reserves Act 1977.
  - 3.8.2** The Maori spelling of the word Kaputohe is to be corrected (if required) throughout the plan once investigation into the correct traditional name for Kaputone as part of the draft Belfast Area Plan (see objective 3.1.3) has been completed.
  - 3.8.3** Any works within the historic reserve may be subject to a consent process under the Historic Places Act 1993. In the planning stage for any earthworks, including fencing, landscaping, road or walkway formation, service trenching or geotechnical testing, the NZ Historic Places Trust must be

contacted – [archaeologist@historic.org.nz](mailto:archaeologist@historic.org.nz) – to determine whether an authority (consent) will be required. It is an offence to damage or destroy an archaeological site for any purpose without prior authority and the Historic Places Act contains penalties for unauthorised site damage.

Archaeological remains may include sub-surface accumulations of glass, bottles, metal or china, building foundations, accumulations of shell or other faunal material, charcoal stained soil, fire cracked stones, artefacts or koiwi/human remains. In addition, standing buildings and structures such as fences are considered archaeological sites under the definition of the Historic Places Act 1993. Should the material remains of Maori use and occupation be involved, Te Ngai Tuahuriri Runanga must be contacted, in addition to the NZ Historic Places Trust.

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## 4 ISSUES

### 4.1 Management Responsibilities

Under the 1992 Management Plan, the Kapuatohe Historic Reserve Management Committee was responsible for the tenanting, of the former schoolmaster's house and crofter's cottage, including the maintenance and restoration of these buildings.

A review of the legal standing of the Committee found that when the Kapuatohe Historic Reserve Management Committee was founded in 1980, it had not been set up as a subcommittee of the then Waimairi County Council. It also had not been incorporated as a legal entity, but rather had been constituted as an unincorporated association of individuals to which various organisations, including the Council, were to appoint representatives.

It was recognised that this presented difficulties in the management of the Reserve. The Council therefore assumed management responsibilities for the total reserve, other than the administration of the Museum, during the 2006-2007 financial year. The Belfast District Museum Trust was formed in 2007, the Trust being legally established to administer the Museum.

In May 2007 the Shirley-Papanui Community Board agreed to the disestablishment of the Kapuatohe Historic Reserve Management Committee.

The Policy sections of this draft management plan have been updated to reflect these changes in management responsibilities, and to incorporate the formation of the Belfast District Museum Trust, and the resulting disestablishment of the Kapuatohe Historic Reserve Management Committee into the management plan. (see section 3.7, page 8).

If in the future a majority of the members of the Belfast District Museum Trust resolve to wind up or dissolve the Trust, the trust's deed specifies that the museum contents



shall first be offered to the Canterbury Museum and then to Ferrymead Heritage Park. The deed directs that any remaining items would become the property of Christchurch City Council. The Council will need to consider how it would manage or dispose of any items that it may acquire as a result of the Trust winding up, if this possibility becomes a reality.

## 4.2 Landscape

A distinctive feature of the Reserve is its landscape, with the various prominent mature trees, and groupings of trees distributed throughout the property. The trees and other vegetation are an integral part of the history of this property and as such need to be maintained and managed as an important part of the historic and cultural character of the Reserve.

One issue of concern has been that over time the composition of the planting that contributes to the landscape setting, which is the visual background to the historic buildings, has changed as landscape fashions have changed. Mostly, this has been because plants, being living material have matured, and reached the end of their useful life, and consequently have had to be removed and replaced.

However some of the replanting that has occurred in the past has happened without thought to the historic nature of the site. Instead it has been more in response to the ‘fashion’ of landscape planting at the time. Over time this will result in a loss of the historical context of the original plantings. The historical significance of the Reserve is not only to be found in the historic buildings, but in the context of the plantings, which reflect the early period of the site’s history. Much of the visual aspect of the historical context surrounding the Reserve has been lost because of the adjacent urban area (which at the time of the original plantings would have been paddocks). By adhering to the landscaping policies set out in Policy 3.1 (page 5), the incremental creep in the composition of the landscape plantings, which remain in the Reserve should be arrested.

Another issue relating to the Reserve’s landscape concerns the age and condition of the trees on the Reserve. A 2008 arboricultural assessment identified the need to protect further trees not listed in the City Plan as protected. The 2008 arboricultural report and the 2008 Landscape Assessment recommended six additional trees for designation as protected (Notable) trees (see Figure 8, page 40 “Aerial View – Tree Types and Location”, and Figure 10, page 41 “Landscape Recommendations”):

- Pin Oak (*Quercus palustris*); tree ID 92063
- Common Lime (*Tilia europea*); tree ID 92031
- English Oak (*Quercus robur*); tree ID 92032
- Sycamore (*Acer pseudoplatanus*); tree ID 92034
- European Beech (*Fagus sylvatica*); tree ID 92036
- Scarlet Oak (*Quercus coccinea*); tree ID 48143 (prominent street tree on footpath at 663 Main North Road)

The 2008 Landscape Assessment notes that the Common Lime (*Tilia europea*, tree ID 92031) and the English Oak (*Quercus robur*, tree ID 92032) are pre-1900 in age and are likely to have been planted around the time that the former Belfast School was

opened. They are now of significant size and together with the other trees on the site contribute significantly to the sense of place and landscape character of the Reserve.

Two other trees, the European Beech (*Fagus sylvatica*; tree ID 92036) and the Pin Oak (*Quercus palustris*; tree ID 92063) are each over 100 years old and contribute significantly to the historic significance of the landscape setting.

The arboricultural evaluation recognised the contribution of the Sycamore (*Acer pseudoplatanus*; tree ID 92034) and the Scarlet Oak (*Quercus coccinea*; tree ID 48143) made to the amenity value of the trees on the site, and their relationship to the Reserve setting.

The Scarlet Oak tree (ID 48143) is located within the New Zealand Transport Agency's designation for the Main North Road through Belfast, and as such is outside the reserve. It is a fine specimen however, being important to retain because of its contribution to the tree grouping as a whole.

In addition to the tree evaluation, the 2008 arboricultural assessment recommended the immediate removal of trees that are dead or dying, which pose a potential hazard on the Reserve. In particular the assessment noted the need to de-list one of the 12 protected trees, the Crack Willow (*Salix fragilis* tree ID 6280) due to its age and resulting poor condition, health and structural integrity, and have it removed for public safety reasons.

As a result of subsequent onsite investigations of the tree stock a further protected tree, a Poplar (*populus deltoids* Tree ID 6281) has been found as a minimum to be in need of further cable bracing. After further arboricultural assessment it is believed that it would be better to de-list the tree, and remove it, replacing it with a healthy specimen in accordance with the landscape replacement policies set out in this management plan.

The arboricultural assessment recommended further tree maintenance be undertaken to enhance the health and longevity of mature specimens and notable trees, including the following:

- The removal of a Common Yew (*Taxus baccata*, tree ID number 92062). This tree is located opposite the Pin Oak (*Quercus palustris*, tree ID 92063), and because of its location is forcing vehicles to drive over the Pin Oak's roof-plate thereby causing damage to the tree.
- The mulching of areas beneath trees to improve soil quality.
- Removing undergrowth in areas where it detracts from the visual amenity of the trees.
- Under planting of bulbs, grasses or small shrubs to enhance the trees, where visually appropriate.
- Removing or trimming back some of the smaller trees and shrubs within the immediate vicinity of the schoolmaster's house, particularly on the southern and western sides of the dwelling.
- Ensuring that care is taken to protect trees, especially root systems, from damage during site works.

### **4.3 Conservation Plan**

An up to date Conservation Plan, which includes both the former schoolmaster's house and the crofter's cottage is required. The existing conservation plan is over 10 years old, and covers the former schoolmaster's house only (see section 8.1 on page 33 for more detail). The Conservation Plan shall focus on the historic buildings. The maintenance of the grounds, and the retention of its historic landscape character, is covered in the landscape policies contained in this management plan.

### **4.4 Tenancy of Historic Buildings**

The maintenance of an even temperature and moisture regime within historic buildings is fundamental to extending the life of such buildings. A suitable environment is most easily achieved when the building is occupied as a home. It is therefore important that the Council continue to lease the former schoolmaster's house and crofter's cottage as tenanted residences.

Because the former schoolmaster's house and the crofter's cottage should be tenanted, it is not practical to allow unrestricted public access to the entire Reserve. For the security and privacy of the tenants, public access to the entire Reserve is limited to two annual open days per year, or as designated by the Council. Tenants will be given advance notice when the entire Reserve is to be open to the public (see policies 3.5.1, 3.5.2 and 3.6.5 on pages 7 & 8).

At the time of the preparation of the draft review of this management plan, both dwellings were vacant, and had been this way for a number of months. One of the issues identified as contributing to this vacancy problem was the possible need for a small fenced off area to be provided to the rear of both dwellings, which are included in the specific tenancies, thereby giving tenants an area outside the dwellings which is fenced off from the balance of the reserve, and private. Council may consider an application received from the tenants of the former schoolmasters house, and/or crofters cottage to fence of an area behind the former schoolmaster's house of approximately 103 square metres in area, (9.8x10.5 metres), and behind the crofter's cottage of be approximately 79 square metres in area, (8.3x8 and 6.1x2 metres). All such considerations are to have regard to the Council ratified policy of 'Crime Prevention Through Environmental Design', and the heritage values of the reserve. The fences if approved, would be constructed of wood, in a picket style, being of sufficient height to provide the necessary privacy, while being in keeping visually with the historic site. The fences will need to be readily identified as not being part of the heritage structures on the reserve, while also harmonising with these structures.

Work is currently being undertaken to have the toilet, which is located in the small shed behind the crofter's cottage place within the bathroom of the cottage. Resource and building consent have been granted to have this work undertaken.

