


PART ONE: IDENTIFICATION

<b>Place Name:</b>	OPUA GENERAL STORE				
<b>Image:</b>	 <p>Copyright: Google Street View Jan 2013, accessed 2016</p>				
<b>Site Address:</b>	3 Beechey St, Opu, Northland				
<b>Legal Description:</b>	Lot 3 DP 196250				
<b>Certificate of Title:</b>	CT NA124C/370, North Auckland Land District				
<b>Physical Description:</b>	<p>The building consists of a two-storey structure of approx. 350m<sup>2</sup>. It is constructed of timber (including kauri) and is on timber piles (largely replacements). Its total floor area extends over the water on the Opu foreshore adjacent the Russell ferry ramp. The style of building is described as late Victorian, although it has been modified over the years externally and internally. Reportedly it was built in 1914 by builder Deemings of Okiato, but new research shows it is possible the building was relocated from further west along the shoreline. If the building was relocated, it may incorporate elements of an earlier structure from the late 1880s (formerly the Anderson store/ Allen bakery).</p>				
<b>Site Type:</b>	Commercial Building				
<b>Approx. date (or range)</b>	Construction date c. 1880s - 1914				
<b>NZAA Site No:</b>	No				
<b>NZ Heritage List:</b>	List Number 412, Historic Place Category 2 (entered 1982)				
<b>Regional or District Plan Schedule</b>	Not scheduled in the Far North District Plan as outside jurisdiction (but listed for reference in Appendix 1 of the plan). 6 Beechy St known as "Bayview" and possibly on the original site of the Opu store is scheduled.				
<b>Recorded NZTM grid reference:</b>					
<b>Easting:</b>	1701865.7	<b>Northing:</b>	6091722.7	<b>Position:</b>	Centre of building

PART TWO: HISTORIC HERITAGE EVALUATION

Criterion	Comments	Value*
<b>(a) Archaeological and/ or scientific importance</b>	The building contributes to our understanding of 'general stores' in the Opuia area during the late 19th and early 20th century and the communities that they serviced. It is possible that the site may yield further information on this important aspect of New Zealand history through archaeological investigation in the future. For example, the fabric of the building could be investigated to establish the likely date and phasing of the building, and to determine whether the building was relocated from another site.	2
<b>(b) Architecture and technology</b>	The Opuia Store is recorded to be one of only two known trading stores in Northland from the late 19th / early 20th century built on piles over the water. It is possible there may be a handful of other stores of this kind and yet to be evaluated (e.g. Horeke, Whangaroa and Rawene). Nevertheless the Opuia Store is part of a small group of unique buildings in terms of location and structure. The Opuia Store has a similar construction to other timber buildings of the period, and it is unlikely any architectural/ technological innovations are present in the design. It has a comparatively wide gable compared to many store buildings from this period, and may have employed post-and-beam construction techniques to create the necessary span for the roof trusses, but no information was available on this and the site was not visited.	3
<b>(c) Rarity</b>	Stores in the late 19th and early 20th century were relatively common and a number of them have survived until the present day. This includes historic stores at Kerikeri, Mangonui, Russell, Pakaraka, Waimate North, Ohaeawai, Puerua, Kaitia and Kaikohe, which are scheduled in the Far North District Plan. The Opuia store and Mangonui stores are similar in that they were built on the foreshore and are the only two such buildings on the NZ Heritage List in Northland. If it is a relocated bakery (former Allen bakery) there is only one other in Northland on the NZ Heritage List (Mangonui #3949), although this has not been confirmed.	2
<b>(d) Representative-ness</b>	Due to the internal and external alterations of the building it is not considered to be an excellent example of a store, however the structure and context are still discernible and representative of this type.	2

<p><b>(e) Integrity</b></p>	<p>The building’s structure is readily apparent, as are remnants of the original design, meaning it is still discernible as a late 19th/ early 20th century building. The context with the water, jetties and wharf is still intact. However, there have clearly been a number of changes externally to the building, including the infilling of the rear ground floor verandah and addition of a balcony to the second floor. Most of the original windows appear to have been replaced. Dormer windows have been added to the roof and there have been changes to the east verandah. Most of the timber joinery has been replaced, as well as some of the weather boards. The smaller bulk storage building was replaced by a larger extension. Internally the configuration has been changed on a number of occasions to suit different functions and the original kauri shop benches were removed in 1947 when it was converted for use as a supermarket. It is unclear how much of the original fabric survives and this cannot be confirmed without further investigation, but it is likely that there are still portions of the building structure at least that remain intact.</p>	<p>2</p>
<p><b>(f) Context</b></p>	<p>The building has historical connections with store-keeping in and around Opuā, forming part of a small group of historic shops surviving in the Northland region. The site is closely associated with the development of Opuā, as one of the earliest commercial buildings surviving today. The settlement was linked closely to railway expansion during the late 19th century, like a number of Northland towns. When the line was built between Kawakawa and Opuā in 1884, Opuā became a coaling station of some importance and part of the Northland economy. Part of the former Opuā railway track from Kawakawa operates today (The Bay of Islands Vintage Railway). The site’s proximity to the wharf, on a parcel of land originally leased from the Railways Department, links it to the early coaling industry, as well as other shipping activities later on. John Morris also acted as shipping agent for companies using the wharf. In 1924 the first shipment of frozen meat left from Opuā’s deep water wharf bound for London.</p>	<p>3</p>
<p><b>(g) People and events</b></p>	<p>Antonio Morris was one of three or four early storekeepers in the Opuā area (set up by 1885 – 1886) and the Opuā store, run by his son John Morris from c.1914, was in the family until 1978. John Morris was also a member of the Bay of Islands Harbour Board in the 1920s, who took over control of the seabed from the Railways at that time. The store is therefore closely associated with a local family that has been part of the community for c.130 years, as well as a focus of special events in the past (e.g. visit in 1913 of HMS New Zealand to Russell).</p>	<p>2</p>

