

SUBMISSION ON AN APPLICATION FOR RESOURCE CONSENT

PART A - SUBMITTER DETAILS

Name of Submitter:			
Electronic Address for Service: (Email address)			
Postal Address for Service: (or alternative method of service under section 352 of the Act)			
Primary Address for Service (must tick one)			
Email Address (email as above)		OR Postal Address: (as above)	
Telephone: (Day)		Mobile Number:	
Contact Person: (Designation/Agent if applicable)			

PART B – APPLICATION DETAILS

Application Number:	
Name of Applicant: (State the full name)	
Application Site Address:	
Description of Proposal:	

PART C – SUBMISSION DETAILS (Please tick one)

		I / We support all or part of the application
		I / We oppose all or part of the application
		I / We are neutral to all or part of the application
Yes	No	
		Are you a trade competitor as identified under section 308B of the Resource Management Act 1991
If you are a trade competitor, are you directly affected by an effect of the activity to which the application relates that --		
		(a) Adversely affects the environment; and
		(b) Does not relate to trade competition or the effects of trade competition
The specific parts of the application that my /our submission relates to: <i>(please provide details, use additional pages if required)</i>		
The reasons for my/ our submission are: <i>(please provide details, use additional pages if required)</i>		
I seek the following decision from the consent authority: <i>((please provide details including if relevant, the parts of the application you wish to have amended and the general nature of any conditions of consent you would like to see imposed, use additional pages if required)</i>		

PART D – DO YOU WANT TO BE PRESENT AT THE HEARING

Yes	No	
		I / We wish to speak in support of our submission at a Hearing if one is held
		OPTIONAL: Pursuant to section 100A of the Resource Management Act 1991 I / We request that the Grey District Council delegate its functions, powers and duties to hear and decide the application to one or more Hearing Commissioner(s) who are not members of the Grey District Council. <i>(Please note that if you make such a request, you may be liable to meet or contribute to the costs of Commissioner(s). You are able to request this no later than 5 working days after the closing date for submissions on submissions)</i>

PART E – SIGNING YOUR SUBMISSION (You must sign your Submission Form)

Signature:		Date:	
Signature:		Date:	
Signature:		Date:	
Signature:		Date:	

PART F – IMPORTANT INFORMATION

1. Council **must** receive this completed submission before the closing date and time for receiving submissions for this application. You are able to email your submission to planning@greydc.govt.nz.
 2. The closing date for serving submissions on the Consent Authority is the 20th working day after the date on which Public of Limited Notification is given. If the application is subject to Limited Notification the Consent Authority may adopt an earlier closing date for submissions once the Consent Authority receives responses from all affected persons.
 3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the Consent Authority.
 4. Only those submitters who indicate that they wish to speak at the Hearing will be sent a copy of the section 42A Report.
 5. If you are a Trade Competitor your right to make a submission may be limited by the Trade Competition provisions in Part 11A of the Resource Management Act 1991.
 6. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the Hearing Commissioner(s).
 7. Please note that your submission (or part of your submission) may be struck out if the Consent Authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - a. It is frivolous or vexatious;
 - b. It discloses no reasonable or relevant case;
 - c. It would be an abuse of the Hearing process to allow the submission (or the part) to be taken further;
 - d. It contains offensive language;
 - e. It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have specialized knowledge or skill to give expert advice on the matter.
 8. The Consent Authority is the Grey District Council
- Privacy Information**
9. The information you have provided on this form is required so that your submission can be processed under the Resource Management Act 1991.

10. The information will be stored on a public file held by the Grey District Council. The details may also be available to the public on Councils website. If you wish to request access to, or correction of, your details please contact the Planning Department at the Grey District Council by emailing planning@greydc.govt.nz.

10 February 2026



Public Notice of Resource Consent Application – Greymouth Courthouse Demolition

Application No's. LUN3463/25 and LUN3464/25

Applicant: Ministry of Justice

The proposal to demolish the Greymouth Courthouse building, which is located at 8 Guinness Street, Greymouth. The Greymouth Courthouse is on the Heritage New Zealand Pouhere Taonga List as a Category 1 Heritage Building. The building is a listed heritage building in the Operative Grey District Plan, and the proposed Te Tai o Poutini Plan

The Runanga Miners Hall Trust takes a neutral position on the Ministry of Justice's application to demolish the Category 1 Heritage New Zealand-listed Former Greymouth Courthouse (HH68, TTPP Schedule 1A).

