

**WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM**

2021 District Plan Item No. **HH007**

HERITAGE ITEM NAME Ohoka Farm stable

ADDRESS 21 Jacksons Road, Ohoka

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H039 **HNZ LIST NO. & CATEGORY** 3347 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 81869

VALUATION NUMBER 2174055200

DATE OF CONSTRUCTION late 1860s?

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Agricultural vernacular

PHYSICAL DESCRIPTION

One-and-a-half-storey agricultural building with L-shaped footprint and gabled roof forms. Main wing has dovecot mounted on ridge with bellcast spire roof and gabled 'dormers'. Barn doors and conventional doors; multi-pane casement windows. Cross-gable over loft bay on north-west elevation with sheltered entry at north and south corners formed by overhang of roof. Smaller, single-storey bay at northern end.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick flooring, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Shingle roof covered with corrugated iron (early 20th century?).

SETTING

The stable is accessed via a long driveway off the west side of Jacksons Road, north of its intersection with Tram Road. The Ohoka Farm homestead (H040) is to the north-west of the stable. The extent of scheduling is limited to the immediate setting of the stable, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the entire property. The historic homestead has its own setting within the shared land parcel.

HISTORY

Josiah Senior Woodhouse, known as Joseph Senior White, was a North Canterbury merchant who developed a rural estate near Ohoka from c.1863. 'Bully' White (1834-1905) was born in Yorkshire, England, and lived in Canada and Australia before emigrating to New Zealand in the late 1850s. He opened his first Beehive store in Kaiapoi in 1858 and subsequently established a number of branches around North Canterbury. White retired to his rural property at Ohoka in the early 1870s and gifted additional land for Darnley Square in Kaiapoi to the borough in 1880; three years later his first wife Eva Elizabeth (c.1854-83) died at Ohoka Farm. A sale notice published in March 1874 itemised six draught mares and geldings and six colts and fillies amongst the livestock White then had on offer. White remarried and was survived by his second wife and two children when he died at Ohoka in 1905. The property was sold by White's estate in 1910 and, having passed through other hands, was subdivided to its current extent in 1999. In the past the stable has been used to house a donkey stud and retail activities. It retains a high level of authenticity.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Ohoka Farm stable has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The stable is representative of a historic pattern whereby some successful businessmen developed rural estates, with all the outbuildings that entailed, in the Waimakariri district in the later 19th century, following in the footsteps of North Canterbury's early colonial runholders.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Ohoka Farm stable has cultural value as a demonstration of the way of life of the staff who worked on White's estate and the animals they tended.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Ohoka Farm stable has architectural significance as an agricultural vernacular building that was designed to be fit for purpose. The inclusion of a dovecote for pigeons is a distinctive, but not uncommon, feature in colonial stables such as the building at Ohoka Farm.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Ohoka Farm stable has technological and craftsmanship value as a demonstration of mid-19th century construction methods and materials. Given that the stable was built in timber, rather than brick, it may well pre-date the homestead that was completed in 1872.

CONTEXTUAL SIGNIFICANCE

The Ohoka Farm stable has contextual value for the contribution it makes to the historic character of its rural property and for its relationship with the estate's historic homestead (H040). The former Ohoka Farm gatehouse, believed to have originally stood on Whites Road northeast of the homestead, was relocated to the Ohoka Domain in 2018.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the stable pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Ohoka Farm stable has overall significance to Ohoka and the Waimakariri district as a whole. The stable has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural value as a demonstration of the way of life of White's farm workers and the horses they tended. The Ohoka Farm stable has architectural significance as a well-preserved mid-19th century agricultural vernacular building and technological and craftsmanship value for its timber construction and detailing. The Ohoka Farm stable has contextual value for the contribution it makes to the historic character of its rural setting and for its relationship with the historic homestead on the same property (H040). The site of the stable and homestead has potential archaeological significance in view of its mid-19th century development and use.

HERITAGE CATEGORY

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REFERENCES

- *Press* 1 September 1866, p. 2; 4 March 1871, p. 3; 6 March 1871, p. 1; 25 May 1901, p. 5; 22 April 1905, p. 12; 20 April 1907, p. 1; 13 March 1914, p. 12; 20 October 1993, p. 47; 7 June 1995, p. 43.
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- *Timaru Herald* 13 March 1889, p. 2.
- <http://www.heritage.org.nz/the-list/details/3347>
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903, available online.
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- S Eldred-Grigg 'The Aristocracy of the Plains' *Historic Buildings of New Zealand – South Island* F Porter (ed.), Auckland, 1983.
- GR Macdonald *Dictionary of Canterbury Biographies*, Canterbury Museum; available online.
- Archives New Zealand.
- G Thornton *The New Zealand Heritage of Farm Buildings* Auckland, 1986.

REPORT COMPLETED

3 April 2019

AUTHOR

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Extent of scheduling, limited to immediate setting, Ohoka Farm stable, 21 Jacksons Road, Ohoka.



Property as a whole with stable marked by yellow star and homestead with red star.