

Appendix: Background Information for Rawene Butcher's Shop

Source Material:

Heritage New Zealand List Entry 3874 (accessed 2016)

Butcher's Shop

Clendon Esplanade, Rawene



Butcher's Shop.

Copyright: NZ Historic Places Trust. Taken By: Stuart Park.

List Entry Information**List Entry Status:** Listed **List Entry Type:** Historic Place Category 2**List Number:** 3874 **Date Entered:** 6th September 1984**Location****City/District Council**

Far North District

Region

Northland Region

Legal description

Gaz 55/344-Marine Lease Sec 8B Rawene

LinksFormer use [Trade - Shop](#)

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Source Material:

2016 photos of the butchers shop. Note bottom image shows the copper-clad Frigidaire cool room with a viewing window (still in situ) installed sometime after 1937 (source: Bayleys Real Estate, <https://www.bayleys.co.nz/Listing/Northland/Far-North/Rawene/189713> accessed 2016)



Appendix: Background Information for Rawene Butcher's Shop

Source Material:

Google Street View 2013 (Accessed 2016)

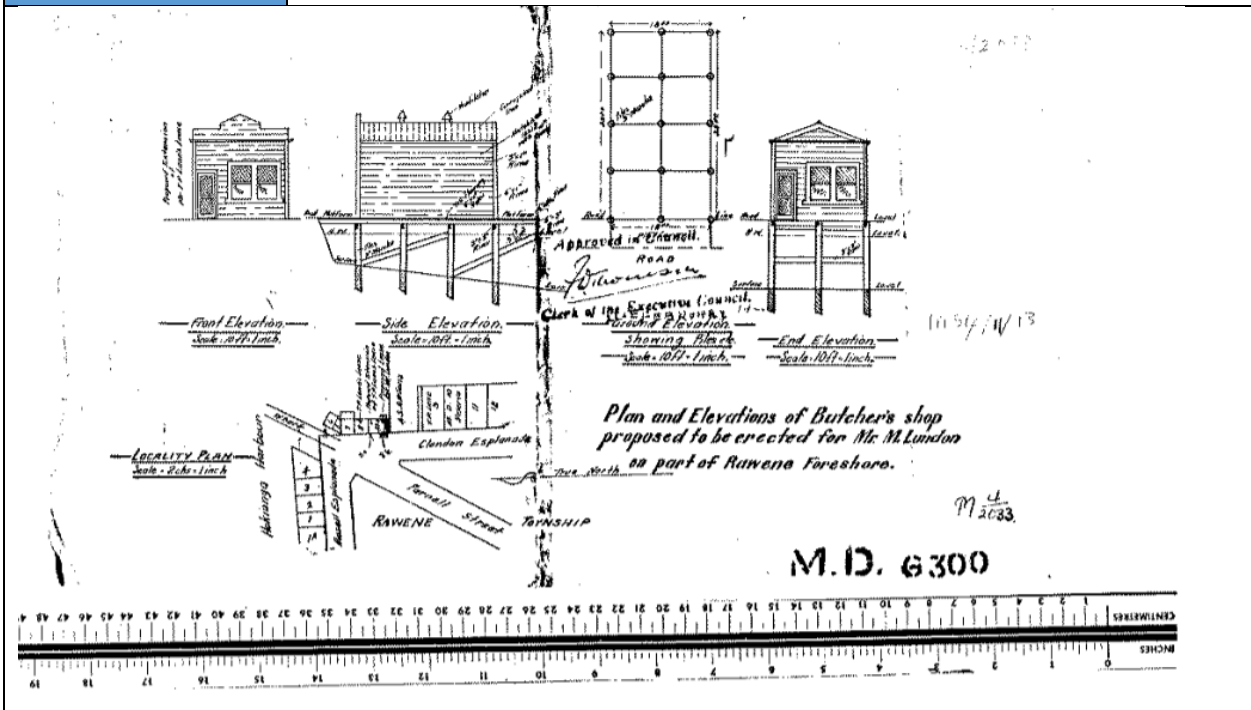


Rawene, Northland
Street View - Jan 2013

Image capture: Jan 2013 © 2016 Google

Source Material:

