



HERITAGE NEW ZEALAND
POUHERE TAONGA

Removal Report

Greymouth CBD Historic Area, GREYMOUTH (List No. 7052)



Greymouth CBD historic area as viewed from what was previously Revington's Hotel corner, R. Burgess, 14 December 2020, Heritage New Zealand

Robyn Burgess
Last amended 15 February 2021
Heritage New Zealand Pouhere Taonga

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1. IDENTIFICATION

List Number:	7052
Name:	Greymouth CBD Historic Area
Address:	Guinness Street, Tainui Street and Mackay Street, GREYMOUTH
Legal Description:	Lot 1 DP 351008 (RT 209224), Lots 1-3 DP 368 and DP 589 (RTs WS3B/106, WS3B/966, WS3B967), Lots 2-5 DP 3250 (RTs WS8B/701 and WS8B/702), Lots 1-2 DP 1327 (RTs 308550, WS3B/971, 233402, WS3B/970), Sec 77 Blk 10 Greymouth or Mawhera 31 Maori Reserve (RTs 750183 and WS3B/140), Sec 80 Blk 9 Greymouth or Mawhera 31 Maori Reserve (RT 396441 and WS3B/969), Sec 81 Blk 9 Greymouth or Mawhera 31 Maori Reserve (RTs 294339 and WS3B/968), Sec 85 Blk 9 Greymouth or Mawhera 31 Maori Reserve and Pt Sec 320 Maori Reserve 31 (RT WS3B/965), Westland Land District
List Entry Details	<p>The Greymouth CBD Historic Area was first registered under the Historic Places Act 1980 on 21 September 1989 (HP 331/1989). It was reassessed under the Historic Places Act 1993 and registration confirmed as a historic area on 3 March 1995 (BD1995/3/35).</p> <p>Refer to extract in section 3 (Attachments) below.</p>
Confirm Identity:	<p>The seven buildings intended to make up the Greymouth CBD Historic Area were clearly identified with images and text.</p> <p>Although the Greymouth CBD Historic Area report erroneously states the address information for Hannah’s Building as being ‘cnr Tainui/Guinness Street’ (when in fact it is on the corner of Tainui and Mackay Streets), it is clear which of the seven buildings were intended to make up the historic area. Each of those seven buildings were themselves individually listed at the time that the historic area was considered and they had their own building record forms with images and text.</p> <p>The identity of these buildings is shown in the table in section 3 (Attachments) below.</p>
Protection:	<p>The Greymouth CBD Historic Area <u>is not</u> scheduled on the Grey District Plan.</p> <p>However, five of the individual places that made up the historic area are scheduled – they are: Courthouse (8 Guinness Street) (List No. 5016); Carruthers, Weatherall & KS Jeffrey Bldg (24-26 Guinness Street) (<i>sic</i>) (List No. 5059); Revingtons Buildings (47 Tainui Street) (formerly List No. 5060, List entry now removed); Waitaiki House (37-45 Tainui Street) (formerly List No. 5061, List entry now removed); Hannahs Building (Tainui St & cnr</p>

	Mackay St) (List No. 5062). Demolition of scheduled buildings is a discretionary activity.
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2. REASONS FOR REMOVING THE ENTRY FROM THE LIST

<p>Summary:</p>	<p>The Greymouth CBD Historic Area was specifically made up of seven historic buildings that illustrated a range of architectural styles popular from the turn of the century up to World War Two, having considerable streetscape appeal and representative of early twentieth century government agencies and hotel premises erected in small New Zealand towns.</p> <p>Each of the seven buildings that were identified as making up the Greymouth CBD Historic Area were also individually listed and were as follows:</p> <ol style="list-style-type: none"> 1. New Zealand Post Building (formerly List No. 5015, List entry now removed) 2. Courthouse (List No. 5016, Category 1 historic place) 3. Carruthers, Wetherall and K S Jeffrey Building (List. No. 5059, now ‘Commercial Building’, Category 2 historic place) 4. Revingtons Hotel (formerly List No. 5060, List entry now removed) 5. Waitaki (<i>sic</i>) House (formerly List No. 5061, List entry now removed). [Correct spelling should have been Waitaiki House]. 6. Public Trust Building (formerly List No. 5063, List entry now removed) 7. Hannah’s Building (List No. 5062, Category 2 historic place) <p>Around the time that the Greymouth CBD Historic Area was reassessed and confirmed as a historic area in early 1995, both the New Zealand Post Building and Public Trust Building were demolished.</p> <p>In 2020 Revingtons Hotel and Waitaiki House were also demolished.</p>
<p>Reasons:</p>	<p>The investigation into this area has indicated that there is</p>