Although the former schoolmaster's house, and crofter's cottage are well maintained, have modern heating systems installed in them, (heat-pumps), they are not seen by many prospective tenants as being as desirable as a more modern house to live in. This point coupled with the requirement that the former headmasters house and crofter's cottage be open to public viewing on two days a year, needs to taken into account when setting the amount of rent to be charged, the important issue being to ensure that the properties are tenanted.

## **4.5 Museum**

The Belfast District Museum building is currently 75 square metres in area. Its location intrudes to some extent on the garden setting to the rear (northwest) of the former schoolmaster's house. The number of items housed in the Museum has increased significantly from the time that the 1992 Management Plan was adopted. In 1992 there were approximately 400 items in the Museum. There are now over 3000 photographs and items of varying types of historical and cultural importance housed in the Museum. There has been interest expressed lately by the Belfast District Museum Trust to expand the display area, by possibly utilising an open area to the rear (west) of the building, such an expansion would need to be consistent with the policies of retaining the heritage character of the grounds, and appear as part of the existing building. There is room behind the present museum building to add an extension of approximately 24 square metres, (6x4 metres) without unduly affecting the heritage context of the reserve to satisfy this need. How such an expansion would be financed has not been discussed at this stage, being outside the realms of the management plan review process.

## **4.6 Interpretation**

The policy for interpretation directs that a pamphlet is available for use on open days and for requests for information from the public. The current Council-produced pamphlet is obsolete. In the interim, the Trust has provided a more current substitute, at their cost. The Council should fund a new revised pamphlet for the purpose specified in Policy 3.5.3 on page 8.

An interpretive sign which provides a historic and cultural context for the Reserve's historic buildings and its landscape needs to be developed, and placed near the entrance to the reserve to provide on site information about the reserve to the public. Where appropriate this should identify the layers of history of the site, and surrounding area including values identified by tangata whenua.

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## **5 DEVELOPMENT PLAN**

Capital projects for the enhancement of the Reserve, which are additional to routine maintenance and operation of the Reserve, are planned, these being subject to the Long Term Council Community Plan process.

### **5.1 Long-Term Council Community Plan (LTCCP) Disclaimer**

No project recommended in section 5.2 will be implemented unless the expenditure is provided for through the Long Term Council Community Plan.

### **5.2 Indicative Development Plan and Program Plan**

Indicative development projects are described below. These projects are additional to programmed maintenance of the former schoolmaster's house, crofter's cottage, grounds and museum that are funded through the Council's parks operational budget.

**Table 1. Indicative Development/Program**

| <b>Project</b>  | <b>Description</b>  | <b>Indicative Cost</b>  |
|---|---|---|
| Interpretive display  | Display providing historical and cultural context of historic structures (former schoolmaster's house and crofter's cottage) and landscape    | \$25,000  |
| Landscape development   | Replacement of existing vegetation, as required, in accordance with Policy 3.1 Landscape and Appendix 8.2.2 landscape Plan.                   | \$15,000 for tree work in FY 2009-10<br>\$5,000 for tree work in FY 2010-11<br>Further \$ to be determined for future years |
| Fencing of area behind former headmaster's house, and crofter's cottage if approved by Council  | Wooden picket type of fences  | \$3,700 to be found in the neighbourhood parks existing fences code   |
| Conservation plan including archaeological assessment by a professionally qualified archaeologist of the former schoolmasters house, and the crofter's cottage. | There is a need for new conservation plans to be prepared for both the former headmasters house (upgrade existing plan) and crofter's cottage | \$20,000  |

## 6 RESOURCE INFORMATION

### 6.1 Purpose of the Reserve

Kaputohe Historic Reserve is a garden and heritage park. The Reserve's notable trees and historic buildings are in the colonial vernacular style, the Reserve serving as a link to Belfast's past in an area where few similar reminders of the early days of settlement remain. The Reserve also serves as a testament to the local residents who successfully sought to preserve this notable historic property.

### 6.1.1 Land Tenure

The Reserve is held in two parcels as shown in Table 2.

**Table 2. Land description**

| Parcel              | Legal description  | Certificate of title   | Reserve Status   | Classification  | Area                  | Zoning  |
|---------------------|--|--|------------------|---|-----------------------|---|
| 665 Main North Road | R.S. 41299 (formally Lot 1 DP 11748)<br><br>Block VII, Christchurch Survey District. | Crown land.<br><br>Control and management vested in the Waimairi County Council, 1982 (NZ Gazette, 1982, No 50, page 1513) | Historic Reserve | Set apart as a reserve for historic purposes by Ministry of Lands, 1982 (NZ Gazette, No. 48, pages 1455-1456)<br><br>Classified as a reserve for historic purposes by Ministry of Lands, 1982 (NZ Gazette, No. 50 page 1510). | 2731 m <sup>2</sup>   | Conservation 2 (Historic and Garden City Parks) |
| 663 Main North Road | Section 8, Kaputohe Hamlet   | CB 353/183<br><br>(Reserved by transfer 164120/3, 1 February 1978)   | Historic Reserve | Classified for historic purposes by Ministry of Conservation, 1991 (NZ Gazette, No. 140 page 2996)  | 1992.1 m <sup>2</sup> | Conservation 2 (Historic and Garden City Parks) |

### 6.1.1 Classification

The two parcels of land that make up the Reserve, 663 and 665 Main North Road, are classified as Historic Reserve. The references to the legalisation of this classification are set out in Table 2.

### 6.1.2 Legal Status

Christchurch City Council holds the Certificate of Title for 663 Main North Road. 665 Main North Road is Crown land, for which the control and management responsibility has been vested in the Christchurch City Council under section 28 of the Reserves Act 1977. The Ministry of Lands transferred this parcel to the then Waimairi County Council as a reserve for historic purposes on 26 March 1980, but this was not gazetted until 1982, because a survey for road-widening purposes, (Main North Road), had to be undertaken first. This control and management responsibility was subsequently passed to the new Christchurch City Council, by the amalgamation of the 5 local authorities that administered the City of Christchurch before 1989.

## 6.2 Physical Description

### 6.2.1 Setting

Kapuatohe Historic Reserve is comprised of two land parcels in the northern Christchurch suburb of Belfast: 665 Main North Road, on which is built the former schoolmaster's house and the Belfast District Museum, and 663 Main North Road, on which is built the crofter's cottage.

Belfast is linked to the rest of the city by the Main North Road, which runs through the centre of Belfast northward to the Christchurch Northern Motorway.

Located toward the southern end of the Belfast neighbourhood on the western side of the Main North Road, Kapuatohe Historic Reserve is a distinctive feature of this section of the road. Noticed by the many motorists who use this road daily, their attention is drawn to the Reserve by the former schoolmaster's house and the large woodland trees, which provide a distinctive backdrop to this historic building.

Immediately surrounding the Reserve is a predominantly residential neighbourhood with dwellings of mixed age and character. The impact on the Reserve of these dwellings is mitigated due to the buffering effect of the woodland trees around the Reserve boundaries.

Comprising four lanes and a median strip, the Main North Road located along the eastern boundary of the Kapuatohe Reserve has the greatest impact of any surrounding use on the Reserve. Traffic using this road can generate considerable noise and fumes during busy times of the day. Traffic along the Main North Road has increased significantly since the original reserve management plan was written.

Both Johns Road to the north and the Northwood retail shopping area to the south are within 600 metres of the Reserve. On weekdays, morning southbound and late afternoon northbound traffic along Main North Road can be heavy, with traffic on occasion queued for several blocks waiting to pass through the Johns Road – Main North Road intersection.

The former schoolmaster's house is located approximately 25 metres from the road where the effect of the traffic is reduced (see Figures 2 and 3, pages 3 & 4). The woodland trees located throughout the southern portion of the reserve, (663 Main North Road), also provide a buffering effect from the road traffic, particularly for the crofter's cottage.

To the north of the Reserve other features of Belfast are apparent. Some 200 metres away on the eastern side of the Main North Road a stand of redwood trees become prominent. These trees define the boundary between the new Belfast Primary School (located on this site since the 1930's) and Sheldon Park, which collectively provide the major open space of the district.

Further north again is the commercial centre of the Belfast settlement comprising a small collection of shops and community service premises.

Another major feature of Belfast, which requires mention when describing this settlement, are the two Belfast freezing works on Factory and Belfast Roads. Located along the eastern side of the township in close proximity to the railway

line, the history of Belfast has been closely related to the development of this industry in the township.

### **6.2.2 Site Description**

The Kaputohe Historic Reserve comprises a collection of significant woodland trees and two century-old buildings, both of which have undergone considerable restoration works in recent years.

The larger of the two parcels, 665 Main North Road, was originally part of the Belfast School grounds which occupied this parcel, and an area of land behind, this latter area having since been subdivided for housing. The school was relocated to its current position in the 1930's.

All that now remains of this bygone era is the former schoolmaster's house, which was erected in 1877. Sitting in a centralised location on the Reserve and having retained much of its original appearance, the double storied schoolmaster's house provides the focus to the Reserve while dominating the spaces located around it.

To the east a large and open front lawn separates the former schoolmaster's house from the Main North Road. This affords good views of the house from the Main North Road, which is interrupted only by the wrought iron fence, which defines the front boundary.

On either side of this lawn area the view of the house is framed by vegetation. Along the southern side a grouping of trees lines the driveway, while a cottage garden border defines the northern boundary. This extends into the space immediately to the north of the former schoolmaster's house where it broadens out and provides an attractive garden setting for the house.

To the rear of the former schoolmaster's house a number of smaller spaces exist. Located immediately to the west is a small lawn used mainly by the tenants of the house. Beyond this courtyard, a parking area, a recently built garage with a carport built onto its northern side, (built on the site of the original garage, and later added double car-port), and shed comprise the service and access area. This area also provides access to the museum building, which is located adjacent to the northern boundary of the reserve.

Beyond the garage and service area a woodland area comprising a number of mature trees extends to the back fence along the western boundary.

