

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
*MONA VALE – 63, 65, 27F FENDALTON ROAD AND 40  
MONA VALE AVENUE, CHRISTCHURCH***

Mona Vale (originally known as Karewa) was built for Frederick Waymouth (1849/59?-1914), managing director of the Canterbury Frozen Meat Company, in 1899-1900. The homestead was designed by local architect JC Maddison (1850-1923), who specialised in the design of hotels and freezing works. In 1905 the property was purchased by Annie Townend (c.1845-1914), who renamed it after her mother's birthplace in Tasmania. Townend was the only daughter and heiress of a prominent North Canterbury runholder, George Moore of Glenmark Station. After she acquired the property, Townend added two gatehouses, a fernery, a bath house and further developed the grounds.

The Mona Vale property contains four scheduled buildings set within an extensive 5.5 hectare scheduled garden setting, which was designed by leading New Zealand landscape gardener Alfred Buxton (1872-1950). The Wairarapa Stream, a tributary of the Avon River, meanders through the property, through which a driveway also runs from Fendalton Road to Mona Vale Avenue.

In order to prevent its loss through demolition and subdivision Mona Vale passed into public ownership in 1969. Mona Vale has high overall historic, cultural, architectural and contextual significance and is a popular visitor attraction in the city. The property retains its residential character, even after many decades of use as a function venue, and is one of a number of large-scale residential properties, most of which remain in private ownership, that give Fendalton its distinctive character.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 183  
*FORMER DWELLING AND SETTING - MONA VALE – 63  
FENDALTON ROAD, CHRISTCHURCH***



**PHOTOGRAPH: F WYKES 2016**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Mona Vale Homestead and its setting has high historical and social significance for its association with Alice and Frederick Wymouth and Annie Townend. The house was built for accountant and company director Frederick Wymouth and his wife Alice in 1899-1900. The Wymouths called the property Karewa and Alice, a keen amateur botanist and plant collector developed the early stages and layout of the garden. Frederick Wymouth was well known as a councillor and Mayor of St Albans Borough, a member of the Lyttelton Harbour Board, and president of the Canterbury Chamber of Commerce. Karewa was purchased in 1905 by Annie Townend, who renamed the property Mona Vale after her mother's birthplace in Tasmania. Townend was the only daughter and heiress of a prominent North Canterbury runholder, George Moore of Glenmark Station. After she acquired the property, Townend extended the homestead, added two gatehouses, a fernery, a bath house, purchased another nine acres of land and further developed the grounds. Townend died in 1914; the 'richest woman in the South Island' ('Unsung Heroines', Christchurch City Libraries)

Following Townend's death the house change hands a number of times until 1927 when it was purchased by Ernest Johnson and his wife who resided there for the next 12 years. The last private owners of Mona Vale, the Gough family, commissioned pre-eminent Canterbury

landscape gardener Alfred Buxton to redevelop the garden after they took over the property in 1939. The Goughs made further extensions and alterations to the homestead and as both were keen horticulturalists large changes were made to the grounds. Tracy Gough died in 1954 and in 1962 Mrs Gough sold Mona Vale to the Church of Jesus Christ of the Latter-Day Saints. The Latter-Day Saints built a church on an adjoining section and made the decision to demolish the homestead and subdivide the grounds. Following a high-profile campaign led by the newly formed Christchurch Civic Trust (est. 1965), Mona Vale passed into public ownership in 1969 being purchased in a joint agreement between the Christchurch City Council and Riccarton Borough Council. The house has been utilised as a function venue since that time, and the grounds have become one of the city's most visited garden parks. Following damage during the 2010/11 Canterbury earthquakes the homestead was closed and stabilised while repair options were explored. A two year programme of work to repair, restore and strengthen the building began in March 2015, with Mona Vale Homestead reopening to the public in December 2016.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Mona Vale Homestead and its setting has high cultural significance as a tangible reminder of the lifestyle of several of Canterbury's notable residents in the first half of the 20<sup>th</sup> century; featuring a large-scale principal residence with a comprehensive range of ancillary buildings set amidst extensive well-manicured grounds. The homestead and its garden are held in high esteem by Christchurch residents and visitors to the city, evidenced by the acquisition of Mona Vale by the Christchurch City and Riccarton Borough Councils in 1969, its comprehensive repair following the earthquakes, and its popularity since coming in to public ownership as a function venue and garden park.

The property sits within the vicinity of the Ōtākaro-Avon River, identified in the Christchurch District Plan as a Ngā Wai – Ōtautahi (Christchurch) rivers and streams, site of Ngāi Tahu cultural significance.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The Mona Vale Homestead has high architectural and aesthetic significance as an example of the 'Old English' variant of the Domestic Revival style, and one of a now small number of surviving houses designed by Joseph Maddison. The 'Old English' style was in Canterbury during the period 1895-1915, and most local architects designed at least a few dwellings in the style. Maddison was primarily a commercial and industrial architect, designing the Carlton and Clarendon Hotels, Wood's Mill, the 1906-7 International Exhibition Buildings and the Government Buildings in Cathedral Square. Maddison was particularly well-known as a designer of freezing works. He designed the Belfast Freezing Works for the Canterbury Frozen Meat Company, of which Frederick Waymouth was managing director. It was probably through this connection that Maddison came to design Waymouth's home.

Alice Waymouth and her daughter Alice Beatrice were known to have played a part in the design of the homestead including carving some of the decorative timber elements now lost to changes in the property.

Mona Vale is built of brick at ground floor level and has a half-timbered rough cast plaster first floor level. It has a concrete foundation plinth, Oamaru stone sills around the ground floor fenestration and a Marseilles tile roof – originally a corrugated iron roof. It has three large gables which form the axial alignment of the building with another gable that runs through the centre of the homestead.

The principal entrance is enclosed within a porte-cochere which forms a small balcony at first floor level. The most significant elevation is that which faces the river – the north east façade. This has two large gables either side of a small central one and features a loggia supported by two brick columns at ground floor level and a terrace. The fenestration was altered c1940 providing larger window openings on the north east façade at ground floor level. The rooms either side of this, which feature decorative ceilings, one of timber and the other pressed metal, were the dining and sitting rooms. Bedrooms were above this, opening onto a small balcony. The interior entrance hall has a 'baronial' feel and features a large stone fire surround, timber panelling and a decorative timber staircase. In 1998 extensive refurbishment was undertaken to the homestead. In 2015/16 repair work following the Canterbury earthquakes preserved the interior features and revealed evidence such as earlier wall papers under panelling suggesting that some of these decorative elements were added after its original completion. Many of the original fire places and tiled hearths were replaced in the 1930s. The two year post-earthquake programme of work to repair, restore and strengthen the building saw all the brickwork deconstructed, with the bricks returned to their original positions following the structural strengthening of the walls. The lathe and plaster on the first floor was largely replaced with Gib bracing, the roof was strengthened with a ply roof diaphragm to better support the terracotta roof tiles, and the chimneys were reconstructed using a structural steel frame.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. An overview of the interior heritage fabric is included at the end of this document.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The Mona Vale Homestead has high technological and craftsmanship significance as an architecturally designed large home of the period. It has the capacity to reveal information about construction methodologies, materials and fixtures used at the end of the Victorian period and early Edwardian period. The textural qualities of the brick and stucco cladding and clay roof tiles, the gabled roof forms and the half-timbering and leaded glass windows are all aspects of the exterior plus internally the entrance hall and staircase, a kauri and copper ceiling, and carved sandstone fireplaces have technological and craftsmanship values that are of notable quality for the period it was initially constructed and including later additions and changes in the 1930s. The former dwelling now also evidences an early 21<sup>st</sup> century earthquake repair strategy for a public heritage building.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The Mona Vale Homestead and its setting have high contextual value. The homestead is set in extensive grounds located between the Wairarapa Stream and the South Island Main Trunk railway line, with vehicle access from Fendalton Road and Mona Vale Avenue. The grounds contain a number of ancillary buildings including two gatehouses, a bath house, a fernery and a number of bridges. The homestead has high contextual significance in relation to its immediate setting, as the principal dwelling on the site. It also has a connection with Mona Vale's former stable block now a dwelling in Matai Street, west of the railway line.

