

**PART ONE: IDENTIFICATION**

<b>Place Name:</b>	Boatshed Café Rawene				
<b>Image:</b>	 <p>Image Copyright 2013 Google Streetview</p>				
<b>Site Address:</b>	8 Clendon Esplanade Rawene				
<b>Legal Description:</b>					
<b>Certificate of Title:</b>	N/A				
<b>Physical Description:</b>	The building consists of a timber framed structure with corrugated single gable roof with ancillary catslide roof extending over a lean-to. Corrugated iron sheeting has been applied to the exterior. The entire structure is supported over the foreshore area by cross braced timber pilings set on concrete footings. Timber decking has been constructed at both the front and the rear of the structure. Wooden casement windows are present with the entrance from the south elevation accessed from the decking.				
<b>Site Type:</b>	Commercial Building				
<b>Approx. date (or range)</b>	Ca. 1926 - 1927				
<b>NZAA Site No:</b>	No				
<b>NZ Heritage List:</b>	No				
<b>Regional or District Plan Schedule</b>	Not scheduled on the Far North District Plan (outside of jurisdiction). Covered by the Rawene Heritage Precinct Guidelines				
<b>Recorded NZTM grid reference:</b>					
<b>Easting:</b>	1645905	<b>Northing:</b>	6083270	<b>Position:</b>	Whole of building, front and rear decks

**PART TWO: HISTORIC HERITAGE EVALUATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
<b>(a) Archaeological and / or scientific importance</b>	The building may have some archaeological value as a fairly intact example of a 1920s period workspace prior to its conversion for the present use as a café and art gallery. The fabric of the structure could be investigated to establish the history of the building and any insights into its past use	2
<b>(b) Architecture and technology</b>	The building is not particularly remarkable for its construction or technology. The concrete pads with timber pilings may be of interest as an example of 20th century engineering	2
<b>c) Rarity</b>	Sheds used as work spaces and storage were once relatively common around Northland. However few examples now remain. There are further sheds built over the foreshore located at Rawene, however they are not of a double configuration as with this structure. SO47270 shows the structures' floorplan as two separate units occupying the same support platform with a shared internal support wall. The corrugated exterior cladding has been retained and may date from the 1926-27 period.	3
<b>(d) Representative-ness</b>	Sheds used as work spaces and storage were once relatively common around Northland during late 19th and early 20th centuries were relatively common in Northland. A small number of them around New Zealand have survived to the present day. An example of this includes the historic Skerret boat shed located in the Wellington region which is similar in that it was built on timber piles over water. The Rawene Boatshed Café has retained most of its original appearance and structure and is clearly recognisable as a 20th century building	3
<b>(e) Integrity</b>	The structure still retains its overall original footprint over the foreshore. The corrugated iron cladding, and roofline are still recognisable from images of the time period (1920s). A landing platform on the rear of the building had originally been part of the structure. This is illustrated in a number of images dating between ca.1926 up until 1958, when the decking had been removed. The pilings appear to be original to the site, as are the concrete foot pads.	3
<b>(f) Context</b>	The Boatshed Café 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. Two sheds built next to these buildings are no longer extant. The Rawene Boatshed Café is the sole remaining survivor on the Clendon Esplanade and thus 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.	3

<b>(g) People and events</b>	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
<b>(h) Identity</b>	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 sheds were 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
<b>(i) Tangata whenua</b>	It is unknown if the resource, place or feature is important to Tangata whenua	U
<b>(j) Statutory</b>	The resource is not scheduled in the Far North District Plan, but is recognised under the Rawene Heritage Precinct Plan	2
<b>Threshold for Scheduling</b>	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**

<b>Statement of Significance:</b>	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 storage/workspace 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 shed 1920s, and demonstrates some typical architectural details of the period used in the construction of these types of structures. 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**

<b>Identified criteria</b>	(c), (d), (e), (f), (g)
<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 (see diagram in Part 6)
<b>Interior protected:</b>	Not protected
<b>Potential Tangata Whenua value:</b>	Not a site of Maori origin
<b>Pre-1900 or gazetted archaeological site:</b>	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 resource is currently in use as an art gallery and café, and has been adapted for this purpose. Further additions/alterations may detract from the original character of the building	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, 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 Boatshed Café 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:**

<b>Easting:</b>	1645905	<b>Northing:</b>	6083270	<b>Position:</b>	Whole of building, front and rear decks
<b>Note</b>					

**ADMINISTRATION**

<b>Desktop Date:</b>		<b>Site Visit Date:</b>	
<b>Site Accessibility:</b>			
<b>Evaluated by:</b>	Elizabeth Clark	<b>Date:</b>	

<b>Reviewed by:</b>		<b>Date:</b>			
<b>Approved by:</b>	Jon Trewin	<b>Draft:</b>		<b>Final:</b>	15 August, 2017
<b>NRC Assessment ID:</b>	01	<b>NRC Schedule ID [Leave Blank]</b>			

**APPENDIX 1 Supporting Research**

Sources Checklist:	Checked
Northland Regional Coastal Plan	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	-
NZ History Online	-
Archives New Zealand	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	-

**Bibliography:**

Author(s)	Date	Title	Publisher	Location