The second parcel comprising the Reserve, 663 Main North Road, is smaller and narrower in shape than 665 Main North Road and features an extensive number of woodland trees. Extending from the Main North Road frontage this woodland comprises an interesting collection of tree species, which covers almost 80% of the site.

The other notable but less conspicuous feature of 663 Main North Road is the historic crofter's cottage. Located toward the rear of the parcel, the cottage is nestled against the southern boundary and is largely obscured by the woodland vegetation, which extends to the front veranda.

Access to the cottage is gained from the centralised driveway, which services both parcels of the Reserve. Running through the woodland area the driveway



leads to an unsealed parking area located to the north of the cottage. Behind the cottage a small modern garden shed, which includes a modern flush toilet, is used by the tenants of the cottage being situated within easy access to the back door. This is surrounded by a grassy space which provides a service and amenity area for the cottage.

Further toward the rear of the parcel, trees and scrubs again replace this grassed area. Defining the western fence line this vegetation links with the woodlands located in 665 Main North Road, which overhang and shade the crofter's cottage. Of considerable scale these trees dominate the lower portion of 663 Main North Road creating a feeling of strong enclosure within the crofter's cottage and its surroundings.

### **6.2.3 History**

The literal translation from the Māori language for the word 'kapuatohe' is 'persistent cloud'. However, as with many Māori place names, it may be that Kapuatohe may be a shortened or modified version of another name. It is also possible that Kapuatohe and Kapuatone (the name of the nearby stream) may have once been the same word or derived from a similar word. For example, an early Māori authority referred to the Kapuatone Stream as Nga-putahi. Because Ks were often substituted for Ngs in Nagi Tahu Dialect, it is possible that Kapuatohe and Kapuatone may have been derived from this word. One view is that the traditional name was Kaputahi, meaning junction of waterways. The Council has committed to investigate the correct traditional name for Kapuatone as part of the draft Belfast Area Plan (see objective 3.1.3). It is therefore inappropriate to provide advice on the preferred tangata whenua for the reserve until this investigation is complete.

Ngai Tahu, and Te Ngai Tuahuriri in particular, have significant historic and contemporary associations with the Belfast area. The area was important traditionally as a source of food and resources, as well as for cultural and spiritual practices. This reserve is located near a traditional footpath or travel route between Kaiapoi and Banks Peninsula noted to have been used by tangata whenua on the 1856 Black Map. Reference to the reserve having been a "resting place" for Maori in the New Zealand Historic Places Trust registration is probably related to this travel route, although there are different Ngai Tahu accounts of this. The Council is proposing to investigate the location of this traditional travel route and identify opportunities to restore or mark the route at appropriate locations (draft Belfast Area Plan 2009). The findings of this research will inform the history of the Kapuatohe Historic Reserve.

#### **6.2.3.1 665 Main North Road**

The first Belfast School was originally located on the Main North Road between Englefield Road and Fleming Street (now Lagan Street). Today the former schoolmaster's house on Kapuatohe Reserve is the last remaining physical link that the Belfast School has with its original site. A 1901 plan of the Kapuatohe Settlement shows the location of the former Belfast District school, and former schoolmaster's house (Figure 4, page 23).

Purchased by the Canterbury Provincial Government in 1876 the two and a quarter acre North Road School block was considered to be generous at the time. Over the years the site proved to be less than ideal due to the Kaputone Creek, which ran diagonally across the north-western corner of the school ground, flooding in winter. The area of the former school grounds, that Kaputone Creek ran through is now part of the urban area to the west of Kapuatohe Historic Reserve, the Creek being approximately 70 metres west of the present reserve.

Construction of the school building and schoolmaster's house commenced the following year in 1877. Originally only one room, the 600 square foot wooden school building was located at the rear of the site behind the schoolmaster's house. The area where this school building was located is now part of the residential area behind Kapuatohe Reserve. When it opened in January 1878 the roll was less than 50. Ten years later when the name of the school was changed from North Road to Belfast School, the roll had topped 200.

The first schoolmaster at the new school was Mr Kay who stayed only for the first term. Mr Henry Wilson, whose family were the first to live in the schoolmaster's house, followed him. After their 3-year term the Wilson's were followed by a succession of schoolmaster's families.

While some of these families stayed for only one year, others lived in the schoolmaster's house for many years. Of these the Blick family probably stayed the longest in the house, their term extending to 12 years (2 years longer than the Ferguson and the Balch families who each stayed for 10 years)

By the time the Blick family took over the house in 1932 the condition of the schoolmaster's house had deteriorated to the extent that it was on the Education Board's condemned list. The Blick family however, had fallen in love with their new home and because of their enthusiasm some repairs were carried out to the house. During the Blinks' time the house was condemned several more times. Each time, the Education Board Architect was persuaded to give the house another reprieve.

In the late 1930's Belfast School was shifted to its new site, and the former school grounds were subdivided. In 1940 an area of nearly three quarters of an acre on which the schoolmaster's house was standing was vested in the Canterbury Education Board as a site for a public school.

Uncertainty over the future of the schoolmaster's house deterioration continued. Although the house was still leased by school staff members very little if any maintenance was carried out over this period. Edward Bodger, who was appointed in 1965, became the last schoolmaster to live in the house. Subsequent to this, the building now in a decrepit state, was leased to various tenants.

It was not until the 1970's that some hope for the former schoolmaster's house began to unfold. With the schoolmaster's house approaching its century, interest amongst former pupils still living in the Belfast's community began to develop.

A further reprieve was granted to the former schoolmaster's house by the Canterbury Education Department in 1974 when it announced that the house was no longer required by the Department. An undertaking was given to withhold any action until after the schools centenary in Easter 1978.

With the former schoolmaster's house's centenary rapidly approaching interest in preserving the house in public ownership increased. With Belfast township having very few old buildings of distinction left, many people felt strongly that the former schoolmaster's house, being one of the few buildings that went back to Belfast's early years, should be retained if possible.

In 1977 the Belfast School House Action Committee was set up and a public meeting was called. Support was unanimous for a motion calling for the building to be preserved and used for some public purpose compatible to its historic character.

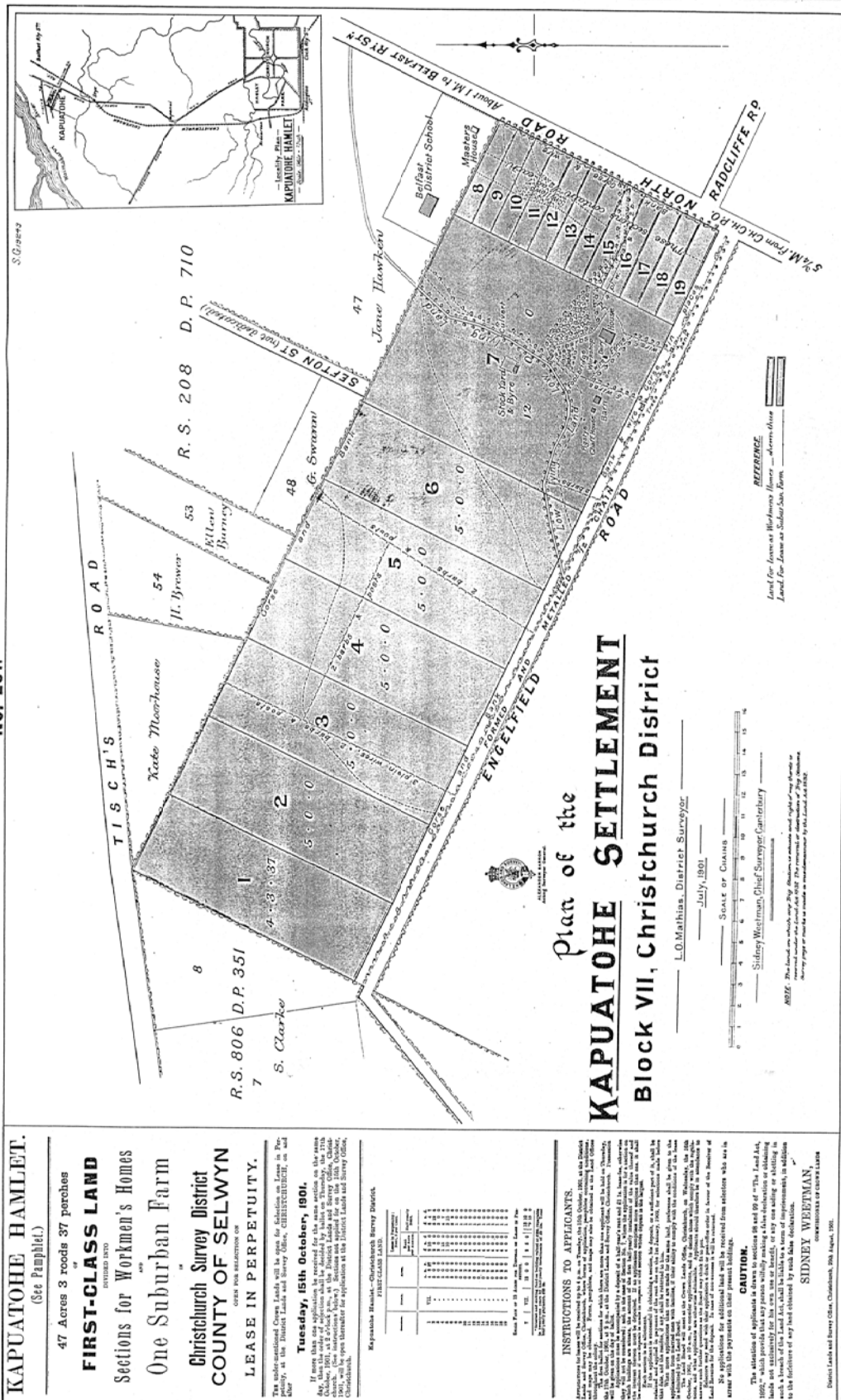
The 100-year jubilee celebrations were held in the former schoolmaster's house grounds the following year. The jubilee was followed by extensive efforts on the part of the local residents to save the former schoolmaster's house. Having already purchased the adjoining section at 663 Main North Road, the Waimairi County Council was asked by the Committee to assist with the restoration, maintenance and administration of the former schoolmaster's house.