<b>(h) Identity</b>	The Opuia store enhances the foreshore environment and adds to the sense of place one has upon arriving in Opuia by ferry or car. Historically the store provided important services to the local community, which has continued to the present day, and contributes to Opuia’s identity. In the past the local community have voiced their strong support for protecting the Opuia store as a local asset.	2
<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>	The resource is recognised nationally on the New Zealand Heritage List/Rārangi Kōrero as Category 2	3
<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>	The Opuia Store is of historic heritage value for its architecture and context. Architecturally it is of high importance as possibly one of only two surviving trading stores in Northland, from the late 19th or early 20th century, built on piles over the water. It is therefore unique in terms of location and structure. The building is of high context value as it contributes to our understanding of ‘general stores’ in the Opuia area during this time, forming part of a small group of historic shops surviving in the Northland region. Its historic ownership and proximity to the wharf and railway, links it to the early coaling industry, and the development of the early township of Opuia. The Opuia store is of moderate importance due to its association with local people and events. Antonio Morris was one of three or four early storekeepers in the Opuia area (set up by 1885 – 1886). The Opuia store was run by his son John Morris, also a member of the Bay of Islands Harbour Board, from c.1914. It remained with the family until 1978. The store is therefore closely associated with a local family that has been part of the community for c. 130 years. Overall, the Opuia Store is of high regional historic heritage significance.
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(b),(f), (j)
<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>	No
<b>Potential Tangata Whenua value:</b>	Not a site of Maori origin
<b>Pre-1900 or gazetted archaeological site:</b>	Possibly a pre-1900 site protected under the Heritage New Zealand Pouhere Taonga Act 2014 (although requires further investigation)

\* 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*
<b>Occupancy/ Use:</b>	In the past there were issues with short term leases leading to deteriorating condition of the building. Previously it has had multiple occupancy and functioned as shop, restaurant and supermarket. Today it is owned by Hood Property Trustees Ltd and houses the Opu General Store.	1
<b>Management</b>	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) and it may be an archaeological site as defined in the Act if pre-1900. There is no known conservation plan, although Heritage NZ files indicate that renovation work has been carried out (since the 1980s).	2
<b>Condition:</b>	Heritage NZ files indicate an engineering report was carried out in 1983 which described the condition of the building as generally good. The piles appeared to be sound with most having been replaced with tanalised <i>Pinus radiata</i> . Exterior and interior was good. NRC files indicate the substructure is still good (1993). The present condition is assumed to be good based on photos, however the site was not visited.	2
<b>Fragility/ Vulnerability</b>	Although the building is in an active foreshore environment, the structure is solid and the piles appear to be sound.	2
<b>Threats</b>	The site is on the foreshore and coastal erosion/ processes are a threat if routine maintenance is not carried out. Past threats have included short-term/ fragmentary occupation and proposals for redevelopment of the area, however this appears to have subsided since the 1980s.	2
<b>Overall risk:</b>	Moderate.	2

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

Criterion	Comments	Value*
<b>Opportunities:</b>	The Opu Store has potential as a destination site/ tourist facility as there are visitors to the area (including boats) although this is presently unmanaged. There is some public interpretation with a date on the outside of the building (in the past there was a history of the building included on a restaurant menu). This could be enhanced through further investigation of the building and public information/ displays. There is strong land use compatibility (e.g. continued original use) as it is still a general store.	3

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

PART SIX- EXTENT OF PLACE



<b>NZTM coordinates:</b>					
<b>Easting:</b>	1701865.7	<b>Northing:</b>	6091722.7	<b>Position:</b>	Centre of building (1)
<b>Note</b>	This includes all the historic features associated with the Opuia store in the legal description boundary. This primarily includes the original building and piling, but there may be remains of the original storage shed and jetty/ wharf (where scows once loaded and unloaded goods) alongside the main building. It is possible a portion of the wharf originally extended past this lot into the harbour. This exact extent of place can only be confirmed through further investigation.				

ADMINISTRATION

<b>Desktop Date:</b>	23/03/2016	<b>Site Visit Date:</b>	Not Visited		
<b>Site Accessibility:</b>	N/A				
<b>Evaluated by:</b>	Adina Brown	<b>Date:</b>	23/03/2016		
<b>Reviewed by:</b>	Sarah Macready	<b>Date:</b>	31/03/2016		
<b>Approved by:</b>	Jon Trewin	<b>Draft:</b>	31/03/2016	<b>Final:</b>	05/04/2016
<b>NRC Assessment ID:</b>	13				

## 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 ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	-
Whites Aviation Archive National Library	Y
Papers Past	Y
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	Y
<b>Sources are fully referenced in the historical background report (Appendix 2)</b>	

## Bibliography:

Author(s)	Date	Title	Publisher	Location
Lisa J Truttman	23 March 2016	Historical Background Research: 3 Beechy Street, Opua, Former Opua Store	Not published	Appendix 2 of this report
Heritage New Zealand Pouhere Taonga	1980	Registration Form	Not published	HNZPT Northland Office