

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

---

**2021 District Plan Item No.** HH028  
**HERITAGE ITEM NAME** former Neeve farmhouse  
**ADDRESS** 91 Island Road, Clarkville, Kaiapoi  
**PHOTOGRAPH**



(www)

**DISTRICT PLAN ITEM NO.** H001      **HNZ LIST No. & CATEGORY** 3739 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Lot 6 DP 67643

**VALUATION NUMBER** 2173044700

**DATE OF CONSTRUCTION** c.1866?

**ARCHITECT/DESIGNER/  
BUILDER** Horace Neeve, owner/builder?

**STYLE** Domestic Gothic Revival

**PHYSICAL DESCRIPTION**

One-and-a-half storey dwelling with squat rectangular footprint and gabled roof forms. Multi-pane double-hung sash windows. Cross gable on north elevation, single-storey lean-to at south-east corner.

**MATERIALS/STRUCTURE**

Timber framing and weatherboard cladding, corrugated metal roofing.

**ADDITIONS/ALTERATIONS**

Unknown, if any.

**SETTING**

The dwelling stands on the west side of Island Road, on a property bordered by Neeves Road to the north. A barn that would appear to date to the mid-19<sup>th</sup> century stands to the north of the house. The extent of scheduling is limited to the immediate garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

## **HISTORY**

Horace Neeve (1829-1917) was an early Canterbury settler who worked as a labourer in Kaiapoi before taking up farming on Kaiapoi Island, now known as Clarkville. Neeve acquired his Clarkville property in 1858 and appears to have been in residence by 1860. A local history account records that he built a sod cottage on the property before erecting a two-storey timber farmhouse. This may have occurred around the time of his marriage to Martha Watson (c.1839-1907) in 1866. Neeve was elected inaugural chairman of the Kaiapoi Island school district in May 1872 and the Kaiapoi Island Sunday School held their annual New Year's Day tea meeting in one of Neeve's paddocks in January 1873. The road adjacent to the Neeves' property was known by the family name by March 1873, if not earlier. Horace and Martha Neeve retired to Christchurch and the farm was leased to the Clothiers in 1890. The property passed to the Neeves' daughter Grace after Horace's death; she was the wife of Henry Butcher. Certificate of Title was first issued to Grace Butcher for two parcels flanking the western portion of Neeves Road in 1927. The property remained in the Butcher family until 1954, when it was sold to Victor Wilson, a Kaiapoi farmer. The Wilson family held the property in to the early 21<sup>st</sup> century; it was subdivided to its current extent in 1994.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The former Neeve farmhouse has historical significance for its association with the Neeve family, after whom the local road is named, and, more generally, the pastoral development of Kaiapoi district. Horace Neeve's occupation was given as 'gentleman' after his retirement to Christchurch, suggesting that the former labourer had made a success of his farming career at Clarkville.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The former Neeve farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The former Neeve farmhouse has architectural significance as a simplified Domestic Gothic Revival style building that is typical of its era and representative of the popularity of the style in the 1860s and 1870s. The designer of the building is currently unknown but may have been Neeve himself.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The former Neeve farmhouse has technological and craftsmanship significance for the evidence it provides of Victorian building materials and methods.

## **CONTEXTUAL SIGNIFICANCE**

The former Neeve farmhouse has contextual significance for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement of Kaiapoi Island / Clarkville.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the former Neeve farmhouse pre-dates 1900 its site may have potential archaeological significance relating to both the construction of the farmhouse and its historic outbuildings and the colonial use of the property.

## **SUMMARY OF HERITAGE SIGNIFICANCE**

The former Neeve farmhouse has overall significance to Clarkville, Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance as a colonial

farmhouse associated with an early settler family after whom the local road is named and cultural value as a demonstration of the way of life of its early residents. The former Neeve farmhouse has architectural significance as a simplified Domestic Gothic Revival style dwelling and technological and craftsmanship significance for its mid-Victorian construction methods and materials. The former Neeve farmhouse has contextual significance for the contribution it makes to the historic character of its rural setting and its site has potential archaeological significance in view of the property's colonial use and development.

#### HERITAGE CATEGORY

B

#### REFERENCES

- *Press* 30 March 1866, p. 2; 18 September 1867, p. 2; 15 September 1869, p. 3; 29 December 1870, p. 2; 14 March 1872, p. 2; 8 May 1872, p. 2; 2 January 1873, p. 2; 15 March 1873, p. 3; 22 April 1874, p. 1; 14 October 1874, p. 3; 16 July 1877, p. 1; 2 February 1880, p. 3; 19 July 1889, p. 4; 26 March 1917, p. 9; 24 May 1917, p. 1.
- *Lyttleton Times* 3 January 1857, p. 4; 10 February 1858, p. 10; 13 June 1860, p. 6; 2 November 1861, p. 3; 3 May 1864, p. 6; 16 January 1867, p. 4; 12 March 1892, p. 6; 18 December 1900, p. 6.
- *Star* 5 February 1878, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.heritage.org.nz/the-list/details/3739>
- <http://christchurchcitylibraries.com/Heritage/Digitised/WarsAndConflicts/NewZealand/Wars/Militia/1860Militia.pdf>
- <http://bowringonline.co.nz/the-clarkville-story-page-10.html>
- <https://www.flickr.com/photos/68177747@N02/7347597916/in/pool-teara/>
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- Archives New Zealand.

REPORT COMPLETED

3 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting of the house, former Neeve farmhouse, 91 Island Road, Clarkville, Kaiapoi. Historic barn marked by star.