Mona Vale has contextual significance in relation to the other large homes of Fendalton, particularly its contemporary and stylistically similar near neighbour, Daresbury, which was designed by Samuel Hurst Seager (1897-1901).

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Mona Vale Homestead and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The land was owned by the Deans family at the outset of European settlement and is also associated with Wood's Mill, which was located on its south-eastern edge.

## **ASSESSMENT STATEMENT**

Mona Vale Homestead, including the whole interior and setting, has high overall significance to Christchurch, including Banks' Peninsula, as a turn of the 20<sup>th</sup> century residence, complemented by ancillary structures and extensive gardens. Mona Vale Homestead has high historical and social significance for its association with businessman Frederick Waymouth and heiress Annie Townend. Mona Vale Homestead and its setting has high cultural significance as a tangible reminder of the lifestyle of several of Canterbury's notable residents in the first half of the 20<sup>th</sup> century; featuring a large-scale principal residence with a comprehensive range of ancillary buildings set amidst extensive well-manicured grounds as well as its connection with one of the city's earliest and most ambitious preservation campaigns and as one of Christchurch's most highly esteemed parks. The high architectural significance of the homestead is due to its association with J C Maddison and as a picturesque example of English Domestic Revival. Mona Vale Homestead also has high contextual significance as the principal built element within the property as a whole and for its place within the distinctive large homesteads that typify the suburb of Fendalton. Mona Vale Homestead and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **REFERENCES:**

Pearson Dave, *Mona Vale Homestead A Conservation Plan* 2001

Beaumont, Louise, *A landscape Conservation Plan* 2009

'Unsung Heroines - Annie Quayle Townend' Christchurch City Libraries  
<http://christchurchcitylibraries.com/heritage/publications/unsungheroines/anniequayletownend/>

Historic place item #283 – Heritage New Zealand List  
<http://www.heritage.org.nz/the-list/details/283>

J Wilson 'JC Maddison' *Dictionary of New Zealand Biography: Te Ara The Encyclopedia of New Zealand*  
<http://www.teara.govt.nz/en/biographies/2m25/maddison-joseph-clarkson>

Feature – Mona Vale Homestead. *Canterbury Build* January 2017.

**REPORT DATED: 6 NOVEMBER 2014**

**UPDATED: FEBRUARY 2022**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

## INTERIOR HERITAGE FABRIC OVERVIEW

*Unless otherwise stated, the items listed below include all features noted e.g. 'doors' includes all doors in that space.*


Compiled 2016

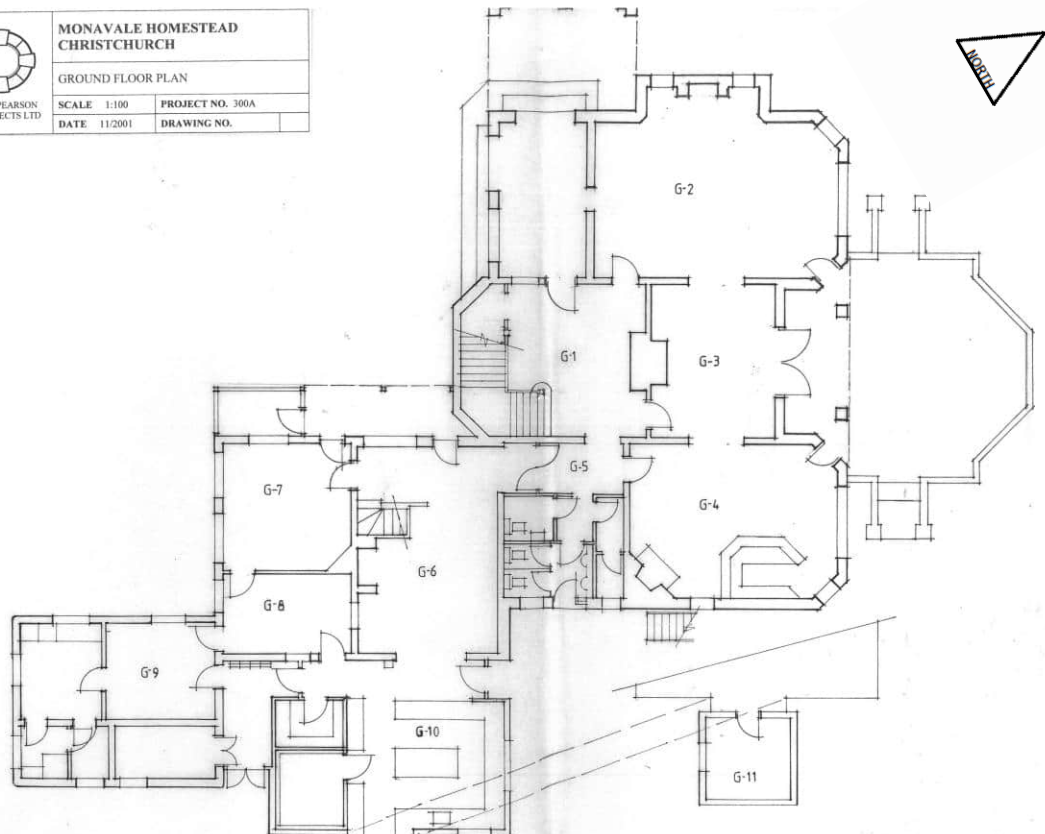
<b>Location</b>	<b>Heritage Fabric</b>
Building Structure	Roof structure Wall structure (First Floor) Floor structure (First Floor) Wall structure (Ground Floor) Ground Floor
G1 Entry Hall	Space and form Carved stone fire surround and mantel Stained timber panelling carved timber decoration and remaining panels of early wallpaper Front Door including architraves and hardware <sup>1</sup> Windows including architraves and Hardware Leadlight fanlight Staircase, balusters and newel post
G2 Drawing Room	Space and form Pressed metal ceiling and scotia Leaded fanlights Windows including architraves, sills and hardware Wall-mounted light fittings Light fitting in arch above fireplace Fire surround and hearth Radiators
G3 River View Lounge	Space and form Ceiling Doors and architraves Windows including architraves, sills and hardware Radiators
G4 Former Dining Room	Space and form Ceiling Central light fitting Wall mounted light fittings Windows including architraves sills and Hardware Mantelpiece Fire surround and hearth Door to terrace including architraves and hardware
G6 Kitchen Utility Room	Cellar Doors to office including hardware
G 9 Storage and Laundry Annex	Negative moulded plaster detail- bathroom wall Windows including architraves, sills and hardware
F1 First Floor Stairwell and Landing	Stair, stair landing, newel posts handrail and balustrade Carved columns and arches Panelled ceiling Stairwell leadlight window