The land on which the school was located was at that time still under the control of the Department of Lands and Survey. Also keen to see the former schoolmaster's house restored and protected the Department supported the transfer of the control and management of the property to the Waimairi County Council subject to certain conditions. One of the conditions of this transfer was that satisfactory arrangements were to be made for the restoration, maintenance and administration of the former schoolmaster's house with the Belfast School House Action Committee (later to be known as the Kapuatohe Historic Reserve Management Committee).

On 26 March 1980, the Ministry of Lands approved the reservation of 665 Main North Road for historic purposes and the appointment of the Waimairi County Council to control and manage the Reserve.

Due to the future Main North Road road widening proposals however, 665 Main North Road was not gazetted as an historic reserve until 1982, because it had been decided to delay the vesting of the control and management until the necessary survey had been carried out. Following the survey 182 square metres was taken along the eastern boundary for road widening purposes.

CANTERBURY LAND DISTRICT  
NO. 281.



**KAPUATOHE HAMLET.**  
(See Pamphlet.)

47 Acres 3 roods 37 perches  
or  
**FIRST-CLASS LAND**  
DIVIDED INTO  
Sections for Workmen's Homes  
and  
One Suburban Farm  
in  
Christchurch Survey District  
COUNTY OF SELWYN  
OPEN FOR SELECTION OR  
LEASE IN PERPETUITY.

The undermentioned Open Lands will be open for selection or lease in perpetuity at the District Lands and Survey Office, CHRISTCHURCH, on and after **Tuesday, 15th October, 1901.**

If more than one application is received for the same section on the 15th October, 1901, at 8 o'clock p.m., at the District Lands and Survey Office, Christchurch, the same will be open thereafter for application at the District Lands and Survey Office, Christchurch.

Repeatably Hatched - Christchurch Survey District  
FIRST-CLASS LANDS

| Section | Area  | Class | Remarks |
|---------|-------|-------|---------|
| 1       | 1.0.0 | 1st   |         |
| 2       | 5.0.0 | 1st   |         |
| 3       | 5.0.0 | 1st   |         |
| 4       | 5.0.0 | 1st   |         |
| 5       | 5.0.0 | 1st   |         |
| 6       | 5.0.0 | 1st   |         |
| 7       | 5.0.0 | 1st   |         |
| 8       | 5.0.0 | 1st   |         |
| 9       | 5.0.0 | 1st   |         |
| 10      | 5.0.0 | 1st   |         |
| 11      | 5.0.0 | 1st   |         |
| 12      | 5.0.0 | 1st   |         |
| 13      | 5.0.0 | 1st   |         |
| 14      | 5.0.0 | 1st   |         |
| 15      | 5.0.0 | 1st   |         |
| 16      | 5.0.0 | 1st   |         |
| 17      | 5.0.0 | 1st   |         |
| 18      | 5.0.0 | 1st   |         |
| 19      | 5.0.0 | 1st   |         |

**INSTRUCTIONS TO APPLICANTS.**

Applications for the above lands will be received by the Survey Office, Christchurch, on and after the 15th October, 1901, at 8 o'clock p.m. The applicant must deposit with his application the sum of £100, which shall be held by the Survey Office as a guarantee for the payment of the purchase money. The applicant must also deposit with his application a plan of the land which he wishes to apply for, showing the boundaries and the area of the land. The applicant must also deposit with his application a certificate of the Survey Office, showing the location of the land and the name of the applicant. The applicant must also deposit with his application a certificate of the Survey Office, showing the location of the land and the name of the applicant. The applicant must also deposit with his application a certificate of the Survey Office, showing the location of the land and the name of the applicant.

**CAUTION.**

The attention of applicants is drawn to the fact that the above lands are offered for sale on the condition that any person applying for the same shall be deemed to have accepted the conditions of sale as set forth in the conditions of sale, and that no person shall be entitled to object to the conditions of sale after the date of the opening of the lands for selection. The attention of applicants is also drawn to the fact that the above lands are offered for sale on the condition that any person applying for the same shall be deemed to have accepted the conditions of sale as set forth in the conditions of sale, and that no person shall be entitled to object to the conditions of sale after the date of the opening of the lands for selection.

SIDNEY WEITMAN  
DISTRICT LANDS AND SURVEY OFFICE, CHRISTCHURCH, 20th August, 1901.

Figure 4. 1901 Kapuatohe Settlement Map

### **6.2.3.2 663 Main North Road**

Until 1977 when the Waimairi County Council purchased this parcel, the history of 663 Main North Road was unrelated to the former schoolmaster's house site.

Described as Section 8 of the Kapuatohe Hamlet this parcel was originally part of a Government settlement scheme, which was set up around 1880 with the intention of providing smallholdings for immigrants and farm workers.

The Kapuatohe settlement, totalling almost 50 acres, was subdivided into 19 sections, which varied in size from half acre to five-acre blocks, and also included a small farm. Demand for these lots however, was not as great as anticipated with few workers having either the money to build a house or the time to plant and harvest crops.

This lack of demand for the sections also applied to Section 8. This half-acre block was offered for selection in October in 1901 but was not applied for until February 1906 when William Bartlett was given a lease in perpetuity at a rental of two pound per year. Six years later he transferred the lease to Joseph Bradshaw.

Accommodation for these and subsequent owners and/or occupiers of Section 8 was provided by the crofter's cottage located toward the rear of the site.

There is some uncertainty over when the cottage was added to this parcel. The 1992 management plan for the Reserve indicated that the cottage dated back to the 1870s. However, the absence of the structure on the 1901 Settlement map (see Figure 4, page 23), which does include details such as the pigsty in Section 7, casts doubt that the structure was present until some time in the 1900s.

It was originally believed that this cottage had been brought out in a prefabricated form from Scotland due to its resemblance to the crofters' cottages, which were built in Scotland at the time. However, this theory was disproved during the restoration of the cottage in 1988, when it was discovered that many of the timbers used in its construction were in fact New Zealand native timbers. It is likely that although the main body of the building was not shipped out from Scotland, some of the fittings in the cottage may well have been.

### **6.2.3.3 Grounds**

The Kapuatohe Historic Reserve comprises a mixture of trees, shrubs and herbaceous plants, which have been planted in the Reserve over a period spanning over 100 years.

When the land was first developed for the school during the 1870's, it appears that the grounds were devoid of any significant vegetation. In the early 1900's a great deal of tree planting took place, it being noted in early records that the trees must have grown very rapidly because in later years, topping, trimming and cutting seemed a perpetual problem. The other major event was the arrival of Mr and Mrs Hill who were tenants of the

crofter's cottage in the mid 1900's. During this period Mr Hill planted many trees and shrubs. Obvious examples of his planting include the large Chinese windmill palm (*Trachycarpus fortunei*) and the weeping elm (*Ulmus glabra* 'camperdown'), which form a dramatic grouping immediately to the northeast of the cottage. More recent plantings on the Reserve were carried out in 1983 when a Council landscape plan was implemented. Concentrated mainly around the former schoolmaster's house this planting utilised mainly old-fashioned plant species including viburnum, lavender and hypericum, which complemented the historic character of this building.

#### **6.2.3.4 Museum**

When the restoration of the former schoolmaster's house was underway, it was proposed that a small museum to house items of historic interest should be built along the northern boundary of the Reserve. Financial assistance from one of the committee members was also offered.

The Waimairi District Council lodged a building consent for the building of the Museum in 1985.

At the instigation of the Kapuatohe Historic Reserve Management Committee (the Committee), a representative of the Canterbury Museum, who offered to advise and assist the committee in establishing the community museum, visited the museum building.

The importance of seeking advice in setting up community museums was stressed to ensure that items are retained in an environment where they would not deteriorate. The following points were made:

- All windows should have ultra violet screens and fluorescent lighting should not be used in the building.
- Copies should be taken of photographs for display and the originals stored, or kept in books.
- Good storage should be available and not all items put out on display at any one time.
- A cataloguing system was needed and the committee needed to be selective as to which items were selected.
- Items must be accepted as gifts only. Taking gifts on loan was strongly advised against.
- Legality of collection. For all items accepted by the museum both parties must sign a document, which grants the museum legal ownership of the items gifted.
- Uniform display cards were required.

These recommendations were adopted by the Committee and have been adhered to during the Belfast District Museum Trust's management of the Museum.

Since the establishment of the Belfast District Museum a wide range of items have been collected. Most of these items, but not all, have some association with the history of Belfast. Included in this collection are: 1928 Chevrolet Sedan; a loom; a church organ; photos, books, maps and certificates; plaques and war medals; china and kitchen utensils; sewing and washing machines; dairy, farm boot-makers, and mechanical equipment; typewriters; gramophone and records; furniture; paintings; clothing and jewellery; linen; church windows; and bicycles.

Following the amalgamation of the local authorities in the Christchurch District in 1989, there was some question as to the ownership of the museum and its collection. This matter was verified by the Council Solicitor when, in a memorandum to the Kapuatohe Historic Reserve Management Committee he stated that because the Management Committee was not formally incorporated as a separate legal entity, they did not have any legal ownership of the museum or its collection. In the absence of any other legal entity, the Office Solicitor advised that as a matter of law the museum collection was now in the ownership of the Christchurch City Council. The Solicitor went on to say that the gift certificates should be clarified to make clear that the gifts are made to the Christchurch City Council or perhaps to an incorporated society, which could be established to manage the museum. Since this time the Belfast District Museum Trust has been formally constituted as a legal entity under the Charitable Trust Act 1957 on 1 March 2007, (registration number 1916250). Since this time any new items acquired by the Belfast District Museum Trust have been held in the Trust's ownership. Items acquired by the museum before The Belfast District Museum Trust became a legal entity are still owned by the Council. If the Council wishes to transfer the ownership of the items gifted to the Council before the Belfast District Museum Trust became a legal entity, to the Trust, it would be necessary for the Council to formally resolve to make such a gift.

