


PART ONE: IDENTIFICATION

Place Name:	MANGONUI STORE				
Image:	 <p>Copyright: Google Street View Feb 2013, accessed 2016</p>				
Site Address:	115 Waterfront Drive, Mangonui				
Legal Description:	Coastal marine area opposite Allot 296 Town of Mangonui, North Auckland				
Certificate of Title:	N/A				
Physical Description:	<p>The building consists of a single-storey structure, of an extended rectangular plan, with a corrugated iron gabled roof, and low catslide extension to the rear. It is constructed of timber and is on timber piles. Its total floor area extends over the water on the Mangonui foreshore. The building is simply detailed in Edwardian fashion, with turned finials to the gable ends, although it has been modified over the years externally and internally. Reportedly it was built in c.1907 for Richard Wrathall, who leased it out and it was taken over by Alexander McKay in c.1910 as the Mangonui general store and office building. Reportedly the original Wrathall building c.1907 was enlarged and altered, with a rear jetty added. Further alterations to the northern (offices) side of the building were carried out between 1947 and 1951, as well as more recently in 2006.</p>				
Site Type:	Commercial Building				
Approx. date (or range)	Construction date c. 1907				
NZAA Site No:	No				
NZ Heritage List:	List Number 2584, Historic Place Category 2 (entered 1982)				
Regional or District Plan Schedule	Not scheduled in the Far North District Plan as outside jurisdiction (but listed for reference in Appendix 1 of the plan). The place is within the Mangonui Heritage Precinct (12.5A of the District Plan) and subject to the Mangonui Design Guidelines (Far North District Council July 2009).				
Recorded NZTM grid reference:					
Easting:	1648997	Northing:	6128017	Position:	Centre of building

PART TWO: HISTORIC HERITAGE EVALUATION

Criterion	Comments	Value*
(a) Archaeological and / or scientific importance	The building contributes to our understanding of 'general stores' in the Mangonui 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.	2
(b) Architecture and technology	The Mangonui Store was built c.1907. It 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 Mangonui Store is part of a small group of unique buildings in terms of location and structure. The Mangonui 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.	3
c) Rarity	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, Opuā, Russell, Pakaraka, Waimate North, Ohaeawai, Puerua, Kaitaia and Kaikohe, which are scheduled in the Far North District Plan. The Mangonui and Opuā 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. In Mangonui there is another earlier store on the NZ Heritage List ('Wharf Store', built c. 1890) and the Mangonui Fish and Chip shop is also on piles over the water, although the date has not been researched.	2
(d) Representative-ness	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. The area as a whole is representative of a New Zealand seaside town from the late 19th and early 20th century given the high number of surviving buildings from this period.	2

<p>(e) Integrity</p>	<p>The building’s structure is readily apparent, as are remnants of the original design, meaning it is still discernible as an early 20th century building. Reportedly the original Wrathall building c.1907 was enlarged and altered, probably at the time the rear jetty was constructed after c.1912. Further alterations to the northern (offices) side of the building were carried out between 1947 and 1951. More recently there have been a number of changes externally to the building, including the addition of a verandah to the east gable end, changes to the shopfront and loss of the seaward jetty. However, some original windows appear to remain, as does the structure and roof line, as well as timber weather boards (restored in some areas). Internally it is likely the configuration has been changed on a number of occasions to suit different functions. 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>(f) Context</p>	<p>The building has historical connections with store-keeping in and around Mangonui, forming part of a small group of historic shops surviving in the Northland region. The context with the water and adjacent heritage places, such as the former post office building (c.1904), former courthouse (c.1892) and protected pohutukawa trees is still highly intact. The ‘Wharf Store’ building (c.1890) is close by, the first location for Mr McKays general store until it moved to the Mangonui general store and office building in c.1910. Mangonui itself was connected to the flax and timber industries at this time. The store played a role in this - the jetty at the rear of the shop was used by customers, to deliver orders as far as Karikari peninsula, and by the McKay gumboat. The store reportedly served both the early European and Maori communities. The protected trees north of the store and elsewhere around Mangonui are likely to have been planted by Chappie McKay and others, who also built the concrete wall when the beachfront was widened (sometime between 1912-1947).</p>	<p>3</p>
<p>(g) People and events</p>	<p>Richard Wrathall, who had the building constructed in c. 1907, went on to be Chairman of the Mangonui County Council and local hospital board for a time. However the association with Wrathall was not strong, with it being leased out and then sold by c.1910 to Alexander McKay. His daughter Phoebe Wrathall worked in the store for McKay and subsequent owners for more than 60 years. Alexander McKay was one of the early storekeepers in the Mangonui area, setting up in the Wharf Store in 1901 before shifting across to Wrathall’s building from c.1910. It was in the family until 1965, when his son Chappie McKay died. The store is therefore closely associated with a local family that has been part of the community for c.115 years, as store keepers. Public improvements in the area were also attributed to Chappie McKay, such as the concrete wall and the planting of trees when the beachfront was widened.</p>	<p>2</p>