<sup>1</sup> Hardware includes such items as door handles, locks, push plates, key escutcheons, bolts, window latches or locks, stays, and or hinges


	Architraves Skirting
F2 Bar	Leadlight sashes windows and hardware Architraves
F3 Reception Space	Hearth Door to terrace and architraves Windows including architraves, sills and hardware
F4 Reception Room	Doors to terrace and architraves Windows including architraves, sills and hardware
F5 Reception Room	Door to terrace and architraves Windows including architraves, sills and hardware
F6 Passages	Light fitting
F7 Men's Toilet	Windows including architraves, sills and Hardware Hand basin Cistern
F8 Women's Toilet	Windows including architraves, sills and hardware Picture rail (partial) Architraves Framed Mirror
F9 Kitchen and Stairwell	Stairs Timber bench fitting with inlaid linoleum Skylight Windows including architraves, sills and hardware

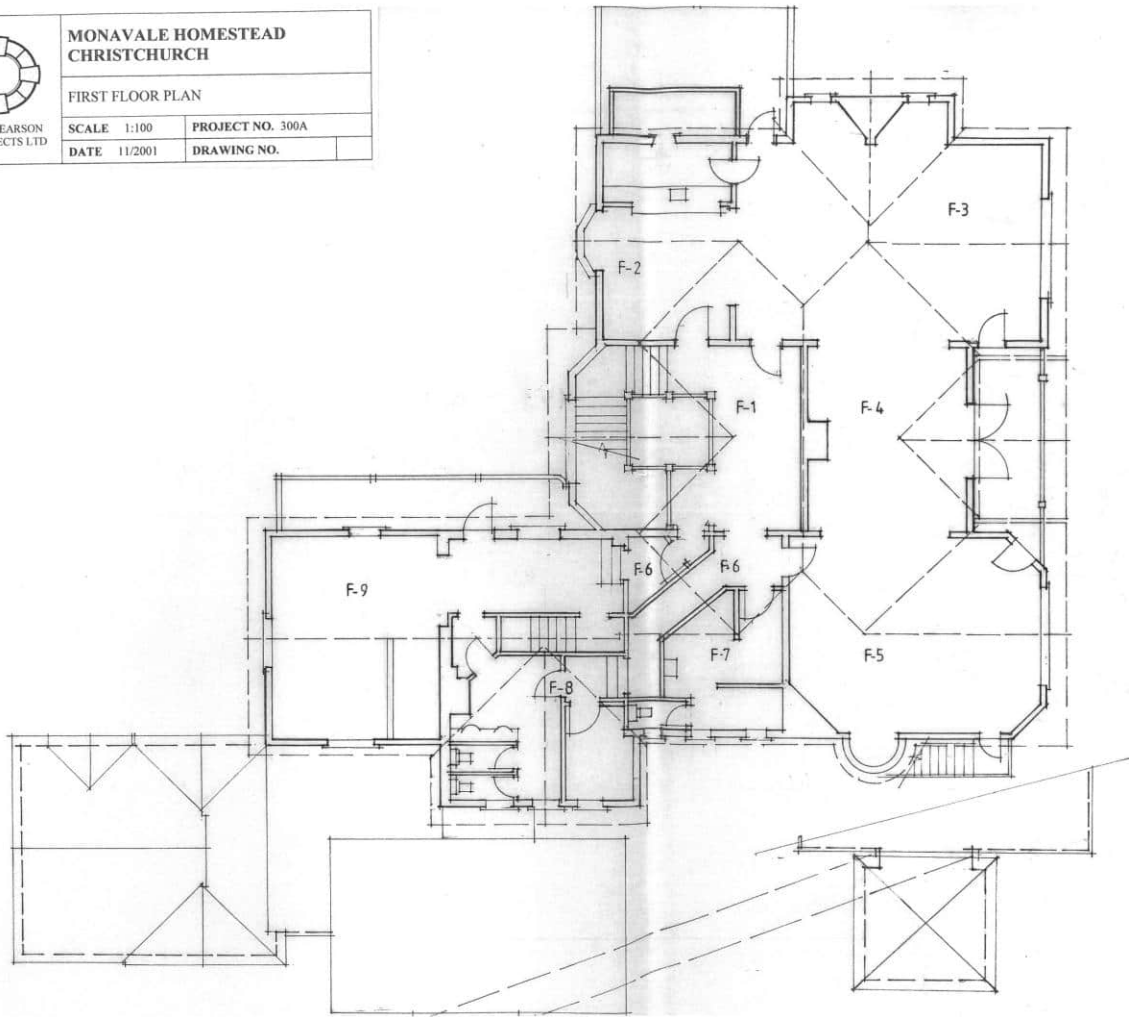
## Plans

 DAVE PEARSON ARCHITECTS LTD	MONA VALE HOMESTEAD CHRISTCHURCH	
	GROUND FLOOR PLAN	
SCALE 1:100	PROJECT NO. 300A	
DATE 11/2001	DRAWING NO.	



**Ground Floor Plan**

 DAVE PEARSON ARCHITECTS LTD	<b>MONAVALE HOMESTEAD CHRISTCHURCH</b>	
	FIRST FLOOR PLAN	
SCALE 1:100	PROJECT NO. 300A	
DATE 11/2001	DRAWING NO.	



**First Floor Plan**

Source: Mona Vale. A Conservation Plan, Dave Pearson Architects Ltd., December, 2001

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 184  
*MONA VALE GATEHOUSE AND SETTING – 63  
FENDALTON ROAD, CHRISTCHURCH***



**PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2017**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Mona Vale Gatehouse and its setting has high historical and social significance for its association with Annie Townend, who purchased the property in 1905 and built the Gatehouse. Townend was the only daughter and heiress of a prominent North Canterbury runholder, George Moore of Glenmark Station. After she acquired the property, Townend added two gatehouses, a fernery, a bath house, and further developed the grounds. Townend died in 1914; she was described as the 'richest woman in the South Island' at the time.

