Greymouth/Māwhera CBD Renewal
URBAN DESIGN FRAMEWORK - STAGE 2 MASTERPLAN

February 2015

LANDSCAPE ARCHITECTURE & URBAN DESIGN
Greymouth/Māwhera CBD Renewal

Urban Design Framework - Stage 2 Masterplan

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Date: February 2015
Ref: 3-80784.02
Status: STAGE 2 FOR GREY DISTRICT COUNCIL APPROVAL

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The atmospheric Blaketown breakwater
Vision

“The Greymouth/Māwhera CBD will be a vibrant and inviting destination, a place for people to do business, to linger, gather and enjoy. Our CBD will celebrate the town’s natural environment, its climate, rich culture and heritage, its inspiring people and the stories they have to share of this place”

Urban Design Principles & Objectives

Real stories shaping real places
- Reflect the natural environment
- Celebrate heritage, culture and arts

Urban places as economic catalysts
- Realise diverse public spaces
- Support local businesses and tourism

Clear and accessible linkages
- Connect to the River
- Integrate events and recreation

Nurturing healthy communities
- Promote sustainable outcomes
- Create appropriate urban form
The Greymouth community’s feedback
Masterplan

A new vision for Greymouths CBD
Scope of Works

MASTERPLAN

A scope of works for stage 2 (masterplan) includes the following inputs:

- Develop key findings from stage 1 (inception and analysis) and the community’s vision into a masterplan
- 75% draft masterplan for stakeholder and community feedback
- Incorporate key stakeholder and community feedback into a final masterplan
- Prioritise the implementation of proposed projects
Vision, Principles & Objectives

MASTERPLAN

Vision
The Greymouth/Māwhera CBD will be a vibrant and inviting destination, a place for people to do business, to linger, gather and enjoy. Our CBD will celebrate the town’s natural environment, its climate, rich culture and heritage, its inspiring people and the stories they have to share of this place.

Principles

Real stories shaping real places
To create a distinctive place that reflects the values of the community

Urban places as economic catalysts
To promote local economic development to support a sustainable and successful town

Clear and accessible linkages
To create accessible and connected places essential for a well functioning town

Nurturing healthy communities
To promote environmental stewardship and develop experiential benefits for the people of Greymouth

Objectives

Reflect the natural environment
Celebrate heritage, culture and arts
Realise diverse public spaces
Support local businesses and tourism
Connect to the River
Integrate events and recreation
Create appropriate urban form
Promote sustainable outcomes
The urban design structure demonstrates the key drivers that define the masterplan. These drivers are derived from the vision, urban design principles and the objectives. The key drivers are described below:

- **CBD anchor hubs that stimulate pedestrian flow along Mackay Street**
  - Key tenants, destinations and activities that will bookend the CBD and provide the catalyst for further development

- **An active riverfront edge**
  - Interesting, accessible and comfortable high quality spaces and attractions

- **Consolidation of the CBD**
  - A well defined hierarchy of comfortable, pedestrian prioritised streets which define the core CBD experience

- **A walkable, pedestrian focused streetscape network**
  - A streetscape network which creates a welcoming and comfortable experience for locals and visitors alike. Pedestrian prioritised streets will provide greater levels of shelter, amenity and opportunities to linger and interact

- **Stronger connections with wider recreational links**
  - Clearly defined wayfinding through well located signage and universal accessibility

- **Series of CBD gateways**
  - Defined and easily navigable entrances into the CBD which reflect the surrounding natural and built character
Greymouth CBD Renewal Masterplan

LEGEND:
1. Town Square
2. Festival Square
3. Floodwall Revitalisation
4. Transport and Streetscape Revitalisation
5. Town Centre Gateways
6. Cobden Bridge Pedestrian/Cycle Link
7. Pedestrian Rail Overpass
8. Heritage Park Revitalisation
9. Albert Mall Revitalisation
10. Discovery Centre/Mixed Use
11. Mixed Use Development
## Project Matrix

