


## PART ONE: IDENTIFICATION

<b>Place Name:</b>	REOTAHI FREEZING WORKS (FORMER)
<b>Image:</b>	 <p>Copyright: Scott Cook ca. September 2013 <a href="http://www.nzfrenzy.com/">http://www.nzfrenzy.com/</a></p>
<b>Site Address:</b>	Motukaroro Marine Reserve
<b>Legal Description:</b>	Sec 1 SO 364418
<b>Certificate of Title:</b>	N/A
<b>Physical Description:</b>	<p>Constructed between the years 1910-1912, with further extensions made in 1915 the freezing work buildings were constructed using timber materials based on reinforced concrete foundations. Originally reported to be of large capacity with the ability to process 60 cattle or 500 sheep daily for the export frozen meat trade. A large concrete wharf formed part of the complex enabling the unloading of stock directly from barges into holding areas, with a further capacity for the loading of frozen meat carcasses via railway wagons on rails, onto lighters to transport to waiting ocean going vessels. A photograph dating from ca.1919 shows substantial multi-level buildings, yarding areas for stock, engine house with large brick chimney. The wharf area is shown as an L-shaped configuration with timber cladding and reinforced concrete pilings. Partial reclamation is also illustrated in the 1919 image. Presently the concrete wharf pilings, cool storage/loading foundations and reclamation maintain a significant visible presence on the seabed and foreshore areas along the western side facing landward towards the east.</p>
<b>Site Type:</b>	Historic Freezing Works, Reclamation Wall and Wharf Foundations
<b>Approx. date (or range)</b>	Construction Dates ca.1910, 1915. Out of Use 1921. Majority of buildings destroyed January 1921 on the landward side. Remainder dismantled August 1921.
<b>NZAA Site No:</b>	N/A
<b>NZ Heritage List:</b>	N/A
<b>Regional or District Plan Schedule</b>	Not scheduled in the Whangarei District Plan, as coastal part and partial land area outside of jurisdiction. Landward side (main part of ruins under Whangarei District Council jurisdiction) also not scheduled under the Whangarei District Plan.

Recorded NZTM grid reference:					
<b>Easting:</b>	1735662	<b>Northing:</b>	6033868	<b>Position:</b>	Visible western extent of part of existing building foundations, reclamation wall and wharf pilings

**PART TWO: HISTORIC HERITAGE EVALUATION**

Criterion	Comments	Value*
<b>(a) Archaeological and / or scientific importance</b>	The remains of the freezing work foundations, and wharf remains contributes to our understanding of large scale industrial livestock processing, freezing of meat, and the transportation of it to overseas export markets in early 20th century New Zealand.	2
<b>(b) Architecture and technology</b>	The freezing work ruins have similar construction to other freezing works of the period. It is unlikely any architectural/technological innovations are present in the design. The concrete reclamation area and associated wharf pilings are also of similar construction to other structures of the type during the period. It is possible however these two structures were especially adapted in their construction method to suit the site conditions but further study of this would need to be undertaken to ascertain if this is the case.	2
<b>c) Rarity</b>	Coastal and freshwater based freezing work complexes, their associated wharves and reclamations were common in the early 20th century. However, the Reotahi freezing works ruins, associated wharf structure, and reclamation are unique in being the first large scale industry associated directly with the Northland meat export agricultural sector. There are no other early 20th century examples representative of coastal based freezing industry in the Northland region.	3
<b>(d) Representative-ness</b>	The concrete building foundations, retaining wall and wharf pilings form part of a larger surviving complex of buildings and associated structures. What remains of the former freezing works complex on this part of the site being assessed are representative of early 20th century industrial design and materials.	3
<b>(e) Integrity</b>	The concrete building foundations, retaining wall and wharf pilings remain visible and can still be easily identified within the terms associated with the original existing construction. However the wharf decking, timber walls and other elements (such as the large brick chimney associated with the boiler house evident in 1921) are no longer intact.	3