	<p>insufficient evidence to support entry on the New Zealand Heritage List/Rārangī Kōrero ('the List') as a historic area.</p> <p>The three surviving places are already entered as individual historic places on the List. While two of the other buildings (not previously individually identified) within the extent have some streetscape value, four key buildings on Tainui Street that made up the historic area have been demolished.</p> <p>For this reason, it is proposed that the Greymouth CBD Historic Area is removed from the List.</p>
Team and Manager Response:	The Canterbury/West Coast team of Heritage New Zealand, including Area Manager were informed on 7 December 2020 of the proposal to remove this area from the List. It was agreed that the area be removed from the List.
Author:	Robyn Burgess
Date:	15 January 2021

3. ATTACHMENTS

List Entry Report
Map of Greymouth CBD Historic Area
Location Map
Extract from Board Minute BD1995/3/35
Supporting Evidence for Removal

List Entry Report

List Entry Record

List Number: 7052

Site Reference: P6884



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Name: Greymouth CBD Historic Area

Other Names:

Name	Year From	Year To
Greymouth Central Business District		

Location: Guinness St, GREYMOUTH

List Entry Legal Description:

Local Authority: Grey District

Summary: This historic area was registered under the Historic Places Act 1993. The following text is from the original Recommendation for Registration considered by the NZHPT Board at the time of registration.

Greymouth established its first Borough Council on July 16, 1868 and is now the main centre and largest city on the West Coast. Westland, including the large Maori settlement of Mawhera, had been purchased by the Government in 1865 and the town of Greymouth was laid out by pioneering surveyor John Rochfort. A large area of the land was retained as Maori Reserve. The town was named after the then Governor of New Zealand, Sir George Grey.

Population numbers grew very fast in Greymouth's early goldrush years and by the turn of the century it was a thriving coastal town with major coal, gold and timber industries. The earliest commercial sites were along the river frontage, (now known as Mawhera Quay) branching out into Tainui and Guinness Streets which, today, are the town's main thoroughfares. The first wharf was constructed in 1867 but it was not until 1885 that a sea wall was built to control the problem of severe flooding in the town.

The commercial heart of Greymouth has always been centred in the Tainui/Guinness Street area. The Post Office is located on the original site of the first hospital (nb. Guinness St was formerly known as Hospital St) and Revington's Hotel is said to be on the site of a store owned by Rueben Waite, one of the town's first settlers.

List Entry Status: Listed - Review Application Received

List Entry Type: Historic Area

List Number: 7052

Date Entered: 03 March 1995

Extent of List Entry: Area comprises NZ Post Building, Courthouse, Wetherall & K. S. Jeffreys Building in Guinness Street; Revington's Building, Waitaki House, Public Trust Building in Tainui Street; Hannah's Building corner Tainui and Guinness Street, Greymouth.

Chattels

District Plan Listing: District Plan NOT scheduled in the Grey District Plan.

Maori Interest: Unknown

Heritage NZ Office: Canterbury/West Coast Office

Area Listings:	List Number	List EntryType	Site Ref	Name
	5059	Historic Place Category 2	P4030	Commercial Building

List Entry Record

List Number: 7052

Site Reference: P6884



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5060	Historic Place Category 2	P4031	Revingtons Hotel
5061	Historic Place Category 2	P4032	Waitaki House
5062	Historic Place Category 2	P4033	Hannahs Building
5063	Historic Place Category 2	P4034	Public Trust Building
5015	Historic Place Category 1	P4955	New Zealand Post Building [demolished]
5016	Historic Place Category 1	P4956	Courthouse (Former)

Other Information:

A copy of the original report is available from the NZHPT Southern region office.
Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

General Nature of Wahi Tapu:

Section 66(1) & 66(3) Assessment:

Section 23(1)	Architectural
Section 23(1)	Historical
Section 23(1)	Social
Section 23(1)	Aesthetic

Section 66(1) Detail:

Historical Significance or Value

This historic place was registered under the Historic Places Act 1993. The following text is from the original Recommendation for Registration considered by the NZHPT Board at the time of registration.

