


PART ONE: IDENTIFICATION

Place Name:	Rawene Four Square
Image:	 <p>Image Copyright (2013) Google Streetview</p>
Site Address:	2 Clendon Esplande, Rawene
Legal Description:	
Certificate of Title:	N/A
Physical Description:	<p>The building consists of a single story structure with double gable corrugated iron roof. The whole of the structure extends over the coastal marine area. The entrance to the building is on the western side seaward of the MWHS. Plan MD6194 approved in July 1926, shows a simple flat roofed rectangular design of timber construction, with plain weatherboard cladding (possibly kauri). The building is set on a wooden platform, supported by cross diagonal timber bracing and wooden pilings set into the seabed. The building was extended on the southward side sometime after the initial 1926 construction. The roofline was lifted and changed to double gable profile, this is evident in aerial photograph dating from 1947. The façade is a simply detailed Californian double peak style. The wooden weather boards original to construction are no longer extant and have been replaced by fibrolite cladding evidence for this has been based on photographs. A recent photograph from early 2017 shows the building has been recently renovated.</p>
Site Type:	Commercial Building
Approx. date (or range)	Ca.1926 based on original drawings. Extended ca. 1926 – 1947 based on photographs
NZAA Site No:	No
NZ Heritage List:	No

Regional or District Plan Schedule	Not scheduled on the Far North District Plan (outside of jurisdiction). Covered by the Rawene Heritage Precinct Guidelines.				
Recorded NZTM grid reference:					
Easting:	1645894	Northing:	6083315	Position:	Whole of building

PART TWO: HISTORIC HERITAGE EVALUATION

Criterion	Comments	Value*
(a) Archaeological and / or scientific importance	The first store dated ca.1914 was burned down in May 1926 and was replaced by the present building. Some remnants from the 1926 fire may still present in the seabed and may be of some archaeological interest	2
(b) Architecture and technology	The building is not particularly remarkable for its construction or technology	2
c) Rarity	Stores around Northland during the late 19th and early 20th centuries were relatively common in Northland. A number of them have survived to the present day. These include historic stores at Opuā, Mangonui, Kerikeri, Waimate, Kaitiā and Ohaeawai. The Opuā and Mangonui stores are similar to the Rawene Four Square as both are also constructed on piles on a foreshore area. The former butchers shop located adjacent to the store is also supported on piles on the foreshore at Rawene, and is nationally recognised on the Heritage New Zealand list.	2
(d) Representative-ness	The original 1926 structure was altered sometime prior to 1947 when the building was extended to the west ward side. The roof line was raised and changed to a double gable design. The original design plan shows timber weather board cladding which was replaced with fibrolite. Fibrolite sheets (fibro-cement) was a popular choice of exterior liner during the 1930s and represented a significant technical innovation in building materials in the early 20th century.	3
(e) Integrity	The building's structure is still readily apparent, as are remnants of the pre-1947 additions including the double gable roof line and façade representative making it still recognisable as a 20th century building.	2

(f) Context	The Rawene Four Square 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 foreshore. 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 Rawene is a significant contributor to the historic character of the Rawene Heritage Precinct. It represents the development of Rawene during its 'heyday' 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	The building is closely associated with members of the Lane family in particular Thomas Percival Lane (1882 – 1960). Thomas Lane was a locally known storekeeper with family connections to Thomas Major Lane of Lane and Brown well known shipbuilders and later timber millers located at Totara North.	3
(h) Identity	Rawene is known as one of New Zealand's earliest settlements forming part of New Zealand's earliest history for both Iwi and European settlement. The store was built almost a century after the purchase of the land by James Herd, and contributes moderately to the longstanding identity of the resident community	2
(i) Tangata whenua	It is unknown if the resource, place or feature is important to Tangata whenua	U
(j) Statutory	The resource is not scheduled in the Far North District Plan, but is recognised under the Rawene Heritage Precinct Plan	2
Threshold for Scheduling	Minimum of 3/High in two criteria:	3

*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 Four Square is of historic heritage value for its representativeness, and contribution to context. It has high importance as an example of a 1920s commercial establishment, built on piles over the water still in use to the present day. The building has high value as an example of a relatively intact general store 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 'heyday' 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.
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PART FOUR: EVALUATION RECOMMENDATION

Identified criteria	(d), (f), (g)
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 protected
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 has been continuously occupied since 1926, and has been used as a store since construction. The building is not under the jurisdiction of the District Plan.	2
Management	The site is located in the Coastal Marine Area and is not protected under the Far North District Plan (outside of jurisdiction). It is not scheduled under the Northland Regional Plan. The building is covered by the Rawene Heritage Precinct Design guide.	2
Condition:	The present condition is assumed to be good based on recent photos (Jan 2017) 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.	2
Overall risk:	Moderate	2

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

Criterion	Comments	Value*
Opportunities:	The Rawene Four Square 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 Rawene and surrounding area. 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:	1645894	Northing:	6083315	Position:	Whole of building
Note					

ADMINISTRATION

Desktop Date:		Site Visit Date:	Not visited		
Site Accessibility:					
Evaluated by:	Elizabeth Clark			Date:	
Reviewed by:				Date:	
Approved by:	Jon Trewin	Draft:		Final:	16/08/2017
NRC Assessment ID:	16	NRC Schedule ID [Leave Blank]			

