


PART ONE: IDENTIFICATION

Place Name:	BUTCHERS SHOP RAWENE				
Image:	 <p>Copyright: Bayleys Real Estate 2016.</p>				
Site Address:	Clendon Esplanade, Rawene				
Legal Description:	GAZ55/344 Sec 8B Marine Lease				
Certificate of Title:	N/A				
Physical Description:	<p>The building consists of a single-storey structure, with a corrugated iron gabled roof, and ancillary catslide extension to the rear. The whole of building and deck is positioned over the coastal marine area. The entrance of the store is on the western side of the building seaward of MHWS. The principal dimensions of the building and deck are 10 metres x 5.5 metres (covering a footprint in the coastal marine area of approximately 55.28 square metres). The building is recorded as being of Kauri timber construction with weatherboard cladding, set on concrete pile pads with timber piles (treated pinus radiata). Its total floor area extends over the water on the Rawene foreshore. The building is simply detailed with a stripped classical parapet and 'Californian bunglaow' style louvre to the gable end. The original windows are timber casement types also showing a 'bunglaow' influence in their design. The building appears to have a fairly high degree of integrity, based on Real Estate agents photographs from 2015/2016. The floor boards are apparently of eucalyptus, and a copper-lined 'fridgidaire' dating from c. 1937-1940, survives.</p>				
Site Type:	Commercial Building				
Approx. date (or range)	Construction date c. 1923 based on original drawings and commercial directory information.				
NZAA Site No:	No				
NZ Heritage List:	List Number 3874, Historic Place Category 2 (entered 1984)				
Regional or District Plan Schedule	Not scheduled in the Far North District Plan (as outside jurisdiction), but it is referenced in Appendix 1 of the Far North District Plan. Covered by the Rawene Heritage Precinct Guidelines.				
Recorded NZTM grid reference:					
Easting:	1645895.95	Northing:	6083295.72	Position:	Centre of building

PART TWO: HISTORIC HERITAGE EVALUATION

Criterion	Comments	Value*
(a) Archaeological and / or scientific importance	The building has some archaeological value as a fairly intact example of a 1920s commercial shop, with surviving features such as the fridgedaire and 'slop hole' demonstrating the process of the butchery retail profession at this time. The fabric of the building could be investigated to establish the history of the building and any insights into this industry.	2
(b) Architecture and technology	The building is not particularly remarkable for its construction or technology. The concrete pile pads with timber piles is of interest as an example of 1920s engineering, as is the surviving Frigidaire, which demonstrates mid-20th century storage technology.	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, Pouerua, Kaitaia and Kaikohe, which are scheduled in the Far North District Plan. The Mangonui and Opuā general stores are similar to the Rawene shops (including the butchers 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.	3
(d) Representative-ness	The building has high value as an example of a relatively intact butchers shop from the 1920s, and demonstrates some typical architectural details of the period, more commonly associated with residential bungalows.	3
(e) Integrity	The building's structure is readily apparent, as are remnants of the original design, meaning it is still clearly discernible as an early 20th century building. The piles are recorded as being replaced, but recent images (2015/2016) indicate a reasonable degree of integrity with regard to survival of original fabric.	2
(f) Context	The butcher's store is one of several timber framed buildings constructed over the water along the foreshore in Rawene. In particular, this open space at the end of the peninsula has a unique quality derived from its proximity to the water, the wharf, vehicle landing area and the heritage buildings, built over the water. The buildings to the east side of the vehicle ramp, including the Four Square Store and the former butchery, form a distinctive group with their parapets. Because it is highly visible along the main esplanade, the former butcher's store is a significant contributor to the historic character of the Rawene Heritage Precinct. It represents the development of Rawene during its 'heday' of the 1910s and 1920s as a pre-eminent county town of the period. It is associated with a number of such stores in the region, which demonstrate the relationship between commercial trade and the foreshore in the early 20th century.	3

(g) People and events	Rawene former butcher’s store is particularly associated with Mathew Ludson, a local butcher who commissioned the design and construction of the store and operated it for approximately 17 years until his passing in 1940. Ownership after this date requires further research. No other associations have been established.	1
(h) Identity	From the arrival of the Maori to the first European settlers, Rawene forms part of the New Zealand’s earliest history as a developing nation. Rawene is known as one of the oldest settlements (townships) in New Zealand. The former butcher’s store was built nearly 100 years after the purchase of land by James Herd, and contributes moderately to the longstanding identity of the community that lives here.	2
(i) Tangata whenua	It is unknown if the resource place or feature is important to tangata whenua for traditional, spiritual, cultural or historic reasons. Rawene has several pa sites and in 1827, the peninsula was sold by the Maori Chief Muriwai to Captain James Herd of the New Zealand Company. It became known as Herd’s Point until 1858 when the Crown assumed ownership of the land.	U
(j) Statutory	The resource is recognised nationally on the New Zealand Heritage List/Rārangī Kōrero as Category 2. The resource is not scheduled in the Far North District Plan but is referenced in Appendix 1 of the plan. It referred to specifically in the Rawene Heritage Precinct Design Guidelines.	3
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