At the time that consent was granted to erect the museum building on the Kapuatohe Historic Reserve, the Department of Lands and Survey had not granted approval for the project, as required by the Reserves Act 1977.

The Department of Lands and Survey only became aware of the building in early 1986 after it had been constructed. The Waimairi County Council was informed that consent from the Minister of Lands was required under Section 58 of the Reserves Act, which allowed areas of an Historic Reserve to be set apart for certain buildings. The Council responded by supplying details of the museum building requesting the Minister's consent, which was subsequently granted in June 1986.

#### **6.2.4 Buildings**

There are three major structures on the Reserve, the first two of which are very important historical structures:

- former schoolmaster's house
- crofter's cottage

- **Belfast District Museum**

There are also three accessory buildings located in the yard at the rear of the former schoolmaster's house. The newly built garage and carport, which was built on the site of the original garage and double car port, is used by the tenants to house their vehicles while a smaller corrugated iron shed to the north is used to store garden equipment, and some museum items. A further small shed has been built directly behind the house, being used by the tenants to store some of their possessions.

These buildings do not detract from the former schoolmaster's house setting.

#### **6.2.4.1 Schoolmaster's House**

Of the historic homes located in the Belfast district, the former schoolmaster's house is of special significance as it is a good example of the smaller type of home, which was constructed in New Zealand in the late 1800's.

While many of the larger homes are still in existence, homes of the scale and style of the schoolmaster's house have not been so readily retained. This is mainly due to the less conspicuous profile of the smaller house and because the rooms of the smaller house are more difficult to modernise or convert for a new use.

Designed by Mr Thomas Cane and built in 1877, the schoolmaster's house, while not a former grand home, is larger than the cottage-like facade suggests. Three dormer windows rise straight from the front wall and sit high on its facade. Two lower windows and a central door balance these dormer windows.

This symmetry is interrupted by the lean-to part of the house (a later addition), which is located at the sunny northern end. Generously windowed for its time this end of the house contrasts with the south wall which has few windows. Because most of the school children would have approached the school up the drive from the Main North Road, the house was originally built without windows facing the drive for the obvious purpose to preventing prying pupils from satisfying their curiosity about the private life of its occupants.

Although the former schoolmaster's house has undergone some modification over the years, its appearance has not changed significantly. From the front at least, the house has retained much of the same appearance over its life.

One change was the conversion of the old pantry and scullery into a relatively modern kitchen. A window was then put in the otherwise windowless south side of the house. The old coalhouse and washhouse located at the rear of the building was also converted. This area is now the bathroom and laundry which is accessed via the kitchen.



#### **6.2.4.2 Crofter's Cottage**

The modest crofter's cottage possesses a certain charm, which is unique to the early New Zealand cottage's, which were erected during 19th century. Of typical pioneer cottage appearance the crofter's cottage comprises a main section and a lean-to portion. A veranda is located along the front side of the house, facing east over the adjoining woodland area. As a consequence the veranda is very enclosed and intimate and provides an interesting entranceway to this compact wooden building.

The sitting room and main bedroom are located in the front of cottage while the lean-to contains the second bedroom and the bathroom/kitchen area. Access to the cottage is provided by a central front door from the veranda opening directly into the lounge. On either side of the entranceway two small windows provide minimal light to the front rooms while also provide the cottage with its characteristic appearance.

Behind the cottage is located a small utility shed. This building provides the laundry and toilet facilities for the house. Some modernisation of the cottage bathroom is programmed shortly, which will result in the toilet for the cottage being placed in the house in the bathroom. The reason this work is being undertaken is to make the cottage more appealing to prospective tenants.

#### **6.2.4.3 Belfast District Museum**

The museum building of approximately 75 square metres in area was constructed on the Reserve in 1985, northwest of the former schoolmaster's house. In September of that year the Kaputohe Historic Reserve Management Committee designated it as the Belfast District Museum.

The building is constructed of concrete block. There is a garage door for service access, located in the southern side as well as the main entrance on the east end of the building facing the Main North Road.

To complement the style of the former schoolmaster's house the eastern facade of the building was treated in an appropriate manner to give the building an appearance in keeping with the historic setting.

There are over 3200 items housed in the Museum. The catalogue includes a description of each item and information on its history.

Photographs held by the Museum have been digitised and a Museum website<sup>2</sup> and database of items housed in the Museum has been developed.

There was allowance made in the previous management plan for an extension to be made to the museum at some time in the future should it prove necessary to house the growing collection. This has been retained in the new plan. How such a proposed extension would be financed is a matter for future discussions between the Council and the Belfast District Museum Trust.

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<sup>2</sup> Museum web site: <http://www.belfastdistrictmuseum.co.nz>

### 6.2.5 Landscape Description

The Kaputohe Historic Reserve comprises a collection of significant woodland trees and two century-old buildings both of which have undergone considerable restoration works in recent years.

The 2008 landscape assessment of the Reserve notes that the significance of the Reserve rests not only in the historic, social and cultural aspects of the former schoolmaster's house and crofter's cottage but also on the physical attributes of the Reserve: the trees and shrubs and their spatial placement on the site.

This vegetation contributes significantly to the sense of place of the Reserve, and is an integral element in the historical, social and cultural context of the site.

There is no evidence that there has been a formal landscape plan or definite theme to the plantings in the past. A 2008 arboricultural report notes that the plantings appear to 'have been random without an overall theme'.

Many of the trees in the Reserve are mature. As illustrated in Figure 5 (page 37) existing plantings span over 100 years, from circa 1877 through to the early-2000s. Significant plantings occurred from the mid-1970s through to the mid-1980s.

The majority of plantings are exotic European garden tree and shrub species, although there are several exotic orchard trees and New Zealand natives interspersed throughout the Reserve, as shown in Figure 6 (page 38).

Although plantings over the last 100-plus years have been somewhat random in their placement and therefore how they contribute to the overall design, they can be clustered into relatively distinct spaces (see Figure 7, page 39), as follows:

- **Front lawn:** The lawn in front of the former schoolmaster's house is a very significant space as it forms a green foreground over which the school house is viewed from the Main North Road and footpath. As well as allowing clear views of the front of the former schoolmaster's house, the layout of this lawn is a traditional approach to the setting of important buildings originating from the English style of landscape architecture.
- **Entrance driveway:** The entrance driveway is formally demarcated with an avenue of trees and large shrubs on either side. This is a significant route due to its historical associations, as it may well have accessed the original school buildings, and for its function today as the main entrance to the site.
- **Kitchen garden:** Whether this area has historical significance as a kitchen garden is uncertain however this area immediately behind the schoolmaster's house may well have been used as a service area for the house and to provide some form of private area for the house. This area contains three orchard trees, which while not having historical significance in themselves, reflect the historical tradition of orchard trees planted on this site by former residents.
- **Front woodlot:** The front woodlot contains a group of 10 Elm trees, which are estimated to be at least 80 years old and are protected for their amenity value and condition. The grouping of trees together in a 'woodland' style is also likely to reflect the original character of the vegetation on this site and for this reason is significant.

- Rear woodlot: This area contains two trees, which are estimated to be at least 100 years old and are likely to have been planted around the time of the establishment of the school and schoolmaster's house. They are of significant stature and form an important backdrop to the schoolmaster's house. These trees provide a visual impact on the adjacent residential area, for approximately a 1 km radius around the Reserve. These trees are of considerable historic significance and at present are the only trees recognised for their amenity values in a 2008 arboricultural report.
- Crofter's cottage enclosure: The tree and shrub planting within this area is more recent, functioning as a boundary treatment dividing the Reserve from the neighbouring properties to the North and West .

There are two additional trees on the Reserve that are over a century old, which are historically connected to the site. Both are located behind the schoolmaster's house and have been prominent features between the schoolmaster's house and the former Belfast School (see Figure 5: Temporal planting analysis, page 37 & Figure 8: Aerial view – tree types and location, page 38 for additional information).

#### **6.2.5.1 Notable Trees**

There are twelve trees within the Reserve that have been designated and protected as Notable Trees:

- Chinese Poplar (*Populus yunnanensis*); tree ID 6281
- Crack Willow (*Salix fragilis*); tree ID 6280
- A grove of English Elms (*Ulmus procera*); tree IDs 92007, 92010, 92011, 92013, 92014, 92015, 92016, 92017, 92018, 92019.

See Figure 8, an aerial photograph indicating the locations of trees within the Reserve on page 40.

#### **6.2.5.2 Heritage Trees**

Currently none of the trees in the Reserve, other than those already designated as Notable, have been formally recognised for their contribution to the historic, social and cultural significance of the Reserve. As noted in section 4.2, the 2008 arboricultural report and the 2008 Landscape Assessment it is recommended that six additional trees be designated protected (Notable) trees.

### **6.2.6 Climate**

Belfast, due to its location in the northern suburbs of Christchurch, experiences the same temperate climate as the rest of the City. Moderate fluctuations in temperature can range from the low to mid 30s (°C) in the summer to freezing overnight or early mornings in the winter.

Rainfall tends to be modest, with an average range of 625 to 650 mm per annum, which is often unreliable. This can create periods of soil moisture deficiency, which can place stress on the vegetation in the Reserve during the summer.

### **6.2.7 Soil**

The soils in the Kapuatohe Historic Reserve are comprised of Waimakariri fine sandy loams. These soils are free draining, drying out during long periods of dry weather.

Within the Reserve, the top layer of soil is particularly fine and friable, and is of a rich dark colour. In the past this soil has been found to be easily worked and fertile, although there can be problems with wetting the soil when it becomes dry. Because of the fine silty nature of the soils, water sometimes cannot penetrate to plants' root systems, instead may running off from the area being watered.