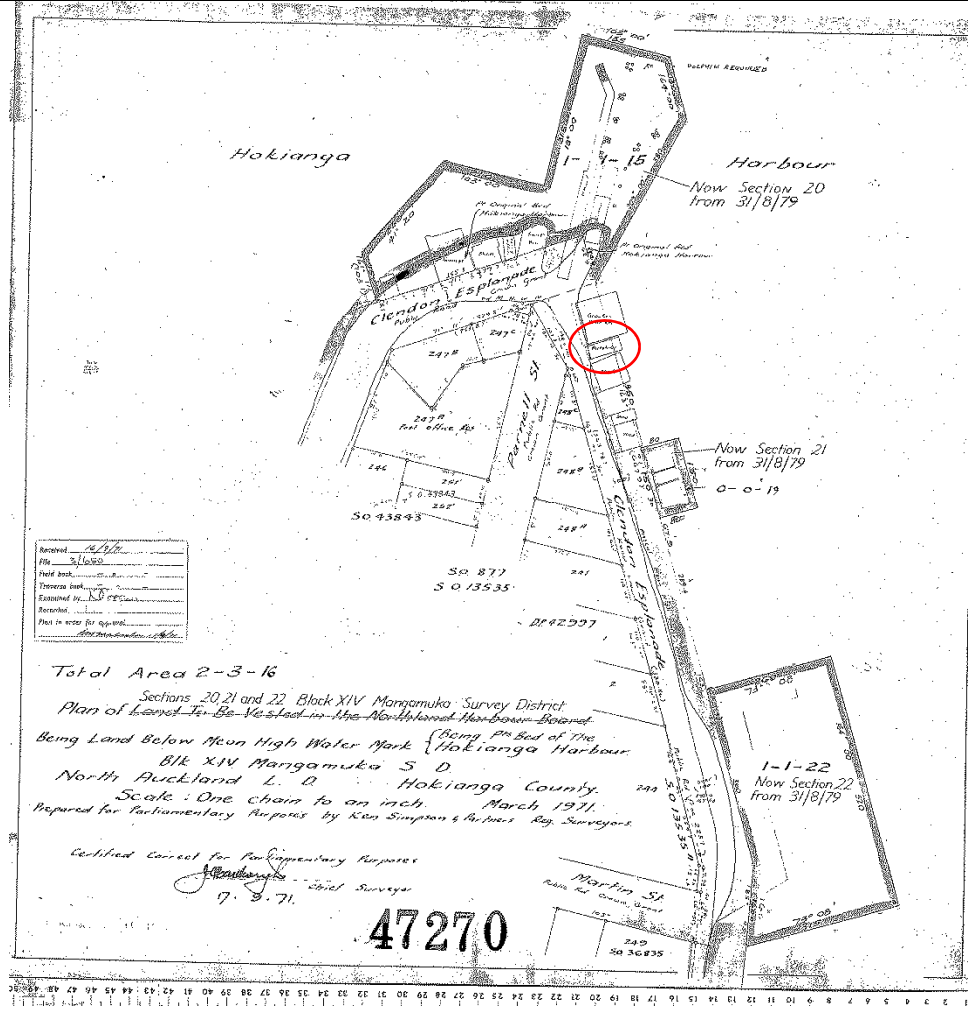
Original plans for the Butchers shop c.1923 (source: Far North District Council Resource consent CON2009633401)



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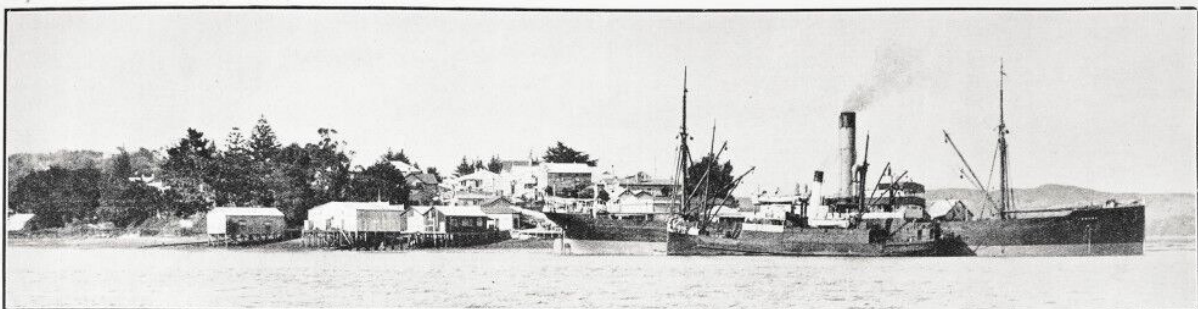
Source Material:

SO 47270 dated 1971 showing butcher's shop (circled). Note a number of other foreshore structures adjacent to the butcher's store to the south are no longer extant (Source: Quickmaps 2016)



Source Material:

View of Rawene harbour, dated 1925, (Source: Sir George Grey Special Collections AWNS-1925-1210-44-1)



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Source Material

Liz Clark. March 2016. Historical Background Research: Former Butcher's Shop Rawene. Report for Clough & Associates.

Former Butcher's Shop Rawene

At the beginning of the 20th century Rawene township had a small mixed population with no major industries. The settlement functioned mainly as a distribution centre, with three hotels, post and telegraph office, a court house and a few stores.¹ The Kohukohu-based partnership of George Edwin Halliwell, Frederick Halliwell, and Herbert Halliwell trading as Halliwell Brothers, had established the first butchery business at Rawene with a branch store² under Frederick's management in 1901³. The business continued until 1921, when the branch store was possibly taken over by the partnership of Berridge and Jones.⁴

Earlier in late 1908, the Hokianga Co-operative Dairy Company Ltd had established a butter factory across the river at Motukaraka.⁵ With the development of the new dairying industry, combined with the introduction of the motor launch and the addition of new roads, by 1922 Rawene's local economy was thriving; *"...Rawene may boast of the distinction of being the location of the county courthouse, county office, hospital, and new high school. Here, too, is situated the largest sawmill on the river. A considerable quantity of timber is exported by this mill to Sydney, whence onces every month or so a large tramp steamer. Across the water is the principal butter factory on the river, served by several powerful cream-launches..... Water transport naturally plays an important part in the local activities. A sailing boat is seldom seen; but the motor launch is ubiquitous. There are believed to be several hundred in all on the river. They carry the mails and travellers, collect the cream and other farm produce, serve the settlers, tow the log-rafts to the mills, bring the children to school, take the doctor to his patients, and bring the patients to the hospital. They might almost be likened to the gondolas of Venice, a simile that would be strengthened by the appearance of many of the shops and even of some of the dwelling places. There is so little flat ground on the water's edge that in some cases the water at high tide literally laps the front doorstep; in others the buildings is supported on piles, kind at high tide all but the front verandah is over the water..."*⁶

About 1923, Kohukohu farmer and butcher Matthew Lundon commissioned the design and construction of a purpose-built butchery⁷. Evidence of this approximate year dating is verified in the Wise's Directory 1924 edition under the Kohukohu section listing of the name 'Mathew Lundon – butcher'.⁸ There are no references to Lundon being in the Kohukohu area prior to 1923, in any earlier editions. An image published by the *Auckland Weekly News* (10 December, 1925) of Rawene shows the building present, next to what is now the Rawene Four Square store.⁹

¹ *The Cyclopaedia of New Zealand [Auckland Provincial District] Vol. 2, 1902 p611*

² *The Cyclopaedia of New Zealand [Auckland Provincial District] Vol. 2, 1902, p621*

³ *Wises's Post Office Directory, 1902, H Wise & Co (NZ) Ltd, p755*

⁴ *Wises's Post Office Directory, 1922, H Wise & Co (NZ) Ltd, p805*

⁵ Photographic Image, *Auckland Weekly News*, 12 November 1908, p1

⁶ *New Zealand Herald*, 2 September 1922, p17

⁷ Northland Regional Council, 'Rawene Old Butchers shop, adjacent to Four Square AUT.00635034.01.03' *"Plans and elevations of Butcher's shop proposed to be erected for Mr M Lundon as part of Rawene foreshore"* (Unknown architect) Plan Reference No: MD6300, p2