The last private owners of Mona Vale, the Gough family, commissioned pre-eminent Canterbury landscape gardener Alfred Buxton to redevelop the garden after they took over the property in 1939. After the Goughs sold Mona Vale to the Church of Jesus Christ of the Latter-Day Saints in 1962, the extensive grounds were in imminent danger of subdivision. Following a high-profile campaign led by the newly formed Christchurch Civic Trust (est. 1965), Mona Vale passed into public ownership in 1969. The gatehouse was rented as private accommodation by the Council who erected a garage in 1978. The gatehouse was damaged

by the earthquakes of 2010-2011 and was subsequently repaired, restored and strengthened, with work completed by February 2018.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The Mona Vale Gatehouse has cultural significance, as it is indicative of the taste and way of life of Annie Townend in the early 20<sup>th</sup> century. The building is expressive of both Annie Townend's financial resources and her desire for privacy and controlled access to her home. The gatehouse is a highly visible component of the Mona Vale complex, which is held in high esteem by Christchurch residents and visitors.

The property sits within the vicinity of the Ōtākaro-Avon River, identified in the Christchurch District Plan as a Ngā Wai – Ōtautahi (Christchurch) rivers and streams, site of Ngāi Tahu cultural significance.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The Mona Vale Gatehouse has high architectural and aesthetic significance as an example of a picturesque Gothic Revival cottage. The building has been designed to pay homage to the Carpenter Gothic style of her father George Moore's Glenmark homestead designed by Samuel Farr in 1881. The Gatehouse is a highly detailed diminutive Gothic inspired building, T shape in plan, with steep pitched gables, decorative barge boards, quoining, leaded pattern fenestration, a Marseilles tiled roof, pointed arched windows and finials – a combination of decorative Gothic Revival elements which give the Gatehouse a very distinctive stylistic character. The first floor bedrooms are built into the upper form of the dwelling.

The repair programme following damage in the earthquakes included the deconstruction of the first floor masonry walls and then reconstruction following the insertion of a reinforced concrete structure. The releveling of the ground floor, the installation of a ply diaphragm to strengthen the Marseille tile roof and the rebuild of the c1920 sunroom. Internal decorative elements in the principal rooms have been retained including fire surrounds, door handles and the staircase.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. An overview of the interior heritage fabric is included at the end of this document

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The Mona Vale Gatehouse has technological and craftsmanship significance for the capacity it has to reveal information about construction methodologies, materials and fixtures used at the end in the early Edwardian period. The quality of its exterior ornamentation, including elaborate bargeboards, finials and lancet arch window openings convey the highly decorative qualities of the Gothic Revival style. The former dwelling now also evidences an early 21<sup>st</sup> century earthquake repair strategy for a public heritage building.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of*

*consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The Mona Vale Gatehouse and its setting has high contextual significance as a feature of the Mona Vale estate, which includes other ornamental buildings such as a fernery and a bath house, as well as the homestead itself. It also has contextual significance as a prominent feature on Fendalton Road, which is a major city arterial thoroughfare. The Mona Vale Gatehouse is located immediately adjacent to the Fendalton Road entry to the grounds of Mona Vale and is related to a second gatehouse or lodge at the Mona Vale Avenue entry to the property. Its contextual significance is enhanced by the entrance gates and metal fencing that demarcate the entry to the grounds and the curtilage of the gatehouse.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The Mona Vale Gatehouse and its setting are of some archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The land was owned by the Deans family at the outset of European settlement and is also associated with Wood's Mill, which was located on its south-eastern edge.

### **ASSESSMENT STATEMENT**

The Mona Vale Gatehouse, including the whole interior and setting, has high overall significance to Christchurch, including Banks Peninsula, as a key component of the Mona Vale estate. The building has high historical significance for its association with Annie Townend. The Mona Vale Gatehouse has cultural significance, as it is indicative of the taste and way of life of Annie Townend in the early 20<sup>th</sup> century as well as for the campaign which bought the building and the rest of the Mona Vale estate into public ownership. The Mona Vale Gatehouse has high architectural and aesthetic significance as an example of a picturesque Gothic Revival cottage. The building has been designed to pay homage to the Carpenter Gothic style of her father George Moore's Glenmark homestead. The Mona Vale Gatehouse has technological and craftsmanship significance for the capacity it has to reveal information about construction methodologies, materials and fixtures used at the end in the early Edwardian period and craftsmanship significance for the quality and abundance of its exterior detailing. The Gatehouse has high contextual significance as a landmark building that stands at the Fendalton Road entrance to Mona Vale. The Mona Vale Gatehouse and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **REFERENCES:**

Pearson Dave, *Mona Vale Gate House A Conservation Plan* 2001

Beaumont, Louise, *A landscape Conservation Plan* 2009

'Unsung Heroines - Annie Quayle Townend' Christchurch City Libraries

<http://christchurchcitylibraries.com/heritage/publications/unsungheroines/anniequayletownend/>

Historic place item #1799 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/1799>

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## INTERIOR HERITAGE FABRIC OVERVIEW

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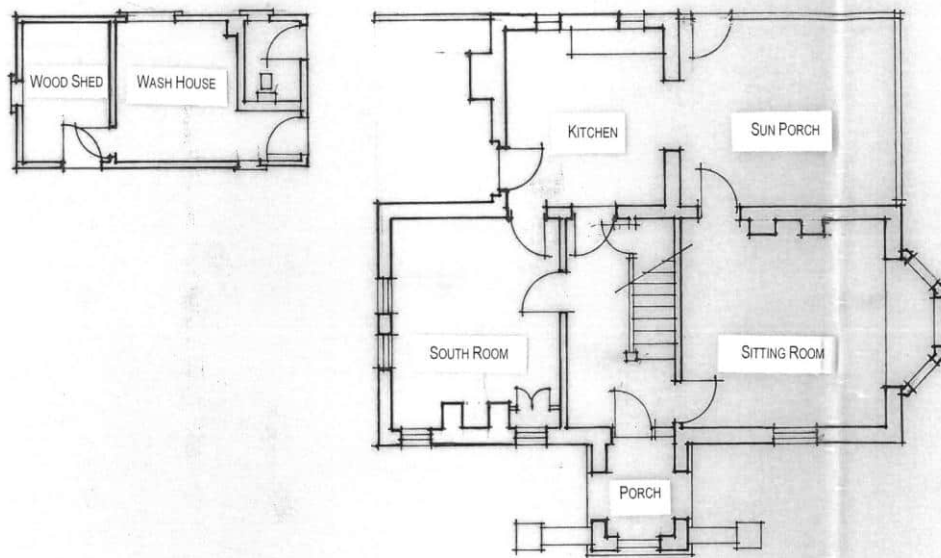
Compiled 2016

Location	Heritage Fabric
Building Structure	Roof structure Intermediate floor structure Wall structure Ground floor structure
Ground floor Entry Hall	Space and form Front door [Tongue and groove] and hardware <sup>2</sup> Stair newel post, balustrading and stringers Pressed metal ceilings Plaster architraves Plaster skirtings Tongue and groove lining below stairs
Sitting Room	Space and form Pressed metal ceiling and cornice Mantelpiece Four panelled door and hardware Windows and hardware Architraves Glazed hearth tiles Door and window architraves Skirtings
South Room	Space and form Pressed metal ceiling Timber cornice Four panelled door and hardware Windows and hardware Architraves Skirtings Brick and stone fireplace Cupboard adjacent to fireplace
Kitchen	Windows and hardware Cupboards in south wall Architraves

<sup>2</sup> Hardware includes such items as door handles, locks, push plates, key escutcheons, bolts, window latches or locks, stays, and or hinges