## 7 POLICY FRAMEWORK

### 7.1 Bylaws

Bylaws relevant to this Plan include Christchurch City Council Parks and Reserves Bylaw 2008<sup>3</sup> and Christchurch City Council Public Places Bylaw 2008<sup>4</sup>.

Christchurch City Council adopted the Parks and Reserves Bylaw 2008, which became effective 1 July 2008. This bylaw replaced the Christchurch City Council Bylaw 118 - Parks and Reserves 1981.

The Christchurch City Council Public Places Bylaw 2008 is also applicable to Kapuatohe Historic Reserve because this bylaw has application over all public places under the Council's jurisdiction within the City.

### 7.2 Policy

Two Council policies are relevant to this Plan:

- The Council's Heritage Conservation Policy adopted by the Council in September 1998, sets up a framework based on conservation principles and heritage protection, both of which are relevant to the attributes of Kapuatohe as an historic reserve.
- The Parks and Waterways Access Policy was adopted by the Council in October 2002. The Policy provides guidance on the provision of access to of parks and waterways, as well as ideal signage and information boards.

### 7.3 Relevant other Policies and Strategies

The following policies are relevant to this Plan:

- Long Term Council Community Plan (LTCCP)
- City Plan
- Biodiversity and Open Space Strategies
- Sponsorship of Trees and Other Planting on Reserves policy
- Crime Prevention through Environmental Design Canterbury Safety Working Party (2004). *Safer Canterbury, Creating Safer Communities*. <http://www.ccc.govt.nz/Environment/UrbanDesign/Guides/#CreatingSaferCommunities>

The Long Term Council Community Plan (LTCCP) is the Council's planning document that sets out the activities and services, including management of parks and reserves, that the Council intends to provide for a period covering a minimum of 10 years.

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<sup>3</sup> <http://www.ccc.govt.nz/Bylaws/ChristchurchCityCouncilParksAndReservesBylaw2008.pdf>

<sup>4</sup> <http://www.ccc.govt.nz/Bylaws/ChristchurchCityCouncilPublicPlacesBylaw2008.pdf>

The City Plan provides a framework for the management of land use and subdivision within the City, including the establishment of land use zones. Kapuatohe Historic Reserve, as a classified historic reserve, is zoned as Conservation 2 (Historic and Garden City Parks). The City Plan also identifies heritage and notable trees, including several on the Reserve (see City Plan, Volume 3, Appendix 4, Heritage/Notable Trees).

The Biodiversity Strategy, adopted in 2008, and the Open Space Strategy (under development at the time of publication of this Management Plan) have relevance to the Reserve, in particular to its landscape values.

The policy on Sponsorship of Trees and Other Planting on Reserves, adopted in 1993, describes the conditions under which planting may be sponsored on Council reserves.

## **7.4 Purpose of This Plan**

The purpose of this plan is to fulfil requirements of the Reserves Act 1977 (sections 18 and 41) and to provide a set of policies for the future management of the Reserve.

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## **8 APPENDICES**

### **8.1 Foundation and previous documents**

### **8.2 Changes to 1992 Management Plan**

### **8.3 Landscape Plan**

### **8.4 Heritage building plans and elevations**

## **8.1 Foundation and Related Documents**

### **8.1.1 Council Documents**

A management plan for Kapuatohe Historic Reserve was adopted in 1992. The 1992 Management Plan is available in the Central Library, and the Civic Offices Library<sup>5</sup>.

A kitchen conservation plan for the schoolmaster's house was prepared in 1996. A copy is available in the Civic Offices Library<sup>6</sup>.

A Conservation Plan for the schoolmaster's house was prepared in 1998. This Plan is available in the Central Library<sup>7</sup> and in the Civic Offices Library.

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<sup>5</sup> *Kapuatohe Historic Reserve Management Plan, January 1992*; Central library call number 719.3099317165 CHR; Civic Offices library call number 333.783 CHR; online at [http://www.ccc.govt.nz/parks/publications/mp\\_kapuatohe.asp](http://www.ccc.govt.nz/parks/publications/mp_kapuatohe.asp).

<sup>6</sup> *Old Belfast school house, Kapuatohe Reserve, 665 Main North Road : kitchen conservation plan* (1996), M. Kitt; library call number 727.1 KIT.

<sup>7</sup> *Belfast schoolmaster's house, Kapuatohe Historic Reserve, 665 Main North Road, Belfast : a Conservation Plan* (1998), Z. Voller; library call number 728.37 VOL.

An arboricultural report was prepared in 2008<sup>8</sup>. The report described the results of an arboricultural survey that was conducted in April 2008, including an evaluation of existing and proposed registered notable trees.

A landscape assessment and planting plan was completed in 2008<sup>9</sup>. This report highlights the significance of the landscape plantings to the overall historic and cultural context of the Reserve and recommends an approach, which preserves and enhances the heritage and cultural values of the Reserve.

The City Plan Heritage Plan Change has added Kapuatohe Historic Reserve as a listed heritage setting.

### 8.1.2 Related Documents

There are several documents that describe the history of the Belfast area and/or the school and its grounds and buildings., including:

- *A History of the Belfast Schools, 1859-1978* <sup>10</sup>
- *The Old Schoolmaster's House, Belfast* <sup>11</sup>
- *Belfast-Spencerville Schools' Diamond Jubilee, 1878-1938* <sup>12</sup>

## 8.2 8.2 Changes to 1992 Management Plan

Changes in the administration of the Reserve prompted an updating of the original 1992 Management Plan.

Specific changes to the 1992 Management Plan include the following changes in policy and factual corrections. Note that the format of the updated Management Plan differs from the 1992 Plan.

| Section in 1992 Plan   | Comments   |
|--|--|
| Change in section numbering; along with minor editing in new format<br><i>(Note: The numbering scheme of the online version of the 1992 Plan erroneously began the numbering with 'I. Management Plan', which corresponds to 'C. Management Plan' in the published 1992 Plan.)</i> | 1992 Plan (printed version January 1992):<br>1. Resource Section<br>A. Preface<br>B. Introduction<br>C. The Management Plan<br>[D. Nomenclature – in text but not in Table of Contents]<br>1. Location<br>2. Legal description and zoning<br>3. Landscape description<br>4. Administration<br>5. Access<br>6. History<br>7. Buildings<br>8. Soils<br>9. Climate<br>10. Vegetation<br>11. Landscape development |

<sup>8</sup> *Arboricultural Report – Kapuatohe Historic Reserve* (May 2008), Arbor Vitae Ltd.

<sup>9</sup> *Kapuatohe Reserve Landscape Assessment and Planting Plan and Policies* (2008), H. Lewthwaite.

<sup>10</sup> *A History of the Belfast Schools, 1859-1978* (1978), B. Roberts; library call number 372.9938 ROB

<sup>11</sup> *The Old Schoolmaster's House, Belfast* (2007); D. and H. Hills; library call number 372.9938 HIL

<sup>12</sup> *Belfast-Spencerville Schools' Diamond Jubilee, 1878-1938* (1938); Belfast School; library call number 372.993831 BEL.

|  |  |
|--|--|
|  | <p>2. Management Objectives and Policies</p> <ol style="list-style-type: none"> <li>1. Landscape</li> <li>2. Administration</li> <li>3. Finance</li> <li>4. Access</li> <li>5. Interpretation</li> <li>6. Buildings</li> <li>7. Vegetation and landscape development</li> </ol> <p>3. Appendices</p> <p>2009 Plan:</p> <ol style="list-style-type: none"> <li>1. Overview</li> <li>2. Vision</li> <li>3. Objectives and Policies</li> <li>4. Issues</li> <li>5. Development Plan</li> <li>6. Resource Information</li> <li>7. Policy Framework</li> <li>8. Appendices</li> </ol> |
| 1  | 2009 plan updates resource information regarding the setting-surrounding the Reserve, as a consequence of the expansion of Main North Road and the development of the Northwood area.  |
| 2  | <p>Corrects an error in the legal description (land area) for 663 and 665 Main North Road in the online version of the 1992 Plan; corrected to 1992.1 m<sup>2</sup> and 2732 m<sup>2</sup> respectively.</p> <p>2009 Plan also updates the zoning designation, as the Reserve is now zoned Conservation 2 (Historic and Garden City Parks).</p>  |
| 3 and 10   | 2009 Plan provides an updated landscape description to incorporate findings of a 2008 arboricultural report and a 2008 landscape assessment.   |
| 4 (also applicable to other sections referencing responsibilities of former Kapuatohe Historic Reserve Management Committee) | 2009 plan incorporates the change in management of the Reserve from Kapuatohe Historic Reserve Management Committee to the Council for all of Reserve other than administration of the Museum. The 2009 Plan also incorporates the disestablishment of the Kapuatohe Historic Reserve Management Committee, and the registration of the Belfast District Museum Trust to manage the Belfast District Museum.   |
| 7  | Provides small fenced off areas behind houses to make them more attractive to prospective tenants.   |
| 11   | <p>The 2009 Plan provides a clear relationship of the landscape to the heritage value of the Reserve, and adds a landscape plan intended to retain the heritage character of the landscaping.</p> <p>The 2009 Plan moves the landscape plan into the appendices.</p>   |
| Policy section   | 2009 Plan clarifies management of the Reserve and clarifies the role of the Belfast District Museum Trust.   |

### 8.3 Landscape Plan

As previously identified, the significance of the Kapuatohe Reserve landscape not only relates to the historic uses (former schoolmaster’s house, crofter’s cottage) and their significance to the wider community, but also to the physical elements (i.e. vegetation and particularly trees and their spacing and layout), which make up the site.

Two of the trees are pre 1900’s in age (1877) and were likely to have been planted at the same time as the school was opened. They have now reached a considerable size, and together with numerous other trees on the site, contribute significantly to the sense



of place of the Reserve forming a backdrop to the former schoolmaster's house and creating an enclosed wooded lot to the rear of the school house.

