


PART ONE: IDENTIFICATION

Place Name:	The Waterline (former Butcher Shop), Kohukohu
Image:	 <p data-bbox="459 1108 1457 1173">Image Copyright 2015 Hokianga Tourism URL: http://hokiangatourism.org.nz/destinations/north-hokianga/kohukohu</p>
Site Address:	1389 Kohukohu Rd, Kohukohu
Legal Description:	N/A
Certificate of Title:	N/A
Physical Description:	<p>The building consists of a single storied structure with a corrugated iron gabled roof, with an ancillary catslide extension on the east elevation extending the length of the original structure, a small catslide extension is situated on the west elevation, with north facing deck extension to the rear of the east side extension. The building adjoins and abuts a stone seawall that extends along the kohukohu foreshore, and is supported by a mixture of timber and concrete pilings encased in concrete footings. The whole of the building is over the Coastal Marine Area (CMA) consisting of an approximate total area of 127sqm over the CMA. The building is clad with timber weatherboard, with a simply detailed façade and louvre on the south elevation of the original 1920s structure. A large timber casement window is present, the original south entrance in the 1920s structure has been removed. The east extension also consists of similar timber cladding, with an entrance and similar large timber casement window consistent with the former is present. The building was constructed originally for use as a butcher’s shop ca.1923. It has since been used as a café and more recently as tourist accommodation.</p>
Site Type:	Commercial Building

Approx. date (or range)	Original construction ca.1923, East elevation catslide and deck extension ca. post-1958. Minor structural alteration (internal wall) 2011				
NZAA Site No:	No				
NZ Heritage List:	No				
Regional or District Plan Schedule	Regional Coastal Plan – Schedule 2 Existing Coastal Structures (Controlled) B105 Not scheduled in the Far North District Plan (as outside jurisdiction), but is covered by the Kohukohu Heritage Precinct Guidelines.				
Recorded NZTM grid reference:					
Easting:	1649615	Northing:	6086965	Position:	Whole of building

PART TWO: HISTORIC HERITAGE EVALUATION

Criterion	Comments	Value*
(a) Archaeological and / or scientific importance	The original building is mostly intact, but has been altered partially from its original design plan mainly due to the extensions and alterations made in more recent decades.	2
(b) Architecture and technology	The building is not remarkable in the terms of its construction or technology. The concrete pads are of interest as an example of 20th century engineering techniques	2
c) Rarity	Stores in the late 19th and early 20th century were relatively common in Northland and a number of them have survived until the present day. This includes historic stores at Kerikeri, Opuā, Russell, Pakaraka, Waimate North, Ohaeawai, Pōuerua, Kaitiā and Kaikohe, which are scheduled in the Far North District Plan. The Rawene Four Square and former butcher’s shop are similar to the Kohukohu shop, in that they were built on the foreshore and on piles. There are few surviving examples of specialist butchers shops in the foreshore context from the 1920s however, making this site type less common. The store is in the only surviving example still extant on the Kohukohu foreshore and coastal marine area. It should be noted the original c.1923 structure is similar in design and construction to the former Butcher’s shop at Rawene which is on the Heritage New Zealand list.	3
(d) Representative-ness	The original c.1923 construction has retained some of its architectural features including the façade and Californian style louvre demonstrating some of the design aspects typical of the period. The building has been altered to some degree however it is closely associated with a similar purpose-built structure namely the former butcher’s shop located at Rawene and thus adds to its value. Evidence of this is based on photographs and the plans for the Rawene site, as well as confirmed associations with Matthew Lundon who operated butchery businesses in both locations.	3

(e) Integrity	The original building's structure is readily apparent, as are remnants of the original architectural features making it discernible as an early 20th century commercial building. It is not known if the original pilings have been replaced, so it is assumed they are still original to the structure.	3
(f) Context	The former butcher's shop (Waterline) is the only remaining timber framed building built over the Kohukohu foreshore. It formed part of a group of retail buildings including a number of general stores, blacksmith's shop, bank, bootmaker, hotel and bakery that serviced workers and their families employed at kauri timber mill 1879 and later the KDV Box Company. It represents the development of Kohukohu in the early 20th century namely 1910 - 1930. The only other building still extant near the foreshore is the former Kohukohu Post Office building constructed in 1911. The associated commercial associated buildings located near the butchers shop were destroyed by fire in ca.1967.	3
(g) People and events	The Waterline is particularly associated with Mathew Lundon a locally based butcher. The association with Lundon has been determined through the comparison of photographs, newspaper reports, directory references and probate records. Lundon had commissioned the design and construction of an almost identical shop on the Rawene foreshore in c.1923. It is highly likely the design and construction of the Kohukohu building were based on similar architectural plans. Lundon operated his butchery business for 17 years, until his passing in 1940.	3
(h) Identity	Like Rawene, Kohukohu is one of New Zealand's oldest settlements dating back to the 1830s when it was first acquired by George Russell, who operated a sawmilling operation at the site. The Waterline was constructed almost 90 years after Kohukohu's first establishment. It is the only survivor out of now a no longer extant number of buildings that had built along the Kohukohu foreshore between the foundation of the first large scale sawmill operated initially by the Hokianga Sawmill, followed later the Kauri Timber Company and latterly the KVR Box Company. With the improvements in roading by the early 1920s the Waterline had been built to take advantage of both the water based transportation system of motor launches, and the newly formed roads in the region	3
(i) Tangata whenua	It is unknown if the resource place or feature is important to tangata whenua for traditional, spiritual, cultural or historic reasons	U
(j) Statutory	The resource is not scheduled under the Far North District Plan. It is however referred to under the Kohukohu Heritage Precinct Guidelines.	2
Threshold for Scheduling	Minimum of 3/High in two criteria:	Yes