We acknowledge the building's severe deterioration, the uneconomic cost of repair, and the absence of viable reuse or sale options over the past 18 years, as outlined in the application.

While neutral on demolition itself, the Trust would support any viable proposal that enables retention of the building's façade.

The Trust strongly encourages conditions on any demolition consent that require the salvage of key heritage materials. These include native timber interior elements such as Rimu panelling, trim, architraves, skirtings, doors, cornices, and potentially the tongue-and-groove flooring.

[Appendix 1 – Greymouth Evening Star, 26 August 1912]

Salvage of the external Dobson Stone at the base of the façade should also be required.

These measures would act as mitigation under RMA s108(2)(c) and TTPP HH-P7.

These materials embody the building's architectural and aesthetic values, including style, period, texture, and material, as defined in the TTPP. They are integral to John Campbell's 1912 Edwardian Baroque design and reflect the civic materiality of the West Coast mining era. Heritage value is not limited to a building shell. The RMA defines heritage holistically, including fabric, features, and character. Salvage preserves intrinsic values, whereas total loss without recovery results in the unnecessary destruction of irreplaceable Category 1 heritage fabric and risks contravening RMA s6(f).

The Runanga Miners Hall, a Category 1 Historic Place (List No. 9613), is currently undergoing full restoration. External restoration is largely complete, with interior works scheduled to commence. As part of this work, and in alignment with the Hall's conservation plan and a recently submitted application to the New Zealand Tentative List for UNESCO World Heritage consideration, there is a strong focus on retaining authentic materials wherever possible.

Both the former courthouse and the Miners Hall incorporated locally sourced and milled native timber. Any recoverable material from the courthouse could be meaningfully incorporated into the Hall's restoration. While demolition and total material loss would not prevent completion of the Hall project, reuse of salvaged material would provide a positive heritage outcome.

Salvage would support another West Coast heritage restoration and align with circular economy principles under RMA s7(b) by promoting efficient resource use and reducing landfill. Recovery of the Dobson Quarry stone base, as referenced by local historian Mary Traves in the Dobson Heritage Park submission, should be included, along with brick materials.

Accordingly, the Runanga Miners Hall Trust requests that conditions of consent for demolition include mandatory retrieval of heritage materials.

Areas of interest for material recovery include the eastern side of the building, specifically the rooms identified in Figure 2 as the Judge's Associate, Magistrate, Registrar, Births, Deaths and Marriages, and Clerks' offices, as well as the vestibule and main courtroom.

It is noted that the primary structural integrity concern is the western wall.

Material recovery should also include the exterior base level of the façade incorporating Dobson Stone. Identified asbestos-containing areas, as noted on the building signage, include the roof area and exterior coating on the Dobson Stone and would need to be managed accordingly.