### MASTERPLAN PROJECTS

<table>
<thead>
<tr>
<th>Connect to the River</th>
<th>Reflect the Natural Environment</th>
<th>Embrace Culture, Heritage &amp; Arts</th>
<th>CBD RENEWAL OBJECTIVES</th>
<th>Integrate Events and Recreation</th>
<th>Create Appropriate Urban Form</th>
<th>Support Local Business &amp; Tourism</th>
<th>Promote Sustainable Outcomes</th>
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<tbody>
<tr>
<td><strong>Town Square</strong></td>
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<td></td>
<td>The Square’s proximity to the River will provide a better connection to the foreshore.</td>
<td>Site specific design palette of local materials and plants</td>
<td>Site elements, materials and spaces will enhance the town’s sense of place</td>
<td>Flexible for a range of civic and informal gatherings</td>
<td>Flexible with paving and lighting to support events</td>
<td>Comfortable spaces that respond to the local climate and relate to the surrounding buildings</td>
<td>Active places of a high quality that will stimulate growth</td>
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<td><strong>Festival Square</strong></td>
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<td></td>
<td>Site specific design palette of local materials and plants</td>
<td>Will relate to surrounding buildings</td>
<td>Will be flexible for events and markets</td>
<td>Will make use of existing public toilets</td>
<td>Active places of a high quality that will stimulate growth</td>
<td>Active places of a high quality that will stimulate growth</td>
</tr>
<tr>
<td><strong>Floodwall Revitalisation</strong></td>
<td>Creates an accessible and active river front.</td>
<td>Site specific design palette of local materials and plants, and enhancement of views</td>
<td>Site elements, materials and spaces to enhance the town’s sense of place</td>
<td>Connects to wider range of recreational activities through integrated wayfinding and lookout points</td>
<td>Flexible for a range of events and recreational activities</td>
<td>Softening the hard edges and materials to create a more comfortable range of experiences</td>
<td>Active places of a high quality that will stimulate growth and encourage people to linger</td>
</tr>
<tr>
<td><strong>Transport and Streetscape Revitalisation</strong></td>
<td>Enhancements to both Māwhera Quay and north-south orientated streets</td>
<td>Site specific design palette of local materials and plants</td>
<td>Site elements, materials and spaces to enhance the town’s sense of place</td>
<td>Will create a wide range of people</td>
<td>The streets will cater for a range of events such as the “Mackay Street Mile”</td>
<td>Will create comfortable spaces that respond to the local climate</td>
<td>Will create active building edges that will stimulate growth</td>
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<td><strong>CBD Gateways</strong></td>
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<td></td>
<td>Site specific design palette of local materials and plants</td>
<td>Site elements, materials and spaces to enhance the town’s sense of place</td>
<td>Will better define and enhance entrances into the CBD reflecting the town’s sense of place</td>
<td>Will create comfortable spaces that respond to the CBD reflecting the sense of place</td>
<td>These gateways will be welcoming gestures into the CBD to local/foreign travellers</td>
<td>Supports greater safe passage for pedestrians and cyclists</td>
<td>Supports greater safe passage for pedestrians and cyclists</td>
</tr>
<tr>
<td><strong>Cobden Pedestrian/ Cycle Link</strong></td>
<td>The brief for the design of this bridge will be to create an experience with the River</td>
<td>The brief for the design of this bridge will be to reflect elements of the local environment including the barber</td>
<td>Will reflect the communities innovative and creative people/ideas</td>
<td>Will create a unique experience for users and may include a lookout/ seating space</td>
<td>This link will allow cyclists/pedestrians to circulate Greymouth’s entire floodwall</td>
<td>Will spatially anchor the CBD to the east while the cranes would anchor the CBD to the west</td>
<td>Will be a visual icon and stimulate a sense of arrival to those travelling from the north or east into Town</td>
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<tr>
<td><strong>Pedestrian Rail Overpass</strong></td>
<td>The detailing of the bridge will reflect aspects of the natural environment</td>
<td>The detailing of the bridge will reflect arts and heritage</td>
<td>Will be in scale and character to surrounding urban form</td>
<td>Will be an open space to educate, discover, engage with, relax and recreate</td>
<td>Will create active places of a high quality that will encourage lingering</td>
<td>Supports heritage children activities</td>
<td>Supports heritage children activities</td>
</tr>
<tr>
<td><strong>Heritage Park Revitalisation</strong></td>
<td>Will celebrate the sites historic connection to the River</td>
<td>Site specific design palette of local materials and plants, and enhancement of views</td>
<td>Site elements, materials and spaces to enhance the town’s sense of place</td>
<td>Align with urban and community uses</td>
<td>Provide covered outdoor space</td>
<td>Will create active places of a high quality that will stimulate growth</td>
<td>Reuse materials where possible</td>
</tr>
<tr>
<td><strong>Albert Mall Revitalisation</strong></td>
<td>Site specific design palette of local materials and plants</td>
<td>Site elements, materials and spaces to enhance the town’s sense of place</td>
<td>These developments will have active frontages that will stimulate activity and amenity</td>
<td>A wide range of events and installations relating to the West Coast’s cultural heritage will be held within flexible indoor/outdoor spaces</td>
<td>Create comfortable spaces that respond to the local climate and complement the scale and character of surrounding buildings</td>
<td>Key regional destination which highlights local attractions</td>
<td>Encourages sense of community pride and wellbeing</td>
</tr>
<tr>
<td><strong>Discovery Centre/ Mixed Use</strong></td>
<td>The Discovery Centre will connect visually to the River and wider environment</td>
<td>Site specific design palette of local materials and plants</td>
<td>Site elements, materials and spaces to enhance the town’s sense of place</td>
<td>These developments will have active frontages that will stimulate activity and amenity</td>
<td>A wide range of events and installations relating to the West Coast’s cultural heritage will be held within flexible indoor/outdoor spaces</td>
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**Mixed Use** Greymouth CBD Renewal | Opus Landscape Architecture & Urban Design
Project Summary

