

## Appendix: Background Information for Opua Store

Source Material:	Google Street View Jan 2013 (accessed 2016)
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Source Material:	Google Street View Jan 2013 (accessed 2016)
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Source Material:	Photo c. 1915 (Excerpt from 1/2-006481-G, Alexander Turnbull Library)
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## Appendix: Background Information for Opua Store

**Source Material:**

Photo c. 1980 - 1990, note second story balcony addition to the rear of the building and roof dormers (image source: NRC Coastal Structures database)

**Source Material:**

Photo c. 2006, note this shows recent works to the building, the ground floor balcony is now entirely infilled and windows replaced (image source: NRC Coastal Structures database)

**Source Material:**

Aerial View (NRC 2016)

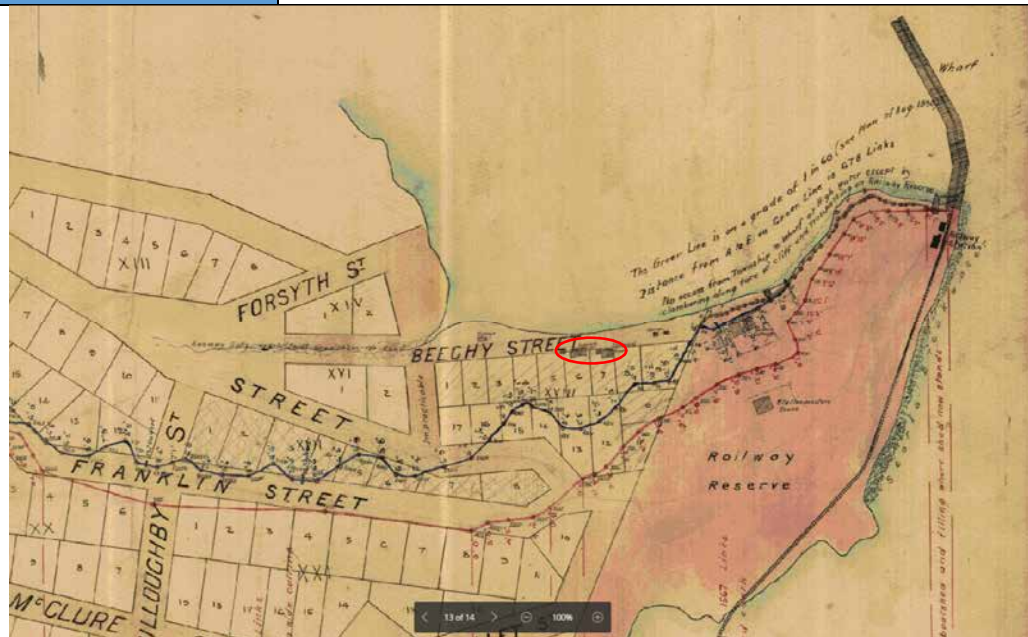




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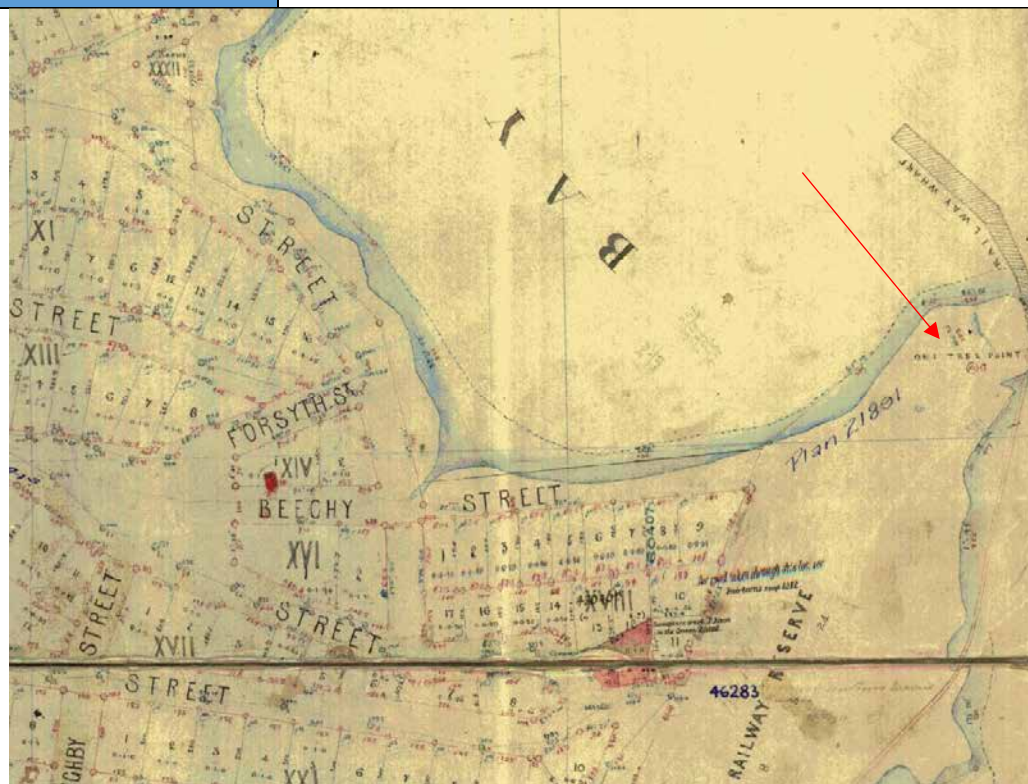
Source Material:

Excerpt from SO 5848, dated 1890, with Stephenson's store and Anderson's store circled (Source: Quickmaps 2016)



Source Material:

Excerpt from SO 3270, dated 1883, showing 'one tree point', the site of the current Opua Store (Source: Quickmaps 2016)



Source Material:

c. 1916 plan (LINZ 2016)

### Source Material:

2011  
31/15

OPUA

Plan showing land leased to L.R. Morris & lease applied for

1 ch. to 1 in.

To Wharf

From Oneahia

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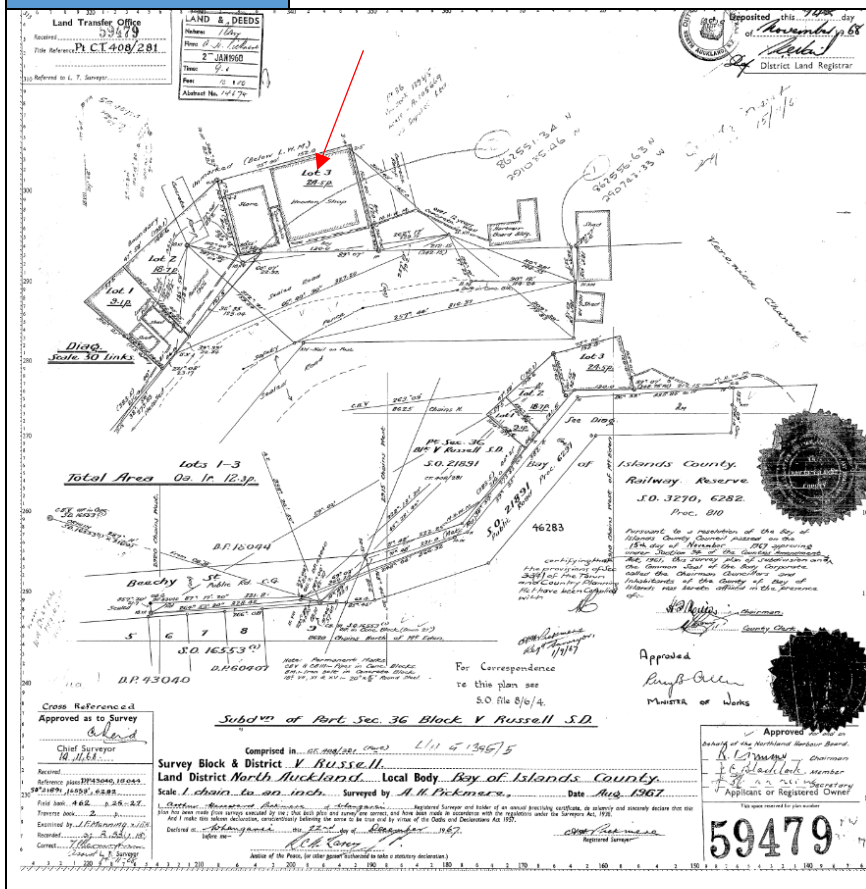
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## 1960s plan DP 59479 (LINZ 2016)