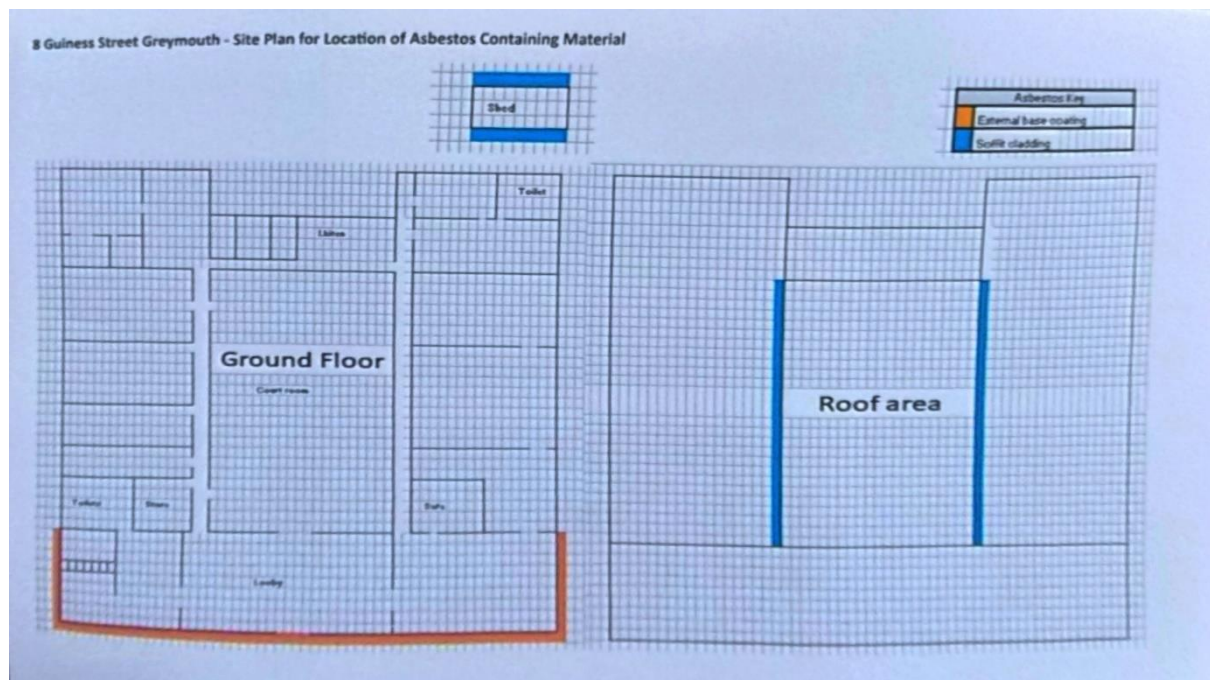


Figure 1 Location of identified asbestos - as provided by Ministry of Justice - notice on building