TOWN SQUARE/FESTIVAL SQUARE

Project Drivers:
Provide an open space which supports a broad range of civic and social functions, a space where people can come together to meet, relax and celebrate

Project Outcomes:
• Provide a flexible space which accommodates a range of formal uses such as markets, festivals and celebrations along with more informal uses such as space to relax and rub shoulders with the community and tourists alike
• Provide opportunities to activate the edges of the space with places to eat and shop
• Provide a high amenity space including comfortable seating, furnishings, plants and materials which are robust and reflect the local character
• Provide a well-lit, safe space which encourages a night time economy

FLOODWALL REVITALISATION

Project Drivers:
To connect people to the Grey River and wider views of the landscape and in doing so incorporate the floodwall as an integrated part of the CBD experience

Project Outcomes:
• Develop the floodwall as a lineal park which incorporates a network of elements/spaces such as sculpture, play elements, lookout structures, shelters and interpretation
• Provide frequent crossing points across Māwhera Quay which provide safe and easy access to the top of the flood wall via a series of ramps, terraces and steps
• Investigate a range of options for the traffic calming of Māwhera Quay including reducing traffic flows to one way and/or removal of traffic to limited sections of this busy road
• Utilise flood wall lighting to create a unique evening destination and visual gateway

TRANSPORT & STREETSCAPE REVITALISATION

Project Drivers:
• To create pedestrian prioritised streets which provide an inviting, safe, legible and memorable network of streets and laneways. Transport planning is useful to reduce impacts of heavy traffic and general vehicle speeds to key streets, whilst ensuring access to parking and facilities.

Project Outcomes:
• Provide safe opportunities for pedestrians to move between the CBD and the River edge
• Create opportunities for outdoor dining and places to stop and enjoy the CBD
• Create a network of flexible streets which accommodate a range of permanent and seasonal events
• Create a high amenity environment which encourage people to linger including local art, materials and planting which reflect the local character
• Provide a safe opportunity for people of all ages and abilities to move between the CBD and the eastern side of SH6
Project Summary

CBD GATEWAYS

Project Drivers:
Create entry spaces which are unique to Greymouth and provide legible entry points that direct people into the CBD

Project Outcomes:
- A network of entry spaces which define the extents of the town centre
- Utilise sculptural elements and massed planting that express Greymouth’s heritage and natural landscape
- Incorporate all vehicles as well as better integrate pedestrians and cyclists through town gateways

COBDEN PEDESTRIAN/CYCLE LINK

Project Drivers:
A pedestrian and cycle link which directly connects the flood wall with the Cobden Bridge, providing a more direct and inviting connection with recreation and ecological reserves on the northern side of the Grey River

