

8. FUNDING FOR KAPUATOHE HISTORIC RESERVE

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Corporate Plan Output: Parks and Reserves. Environmental Protection	

The purpose of this report is to ask that the re-blocking of the main house at Kapuatohe Historic Reserve in Belfast be considered for funding from the 2002/2003 Project Funds allocations.

This project is in keeping with the principles of Council policies relating to Heritage and Conservation.

'Christchurch shares with the rest of New Zealand a general responsibility to safeguard its heritage for present and future generations. To fulfil this responsibility it must adopt the highest professional conservation standards.'

HISTORICAL LISTING – REFURBISHMENT PROGRAMME

This property is categorised as a Group two Heritage amenity with the intention of preservation. To ensure that this property be retained at a reasonable cost it is essential a long-term correctly sequenced refurbishment programme be put in place. In recent years piecemeal restorative work has been carried out at the property with little or no programmed preventative maintenance. A recent independent building inspection carried out at the Reserve in May 2001 has identified that the Main House at the Reserve needs to be re-blocked. This building inspection assisted the committee with developing a sequenced ongoing Maintenance and Restoration programme and the foundations are identified as a priority requirement. A deteriorating foundation that is continuing to subside causes stress to the structure, noticeably the floor becoming out of level, doors affected as well as extreme stress placed on exterior sheathing materials and windows. There are signs of borer and anobium infestation as well as dry rot of the exterior weatherboards. The unlined bathroom and laundry at the rear of the building is also in need of refurbishment. These are projects that should be carried out after the property has been re-blocked.

RECENT AND ON-GOING PROJECTS

Kapuatohe Historic Reserve is home to two historically listed properties and also the Belfast District Museum. The properties at the Reserve are tenanted at a modest cost creating revenue of \$10,000 per annum. It is these rents that sustain the two properties as well as the Belfast Museum, which is also on site. This revenue also funds the promotion of the reserve to the public ensuring that there is regular access to the local museum and an annual Open Day of the two properties to the public. The committee recently administered the re-blocking of the crofters cottage at the Reserve which to date has cost \$14,000. This cost also included the remedial work required after the cottage had been re-blocked and work is still being carried out on the storm water system and bathroom. The committee is currently working towards replacing the garage at the reserve for both properties. This is estimated to cost \$9,000 and is a high priority. These two major projects have depleted the Reserve funds.

Based on the cost of re-blocking the small crofters cottage it is estimated that to re-block the main house will cost approximately \$15,000 - \$20,000 including remedial work required after the project is completed.

Recommendation: That Kapuatohe Historic Reserve is considered for a grant of \$15,000 from the 2002/2003 project funds towards the re-blocking of the main house.

Chairperson's Recommendation: That the officer's recommendation be adopted and that the Management Committee also apply to other organisations such as Pub charities and Historic Society for Funding.