All the buildings in this commercial area reflect the state of development attained by Greymouth by the early twentieth Century and the regional importance of the West Coast at that time. Tainui and Guinness Streets have been at the town's centre since the 1860's and still serve as a main thoroughfare.

List Entry Record

List Number: 7052

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This historic place was registered under the Historic Places Act 1993. The following text is from the original Recommendation for Registration considered by the NZHPT Board at the time of registration.

Architectural:

These buildings illustrate a range of architectural styles popular from the turn of the century up to WWII. Of particular merit are the Post Office, the Courthouse and (probably) the Public Trust buildings designed by New Zealand's first Government Architect (1909-22), John Campbell. It is interesting to compare the Edwardian Baroque design Post Office (1903) to his later design of the Courthouse (1911) which is a considerably more restrained version of the same style.

Aesthetic:

Together, the buildings in Tainui and Guinness St area have considerable streetscape appeal being of similar age, size and scale. The three government buildings were designed by the same architect and therefore have group significance.

Greymouth's central business area with its variety of architectural styles is a significant piece of townscape reflecting the town's development. The area has particular historical significance with some of the sites dating back to the goldrush years of the 1860's.

This historic place was registered under the Historic Places Act 1993. The following text is from the original Recommendation for Registration considered by the NZHPT Board at the time of registration.

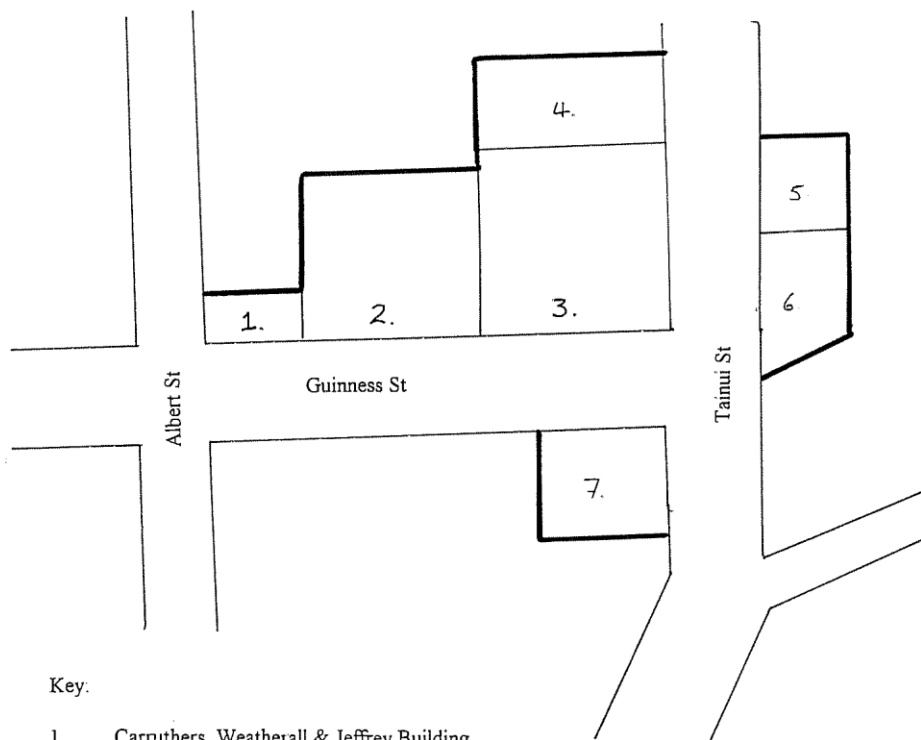
Social:

The selected buildings within this area are representative of early twentieth Century government agencies and commercial and hotel premises erected in small New Zealand towns.

Section 66(3) Detail:

Statement of Wahi Tapu:

GREYMOUTH CBD HISTORIC AREA



Key:

1. Carruthers, Weatherall & Jeffrey Building
2. Courthouse
3. NZ Post Building
4. Public Trust
5. Waitaki House
6. Revington's Building
7. Hannah's Building

The map (as shown above) of Greymouth CBD Historic Area in the registration proposal report erroneously shows '7. Hannah's Building' on the corner of Tainui and Guinness Streets when in fact it is located on the corner of Tainui and Mackay Streets. Compare with Location Map below.

