

**Shed 3**  
Queen's Wharf



Images: Charles Collins, 2015

### **Summary of heritage significance**

- Shed 3 is a much altered example of a harbour-side wharf building that is notable for the series of alterations in the 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> centuries that document its multiple changes-in-use over the years.
- The building is one of a group of heritage buildings and objects that have an association with the Wellington Harbour Board and contribute to the character of the Wellington waterfront.
- Shed 3 has historic value for its association with the shipping industry and harbour board, both of which were crucial to the economic life of early Wellington. The building, although much altered, is one the oldest remaining examples of a building type that was fundamental to the operation of the wharves.

District Plan:	Map 17, reference 256 <i>This item is listed for information purposes only. The jurisdiction for this item under the RMA 1991 lies with the Wellington Regional Council)</i>
Legal Description:	
Heritage Area:	None 2013
HPT Listed:	None 2013 Proposed Wellington Harbour Board Historic Area
Archaeological Site:	Pre 1900 building; Pre 1900 reclaimed land; Central City NZAA R27/270
Other Names:	Shed 'T' (renumbered 1921) 2 – 6 Jervois Quay Dockside Restaurant
Key physical dates:	1887
Architect / Builder:	William Ferguson
Former uses:	Harbour shed / warehouse
Current uses:	restaurant
Earthquake Prone Status:	SR211386 , Bdg StrengthInv, Bldg - Shed 3 - Wellington Waterfront. Dockside Restaurant, NOT Earthquake Prone

Extent: Cityview GIS 2013



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## 1.0 Outline History

### 1.1 History

Under the 1852 NZ Constitution Act, provinces controlled harbour activities. With the abolition of the provinces in 1876, there followed a period of indecision and inefficiency. In 1878 the Harbours Act was passed, under which many of New Zealand's harbour boards were established. Wellington had its own act, the Wellington Harbour Board Act of 1879, which created a body of appointees representing provincial and commercial interests. It first met on 20 February, 1880.<sup>1</sup>

One of the prime considerations for the new board was the provision of wharves and, in 1883, new Chief Engineer William Ferguson drew up a plan of wharf development which was largely followed for next 50 years. The Board also began a building programme. For the first ten years the Board built warehouses and stores, predominantly in timber, for the storage, organisation and distribution of the goods for which it was responsible. Within decades a range of timber buildings occupied all the wharves and jetties from Taranaki Street to Pipitea Wharf.

One of these buildings was Shed 3, which was designed by Ferguson and built on the north side of the main axis of Queens Wharf. H.M. Customs occupied the shed from c.1897<sup>2</sup> and a second storey addition was added in c.1911 to provide additional accommodation for the department at a cost of approximately £1000.<sup>3</sup> Customs moved to Shed 7 in c.1921 and Shed 3 appears to have been used by the harbour tug and pilot staff after this date.<sup>4</sup>

In 1964, the Wellington Harbour Board cleared two of the Queens Wharf sheds and then another in 1973 when it also removed the line of sheds along Jervois Quay.<sup>5</sup> This left Sheds 3 and 5 as the oldest Harbour Board buildings; Shed 5 retains much of its external original built fabric, but Shed 3 has been much altered.

Lambton Harbour Management was established in 1989 to develop the waterfront for a mixture of commercial and public uses and one of the first projects pursued was the conversion of Sheds 3 and 5 into restaurant bars. Shed 3 became the Dockside although it had to be considerably altered to accommodate its new role. The building reopened in October 1991, and by 2001 had prospered in the (generally unsuccessful) Queens Wharf retailing area. The Dockside bar/restaurant continues to trade from Shed 3 (in 2013), and facilities within the bar/restaurant include a waterside deck, and a first floor alfresco dining area with a retractable canopy roof.<sup>6</sup>

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<sup>1</sup> Bowman, I. 1994. "Wellington Maritime Museum Conservation Plan", Wellington Maritime Museum