	Skirting
Stairwell and Landings	Space and form Balustrading, newel posts, handrail Skylight Door architraves Stairs Moulding on top of stair runner
First floor North Bedroom	Space and form Cast iron fireplace Timber mantelpiece Tiles Tiled hearth Original cupboard Four panelled door and hardware Windows and hardware Architraves Skirtings
West Bedroom	Space and form Four panelled door Windows and hardware Architraves Skirtings
South Bedroom	Space and form Four panelled door and hardware Windows and hardware Mantelpiece Architraves Skirting
Bathroom	Tongue and groove ceiling linings Door and panelling between bathroom and Hall Tongue and groove wall linings
Outhouse-Toilet	Tongue and groove ceiling linings Tongue and groove wall linings - [North and West Walls] Water Closet pan
Outhouse-Wash House	Tongue and groove linings - South Wall Concrete tubs
Outhouse-Wood Shed	Roof framing Tongue and groove wall lining Concrete floor

**Plans**  
Ground Floor



**First Floor**



Source: Dave Pearson Architects Ltd. The Gate House Mona Vale - A Conservation Plan, Dave Pearson Architects Ltd., December, 2001

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 645  
*MONA VALE BATH HOUSE AND SETTING – 63  
FENDALTON ROAD, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 22/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Mona Vale's Bath House and its setting has historical and social significance for its association with Annie Townend, who purchased the property in 1905. Townend was the only daughter and heiress of a prominent North Canterbury runholder, George Moore of Glenmark Station. After she acquired the property, Townend added two gatehouses, a fernery, bath house and further developed the grounds. She is said to have loved flowers, developing gardens at Glenmark and then Mona Vale. Townend died in 1914.

Annie Townend is understood to have commissioned the building of the bath house, which bore resemblance to the conservatory at her father's property Glenmark in North Canterbury. It is one of two structures that are reminiscent of Glenmark. The other is the Gatehouse which pays homage to the Glenmark Homestead designed in 1881 by Samuel Farr. The Bath House contained a swimming pool in the centre and was surrounded by built-in planters. Research to date has not clearly ascertained how long this functioned solely as a bath house but in the

Gough ownership it is understood that the heated swimming pool in the Bath House was built in 1941-42 and research to date is not clear with regard to its use in Annie Townend's time. In the 1980s a number of proposals for both use and works are recorded. The pool was decked over in 1986 and the areas was used to display plants in pots. It was used as a souvenir shop in the 1990s and more recently prior to the earthquakes it once again housed a display of potted plants, having been extensively restored and repaired c2001. The Bath House was damaged in the Canterbury earthquakes and was repaired in 2024.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The Mona Vale Bath House has cultural significance, as it is indicative of the taste and way of life of the owner and builder Annie Townend and her desire to recreate stylistically one of two structures that were reflective of the North Canterbury run where she had lived with her father until his death.

The property sits within the vicinity of the Ōtākaro-Avon River, identified in the Christchurch District Plan as a Ngā Wai – Ōtautahi (Christchurch) rivers and streams, site of Ngāi Tahu cultural significance.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The Mona Vale Bath House has architectural and aesthetic significance as a design based on an Victorian/Edwardian glasshouse or conservatory not however using the technology of a steel frame but finely crafted timber framing and glazing bars. The Bath House in plan form is shaped like a cross – one arm is the entrance the other is a later addition containing a fountain. The two are joined with a (later addition) raised clerestory like structure across the roof. The roof features decorative iron finials and ridge cresting. It sits on a brick foundation which is plastered externally. Internally the floor is tiled around the pool and a moulded plaster ridge separates it from the planted areas.

Louise Beaumont notes in her Landscape Conservation Plan of 2009, p.26, that the building has always been thought to have originally constructed as a Bath House and this is noted the Pearson Conservation Plan of 2001. Beaumont states that "...reports from Tracy Gough's Head Gardener, Lew Mitchell indicate that the swimming pool which is currently there was installed by Tracy Gough in 1941- 42. Mitchell has recalled that he and his under-gardeners dug out the centre bed of the Bath House and along with Gough's carpenter, they constructed an indoor heated swimming pool."

The Canterbury Earthquakes resulted in displacement and damage to the foundations with cracking and failure of the lower supporting masonry walls. The building was repaired and strengthened in 2024. The strengthening scheme involved reinforced concrete tie foundations, stabilising RC columns on pad foundations, steel angles on top of masonry walls to restraint the superstructure, and steel angles to prevent uplift of the superstructure. The pool was braced and recovered with decking. Repairs included the replacement of timber and glazing where necessary.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. An overview of the interior heritage fabric is included at the end of this document.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The Mona Vale Bath House has craftsmanship significance as an example of an Edwardian Bath House, designed in the manner of a conservatory and containing a central swimming pool. The pool remains under the decking and has the potential if in covered to reveal more about its construction. The original water inlet pipes and valves to the pool are still evident.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The Mona Vale Bath House and its setting has high contextual significance as a notable element within the Mona Vale site, particularly in relation to the homestead to which it serves as a practical 'ornament'. It is located to the east of the homestead and close to the river. It is set with the wider context of the garden's landscaping.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The Mona Vale Bath House and its setting are of some archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The land was owned by the Deans family at the outset of European settlement and is also associated with Wood's Mill, which was located on its south-eastern edge.

### **ASSESSMENT STATEMENT**

The Mona Vale Bath House, including the whole interior and setting, has overall significance to Christchurch, including Banks Peninsula, particularly in relation to the Mona Vale homestead and its garden setting. The structure has historical and social significance relating to the ownership of the property by Annie Townend who is understood to have commissioned the building of the Bath House, which bore resemblance to the conservatory at her father's property Glenmark in North Canterbury. The Bath House originally contained a swimming pool built by Tracy Gough c1941-42 in the centre but this was decked over in 1986 and the area was used to display plants in pots. The Mona Vale Bath House has cultural significance, as it is indicative of the taste and way of life of the owner and builder Annie Townend and her desire to recreate stylistically one of two structures that were reflective of the North Canterbury run where she had lived with her father until his death. The Mona Vale Bath House has architectural and aesthetic significance as a design based on an Victorian/Edwardian glasshouse or conservatory not however using the technology of a steel frame but finely crafted timber framing and glazing bars. The Bath House in plan form is shaped like a cross – one arm is the entrance the other is a later addition containing a fountain. The Mona Vale Bath House has craftsmanship significance as an example of an Edwardian Conservatory/Bath House, designed in the manner of a conservatory and containing a central swimming pool. The Mona Vale Bath House and its setting has high contextual significance as a notable element within the Mona Vale site, particularly in relation to the homestead to which it serves as a practical 'ornament'. The Mona Vale Bath House and its setting are of some archaeological value because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## REFERENCES:

'Unsung Heroines - Annie Quayle Townend' Christchurch City Libraries  
<http://christchurchcitylibraries.com/heritage/publications/unsungheroines/anniequayletownend/>

