

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

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**HERITAGE ITEM NAME** former Ohoka Estate lodge (gardener's residence)

**ADDRESS** 493 Mill Road [Whites Road frontage], Ohoka

**PHOTOGRAPH**



(WDC)

**DISTRICT PLAN ITEM No.** [H038]      **HNZ LIST No. & CATEGORY** 3817 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Lot 4 DP 1641

**VALUATION NUMBER** 2174013000

**DATE OF CONSTRUCTION** early 1890s?

**ARCHITECT/DESIGNER/  
BUILDER** Unknown

**STYLE** Domestic Gothic Revival

**PHYSICAL DESCRIPTION**

Single-storey building with cruciform footprint and gabled roof forms. Principal, north-west facing, elevation has gabled entrance porch on south side of cross-gabled bay. Decorative bargeboards and finials, multi-pane casement windows and hood moulds. Diamond or triangular motif with quatrefoil/trefoil inner moulding set within each major gable end. Lean-to section at southern corner.

**MATERIALS/STRUCTURE**

Timber framing and cladding, corrugated steel roofing.

**ADDITIONS/ALTERATIONS**

Removed from Whites Road site to 127 Jacksons Road (1920s); relocated at same address (1995). Relocated to present site (2018). Brick chimney removed (date unknown).

**SETTING**

The building is located within the grounds of Ohoka Domain, near the Whites Road frontage. Grassed open space bordered by trees and shrubs constitute the wider domain setting. The extent of scheduling is limited to the immediate setting of the building, which is bordered by a modern picket fence.

## **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; his first wife Eva Elizabeth died at Ohoka Farm (later Estate) in 1883. On 21 August 1891 the lodge at Ohoka was destroyed by fire; at the time it was occupied by the estate's gardener, [Alfred Benjamin?] Catchpole. It would appear that a second lodge was erected after the fire. JS 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 1909 and during the 1920s the lodge building was relocated for the first time. After being located on two different sites in Jacksons Road, it was gifted by its owners to the local community and moved for the third time to the Ohoka Domain on 18 April 2018. Since then the building has been surrounded by a picket fence and is in the process of being restored for use by the community.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The former Ohoka Estate lodge has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The former lodge represents a historic pattern whereby some successful businessmen developed rural estates in the Waimakariri district in the later 19<sup>th</sup> century, following in the footsteps of North Canterbury's early colonial runholders. The building represents its historic use as staff accommodation, which also facilitated oversight of people entering the Ohoka Estate, and the twin impacts of fire and relocation on colonial buildings.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The former Ohoka Estate lodge has cultural significance as a demonstration of the way of life of its early occupants who worked for the Whites at Ohoka and for the esteem in which it is held by members of the local community, represented by the Ohoka Domain Advisory Group, who recently secured its conservation on the Ohoka Domain.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The former Ohoka Estate lodge has architectural significance as a Domestic Gothic Revival style building that may have been a replica of the original lodge and was designed, whether in the 1870s or early 1890s to complement the styling of the Ohoka homestead. The building is comparable in its external form and detailing to the 1905 gatehouse erected by Annie Townend at 'Mona Vale' in Christchurch, which suggests that the building may not have been a replica but was instead designed 'afresh' after the fire of August 1891. The designer of the building is currently unknown.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The former Ohoka Estate lodge has technological and craftsmanship value for its late 19<sup>th</sup> century timber construction and decorative detailing. The builder of the former lodge is currently unknown.

## **CONTEXTUAL SIGNIFICANCE**

The former Ohoka Estate lodge has contextual value for the contribution it makes to the historic character of the Ohoka Domain. The building maintains a geographical connection to the Ohoka Estate, which is to the south-west along Whites Road, and thus with the Ohoka Estate homestead and stable, which are also scheduled heritage items (H040 & H039).

## ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building is believed to pre-date 1900 any potential archaeological value its site may have would necessarily arise from the colonial development and use of the Ohoka Domain.

## SUMMARY OF HERITAGE SIGNIFICANCE

The former Ohoka Estate lodge has overall significance to Ohoka and the Waimakariri district as a whole. The building has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural significance as a demonstration of the way of life of its early residents and the esteem in which it is held by the local community. The former Ohoka Estate lodge has architectural significance as a Domestic Gothic Revival style building and technological and craftsmanship significance for its timber construction and detailing. The former Ohoka Estate lodge has contextual value for the contribution it makes to the historic character of Ohoka Domain and for its relationship with the historic Ohoka Estate stable and homestead on a nearby property (H039 and H040). The building's site may have archaeological value relating to the colonial development of the Ohoka Domain.

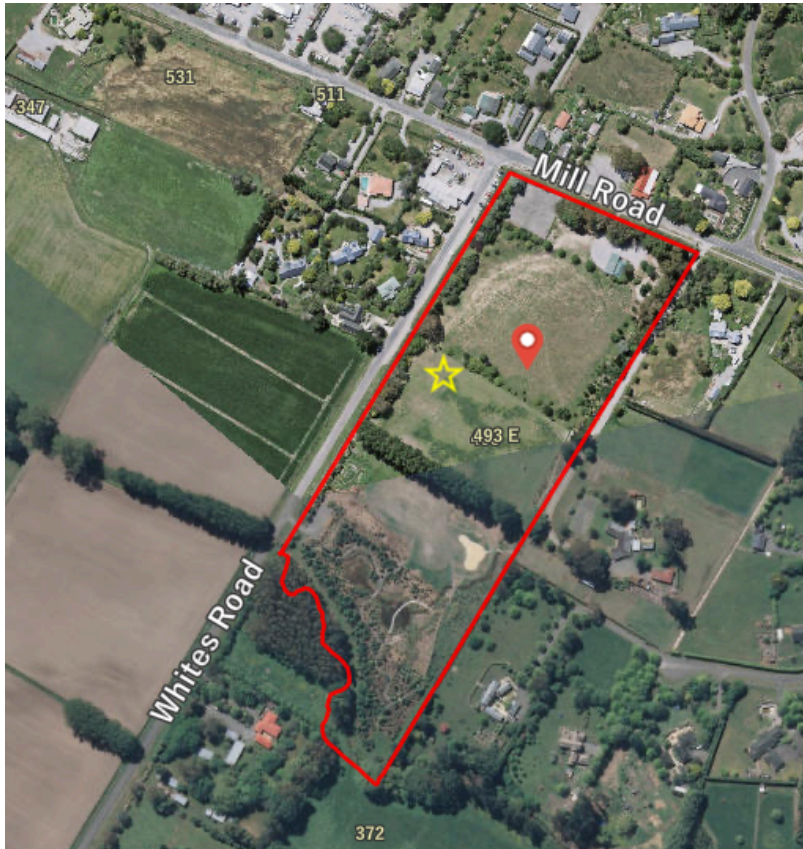
## HERITAGE CATEGORY

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<b>AUTHOR</b>	Dr Ann McEwan / Heritage Consultancy Services
<b>REPORT UPDATED</b>	xx
<b>AUTHOR</b>	xx
<b>PEER REVIEWED</b>	xx
<b>REVIEWER</b>	xx



Extent of scheduling, limited to the immediate setting bounded by a modern picket fence, Whites Road frontage of Ohoka Domain, 493 Mill Road, Ohoka. Yellow star marks new site of former lodge. Extent of setting is the same as that for the HNZPT list entry, as below.