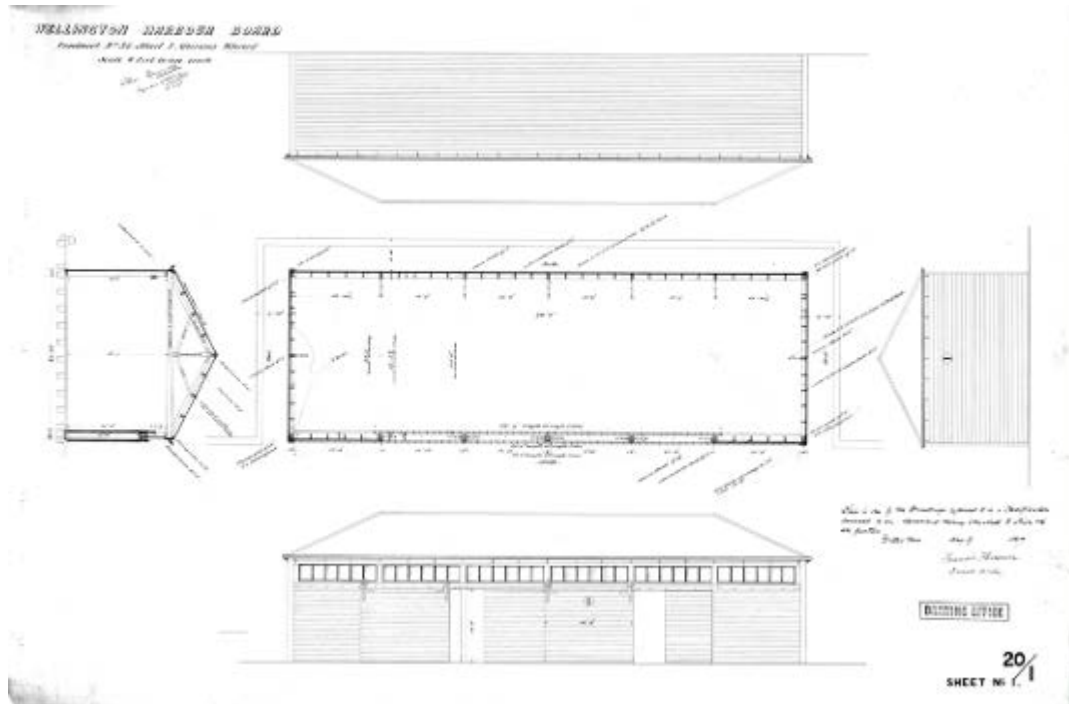
<sup>2</sup> THE HARBOUR BOARD. *Evening Post*, 22 October 1897, Page 2

<sup>3</sup> HARBOUR BOARD. *Evening Post*, 24 August 1911, Page 2

<sup>4</sup> ALLEGED PILLAGING. *Evening Post*, 15 November 1922, Page 6; Wilson, T & M. Kelly. 'Maritime Heritage Trail' WCC, Wellington, 1996

<sup>5</sup> Inventory of Wellington Harbour Board Buildings, Appendix D, Circular 9457, Wellington Harbour Board, 1981.

<sup>6</sup> This report is an updated version of the WCC Heritage Inventory 2001 ref QUEE1



1887 – Plan, section and elevations as proposed for the Wellington Harbour Board, Contract 38, Shed 'T' (Shed 3)