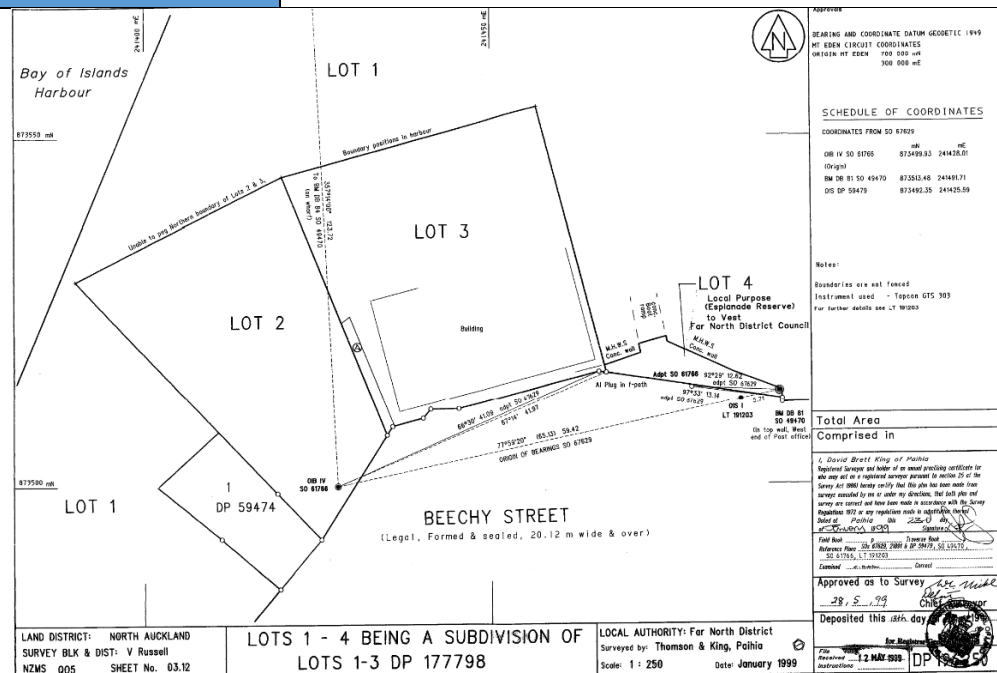




## Appendix: Background Information for Opua Store

## Source Material:

1999 plan DP 177798 (Quickmap 2016)



## Appendix: Background Information for Opua Store

## Source Material:

Waterfront Opua, c. 1890s (Ref 1/4-034311-G, Alexander Turnbull Library). This shows "Stephenson's Store" - a two-storey combination boarding house and store (arrowed) and a single-storey building - Allen's bakery (right)



## Source Material:

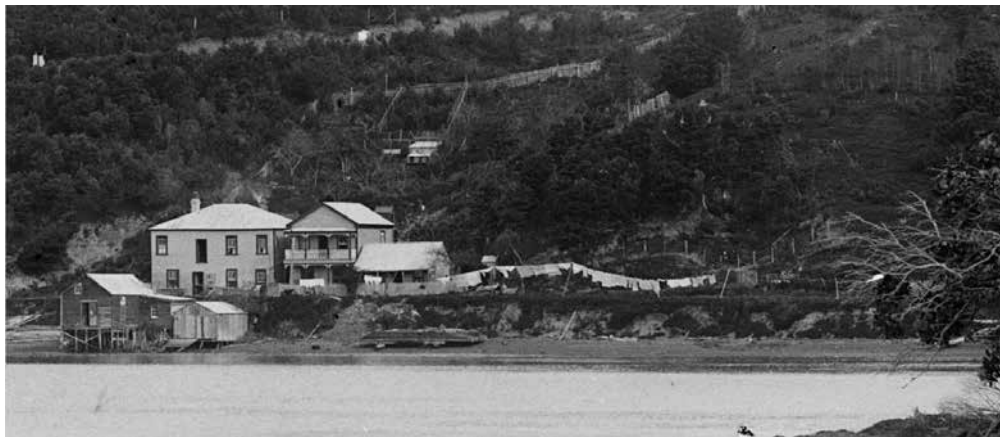
Waterfront Opua, c. 1910 (Ref: 1 / 2-003197-F, Alexander Turnbull Library). Allen's bakery is arrowed.



## Appendix: Background Information for Opua Store

## Source Material:

Waterfront Opua, c. 1915, Frederick George Radcliffe photographs. Top image shows John R Morris' store near the wharf at the present day Opua Store site (1/2-006481-G, Alexander Turnbull Library). Bottom image shows a two-storey wooden building and small cottage next to the boarding house has replaced the old Allen's bakery/store (1/2-006482-G, Alexander Turnbull Library). This possibly suggests that Antonio Morris built the original Opua Store in the 1800s (as the Allen bakery) and John Morris moved it to its present site



## Source Material:

Waterfront Opua, c. 1950, possible former site of the store (now 'Bayview') arrowed and storage building circled (Whites Aviation Ref: 23778-F)



## Appendix: Background Information for Opua Store

**Source Material:**

Lisa J Truttman. 23 March 2016. Historical Background Research: Opua General Store. Report for Clough & Associates.