Pearson Dave, *The Bath House Mona Vale A Conservation Plan* 2002

Beaumont, Louise, *A landscape Conservation Plan* 2009

Historic place item #283 – Heritage New Zealand List  
<http://www.heritage.org.nz/the-list/details/283>

REPORT DATED: 6 NOVEMBER 2014

UPDATED: 1 DECEMBER 2025

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## INTERIOR HERITAGE FABRIC OVERVIEW

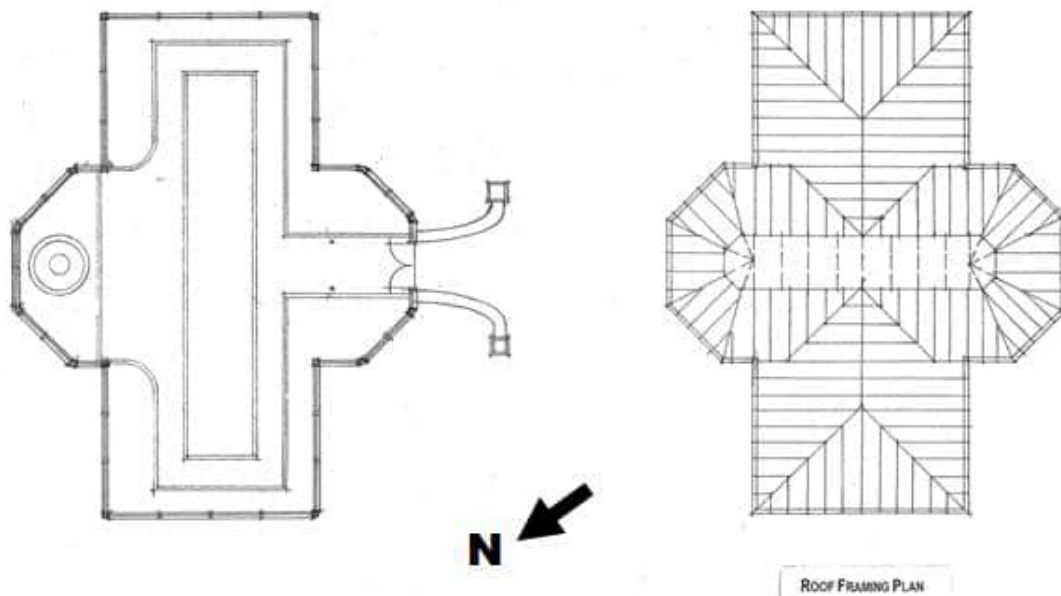
*Unless otherwise stated, the items listed below include all features noted e.g. 'doors' includes all doors in that space.*

Compiled 2016

Location	Heritage Fabric
Building Structure	Roof structure Ground floor structure Wall structure

Bathhouse	Space and Form Pool form Internal surface of exterior door and hardware <sup>3</sup> Timber framing Timber moulding Iron bracing Cast iron decorative brackets Brass window fittings Painted brick foundation work Concrete edging Plastered concrete curved entrance walls Cast iron water pipes and valves
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## Plans



Source: Mona Vale Bath House - Conservation Plan - 2002 (Dave Pearson Architects) *(added N arrow approximate)*

<sup>3</sup> Hardware includes such items as door handles, locks, keys, push plates, key escutcheons, bolts, window latches or locks, stays and hinges

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 385  
*MONA VALE LODGE AND SETTING – 40 MONA VALE  
AVENUE, CHRISTCHURCH***



**PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2018**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Mona Vale Lodge and its setting has historical and social significance for its association with Frederick and Alice Waymouth who were the builders of the homestead and Lodge and initially laid out the grounds. Research to date suggests that the Lodge (or gatehouse) was built prior to the Mona Vale homestead itself in 1898 and designed by the same architect J C Maddison.

After Annie Townend acquired the property in 1905, she added a second gatehouse at the Fendalton Road entry, a fernery, a bath house, and further developed the grounds. Townend died in 1914.

The last private owners of Mona Vale, the Gough family, commissioned pre-eminent Canterbury landscape gardener Alfred Buxton to redevelop the garden after they took over the property in 1939. After the Goughs sold Mona Vale to the Church of Jesus Christ of the Latter-Day Saints in 1962, the extensive grounds were in imminent danger of subdivision. Following a high-profile campaign led by the newly formed Christchurch Civic Trust (est. 1965), Mona Vale passed into public ownership in 1969.

The Lodge sat at an entrance used by service and tradesmen. Edward Cleaver, Townend's coachman is understood to have occupied the Lodge from 1909 to 1911 and it was occupied in later times by gardeners. Under Council ownership the Lodge has been rented as private

accommodation and has been used by Council's Botanic Garden staff as offices. The Lodge was damaged by the Canterbury earthquakes. The first of the buildings at Mona Vale to be repaired, a programme of work was begun in 2015 and completed in 2016.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The Mona Vale Lodge has cultural significance, as it is indicative of the taste and way of life of notable Canterbury families in the early 20<sup>th</sup> century. The building is expressive of the desire for privacy and controlled access to a property as well as providing staff accommodation. The gatehouse is a visible component of the Mona Vale complex, which is held in high esteem by Christchurch residents and visitors.

The property sits within the vicinity of the Ōtākaro-Avon River, identified in the Christchurch District Plan as a Ngā Wai – Ōtautahi (Christchurch) rivers and streams, site of Ngāi Tahu cultural significance.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Mona Vale Lodge has architectural and aesthetic significance as a late Victorian bay villa, a style which relates to the 'Old English' Domestic Revival style of the Mona Vale homestead. The exterior treatment of the villa repeats the dominant motifs of the homestead in its Marseille tile roof, Jacobean chimneys, leadlight windows and plaster and half-timbered effect. The Lodge maintains a high degree of integrity on its exterior; a number of original features also remain inside the dwelling.

The earthquakes damaged the building, the collapse of the two brick chimneys causing particularly significant damage. As part of the repair programme both chimneys were deconstructed to foundation level and reconstructed around a structural steel core. The upper chimneys were reconstructed from salvaged bricks to their original form and appearance. Repair and strengthening to the walls, both interior and exterior, and the strengthening and reinstatement of the Marseille tile roof, along with the other internal and external repair work, reused existing fabric where possible. The work was completed in 2016.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. An overview of the interior heritage fabric is included at the end of this document.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Mona Vale Lodge has craftsmanship significance for the quality of both its interior and exterior detailing, including, bracketed eaves, clay tile roof, pressed metal ceilings and fire surrounds, which ornament the typical bay villa form. The dwelling now also evidences an early 21<sup>st</sup> century earthquake repair strategy for a publicly owned heritage building.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;*

*recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The Mona Vale Lodge has high contextual significance as a defining feature of the Mona Vale estate, which includes other ornamental buildings such as a fernery and bath house, as well as the homestead itself. The Lodge is immediately adjacent to the Mona Vale Avenue entry to the grounds of Mona Vale and is related to a second gatehouse or lodge at the Fendalton Road entry to the property. Its contextual significance is enhanced by its proximity to the rose garden and the homestead.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Mona Vale Lodge and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The land was owned by the Deans family at the outset of European settlement and is also associated with Wood's Mill, which was located on its south-eastern edge.