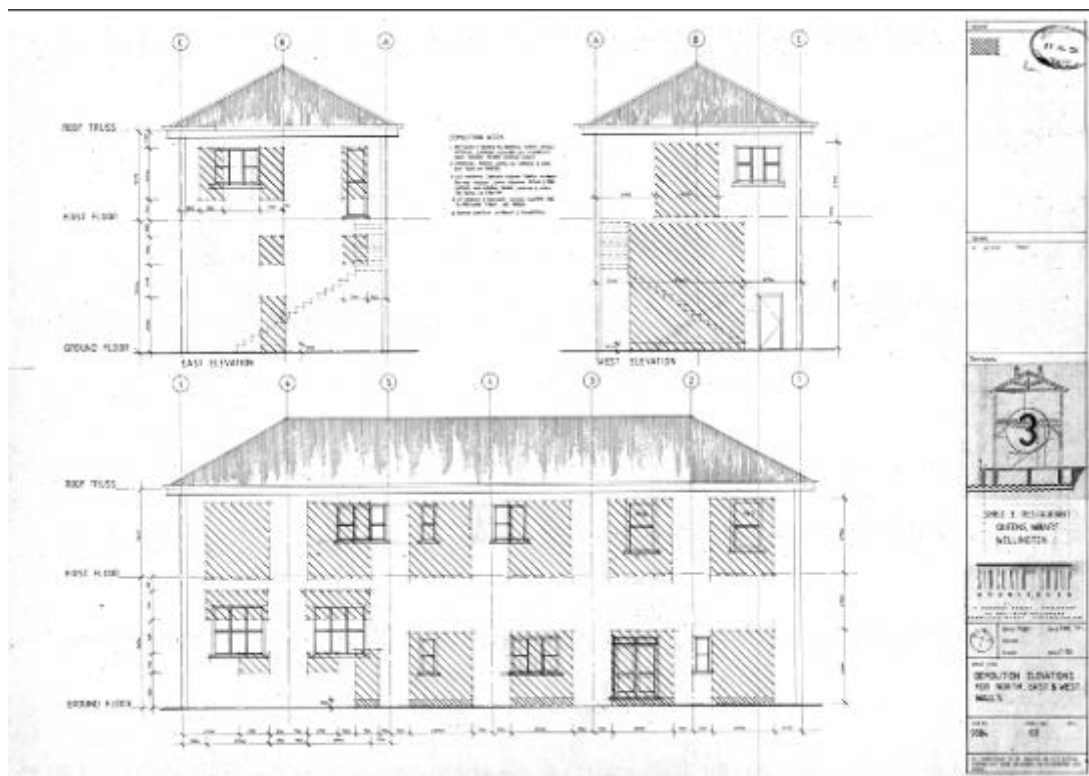
c.1900 image of Shed 3 prior to the second storey addition.<sup>7</sup>

<sup>7</sup> Queen's Wharf, Wellington. Bruswitz, Henry Elis Leopold, b ca 1855 :Negatives. Ref: 1/1-001016-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22870846>