⁸ *Wises's Post Office Directory, 1924, H Wise & Co (NZ) Ltd, p551*

⁹ Photographic Image, *Auckland Weekly News*, 10 December 1925, p44

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The store was built of kauri construction, set on pilings supported by timber bearers over the harbour bed and foreshore at Rawene.¹⁰ A copper-clad Frigidaire cool room with a viewing window (still in situ)¹¹ was installed sometime after 1937. This unit was noted by the New Zealand Historic Places Trust (Heritage New Zealand) Northland Branch in March 2009 *"It still has the original copper-clad cool room, with a Frigidaire nameplate supplied by Bond and Bond in the northeast corner of the front room. It has a walk-in door and glazed window to reveal the interior of the cool room."*¹² Of specific note, is the mention of the Frigidaire nameplate being installed by Auckland-based appliance retailer Bond and Bond Limited. The company did not begin installing Frigidaire cooling units until later in 1937, when they first publicised their services through advertisements.¹³

The marine lease was possibly obtained in 1926. A file search of the Archives New Zealand search engine 'Archway' shows a reference to a prior marine lease to Matthew Landon Ref: 4/2033 relating to the site and the store. The file is held at Wellington branch of Archives New Zealand.¹⁴

Landon's business tenure at Rawene ended in 1940, when he died at Rawene Hospital from injuries sustained from being gored by a bull on his farm.¹⁵ *"Fatal injuries were received by Mr. Matthew Landon, aged 60, a butcher, of Kohukohu, when he was gored by a bull on his farm on Saturday. Mr. Landon was crossing a paddock near the one in which the bull was kept when the animal, which was usually docile, suddenly charged through two wire fences. Mr. Landon fought the bull until he was forced against a fence, through which he was pulled to safety by a nephew who had seen the attack. After receiving attention from Dr. W. Alexander, of Kohukohu, the injured man was taken to the Hokianga Hospital, where his death occurred."*

The Rawene shop, fittings, plant, delivery van and marine lease are listed on the asset schedule in Landon's probate file. The marine lease was sold to the party of 'Williams'.¹⁶

Concerning the time period between 1940 and August 1984, there is at present no directly accessible information available to ascertain the history of ownership associated with the site. Further research of existing documentation (if any) would be required to identify previous owners. On 6 September 1984, the building was registered by the New Zealand Historic Places Trust as a category 2 historic place, list number 3874. The owners at the time of registration were identified as M & D Neilson.

¹⁰ Northland Regional Council, 'Rawene Old Butchers shop, adjacent to Four Square AUT.00635034.01.03, "Plans and elevations of Butcher's shop proposed to be erected for Mr M Landon as part of Rawene foreshore" (Unknown architect) Plan Reference No: MD6300,p2

¹¹Hedger,C. (2016).*"By Negotiation, Retail Opportunity, 6 Clendon Esplanade"*, Rawene , Bayley's Real Estate, 'Listing ID #189713', Bayleys URL: <https://www.bayleys.co.nz/Listing/Northland/Far-North/Rawene/189713> retrieved 20 March 2016. Digital image on the webpage listing shows the Frigidaire cool room unit located in the northeast corner.

¹² Park, S .Email (Subject:3874 Butcher's shop Rawene – File Note, March 2, 2009). New Zealand Historic Places Trust

¹³ *New Zealand Herald*, 12 October 1937, col.1, p17

¹⁴ Marine Department. [Ministry Of Transport] - Marine Department - Foreshores Shores - Shop - AS Buckthought - Rawene [Previous File 4/2033 M Landon]. 1926 - 1989. Central Filing System Department of Conservation, Wellington. Archives New Zealand File Reference No: R24340201. URL: <https://www.archway.archives.govt.nz/ViewFullItem.do?code=24340201>

¹⁵ *New Zealand Herald*, 7 February 1940, p10

¹⁶New Zealand, Archives New Zealand, Probate Records, 1843-1998, " database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:QK9V-VT9C> : accessed 20 March 2016), Matthew Landon, 1940; citing Whangarei, Whangarei Probates - Second Sequence, 1939-1959, record number 107, Archives New Zealand, Auckland Regional Office.