(h) Identity	The Mangonui store enhances the foreshore environment along a recognised heritage trail, which includes a website and leaflet. It adds to the strong sense of place and identity that Mangonui has today, which is rooted in its history. Historically the store provided important services to the local community, which has continued to the present day as a store and post office.	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. There are historical accounts that that the store served Maori from Tae Maro Bay and Waimahana, who paddled across the inner harbour and collected their supplies.	U
(j) Statutory	The resource is recognised nationally on the New Zealand Heritage List/Rārangi Kōrero as Category 2. The resource is within the Far North District Plan Mangonui Heritage Precinct and subject to the Mangonui 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 Mangonui 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. The building is of high context value as it contributes to our understanding of ‘general stores’ in the Mangonui area during this time, forming part of a small group of historic shops surviving in the Northland region. The store was part of the early development of the township and this wider historic context is still highly intact, including the former post office building (c.1904), former courthouse (c.1892), the ‘Wharf Store’ (c.1890), as well as protected pohutukawa trees and the foreshore environment. The Mangonui store is of moderate importance due to its association with local people - the McKay family were store keepers in the area for c. 115 years. Overall, the Mangonui Store is of high regional historic heritage significance.
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PART FOUR: EVALUATION RECOMMENDATION

Identified criteria	(b),(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:	No
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 is fully occupied by a Four Square and Post Office.	1
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, however the site was not visited.	2
Fragility/ Vulnerability	Although the building is in an active foreshore environment, the structure has been maintained, with the most recent consented works undertaken in c.2006. It is a relatively durable structure.	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 Mangonui Store is part of a destination site/ tourist facility which is well organised and managed. There is a heritage trail and information online about the history of the area and store, as well as a leaflet available at the information centre. This could be enhanced through further investigation of the building and public information/ displays at the store. The Doubtless Bay Online website states that the heritage trail is managed by a committee and financial support from Far North District Council. 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



NZTM coordinates:

Easting:	1648997	Northing:	6128017	Position:	Centre of building (1)
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Note This primarily includes the original building and existing piling, but there may be remains of the original jetty/ wharf (where boats once loaded and unloaded goods and gum) alongside the main building. This exact extent of place can only be confirmed through further investigation.

ADMINISTRATION

Desktop Date:	27/03/2016	Site Visit Date:	Not Visited		
Site Accessibility:	N/A				
Evaluated by:	Adina Brown	Date:	27/03/2016		
Reviewed by:	Sarah Macready	Date:	31/03/2016		
Approved by:	Jon Trewin	Draft:	31/03/2016	Final:	05/04/2016
NRC Assessment ID:	12				

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	Y
Sources are fully referenced in the historical background report (Appendix 2)	

Bibliography:

Author(s)	Date	Title	Publisher	Location
Lisa J Truttman	27 March 2016	Historical Background Research: Mangonui Four Square	Not published	Appendix 2 of this report
Heritage New Zealand Pouhere Taonga	1982	Registration Form #2584	Not published	HNZPT Northland Office
Dave Pearson Architects and Far North District Council	2009	Mangonui Design Guidelines July 2009	Far North District Council	