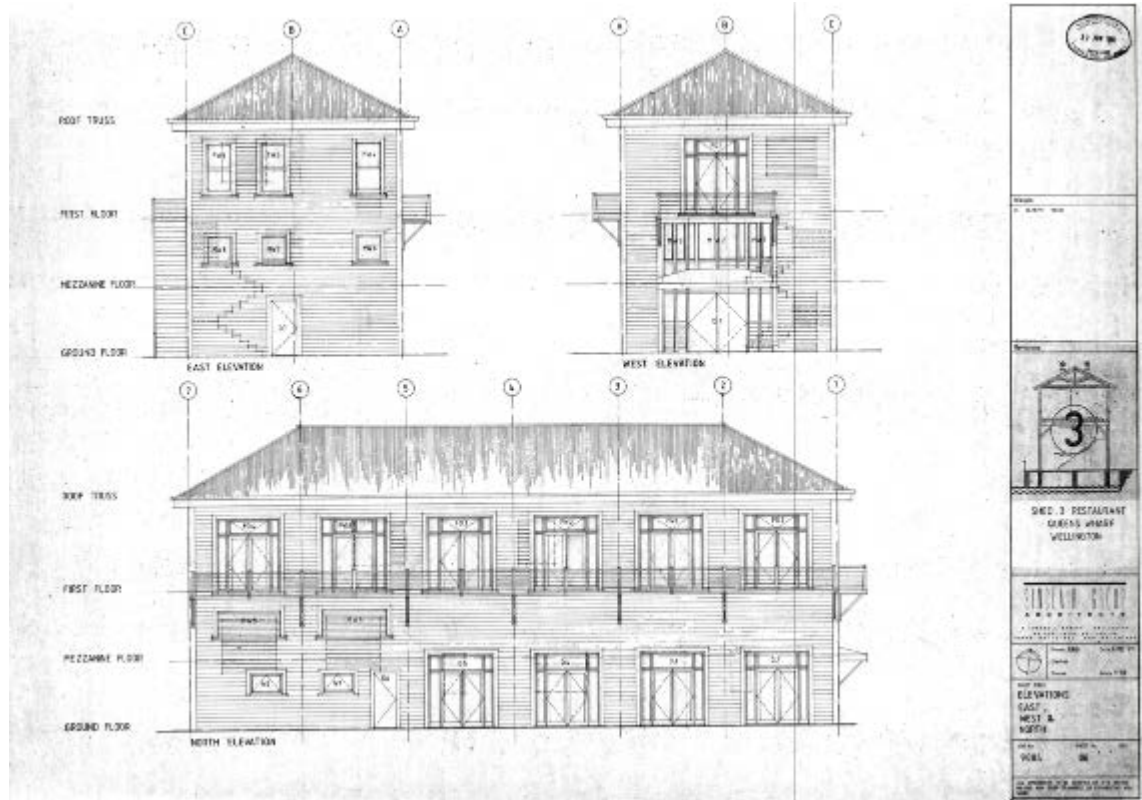


1913 image of Shed 3 with the second floor addition.<sup>8</sup>



1991 Elevations as existing (marked up with demolitions). Note that the building had already been increased in height by this date.

<sup>8</sup> Queens Wharf, Wellington. Dickie, John, 1869-1942 :Collection of postcards, prints and negatives. Ref: 1/2-003902-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23047610>



1991 Elevations as proposed. Note that the fenestration (doors and windows) appears to date from c.1991

## 1.2 Timeline of modifications

c.1910	Additional storey added to Shed 3 to accommodate tug & pilot crews.
c.1991 2013	Converted to restaurant, mezzanine floor added SR 211087, aBLDG CONSENT, 2.3 - Commercial - Shed 3, Dockside - Removal of existing retractable canopy over existing deck. Construction of new portal frames to take new retractable canopy, construction of side roofs and new bi-fold door to perimeter.

## 1.3 Architect

William Ferguson (1852- 1935)

Graduated with an MA in Engineering from Trinity College, Dublin in 1881 and sailed to Dunedin in 1883. He was appointed engineer, secretary (and later treasurer) of the Wellington Harbour Board in 1884 and acted as wharfinger (general manager of operations) and chief engineer for the Harbour Board.

Although the overall scheme for the harbour development was designed by consulting engineer C. Napier Bell, Ferguson is credited with the decision to align all breastwork and wharves with the prevailing winds. This meant minimised the requirement for tug-boats to assist in the berthing of vessels. Ferguson was also known for his specialist knowledge of hydraulic machinery, including hydraulic cranes, and under his leadership the port became known as one of the 'best equipped in the southern hemisphere.'<sup>9</sup>

Ferguson retired from the Harbour Board in 1908 and was retained as a consulting engineer until 1913.<sup>10</sup> He later became general manager / managing director of the Wellington Gas Company, and worked as a consultant on various harbour, engineering and transport projects throughout the country.

## 2.0 Physical description

### 2.1 Architecture

Shed 3 is a much-altered maritime building that was built as a single-storey warehouse/shed. The second-storey addition dates from c.1910 and the fenestration from c.1991. The current retractable roof over the alfresco dining area dates from c.2013.

The building is currently configured as a two-storey shed. It is clad in shiplap weatherboards and the upper and lower floors now incorporate French windows opening out to the north. A steel balcony completes the upper level while the lower door/windows have simple hoods over them. The roof is hipped and clad in corrugated mild steel.

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<sup>9</sup> F. Nigel Stace. 'Ferguson, William - Ferguson, William', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 30-Oct-2012  
URL: <http://www.TeAra.govt.nz/en/biographies/3f4/ferguson-william>

<sup>10</sup> OBITUARY *Evening Post*, 21 June 1935, Page 11



During the conversion of the building to a bar and restaurant, the interior partitions were mostly removed and a new mezzanine floor installed. The building also has a new retractable roof to cover the ground floor alfresco dining area.