*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed - U.

PART THREE: STATEMENT OF SIGNIFICANCE

<p>Statement of Significance:</p>	<p>The Waterline is of historic heritage value for its rarity, representativeness, and contribution to context. It is of high importance as a regionally rare example of a specialised, 1920s commercial establishment, built on piles over the water. The building has high value as the only remaining example of a commercial premises from the 1920s still occupying the Kohukohu foreshore, and still demonstrates some typical architectural characteristics of the period. The building forms part of the context of the Kohukohu Heritage Precinct. Overall the Waterline is of high regional historic significance.</p>
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PART FOUR: EVALUATION RECOMMENDATION

Identified criteria	(c), (d), (e), (f), (g), (h)
Overall Value*	High
Overall Score*	3
Overall Context**	Regional
Eligibility for scheduling:	Yes
Extent of Place:	Yes refer to diagram in Part 6
Interior protected:	Not known
Potential Tangata Whenua value:	Not a site of Maori origin
Pre-1900 or gazetted archaeological site:	No

* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential.

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important.

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

** Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

PART FIVE: MANAGEMENT/ RISK INFORMATION

Criterion	Comments	Value*
Occupancy/ Use:	The building was converted into tourism accommodation during 2011 which included a small internal alteration to the structure. The addition of a lean to and deck had been constructed post 1958 possibly to adapt the use of the original building for the former café business that had preceded the current usage. The building has been renovated and well maintained. However the original casement windows and door appear to have been replaced at some point in time prior to the renovations.	3
Management	The site is situated on the Coastal Marine Area, and hence is not protected under the Far North District Plan. It is listed on the NRC Regional Coastal Plan – Schedule 2 Existing Coastal Structures (Controlled). There is no known conservation plan for the structure however there is a design guide for the Kohukohu Heritage Precinct.	2
Condition:	The present condition is assumed to be good based on photographs, and information provided in the resource consent	2
Fragility/ Vulnerability	Although situated on the coastal marine area the structure has been well maintained and has remained durable.	2
Threats	The site is on the foreshore and subject to tidal action which could be a potential threat if maintenance is not carried out. Further additions or alterations to the structure may detract from the original heritage characteristics of the building may pose a threat.	2
Overall risk:	Moderate	2

*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

Criterion	Comments	Value*
Opportunities:	The building is privately owned and currently being utilised for tourist accommodation. There is high opportunity to emphasise the heritage of the structure, associated heritage buildings and the Hokianga region to visitors.	3

*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

PART SIX- EXTENT OF PLACE



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NZTM coordinates:

Easting:	1649615	Northing:	6086965	Position:	Whole of building
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Note Co-ordinates are an approximation only. Site has not been visited

ADMINISTRATION

Desktop Date:		Site Visit Date:	
Site Accessibility:			
Evaluated by:	Elizabeth Clark	Date:	
Reviewed by:		Date:	
Approved by:	Jon Trewin	Draft:	
		Final:	15 August 2017
NRC Assessment ID:	02	NRC Schedule ID [Leave Blank]	

APPENDIX 1 Supporting Research

Sources Checklist:	Checked
Northland Regional Coastal Plan schedule	Y
Kaipara District Plan	-
Far North District Plan	Y
Whangarei District Plan Schedule	-
NZAA Archsite Database	-
Heritage New Zealand List	-
LINZ/Quickmaps	Y
Google Maps	Y
National Library of NZ (Whites Aviation Archive)	Y
Papers Past	Y
Te Ara Encyclopedia	-
NZ History Online	Y
Archives New Zealand	-
IPENZ Engineering Heritage Register	-
Whangarei Libraries Northland Room Digital Collections	-

Bibliography:

Author(s)	Date	Title	Publisher	Location