<b>(f) Context</b>	The concrete building foundations, retaining wall and wharf pilings form part of a substantial complex of industrial buildings associated with the slaughter and processing of livestock (cattle and sheep) for the purposes of the export frozen meat trade and secondary associated industrial activities involving the canning of non-exportable meat products for the New Zealand domestic market, as well as the manufacture of fertiliser made from animal by-products that was used widely by the Northland agricultural industry. The industry was a major influence on the development of the north's agricultural economy in the terms of improved access to overseas markets for the region's beef and sheep industries as a whole. The site has an association with London based international meat and wool exporting group of companies Vestey Brothers Ltd (now Vestey Group) under their subsidiary company W & R Fletcher Ltd who also had built and operated freezing works operations at Westfield in Auckland. As large vessels could not berth at wharf, special lighters were built for the frozen meat trade to keep the meat frozen with large hatches used so it was easy to load.	3
<b>(g) People and events</b>	Alfred Bevin and W & R Fletcher's are both associated with this site.	U
<b>(h) Identity</b>	It is unknown if the resource provides a sense of place, community identity, or cultural or historic continuity	U
<b>(i) Tangata whenua</b>	It is unknown if the resource, place or feature is important to tangata whenua for traditional, spiritual, cultural or historic reasons	U
<b>(j) Statutory</b>		U
<b>Threshold for Scheduling</b>	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**

<b>Statement of Significance:</b>	Dating to ca.1910 – 1915 the remains of the concrete building foundations, reclamation wall and wharf pilings that form part of a more substantial landward based early 20th century industrial site built for the purposes of a large scale export meat processing facility, servicing the needs of one of Northland region's primary industries, namely the sheep and beef sectors. The site provided direct access to overseas export markets, namely the United Kingdom and USA with the advantage of being sited directly adjacent to seaward access. The site is the only example of its type in the Northland region. It has the distinction of being the first large scale meat processing and freezing facility in Northland. Overall the remains of the building foundations, reclamation wall and wharf pilings are of high regional historic heritage significance. It was also a small industrial village with housing, hall etc.
-----------------------------------	--

**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(c), (d), (e), (f)
<b>Overall Value*</b>	High
<b>Overall Score*</b>	3
<b>Overall Context**</b>	Regional
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes  (Refer to Diagram in Part 6)
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	Not a site of Maori Origin
<b>Pre-1900 or gazetted archaeological site:</b>	Not a site protected under the Heritage New Zealand Pouhere Taonga Act 2014

\* 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:	Presently abandoned/unused	4
Management	The site is not protected under the District Plan (outside jurisdiction) or Regional Plan (not scheduled)	4
Condition:	Condition is assumed to be fair to moderate based on photos, however the site was not visited	3
Fragility/ Vulnerability	Fragility is assumed to be high as part of the site (wharf pilings and reclamation wall) is subject to continuous tidal interaction. Based on photographs some of the wharf pilings have been displaced from their original centralised positions	3
Threats	The site is threatened through coastal erosion, vandalism and lack of maintenance	4
Overall risk:	Critical	4

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

Criterion	Comments	Value*
Opportunities:	There is a great amount of opportunity for public appreciation/interpretation. Most of the site is accessible from the landward side via the Reotahi Coastal Walkway. Access from the seaward side is also possible with a kayak or other small water going vessel. The site can be easily included in any initiatives to promote the heritage values of this area. It is an important part of the industrial heritage of Northland.	3

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

PART SIX- EXTENT OF PLACE



**NZTM coordinates:**

<b>Easting:</b>	1735662	<b>Northing:</b>	6033868	<b>Position:</b>	Visible western extent of part of existing building foundations, reclamation wall and wharf pilings
<b>Note</b>	Coordinates are an approximation only a more accurate measurement is required. Site has not been visited				

**ADMINISTRATION**

<b>Desktop Date:</b>	27/02/2017	<b>Site Visit Date:</b>	Not visited		
<b>Site Accessibility:</b>					
<b>Evaluated by:</b>	Elizabeth Clark			<b>Date:</b>	27/02/2017
<b>Reviewed by:</b>				<b>Date:</b>	
<b>Approved by:</b>	Jon Trewin	<b>Draft:</b>		<b>Final:</b>	15/08/2017
<b>NRC Assessment ID:</b>	<b>NRC Schedule ID [Leave Blank]</b>				