Historic sites must also be considered in their historical context, even though their physical surroundings may have long since changed. In this case, the significance of Kapuatohe Historic Reserve is related not only to the physical and natural elements currently existing on the site and the current uses, but its reflection of a bygone era of northern Christchurch.

The Landscape Plan implements the policies relating to landscape (section 3.1 of this Management Plan, on page 5), with specific recommendations as follows (see Figure 10, page 41):

1. Retention of the vegetative screening around the Belfast District Museum.
2. Immediate protection for two significant and historic trees dating to circa 1877, English Oak (*Quercus robur*; tree ID 92032) and Common Lime (*Tilia europea*; tree ID 92031).
3. Addition of six additional trees for designation as protected (Notable) trees, as per the 2008 arboricultural report:
  - Pin Oak (*Quercus palustris*); tree ID 92063
  - Common Lime (*Tilia europea*); tree ID 92031
  - English Oak (*Quercus robur*); tree ID 92032
  - Sycamore (*Acer pseudoplatanus*); tree ID 92034
  - European Beech (*Fagus sylvatica*); tree ID 92036
  - Scarlet Oak (*Quercus coccinea*); tree ID 48143 (prominent street tree on footpath at 663 Main North Road)
4. Retention of the front woodlot, with a programme to retain it in the future.
5. Retention of the screening vegetation to the rear of 663 Main North Road.
6. Continuation of the 'theme' of orchard trees in the kitchen garden area immediate behind the schoolmaster's house.
7. Retention of the broad, open lawn in front of the schoolmaster's house, by keeping it clear of additional planting that would obstruct the view of the schoolmaster's house, and change the character of the front lawn.
8. Maintenance of the existing shrub planting at the current height, with no additional planting in this location.
9. Avoidance of structures or planting on the road boundary that would block views of the schoolmaster's house.
10. Retention of the rear woodlot at the back of 665 Main North Road, with a programme to retain it in the future.
11. Retention of the tree-lined driveway, with a programme to retain it in the future.
12. Provision of an interpretive display near the driveway entrance.



Figure 5. Temporal planting analysis



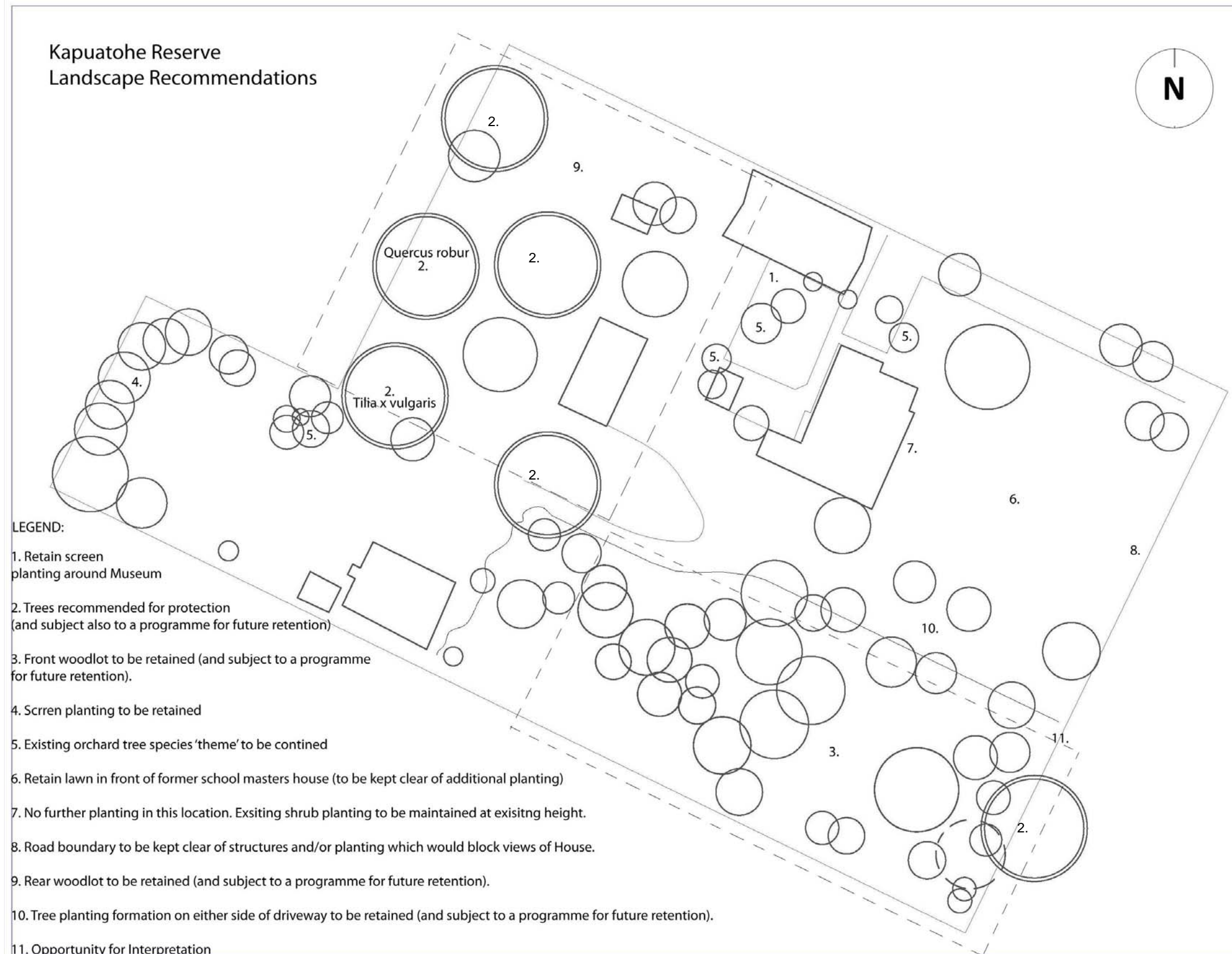
Figure 6. Planting analysis – tree types



