

## Heritage Item 20

### Stone Cottage, Hakatere Station



#### Location

<b>Address:</b>	1 Hakatere Potts Road, Hakatere
<b>Co-ordinates:</b>	Northing 5730902, Easting 2362199
<b>Legal Description:</b>	Lot 3 DP 4559
<b>Owner:</b>	Department of Conservation

#### Purpose

<b>Current Use:</b>	Vacant
<b>Original/Past Uses:</b>	Cottage

#### Heritage Significance and Category

<b>Heritage Significance:</b>	Physical; Historic; Cultural		
<b>Heritage NZ:</b>	Historic Place Category 2	<b>List #</b> 9496	<b>Date Listed:</b> 10 December 2010
<b>Ashburton DC:</b>	Category A		

#### Site Assessment

<b>Assessed by:</b>	Arlene Baird, Davie Lovell-Smith Ltd.
<b>Date Assessed:</b>	27 November 2014

Detail	
<p><b>Description:</b></p>	<p>Extent of the Heritage New Zealand listing includes:  <i>The land described as Section 1 SO 417234 (NZ Gazette 25 March 2010, p929), Canterbury Land District and the building known as the Stone Cottage. This listing also includes the Singlemen's Quarters and Cookshop associated with Hakatere Station thereon, and its fittings and fixtures. The following buildings are not included as part of the registration: Late 1950s concrete house, toilet block, wood sheds and garage.</i></p> <p>The Stone Cottage at Hakatere Station is one of a cluster of station accommodation buildings dating from the 1860s and associated with large scale pastoralism in this part of inland Mid Canterbury. It was constructed in 1862 and is a single storey rectangular building constructed of stone and cob with a corrugated iron roof. There is a small timber lean-to addition at the rear (west) and a full length verandah at the front (east) with plain verandah poles.</p> <p>The northern gable end of the cottage is constructed of cob, rather than stone. The northern and eastern elevations are constructed of squared greywacke laid in courses and filled with a clay mix. The southern and western elevations appear to have a different stonework and mortar indicating they may have been rebuilt at some stage (probably during Sam Chaffey's ownership between 1926-61).</p> <p>The windows have six-paned side opening frames. Most of the glass has been broken and a wire mesh is in place on each window to afford security.</p> <p>There are a number of other buildings in the immediate vicinity, including the Shearers' Quarters (Heritage Item 24), sheds and a toilet block. It is considered that the Stone Cottage building at Hakatere is a rare example of its construction utilising the combination of stone and cob.</p>
<p><b>History:</b></p>	<p>Hakatere is the Maori word for the Ashburton River and the name that was given to this high country station. Thomas Henry Potts took up runs 181 and 189 of Hakatere Station in 1857. Over the next three years Potts added runs 256, 293 and 350, later adding Runs 374 and 384. Starting as a cattle station, Hakatere later changed to sheep and became one of the largest sheep stations in Canterbury.</p> <p>This small cluster of accommodation buildings developed gradually around the Hakatere Corner, including accommodation for shepherds and shearers and with facilities for cooking and dining. Two key accommodation buildings survive, being the Stone Cottage and the Singlemen's or Shearers' Quarters (included as Heritage Item 24). These are modest vernacular buildings which represent and provide insight into the life of workers at a nineteenth century isolated station.</p> <p>The original 1862 Stone Cottage had a central living room with bedrooms on either side. Mt Possession shepherd, George Lambie, and his wife Elizabeth lived in the Stone Cottage as 'married quarters' sometime between 1864 and 1869. The station changed to a sheep station in 1870 and between the years 1870 and 1892 the Stone Cottage was occupied by those in the role of head shepherd. Potts sold Hakatere Station to the New Zealand Loan and Mercantile Company in 1883. Shortly afterwards, in 1892, the Loan and Mercantile Company also purchased Mt Possession and then worked the two stations together. From 1892 the Stone Cottage appears to have become station hand accommodation and an account of 1908 outlined how the 200,000 acre Mt Possession run engaged seasonal gangs of mutterers, shearers and wool washers at Hakatere.</p>

Detail	
	<p>In 1926 Sam Chaffey took over Hakatere Station and during his ownership (1926-1961) a number of significant changes took place - new buildings were erected and the Stone Cottage was no longer used for accommodation and instead largely used for storage. Probably at some time during Chaffey's management, the south and west exterior walls of the Stone Cottage were rebuilt.</p> <p>By 1934 the northern end bay of the verandah has been enclosed (photographic evidence) and it remained enclosed until around the mid-1950s. By the early 1940s, the Stone Cottage was still being used intermittently to accommodate musterers and shearers. It also served at this time as a mail depot for the stations of 'the Gorge' and two postal bins were erected on the verandah. Groceries would also be left here for collection. In the mid-1950s, the central room was lined, a lean-to concrete and weatherboard bathroom was added at the rear, and a chiller was built into the reconstructed south-east corner. The chiller kept all the mutton from kills on the property. By about 1960, the Stone Cottage appears to have been used only for storage and the chiller continued in use until around the mid-1970s.</p> <p>Importance</p> <ul style="list-style-type: none"> <li>• Due to their isolated rural location, the Hakatere Station buildings have aesthetic value as rustic examples of high country station accommodation buildings.</li> <li>• The complex also has archaeological significance as it has been continually occupied since the early 1860s.</li> <li>• The Stone Cottage has architectural significance as a modest building representing the rural vernacular architecture of its time.</li> <li>• The Hakatere Station is associated with T H Potts, an early notable settler-conservationist in New Zealand who followed a movement to take up high country runs in the Canterbury region.</li> <li>• The Stone Cottage's use of stone and cob is considered a rare survivor of this combination of materials in a building.</li> </ul>
<b>Notable Features:</b>	Stone construction; cob element to the construction; verandah; grouping with other buildings.
<b>Condition:</b>	The cottage is in stable but not habitable condition. There are areas of extensive wear to the cob and the stonework. The roof is weathered and the paint has faded but appears to be water tight. The roof slumps in the centre, indicating issues with the timber framework inside. The glass in most of the windows is smashed and they are secured with mesh.
<b>Setting:</b>	The setting of the Stone Cottage, within the high country of the Ashburton Gorge, is of high importance as it provides an excellent example of rustic high country accommodation buildings located in an isolated station. It is also of importance due to its grouping with the Shearers Quarters, Cookshop and other later buildings on this corner – together they provide an excellent architectural, archaeological and historical record of the people and operations of this station for the past 150+ years.