Project Outcomes:
- An iconic landmark providing a sense of arrival to those entering the CBD by train and travelling via SH6 and SH7
- Utilise the innovation of local artists and engineering expertise to create a landmark structure
- Incorporate viewing platforms to take in broader views of the river mouth and surrounding hinterland (surrounding indigenous flora and fauna)
- Provide greater pedestrian and cycle connectivity with the Cobden community

PEDESTRIAN RAIL OVERPASS

Project Drivers:
To create an easily accessible and legible connection from the CBD to the major anchor tenants at the eastern end of the CBD, The Warehouse and Countdown

Project Outcomes:
- An accessible over bridge connecting Mackay Street to The Warehouse and Countdown
- Visible at the terminus of Mackay Street and seen as an extension of the main street shopping experience
- An overpass option is a more suitable scale of urban form than other options including an at grade connection or an underpass. The overpass connection would be supplemented with a purpose built at grade connection, located north of the train platform
**HERITAGE PARK REVITALISATION**

**Project Drivers:**
Enhance and celebrate Greymouth’s rich maritime and port history of which bookends the western end of the floodwall

**Project Outcomes:**
- Move the iconic cranes to within the Heritage Park, refurbish and explore opportunities to light these iconic structures, use cranes to support an outdoor movie screen, seasonal decorations or other initiatives
- Incorporate play space into the park utilising heritage elements such as coal buckets
- Upgrade and make safe access ways to the base of timber pier structure and provide opportunities to engage with river edge

**ALBERT MALL REVITALISATION**

**Project Drivers:**
Revitalise Albert Mall area to create a more inviting and comfortable public space which is capable of supporting a greater range of activities

**Project Outcomes:**
- De-clutter the existing space, removing the large central planter in order to free up more usable space
- Utilise a large overhead canopy to create a space which provides protection for the wind and rain
- Work with surrounding businesses to identify opportunities for activation of this space including outdoor dining
- Integrate a wifi hotspot to complement the civic nature of this space

**DISCOVERY CENTRE & OR MIXED USE DEVELOPMENT**

**Project Drivers:**
Create a significant anchor development at the western end of the CBD, including potential for further retail and service premises, office space and proposed Discovery Centre

**Project Outcomes:**
- Two potential locations, either at the terminus Mackay Street on Māwhera Quay or on the western side of Boundary Street
- Both locations would provide direct pedestrian connections to the flood wall either at grade or via over head connections
- The Discovery Centre and Innovation Hub (IH) aims to be a future focused, inspirational, integrated and engaged facility within Greymouth’s CBD. Utilising the tremendous West Coast environment and natural science, the hub will engage cutting edge technology to evoke innovation, renew pride of place and generate new directions for the West Coast region.
## Priority Planning

### MASTERPLAN

#### Priority Planning

The strategy for implementation of projects should identify a long term programme for the delivery of works, ideally within a 10 year window. It is important that both large and small projects are progressed in parallel in order to demonstrate continued progress.

It may be practical to stage larger projects over time in order to both spread costs and enable momentum to be maintained.

