



**Rangitikei**  
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2010

# Bulls Old Courthouse and Gaol Management Plan



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# Part Two: Legislative and Policy Framework specific to the Old Courthouse and Gaol, Bulls

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## Introduction and background

### Introduction

This is a historic reserve management plan for the Old Courthouse and Gaol in Bulls. The Old Courthouse and, more recently, the old Bulls' Gaol building are sited on Bridge Street, State Highway 1 in the centre of Bulls. The site has untapped potential to contribute to the sense of belonging, culture and historic heritage in Bulls and the wider Rangitikei and as such, this management plan aims to realise that potential.

### History of the Old Courthouse and Gaol

There are now two buildings on this reserve, the former Bulls Courthouse and the former Bulls Gaol. Originally the site of the town's Courthouse, and having been declared to be surplus crown land, the property was vested in the Central Districts Playcentre Association in 1966 as a Local Purpose Reserve for Education Purposes. Subsequently, in 1992, it was re-vested in Rangitikei District Council as a Local Purpose Reserve (for community building purpose).

The Gaol was similarly declared surplus at its original location and in 2004 it was moved to the rear of the Courthouse site by the Bulls and District Historical Society. The Gaol is now permanently affixed to the land and forms part of the reserve. Council is re-classifying the site to be a historic reserve to recognise the significance of, and appropriately manage, the buildings on the reserve and to enable greater flexibility in leasing options for the reserve.

This change in classification requires a public notification and the adoption of this management plan now enables the Council to undertake the statutory two month period of consultation at the same time.

### Legal Description

The Bulls Old Courthouse and Gaol is located within the Rangitikei District Council and overall management and administration of the historic reserve is the responsibility of the Council.

Name	Property ID Number	Ward	Category	Type	Primary Purpose	Legal Description	Title
Bulls Old Courthouse and Gaol	63	Bulls Urban	Amenity	Crown Derived	Historic Reserve	Section 402 Rangitikei District	CFR WN42B/164

## **Current Leases**

Currently, the whole of the reserve is leased to Bulls and District Enterprises (BDE). BDE sub-lease the larger portion of the Old Courthouse to Scully's Lavender Gift Shop and the lesser part of the Old Courthouse and whole of the Gaol to the Bulls and District Historic Society, for display purposes.

All income generated from the reserve is to be applied to the conservation and preservation of the historic reserve, and in particular the buildings.

## **Features and current use**

### **Location of the Old Courthouse and Gaol, Bulls**

The site of the historic reserve is at 104 Bridge Street in Bulls. This location with a busy main trunk route passing the door affords accessibility to the reserve that provides many opportunities.

### **Historic Heritage Features**

There are two historic heritage buildings that form the historic reserve:

- 1) The Old Courthouse: categorised as a Category 2 Listed Building under the New Zealand Historic Places Trust.
- 2) The Gaol: currently uncategorised – it is suggested that Council review this in consultation with the Bulls community and New Zealand Historic Places Trust.

### **Specific Policies for the Old Courthouse, Bulls**

Along with the general policies mentioned in Part One, the following specific policies are applicable to the Old Courthouse.

#### **Policy 1: To develop conservation/preservation plans for both buildings: the Old Courthouse and the Gaol.**

##### **Explanation**

Section 18 of the Reserves Act 1977 provides that, on completion of the proposed change of classification to historic reserve, Council shall “protect and preserve in perpetuity such places, objects, and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational, and other special interest”.

##### **Implementation**

Council will ensure that its responsibilities are met through the preparation and implementation of detailed plans to preserve and conserve the historic heritage features of the historic reserve.

## Action Table for the Old Courthouse Management Plan

Document and Policy	Action to implement	By Whom	Cost
<b>Part One: Policy 1</b> The Council will encourage community participation in the planning, development, management and maintenance of Council's historic reserves.	Involve representatives of organisations or groups that have interests in the building to manage and run Bulls Old Courthouse and Gaol  Review the categorisation of the Gaol to see if a listed category is appropriate.	Assets	Staff time
<b>Part One: Policy 2</b> To maintain and develop facilities at Council's historic reserves in close consultation with the local community to enhance the heritage values and opportunities.	To provide appropriate leasing arrangements to ensure that a range of appropriate groups and activities take place at the reserve.		
<b>Part One: Policy 3</b> To encourage maximum use of Council's historic reserves by a range of different groups.			
<b>Part One: Policy 4</b> To ensure as far as practical, the safety of users at Council's historic reserves.	Apply CPTED principles to the development of the Old Courthouse and Gaol	Lessee	tbd
	Carry out a regular health and safety audit	Assets	Staff time
<b>Part Two: Policy 1</b> To develop conservation/preservation plans for both buildings: the Old Courthouse and the Gaol.	To support the lessee in developing and implementing Conservation/preservation Plans	Assets	Staff time
		Lessee	tbd