Statement of Significance:	The Rawene butchers shop 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 an example of a relatively intact butchers shop from the 1920s, and demonstrates some typical architectural details of the period. The building is of high contextual value as it is one of several timber framed buildings constructed over the water along the foreshore in Rawene during its ‘heday’ of the 1910s and 1920s. It is highly visible in this context and forms part of the waterfront character area of the Rawene Heritage Precinct. Overall, the Rawene butchery is of high regional historic heritage significance.
-----------------------------------	--

PART FOUR: EVALUATION RECOMMENDATION

Identified criteria	(c),(d),(f), (j)
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:	Yes – In particular the Frigidaire and ‘slop-hole’ over the water.
Potential Tangata Whenua value:	Not a site of Maori origin
Pre-1900 or gazetted archaeological site:	No
<p>* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential.</p> <p>High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important.</p> <p>Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.</p> <p>Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.</p> <p>NA/None/ Score 0: none identified.</p> <p>** Overall Context: the geographical significance at a local, regional or higher scale, should also be given.</p>	

PART FIVE: MANAGEMENT/ RISK INFORMATION

Criterion	Comments	Value
Occupancy/ Use:	The building was recently sold and the intended use is not known. The building is not under the jurisdiction of the District Plan, and any refurbishment for a new use or change of use could be beneficial or adverse in relation to the existing heritage fabric.	3
Management	The site is located in the Coastal Marine Area, therefore not protected under the District Plan (outside jurisdiction). It is on the NRC Coastal Structures Database, but not scheduled on the Regional Plan. There is recognition of its heritage value through inclusion on the NZ Heritage List (listed since 1982). There is no known conservation plan, although there is a high level design guide for the area.	2
Condition:	The present condition is assumed to be good based on photos and information provided in HNZ list reports, however the site was not visited.	2
Fragility/ Vulnerability	Although the building is in an active foreshore environment, the structure has been maintained and is relatively durable.	2
Threats	The site is on the foreshore and coastal erosion/ processes are a threat if routine maintenance is not carried out. Further additions or alteration to the building that may detract from the heritage values of the building are a general threat.	2
Overall risk:	Moderate.	2

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

Criterion	Comments	Value*
Opportunities:	The Rawene butchers shop is part of the Rawene Heritage Precinct which is managed through the provisions of the Far North District Plan. There is a heritage trail and interpretation boards for the area. Information is also available online about the history of the area. This could be enhanced through further investigation of the building and public information/ displays at the store. There is strong land use compatibility (e.g. continued original use) as it is still consented for retail activities.	3

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

PART SIX- EXTENT OF PLACE



NZTM coordinates:					
Easting:	1645895.76	Northing:	6128017	Position:	Centre of building (1)
Note	This primarily includes the original building and existing piling. Some space to the rear of the building (over the water) is included where loading and unloading of goods may have occurred during the buildings' former use as a butchery.				

ADMINISTRATION

Desktop Date:	29/03/2016	Site Visit Date:	Not Visited		
Site Accessibility:	N/A				
Evaluated by:	Adina Brown	Date:	29/03/2016		
Reviewed by:	Sarah Macready	Date:	1/04/2016		
Approved by:	Jon Trewin	Draft:	1/04/2016	Final:	5/04/2016
NRC Assessment ID:	17				

APPENDIX 1 Supporting Research

Sources Checklist:	Checked
Northland Coastal Plan schedule	Y
Kaipara District Plan schedule	-
Far North District Plan schedule	Y
Whangarei District Plan schedule	-
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections (http://whangarei.recollect.co.nz/)	-
Whites Aviation Archive National Library	Y
Papers Past	Y
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	Y
IPENZ Engineering Heritage Register http://www.ipenz.org.nz/heritage/default.cfm	-
Sources are fully referenced in the historical background report (Appendix 2)	

Bibliography:

Author(s)	Date	Title	Publisher	Location
Liz Clarke	27 March 2016	Historical Background Research: Former Butcher's store, Rawene	Not published	Appendix 2 of this report
Heritage New Zealand Pouhere Taonga	1984	Registration Form #3784	Not published	HNZPT Northland Office
Dave Pearson Architects and Far North District Council	2009	Rawene Design Guidelines July 2009	Far North District Council	Online - Far North District Council