### **ASSESSMENT STATEMENT**

The Mona Vale Lodge, including the whole interior and setting, has overall significance to Christchurch, including Banks Peninsula, as a key component of the Mona Vale estate. The building has historical and social significance for its association with the Waymouths who built the lodge and homestead and initially laid out the gardens. After Annie Townend acquired the property in 1905, she added a second gatehouse at the Fendalton Road entry. The Mona Vale Lodge has cultural significance, as it is indicative of the taste and way of life of notable Canterbury families in the early 20<sup>th</sup> century. The building is expressive of the desire for privacy and controlled access to a property as well as providing staff accommodation. The Lodge has architectural significance for its design by J C Maddison in an 'Old English' bay villa styling. Mona Vale Lodge has craftsmanship significance for the quality of both its interior and exterior detailing, including, bracketed eaves, clay tile roof, pressed metal ceilings and fire surrounds, which ornament the typical bay villa form. The Mona Vale Lodge has high contextual significance as a defining feature of the Mona Vale estate, which includes other ornamental buildings such as a fernery and bath house, as well as the homestead itself, and the grounds. Mona Vale Lodge and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **REFERENCES:**

Pearson Dave, *The Lodge Mona Vale A Conservation Plan* 2001

Beaumont, Louise, *A landscape Conservation Plan* 2009

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<http://christchurchcitylibraries.com/heritage/publications/unsungheroines/anniequayletownend>

Historic place item #1799 – Heritage New Zealand List  
<http://www.heritage.org.nz/the-list/details/1799>

**REPORT DATED: 6 NOVEMBER 2014**

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## INTERIOR HERITAGE FABRIC OVERVIEW

*Unless otherwise stated, the items listed below include all features noted e.g. 'doors' includes all doors in that space.*

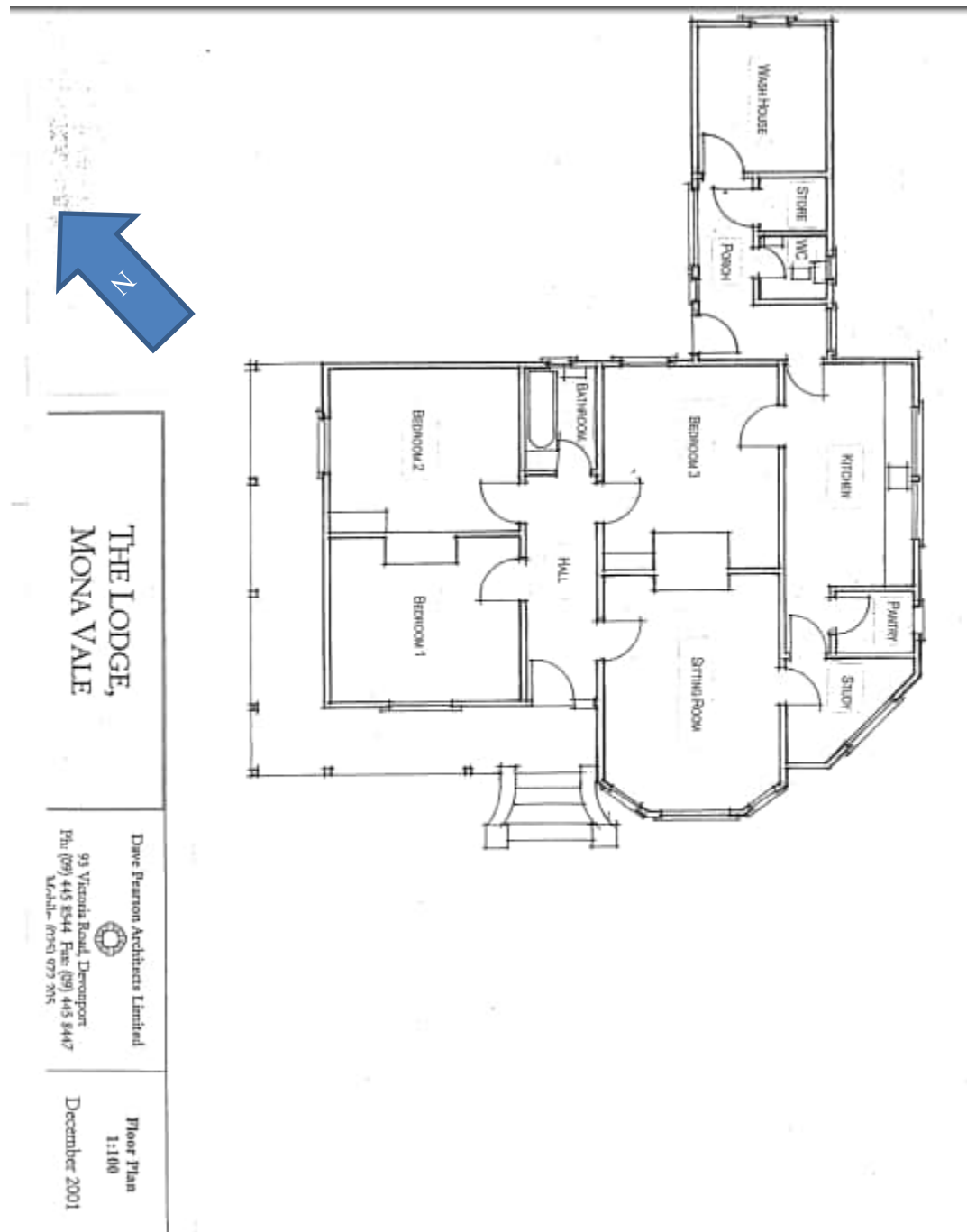
Compiled 2016

Location	Heritage Fabric
Building Structure	Roof structure Intermediate floor structure Wall structure Ground floor structure
Entry Hall	Form and space Architraves and skirtings Doors x 6 and attached hardware Electrical switch Plaster walls (excluding replastering in 2016) Ceiling linings
Sitting Room	Form and space Mantelpiece and tiles to hearth Panelled door to study and attached hardware <sup>4</sup> Door to hall and attached hardware Door and window architraves Skirtings Windows and attached hardware Plaster walls (excluding replastering in 2016) Pressed metal ceiling Electrical switch and power point Timber cornice
Study	Form and space Panelled door to kitchen and attached hardware Panelled door to sitting room and attached hardware Door and window architraves Skirtings Window and attached hardware Plaster walls (excluding replastering in 2016) Ceiling linings Timber cornice
Pantry	Form and space Shelving and brackets Door and attached hardware Architraves
Kitchen	Form and space Exterior door and attached hardware including roller towel fitting Interior doors and attached hardware Skirtings and architraves Tongue and groove panelling
Bedroom 3, former Dining Room	Form and space Doors to kitchen and hall and door hardware Mantelpiece and concrete hearth Door and window architraves Skirtings

<sup>4</sup> Hardware includes such items as door handles, locks, push plates, key escutcheons, bolts, window latches or locks, stays, and or hinges