### 3 Beechy Street, Opua Former Opua Store

#### Background

The discovery of coal at Kawakawa in the 1860s<sup>1</sup> led ultimately to the extension of a rail line between that settlement and what was then known as Deep Water Point,<sup>2</sup> completed in 1884.<sup>3</sup> By that time, the Crown Lands Board had surveyed and arranged the first sale of allotments in the new township of Newport,<sup>4</sup> later renamed Opua, on 24 October 1883.<sup>5</sup> The site of the railway terminus, wharf, and the Opua Store building today was known then as “One Tree Point”.<sup>6</sup>

Four contiguous sections at this late 1883 land sale along the initial line of Beechy Street (which did not extend to the wharf until later), Sections 4 to 7, were purchased by the Bank of New Zealand. Between 1883 and 1890, two retail stores appeared, one on Section 6 and one on Section 7 (the site of 6 Beechy Street today, the Bayview residential building). On an 1890 survey plan, the one on Section 7 (nearest to the wharf) was “Stephenson’s Store”, while the one on Section 6 was “Anderson’s Store”.<sup>7</sup> The history of Opua’s first stores is that of four separate merchants, possibly working in partnership with each other from time to time, or sharing accommodation for their businesses along Beechy Street. By 1885-1886 Portuguese-born Antonio Morris had set himself up as a storekeeper at Opua.<sup>8</sup> He doesn’t appear on the 1890 electoral roll for the Bay of Islands, but in 1890 Emily Stephenson appears there as a storekeeper in the *Wises Directory*, 1891 edition. Olof Martin Anderson first appeared in Russell in 1884 as a hairdresser,<sup>9</sup> and along with Stephenson is listed as an Opua storekeeper in the 1891 *Wises*.<sup>10</sup> Morris returned the following year, apparently replacing Stephenson.<sup>11</sup> In 1892, the Bank of New Zealand transferred Lot 7, along with the “Stephenson’s Store” building to Antonio Morris’ wife Jane Lindly Morris. In 1893 the bank transferred the adjacent Lot 6, with “Anderson’s store”, to Mrs Ellen Allen,<sup>12</sup> who appears to have operated a bakery from there from that point until c.1899.<sup>13</sup>

From 1892, the Morris family either demolished or simply converted and extended the old “Stephenson’s Store” on their property into a two-storey combination boarding house and store.

<sup>1</sup> Bay of Islands Vintage Railway site, <http://www.bayofislandsvintagerailway.org.nz/about-boivr/our-history/>, sighted 23 March 2016

<sup>2</sup> *Auckland Star*, 10 August 1883, p. 3

<sup>3</sup> “Trains commenced to run yesterday from Opua to Kawakawa.” *Auckland Star*, 9 April 1884, p. 2

<sup>4</sup> SO 3270, LINZ records.

<sup>5</sup> *NZ Herald* 5 November 1883, p. 11

<sup>6</sup> See SO 3270, LINZ records.

<sup>7</sup> SO 5848, LINZ records

<sup>8</sup> Report of monies owed to Morris by a bankrupt, *NZ Herald*, 22 April 1886, p. 3; *Wises Directories* entry for Opua 1887-1888

<sup>9</sup> *Wises Directories*, 1885-1886, p. 291

<sup>10</sup> *Wises*, 1891, p. 338

<sup>11</sup> *Wises* 1892-1893, p. 337

<sup>12</sup> NA 21/55, LINZ records

<sup>13</sup> *Wises Directories* for that period.



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Two entrances are visible on the Beechy Street frontage in an early image dated 1890s. A single-storey building can be seen at Section 6 in the same image; this would be Ellen Allen's bakery.<sup>14</sup> Antonio Morris died in 1899, and for a time until their son John Raymond Morris (1883-1953) took over the store business from c.1904,<sup>15</sup> Mrs Morris operated both the boarding house and the store. In 1900, she took over not only Section 6 from Mrs Allen,<sup>16</sup> but also sections 4 and 5 from the Bank of New Zealand.<sup>17</sup> A photograph dated 1910 still shows the old Allen bakery building beside the boarding house, with a similar roofline to that of the later Opua Store.<sup>18</sup> By 1915, when Frederick George Radcliffe was photographing the Opua area, including John R Morris' store then near the wharf,<sup>19</sup> a two-storey wooden building and small cottage next to the boarding house had replaced the old bakery/store.<sup>20</sup> The present day Bayview building was built on those combined sites by the Morris family a little later in the 20<sup>th</sup> century.

A son of John R Morris, Anthony Raymond Morris, recalled in 2015 that *"his grandfather Antonio Morris built the original Opua Store in the 1800s and Mr Morris' father John moved it to its present site."*<sup>21</sup> It is possible that this memory of the store being shifted was either the Allen bakery, or a replacement on that site built by John R Morris beside the original Morris boarding house and store.