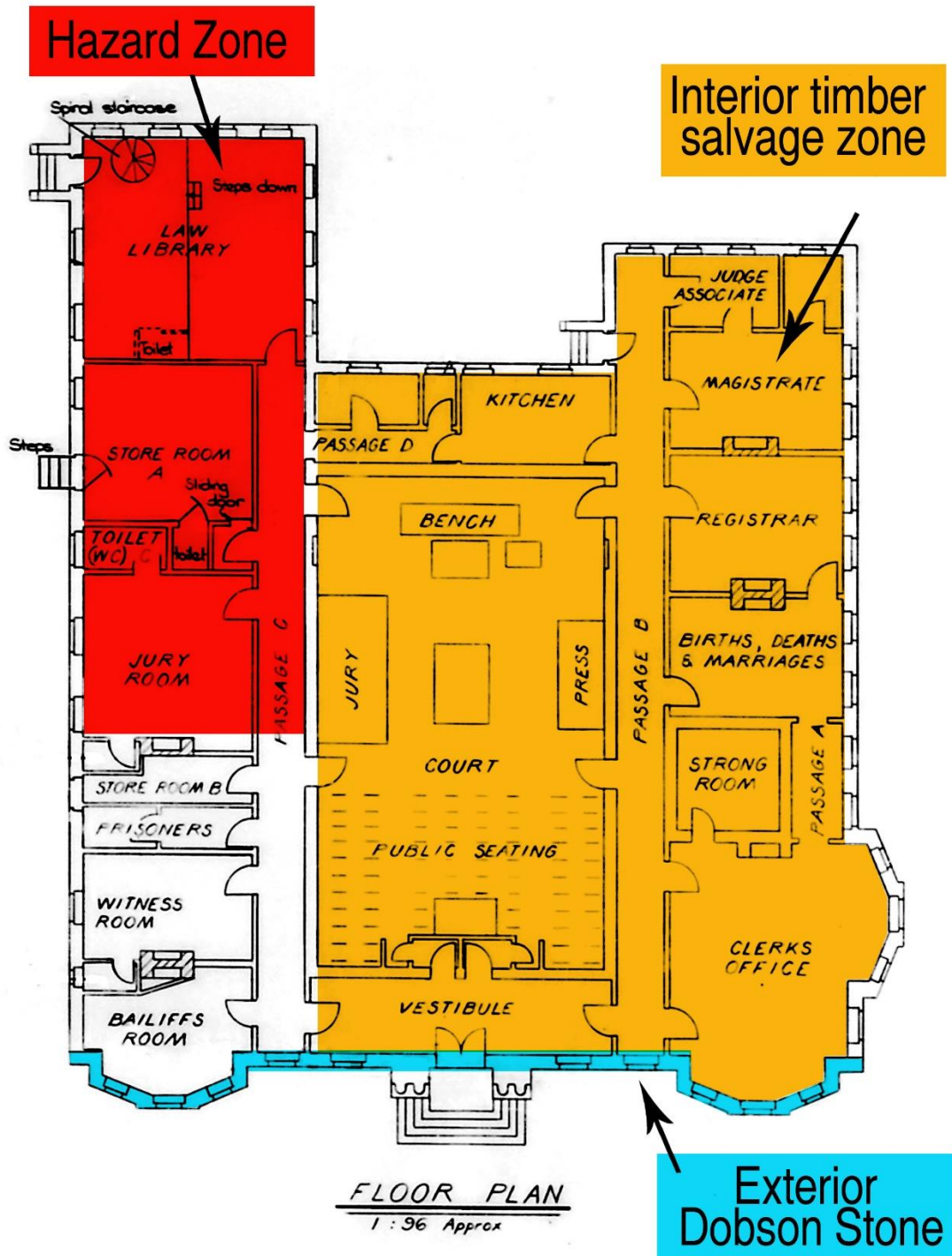


Figure 2 Courthouse floorplan - areas of interest



Figure 3 Timber interior: Registrar's office; Births, Deaths, Marriages Office; Vestibule



Figure 4 Courtroom timber interior

APPENDIX 1

Greymouth Evening Star 26 August 1912

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THE NEW COURTHOUSE

A HANDSOME BUILDING
COMMODIOUS, SUBSTANTIAL AND
ADEQUATE.

The new Supreme Courthouse, erected in Hospital Street, and which is now practically out of the contractors' hands, is a very fine public building, durable, commodious, healthful, handsome and eminently suitable in every way for the purposes for which it has been erected. The building is of one-storey, built in stone, concrete and brick and apparently adequate for the dispensing of justice for many years to come. The plans were prepared by the officers of the Public Works Department, Mr. Lewis supervising the engineering work and Mr. Reynolds the inspection of the works. The building contract has been very faithfully carried out by Messrs Kelsall and Sons and in the new courthouse this firm has added further kudos to their already long list of successful undertakings. The workmanship, finish, and skilful manner in which every detail has been conscientiously carried out reflect the highest credit on the contractors.

DOBSON STONE.

The foundations are of concrete and the front basement—and partially round the sides—is built up from five to six feet with stone from the Dobson (Brunnerton) quarry, which not only gives the building a very substantial

THE NEW COURTHOUSE

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appearance but bears eloquent testimony of the excellence and suitability of the locally-secured stone for architectural purposes.

FRONT ELEVATION.

At first impressions the front elevation appears somewhat stunted, but this is no doubt accountable for when taking into consideration the importance of giving as much light as possible to the courtroom, there being three windows in front of the building above the facade, the courtroom being a clerestory room.

THE COURT ROOM.

The building is approached from Hospital Street by double doors with bay at each side. The main entrance is set off with concrete steps and a pair of pillars on either side with Ionic caps. The plastering here and the enriching of the front with several shields, etc., reflect great credit on the artistic work of Mr. W. H. Winterburn. The front doors open to a vestibule, 30 feet long by 8 feet wide, running east and west. The main courtroom is in the centre and is 50 feet long by 30 feet wide. The ceiling is 22 feet high and being a clerestory ample light is afforded by twelve lights. The walls of this room are panelled to a height of 8 ft. 9 in. The

panelling work is of especial interest, the timber used being picked heart of red pine (rimu) and the natural grain of this wood is most beautiful and has already excited a good deal of admiration and wonderment that such really exquisite timber for this purpose is actually none other than West Coast grown. It was supplied to the contractors by Messrs

Stratford, Blair and Co. and the whole of the timber used in the manufacture of the doors, architraves, skirtings, etc., is well worth inspection. The joinery, too, in the courtroom panneling is very fine and creditable work indeed, and Mr. Kelsall might well feel proud of the handicraft of his workmen. The timber will ever 'bespeak its utility, give pleasure to the aesthetic sense, and be a standing advertisement of the utility of red pine for dado and ornamental purposes. The Judge's bench is situated at the western end, the jury desks, the witness box and prisoner's box, tables for the legal fraternity, reporters' desk, seats for the general public etc., are all worked out of local timber by the contractor and are substantially and creditably made. The room is approached by two doors at the front and by four doors at the sides, is spacious, well-lighted and ventilated and has a fireplace on either side.

PUBLIC OFFICE.