	<p>Dado  Cupboards either side of fireplace  Window and window hardware</p>
Bathroom	<p>Form and space  Door and window architraves  Cornice and skirtings  Door and door hardware  Basin  Light fitting  Walls tongue and groove  Window and hardware</p>
Bedroom 1	<p>Form and space  Pressed metal ceiling  Built-in timber cupboard  Fireplace with cast iron register  Timber mantelpiece and tiled reveal  Tiled hearth with timber surround  Timber floor  Door and window architraves  Skirtings  Window and window hardware  Door and door hardware</p>
Bedroom 2	<p>Form and space  Door and door hardware  Built-in cupboard  Window and window hardware  Door and door hardware  Door and window architraves  Skirtings</p>
Rear Wing, Storage Cupboard, Wash house and Toilet	<p>Form and space  Concrete floor and step to kitchen  Timber posts in northern wall, tongue and groove  above  Door, lock and bolt to cupboard  Doors, lock and handle, window latch  Hardboard ceiling and wall linings  Concrete tubs with timber stand</p>

# Plans



Source: The Lodge Mona Vale, Christchurch. A Conservation Plan. Dave Pearson Architects Limited, December 2001. North arrow added (approximate)

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 644  
*MONA VALE GROUNDS – 63 FENDALTON ROAD , 40  
MONA VALE AVENUE, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 22/12/14**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Mona Vale's Grounds have high historical and social significance for their association with Frederick and Alice Waymouth and Annie Townend. The house was built for accountant and company director Frederick Waymouth and his wife Alice in 1899-1900. The Waymouths called the property Karewa. Frederick Waymouth was well known as a councillor and Mayor of St Albans Borough, a member of the Lyttelton Harbour Board, and president of the Canterbury Chamber of Commerce. Karewa was purchased in 1905 by Annie Townend, who renamed the property after her mother's birthplace in Tasmania. Townend was the only daughter and heiress of a prominent North Canterbury runholder, George Moore of Glenmark Station. After she acquired the property, Townend added two gatehouses, a fernery, Bath House, and further developed the grounds. Townend died in 1914; the 'richest woman in the South Island' ('Unsung Heroines', Christchurch City Libraries). One of the beneficiaries of Mrs Townend's estate was her head gardener, Thomas Burch, who received a bequest of £300.

The last private owners of Mona Vale, the Gough family, commissioned pre-eminent Canterbury landscape gardener Alfred Buxton to redevelop the garden after they took over the property in 1939. After the Goughs sold Mona Vale to the Church of Jesus Christ of the Latter-Day Saints in 1962, the extensive grounds were in imminent danger of subdivision. Following a high-profile campaign led by the newly formed Civic Trust (est. 1965), Mona Vale passed into public ownership in 1969. The house has been utilised as a function venue since this time, and the grounds have become one of the city's most visited garden parks.

Over time the property has undergone considerable change through the interests of its owners and the purchase of further land holdings incorporated into the site. Louise Beaumont in her 2009 Landscape Conservation Plan, p.3, notes that it was "...firstly designed as the ornamental pleasure grounds associated with a town estate, and then as the extended grounds of a church facility. More recently it has functioned as a passive-recreation, historic and garden/park developed around the extant historic buildings, structures and plant fabric."

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Mona Vale's Grounds have cultural significance as large landscaped setting representative of the lifestyle and interests of several of Canterbury's notable residents in the first half of the 20<sup>th</sup> century; featuring a large-scale principal residence with a comprehensive range of ancillary buildings set amidst extensive well-manicured grounds. The homestead and its garden are held in high esteem by Christchurch residents and visitors to the city, evidenced by the acquisition of Mona Vale by the Christchurch City and Riccarton Borough Councils in 1969 and its popularity since that time as a function venue and garden park.

The grounds sit within the vicinity of the Ōtākaro-Avon River, identified in the Christchurch District Plan as a Ngā Wai – Ōtautahi (Christchurch) rivers and streams, site of Ngāi Tahu cultural significance.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The Mona Vale Grounds have high aesthetic significance for their design and later association with leading New Zealand landscape gardener, Alfred Buxton (1872-1950). Buxton was engaged by Tracy and Julia Gough to design the garden at Mona Vale after the Goughs acquired the property in 1939. He is considered to be 'the most significant landscape gardener in New Zealand in the first half of the twentieth century' (Tipples, DNZB entry).

The aesthetic significance of the grounds is enhanced by a number of picturesque ancillary buildings or structures, including a Bath House and fernery that date to Annie Townend's ownership of Mona Vale. The fernery was purchased by Townend after the New Zealand International Exhibition held in Hagley Park in 1906-7 had ended (restored 1994). The rose garden dates to 1994, having been established in conjunction with World Rose Convention held in Christchurch that year. A gazebo in another part of the grounds was donated in the mid-1990s. It features stained glass windows based on illustrations from Walter Crane's book *Flora's Feast*. A lily pond and crenelated brick archway are also notable features of the grounds. Despite additions and changes over time, as Beaumont on p.2 notes, "... the Mona Vale grounds still retain many of the designed aesthetic experiences and site fabric common to an Edwardian landscape of importance and includes representative examples of period planting fashions from both the 19th and 20th centuries."

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The Mona Vale Grounds have technological and craftsmanship significance for the quality of the garden features, plantings and garden landscaping.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of*

*consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The Mona Vale Grounds have high contextual value as both the setting for an important group of buildings and related structures and as an example of early- to mid-20<sup>th</sup> century garden design. The grounds also have contextual significance for their place within the context of Fendalton gardens that help to establish the suburb's distinctive residential character. The Grounds also have significance in the context of a number of garden parks owned and maintained by Christchurch City Council, including Abberley Park, Avebury House, Risingholme, and Millbrook Reserve.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The Mona Vale Grounds are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The land was owned by the Deans family at the outset of European settlement and is also associated with Wood's Mill, which was located on its south-eastern edge.

### **ASSESSMENT STATEMENT**

Mona Vale's Grounds have high overall significance to Christchurch, including Banks Peninsula. The Grounds have high historical significance for their association with Frederick Waymouth, Annie Townend, and the Gough family, as well as with the Christchurch City Council. The grounds have cultural significance as a highly popular garden park, which was saved by a public campaign in the late 1960s and is held in high regard by both city residents and visitors. The grounds have high aesthetic significance for their design and later association with leading New Zealand landscape gardener Alfred Buxton. The Mona Vale Grounds have technological and craftsmanship significance for the quality of the garden features, plantings and garden landscaping. They have high contextual significance due to their relationship with the built elements of the Mona Vale property, as well as their place within the wider context of the gardens of Fendalton and the garden parks of the city. The Mona Vale Grounds are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **REFERENCES:**

Beaumont, Louise, *A landscape Conservation Plan* 2009

Rupert Tipples 'Alfred Buxton' *Dictionary of New Zealand Biography– Te Ara The Encyclopedia of New Zealand*

<http://www.teara.govt.nz/en/biographies/3b64/buxton-alfred-william>

Christchurch Garden Parks

<http://www.ccc.govt.nz/cityleisure/parkswalkways/christchurchbotanicgardens/gardenparks/index.aspx>

**REPORT DATED: 6 NOVEMBER 2014**

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