Location Map



Land Information New Zealand aerial view prior to the 2020 demolition of the historic buildings at 45 and 35-37 Tainui Street (numbers in red identify the sites of the seven buildings that specifically made up the Greymouth CBD Historic Area)

Extract from Board Minute BD1995/3/35

BD95/3/35

Trust Board, 3 March 1995

Agenda No: 7f
Paper No: BD1995/3/35
File No: HP 12023-07
HP 12023-12
HP 12023-17
HP 12023-22
HP 12023-29
HP 12023-54
HP 12023-55
HP 12023-57
Status: Decision

PROPOSAL FOR REGISTRATION: HISTORIC AREAS

PROPOSAL

That the following listed historic areas be registered under Section 31(3) of the Historic Places Act 1993.

BACKGROUND

The transitional provisions (S 114) of the Historic Places Act 1993 required the Trust to notify all owners of all registered historic places, historic areas, and wahi tapu to inform them of the new register. Failure to do so would deem the registration to be invalid.

In a paper to the Board in June 1994 (paper BD1994/6/39) staff pointed out the difficulties of notifying many registered historic areas, due to the complexity of ownership. This paper outlined a strategy to roll over and notify 33 registered historic areas. A further 51 historic areas would not be notified and thus would technically drop off the register. The strategy then involved registration of those areas which were dropped off.

A further 8 areas are listed here for registration. Several of these areas have more detailed reports also available. As many of these areas were first registered up to ten years ago, staff have ensured that all structures noted within each area are still extant.

Note that the proposed Cuba St historic area in Wellington is comprised of three previously registered historic areas which have been condensed into one.

The Board is also asked to note that two previously registered historic areas will not be rolled over, as they are either now largely demolished or are included in larger historic areas. These areas are:

- 1 Jervois Quay/Cable St, Wellington, of which several structures have been demolished or relocated, and the area is included in the larger Harbour and Wharves historic area
- 2 Desco Centre Historic Area, Napier, which is included in the larger Napier City historic area

PROPOSAL:

That the following listed historic areas be registered under Section 31(3) of the Historic Places Act 1993:

Napier City Historic Area
 Cuba St Historic Area, Wellington
 Waitaki Village Historic Area
 Park Terrace Historic Area, Christchurch
 Trafalgar St Historic Area, Nelson
 Ross Historic Area, Westland
 Greymouth CBD Historic Area, West Coast
 Williams Cottage Historic Area, Queenstown



Prepared by: Mary O'Keeffe, Survey/Registration Officer
Endorsed by: Geoffrey Whitehead, Director






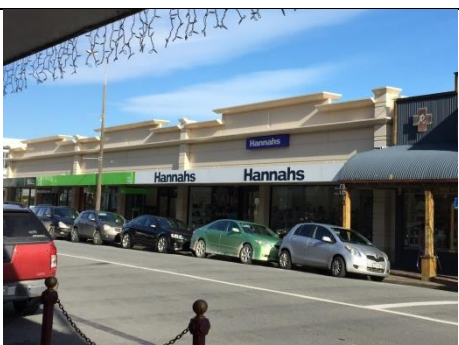
Supporting Evidence for Removal

Greymouth CBD historic area as viewed from what was previously Revington's Hotel corner (R. Burgess, 14 December 2020, Heritage New Zealand)

The red arrows show the three surviving buildings from the original seven, being:

1. Carruthers, Wetherall and K S Jeffrey Building
2. Courthouse
7. Hannah's Building

List No. and Status	Before (from Building Record Forms)	After (2020)
5015 New Zealand Post Office Building Demolished & replaced		
5016 Courthouse Standing		
5059 Carruthers, Wetherall and K S Jeffrey Building Standing		
5060 Revingtons Hotel Demolished		

<p>5061</p> <p>Waitaiki House</p> <p>Demolished</p>		
<p>5062</p> <p>Hannah's Building</p> <p>Standing</p>		
<p>5063</p> <p>Public Trust Building</p> <p>Demolished and replaced</p>		



Streetscape view showing the eastern side of Tainui Street from Mackay Street – Hannah's Building is at centre left, two low buildings with verandah are adjacent (see detail) and then the open space is the site of Waitaiki House and Revingtons Hotel. (R. Burgess, 14 December 2020, Heritage New Zealand). Those two low buildings fall within the extent boundary of the Greymouth CBD Historic Area but are not specifically identified as contributing to the area.