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Further notations added onto the building records form were as follows: "*New floating concrete floor 1954...Repiled 1985...*"¹⁷

A Coastal Permit was first authorised in by the Northland Regional Council in January 1994, by the Northland Regional Council, prior to that year the previous controlling body the Northland Harbour Board had issued the original Foreshore/Seabed Licence. The current resource consent for the building and deck was granted on 25 January 2003, by the Northland Regional and was to have expired in August 2017. The owners had applied for an early renewal to extend the term of the resource consent,¹⁸ which has now been extended to 2041¹⁹

During a site visit in 2009, it was noted by the New Zealand Historic Places Trust Northland (Heritage New Zealand) the building had been recently vacated by the previous business occupant Hokianga Whole Foods. Internal alterations were being undertaken for future use as residential rental accommodation. The owners were identified at the time of writing as C & K Joiner.²⁰

At some point after 2009, the site was again utilised as a retail outlet. A Google Street View image from 2013 shows the shop signage that reads as 'Vix Bits and Pieces' on the building.²¹ This business closed down in 2014.²²

In 2015/2016, the site was listed by the Kerikeri branch of Bayleys Real Estate; "*This classic colonial retail property located on the Rawene foreshore marine area is resource consented to allow the right to occupy the space. The historic wooden building is approximately 80 years old and has a refurbished, highly polished, eucalyptus floor. Built over the water supported by concrete piles and timber bearers with a picturesque verandah at the front and a deck over the water at the back. Previously the building has been a butcher's shop, health shop, gift and haberdashery outlet and a clothing boutique...*" The building was sold recently this year (2016).²³

Elizabeth Clark
March 2016

¹⁷ Heritage New Zealand, NZ Historic Places Trust Buildings Record Form. HP File No:3784 "*Butchers Shop (Rawene Butchery)*", Heritage New Zealand Northland Branch.

¹⁸Trewin, J.(2015). "*The building was initially authorised by Foreshore/Seabed Licence No.7 issued by the Northland Harbour Board. The Building was first authorised by the Northland Regional Council as Coastal Permit 93-6334-01 on 25 January 1994. The current resource consent for the building and deck was granted on 25 January 2003 with an expiry date of 31 August 2017. The Applicant has sought early renewal of the consent so as to extend the term of the resource consent.*" Northland Regional Council, 'Rawene Old Butchers shop, adjacent to Four Square AUT.00635034.01.03, 14 October 2015.

¹⁹ Advertising text in the last sentence: "*Consent to the occupy the building expires in 2041 unless renewed prior to with the building use being retail.*" Hedger, C.(2016). "*By Negotiation, Retail Opportunity, 6 Clendon Esplanade*", Rawene, Bayleys, 'Listing ID #189713', Bayleys URL:

<https://www.bayleys.co.nz/Listing/Northland/Far-North/Rawene/189713>

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²⁰ Park, S. Email (*Subject:3874 Butcher's shop Rawene – File Note*, March 2, 2009). New Zealand Historic Places Trust.

²¹ Google, Maps.(2013). *Clendon Esplanade Rawene*. Google Street view image taken January 2013.

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²² *Rawene Community Newsletter*, 14 March 2014, p2

²³ Hedger, C. (2016). "*By Negotiation, Retail Opportunity, 6 Clendon Esplanade Rawene*", Bayleys, 'Listing ID #189713', Bayleys URL: <https://www.bayleys.co.nz/Listing/Northland/Far-North/Rawene/189713>

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[35.3926213,173.5052762,3a,75y,75.1h,79.97t/data=!3m6!1e1!3m4!1s5_ttEsZopL3PrPg6dZDEKw!2e0!7i13312!8i6656!6m1!1e1](https://www.google.co.nz/maps/@-35.3926213,173.5052762,3a,75y,75.1h,79.97t/data=!3m6!1e1!3m4!1s5_ttEsZopL3PrPg6dZDEKw!2e0!7i13312!8i6656!6m1!1e1)

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