## **2.2 Materials**

Timber structure  
Timber rusticated weatherboard cladding

## **2.3 Setting**

Shed 3 is located on the Wellington waterfront and serves as a waterside bar/restaurant. The building is set within a precinct of original harbour board buildings and wharves, modern retail/commercial buildings and the TSB Arena sports/entertainment venue.

The most notable heritage buildings in the near vicinity of Shed 3 include its near neighbour, Shed 5, and the group of buildings and objects that make up the adjacent Post Office Square Heritage Area. This heritage area includes two sets of harbour board railings and gates (1899), a telephone box (c.1938) and post box (c.1879-1910), the diminutive Clarrie Gibbon's building/former tram shed and traffic island (1912), Head Office and Bond Store (Museum of Wellington - City and Sea, 1891-92), Shed 7 /former Harbour Board Offices & woolstore (1896), Shed 11 (1904-05), Shed 13 (1904-05), Huddart Parker Building, 2-6 Jervois Quay (1924), and the Tower Building, 50 – 64 Customhouse Quay (1936).

### 3.0 Sources

ALLEGED PILLAGING. *Evening Post*, 15 November 1922, Page 6

Bowman, I. 1994. "Wellington Maritime Museum Conservation Plan", Wellington Maritime Museum

HARBOUR BOARD. *Evening Post*, 24 August 1911, Page 2

Inventory of Wellington Harbour Board Buildings, Appendix D, Circular 9457, Wellington Harbour Board, 1981.

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Queens Wharf, Wellington. Dickie, John, 1869-1942: Collection of postcards, prints and negatives. Ref: 1/2-003902-G. Alexander Turnbull Library, Wellington, New Zealand <http://natlib.govt.nz/records/23047610>

Stace, F. Nigel. 'Ferguson, William - Ferguson, William', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 30-Oct-2012 URL: <http://www.TeAra.govt.nz/en/biographies/3f4/ferguson-william>

THE HARBOUR BOARD. *Evening Post*, 22 October 1897, Page 2

WCC Heritage Inventory 2001 ref QUEE1

Wilson, T & M. Kelly. 'Maritime Heritage Trail' WCC, Wellington, 1996

## Criteria for assessing cultural heritage significance

### **Cultural heritage values**

#### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

Shed 3 is a much altered example of a harbour-side wharf building that is notable for the series of alterations in the 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> centuries that document its multiple changes-in-use over the years.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The building is one of a group of heritage buildings and objects that have an association with the Wellington Harbour Board and contribute to the character of the Wellington waterfront.

#### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

Shed 3 was designed by Wellington Harbour Board Engineer – William Ferguson  
The building was used by HM Customs from 1897-1921.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

Shed 3 has historic value for its association with the shipping industry and harbour board, both of which were crucial to the economic life of early Wellington. The building, although much altered, is one the oldest remaining examples of a building type that was fundamental to the operation of the wharves.

#### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

Pre 1900 building; Pre 1900 reclaimed land; Central City NZAA R27/270

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

#### **Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

The building is in ongoing use as a bar/restaurant and is likely to be a focus of community sentiment and connection for bar and restaurant patrons and for the many people who have attended corporate and social events at this venue over the years.

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

## 4.0 Appendix

### Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory		
2001 Non-Residential heritage Inventory	Y	
WCC Records – building file	Y	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)	Y	
Research notes from 2001 Non-Residential heritage Inventory	none	
Plan change?		
Heritage Area Report	None	
Heritage Area Spreadsheet	None	
Heritage items folder (electronic)	Y	
HPT website	none	
HPT files		
Conservation Plan	none	
Searched Heritage Library (CAB 2)	y	

### Background research

*Insert any relevant background information into this section. This may include:*

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopedia of NZ, Papers Past*
- *Additional images*