### PRIORITY | PROJECT | PROJECTS | PRIORITY COMMENTS | FUNDING/KEY STAKEHOLDERS | ADDITIONAL STUDIES
---|---|---|---|---|---
1-4 Years | 1 | Transport & Streetscape Revitalisation | • Programme of works focused on pedestrian safety, lighting, amenity and on street activity. Projects may be staged over time with key streets or intersections delivered as a priority | • Work alongside local businesses to schedule works to limit impact on trade | • Undertake necessary transport assessments depending program of works, as required
| | | | | • Consultation with business owners | • Developed design, consenting, contract documentation and costs
| | | | | • Public engagement process | • Engineering and design inputs to include survey, geotec, stormwater, electrical, pavement, lighting, structures, CPTED, universal access, streetscape and planting design
| 1-4 Years | 2 | Town Square | • Major project to both create CBD civic space but also to strengthen connections with the flood wall | • Opportunities for collaboration between GDC and Māwhera Incorporation to develop open space on this corner site. Ensure surrounding built form is developed in such a way to create active edges which respond to the open space | • Consultation with Māwhera and adjacent landowners
| | | | | • Preparation of landowner agreement/MOU for development of open space, likely require further design development and costs by all parties | • Public engagement process
| | | | | • Developed design, consenting, contract documentation and costs | • Engineering and design inputs to include survey, geotec, stormwater, electrical, pavement, lighting, structures, play compliance, CPTED, universal access, streetscape and planting design
| 1-4 Years | 3 | Discovery Centre/ Mixed Use | • Key revitalisation project at western anchor hub of the CBD | • Complex project in terms of funding and management of key stakeholders | • Undertake feasibility study and development of business model
| | | | | • Public engagement process | • Developed design, consenting, contract documentation and costs
<p>| | | | | • Engineering and architectural design inputs to include survey, geotec, stormwater, electrical, signals, pavement, lighting, structures, CPTED, universal access, streetscape and planting design |</p>
<table>
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<tr>
<th>PRIORITY</th>
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<th>PRIORITY COMMENTS</th>
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<th>ADDITIONAL STUDIES</th>
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<tr>
<td>1-4 Years</td>
<td>4</td>
<td>CBD Gateways</td>
<td>• Series of gateways focused on providing high quality and inviting entry points into the CBD</td>
<td>• Works will require significant input from NZTA in terms of design and consultation. Pedestrian safety improvements may attract partial funding through NZTA</td>
<td>• Transportation assessment including options and costs</td>
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<td>• Consultation with NZTA and major transport stakeholders</td>
<td>• Public engagement process</td>
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<td>4-6 Years</td>
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<td>Floodwall Revitalisation</td>
<td>• Ongoing programme of works focused on creating better connectivity to the flood wall and greater range of activities on it</td>
<td>• Ongoing work with Regional Council to identify all constraints and opportunities to provide greater connectivity and activities.</td>
<td>• Preliminary design and costs</td>
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<td>• Consultation with WCRC, Consultation with KiwiRail (landowners)</td>
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<td>4-6 Years</td>
<td>6</td>
<td>Pedestrian Rail Overpass</td>
<td>• Key project to better integrate existing Mackay Street businesses with The Warehouse and Countdown</td>
<td>• The reinstatement of this bridge will require significant input from KiwiRail</td>
<td>• Consultation with KiwiRail and adjacent landowners</td>
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<td>4-6 Years</td>
<td>7</td>
<td>Festival Square</td>
<td>• Provides flexible open space at the eastern anchor hub of the CBD suitable for markets and festivals and a key entry gathering space for Trans Alpine users</td>
<td>• Work with rental car operators to share space. Low cost retrofit of carpark should focus on creating a flexible space fringed with movable planters and seating. Work with surrounding food and beverage operators to identify opportunities for space to support outdoor dining and/or events</td>
<td>• Consultation with carpark users and adjacent landowners</td>
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<td>• Development of project brief and budget</td>
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<td>• Public engagement process</td>
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| 4-6 Years | 8               | Cobden Pedestrian/ Cycle Link | • Landmark structure on the river front with focus on providing greater access to Cobden | • Opportunities to develop this landmark structure in partnership with input from local artists, engineering, and fabricators | Consultation with WCRC and NZTA.  
• Preparation of engineering and design brief and costs  
• Engagement with local fabricators and artists through EOI or invited competition  
• Public engagement process  
• Developed design, consenting, contract documentation and costs.  
• Engineering and design inputs to include survey, geotec, electrical, pavement, lighting, structures, CPTED and universal access |
| 6-10 Years | 9               | Albert Mall Revitalisation | • Retrofit of Albert mall focuses on de-cluttering space, providing greater weather protection and providing a flexible space which supports community use | • Work alongside adjacent operators to refine brief | Consultation with adjacent landowners  
• Development of project brief and budget  
• Public engagement process  
• Developed design, consenting, contract documentation and costs  
• Engineering and design inputs to include survey, geotec, stormwater, electrical, pavement, lighting, structures, CPTED, universal access, streetscape and planting design |
| 6-10 Years | 10              | Heritage Park Revitalisation | • Key open space which bookends the western end of the floodwall | • Work with heritage groups and ensure existing development plans are aligned with masterplan | Process led by Greymouth Heritage Trust |