Corridors 66 feet long and 5 feet wide run down each side of the courtroom. The public office, which is spacious and well-lighted, is situated on the north-eastern corner of the building and is approached from the front vestibule. A lengthy counter has been erected and in this respect it will be a great advantage and convenience to the staff and public alike, especially when compared to the "pigeon hole" through which business has to be transacted in the old building. Behind the public office are situated the clerk's room, with a capacious strong room and judge's and magistrate's rooms, off which are an ante room, lavatory, conveniences, etc.

A corridor on the western side, or rear of the premises, leads to store houses, lavatories, conveniences, etc.

THE LIBRARY.

On the south-western side of the main courtroom is a large library room (the best lighted apartment in the building), a grand jurors' room, common jurors' room, witness room, and male and female prisoner's rooms.

FINISHINGS.

All the walls and partitions throughout are finished off with white plaster and putty. The ceilings are also done with fire-proof plaster and steel lathing. The pulp plaster is not only composed of ingredients that will not burn but is claimed to give considerable advantages to the acoustic properties of a room and this part of the work has been carried out by Mr. Winterburn in a very expert and creditable manner.

Altogether the courthouse is a credit to the Department, the contractors and the dominion and all that remains to complete it are decent furnishings.

Fire hoses are provided for in the side corridors and are directly connected with the main supply by $2\frac{1}{2}$ inch

pipes so that in case of an outbreak of fire this should provide ample provision to cope with incipient outbreaks.

Altogether the new building is admirably designed and is quite in keeping with the more substantial and handsome buildings that have been recently erected in Greymouth and although this district is one comparatively free from crime the new building

has not been erected a day too soon when compared with the discomforts and difficulties experienced of late in the administering of justice from the old building.

THE OLD BUILDING.

Prior to the erection of the building now to be discarded and removed the judicial business of this district was conducted in the present County Chambers in Gresson Street. Where the old building now stands was formerly the site of the Grey River Hospital but the latter institution was removed in 1875 to its present site. The present old building was erected in 1876, so that it has seen thirty-six years service.

COURT OFFICIALS

The Magistrates in the District have been William Horton Revell (deceased); Chas. Broad (late Judge Broad); Jas Mackay; Major Keddell (now deceased and of whom Mr. F. W. Keddell of this town is a son); followed by H. A. Stratford-Henniker, since deceased and husband of Mrs. Henniker, also of this town. Then came Mr. R. S. Hawkins, now in South Africa; Mr. Geo. K. Kenrick, at present in New Plymouth; Mr. R. H. Turton; since retired from the Bench and now at Invercargill practising at the bar; Mr. Alfred Cooke, now stationed at Wanganui; Mr. Wyvern Wilsen, now S.M. for Westport, and M. J. G. L. Hewitt, the present Magistrate.

DISTRICT COURTS.

Sittings of the District Court were held here for some years and were presided over by Judges C. D. R. Ward and W. R. Haselden. The District

Court sittings however, have been discontinued as it was found that the work of this court was simply overlapping the functions of other courts.

SUPREME COURT.

The circuit sittings of the Supreme Court have been held in Greymouth for the last two years, prior to which all the business of this Court arising in this district had to be dealt with at Hokitika.

CLERKS AND REGISTRARS.

The successive clerks of the Court and registrars have been Messrs Harry Kenrick, Tom Kenrick, W. A. Barton, F. J. Elmer and B. Harper, the present officer in charge. There is a long list of Justices of the Peace as present available in the town, the oldest of whom are probably Messrs F. Campbell and W. R. Kettle and Dr. Jas. McBrearty.

THE POLICE.

No court could carry on its business without the minions of the law and were it not for the police cases the business of the Court would be reduced to a minimum and under such circumstances it would be safe to say that one Magistrate could easily administer the affairs of the whole of the West Coast.

Inspector Phair, who succeeded Inspector Black, is at present in charge of this district and it is interesting to note that the Inspector was stationed on the Coast in the early days of its history. The Inspector together with Sergeant Egan, conduct prosecutions for the police.

Greymouth has always been fortunate in having a strong bar and as was remarked at a recent valedictory court function the relations of the legal fraternity have always been of a pleasant nature. Messrs Guinness and Kitchingham are the oldest firm of practising barristers and solicitors in the town. Then comes Mr. M. Hannan (Crown Prosecutor), W. J. Joyce, T. E. Coates, J. W. Hannan (of M. Hannan), F. D. Sargent, F. Kitchingham (of Guinness and Kitchingham), T. V. Byrne, and Chalk (Sargent and Chalk).