Figure 7. Landscape survey



Figure 8. Aerial view – tree types and locations



**Figure 10. Landscape recommendations**

## **8.4 Building Plans and Elevations**

### **Schoolmaster's House Floor Plans**

**Ground floor**

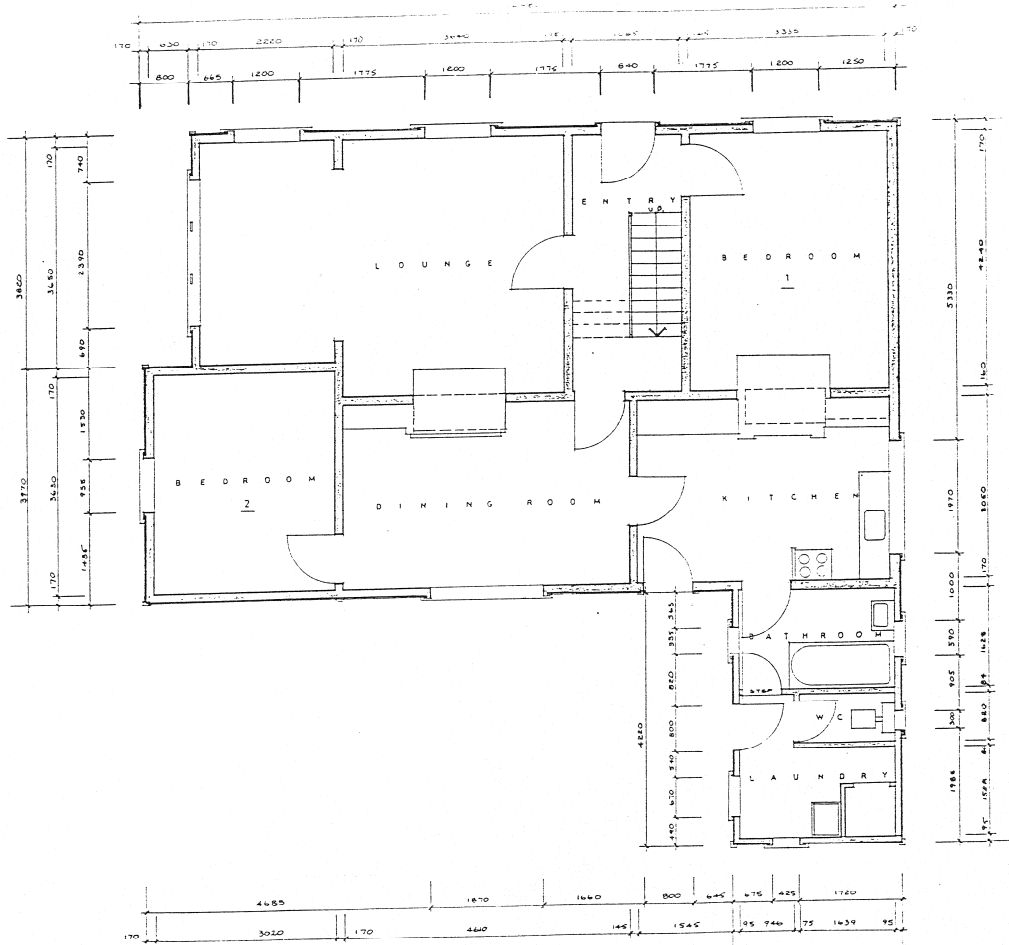
**First floor**

### **Schoolmaster's House Elevations**

### **Crofter's Cottage Floor Plan**

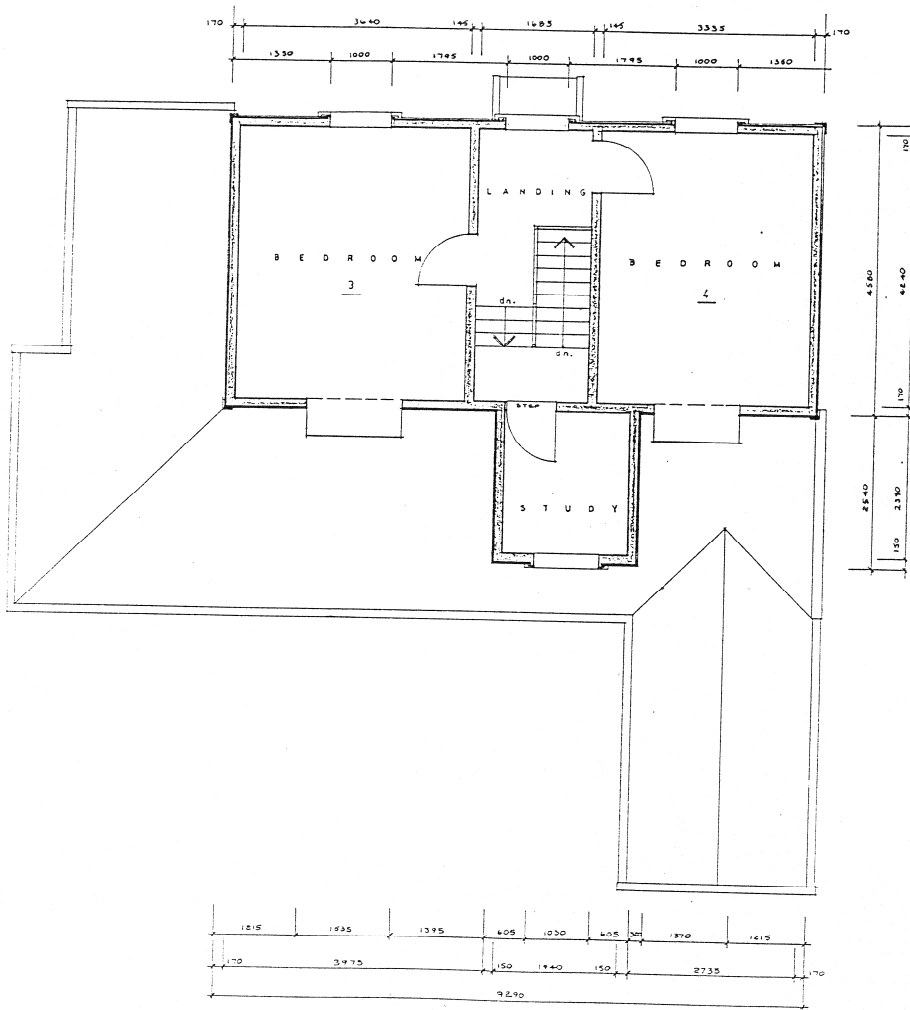
### **Crofter's Cottage Elevations**

### Schoolmaster's House Floor Plan – Ground Floor

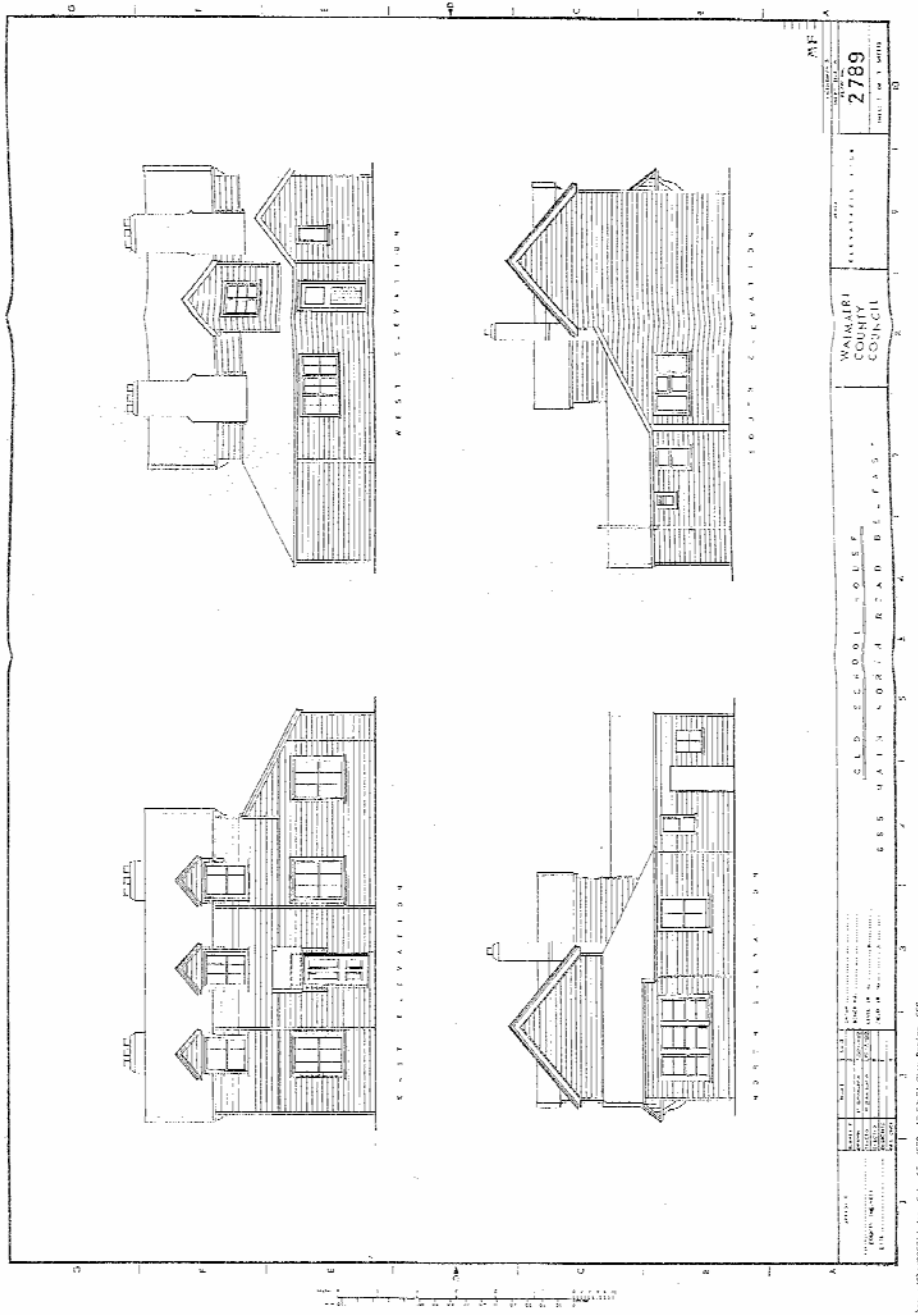




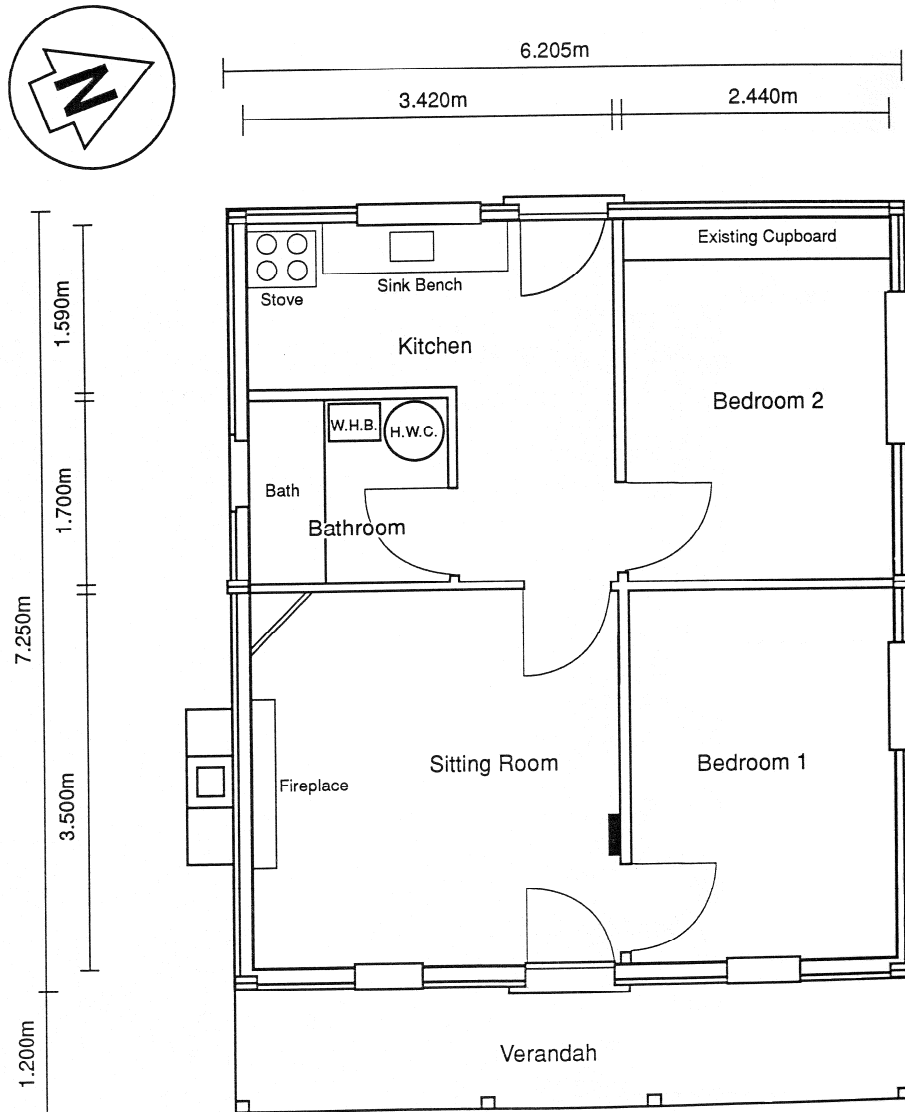
### Schoolmaster's House Floor Plan – First Floor



### Schoolmaster's House Elevations



### Crofter's Cottage Floor Plan



### Crofter's Cottage – Elevations