### The Opua Store

In 1890, it was recorded that, at high tide, there was no access between Opua township and the railway wharf *"except by clambering along face of cliff and trespassing on Railway Reserve."*<sup>22</sup> The wharf, along with around 4 acres equivalent of seabed between the wharf and the shoreline was vested in the Railways Department up until the early 1920s.<sup>23</sup> An extension to Beechy Street, leading from the township to the wharf, was probably formed by 1913, to take advantage of the increasing requirements of excursionists and special events such as the visit that year of HMS *New Zealand* to Russell: *"Visitors can obtain refreshments at the Store, Opua."*<sup>24</sup>

Morris may have shifted or set up his store on the land under lease to the Railways Department as early as 1913, to meet the expected custom from that event. Documentation of this initial lease has not been found. On the Heritage NZ registration sheet (#412) there is reference to the present building as being built in 1914 by Deemings of Okiato. Scarlett Deeming was a boat builder who turned up at Opua in 1898. However, there is no contemporary evidence found that the Opua Store was built "as new" on the piles on the railway land. It is possible the store was moved as an existing building, most likely the Allen bakery from beside the former boarding house (now occupied by the Bayview building). Deeming may well have been the one who enlarged the Allen bakery in the first place, in the early 1900s. This would support John R Morris' son statement (quoted above) that the Opua Store had been moved to its site, not built. Therefore it is possible that at least part of the fabric of the building dates from as early as the late 1880s to the early 1900s, and that the current

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<sup>14</sup> Photograph by Daniel Manders Beere, ref 1/4-034311-G, Alexander Turnbull Library

<sup>15</sup> Sale of Poisons Act notice, *Observer*, 9 January 1904, p.22

<sup>16</sup> NA 65/148, LINZ records

<sup>17</sup> NA 21/55, LINZ records

<sup>18</sup> Unidentified photographer, 1/2-003167-F, Alexander Turnbull Library

<sup>19</sup> 1/2-006481-G, Alexander Turnbull Library

<sup>20</sup> 1/2-006482-G, Alexander Turnbull Library

<sup>21</sup> "Northland has gained a centenarian", *Northern Advocate*, 6 June 2015

<sup>22</sup> SO 5848

<sup>23</sup> See SO 21891 (1922), LINZ records

<sup>24</sup> *Northern Advocate*, 18 June 1913, p. 4

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location is the second site. How much of the building structure from c.1914 remains would have to be determined through further investigation.

In 1918, Morris leased a further three sites alongside the store from the department,<sup>25</sup> and after the seabed was transferred to the Bay of Islands Harbour Board in 1925, Morris' lease was renewed for another 21 years in 1936.<sup>26</sup> Two years before that, Morris had been appointed by the government to a seat on the same harbour board.<sup>27</sup> The lease remained with members of the Morris family until 1977. The ownership of the land was transferred to the Northland Harbour Board in 1972, then vested in the Far North District Council from 1992.<sup>28</sup>

Between 1918 and 1934, a separate corrugated iron clad bulk storage building beside the main store had been added to Morris' site at the waterfront.<sup>29</sup>

The lease for the combined store site was transferred to Simpson's Opua Store Ltd in 1978, then in 1983 to Nigel Bryan Colenso and Patricia Lucy Mansel Colenso.<sup>30</sup> The proposal by the Colensos to set up a bistro and takeaway restaurant in the store in late 1983, involving major internal alterations, was opposed by members of the local community.<sup>31</sup> By 1983, the store's exterior had already been altered,<sup>32</sup> and by 1985 the smaller bulk storage building had been replaced by a larger extension. Dormer windows were added to the roof of the original store.<sup>33</sup> Around this time, the "1914" date appeared on the Beechy Street frontage. The lease for the site was again put on the market in mid 2006.<sup>34</sup>

**Lisa J Truttman**

**23 March 2016**

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<sup>25</sup> "Opua – Plan showing land leased to J R Morris & lease applied for", BABJ A681 14406 R20274632, Archives New Zealand

<sup>26</sup> NA 408/281, LINZ records

<sup>27</sup> *NZ Herald*, 22 May 1923, p. 8

<sup>28</sup> NA 408/281

<sup>29</sup> See *Auckland Star* 1 March 1934, p. 5

<sup>30</sup> NA 408/281, LINZ records

<sup>31</sup> *Northern Advocate*, 3 November 1983

<sup>32</sup> Images on Heritage New Zealand file

<sup>33</sup> WA-78109-F, Alexander Turnbull Library

<sup>34</sup> *The Northland Age*, 1 June 2006.