



13/08/2024

Grey District Council

105 Tainui Street

Greymouth 7805

## **Application for Land Use Consent**

Owners: The Proprietors of Mawhera, PO Box 13042, Christchurch 8141.

Title: Section 8-9 Block 5 Maori Reserve Greymouth or Mawhera 31 and Defined On Sheet 4 Deposited Plan 10

Application Request - Resource consent is sought to demolish the Royal Hotel building located at 128 Mawhera Quay, Greymouth

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## **Introduction**

The land that the Royal Hotel sits on, was part of Native Reserve No 31.

This land was negotiated to be retained by several Poutini Ngai Tahu chiefs, as part of the Arahura deed of 1860.

This Reserve included land surrounding the second Mawhera pa was in the vicinity of the site, on the South bank of the Grey River.

This land has special meaning to the Tangata whenua.

The current building was constructed in about 1930, replacing hotel buildings that had been present on the site since 1868. It was one of many hotels constructed on the West Coast during the gold rush.

In recent years, the building has fallen into disrepair. A notice in respect of a dangerous and insanitary building was issued by the Council in September 2017 (s124 under the Building Act), and again in July 2024. (appendix H)

The following application relates to the demolition of the Royal Hotel building which has subsequently proven to be economically unviable to refurbish despite extensive feasibility studies.

Consent is sought for demolition approval of the Royal Hotel which is now inevitable. The owner requests that the consent be granted as quickly as possible on a non-notified basis to facilitate this.

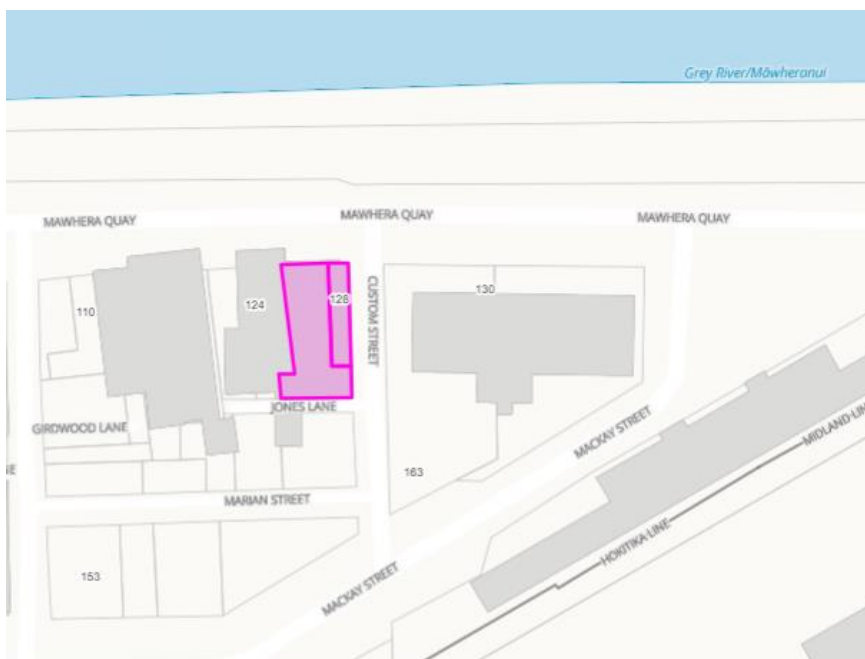
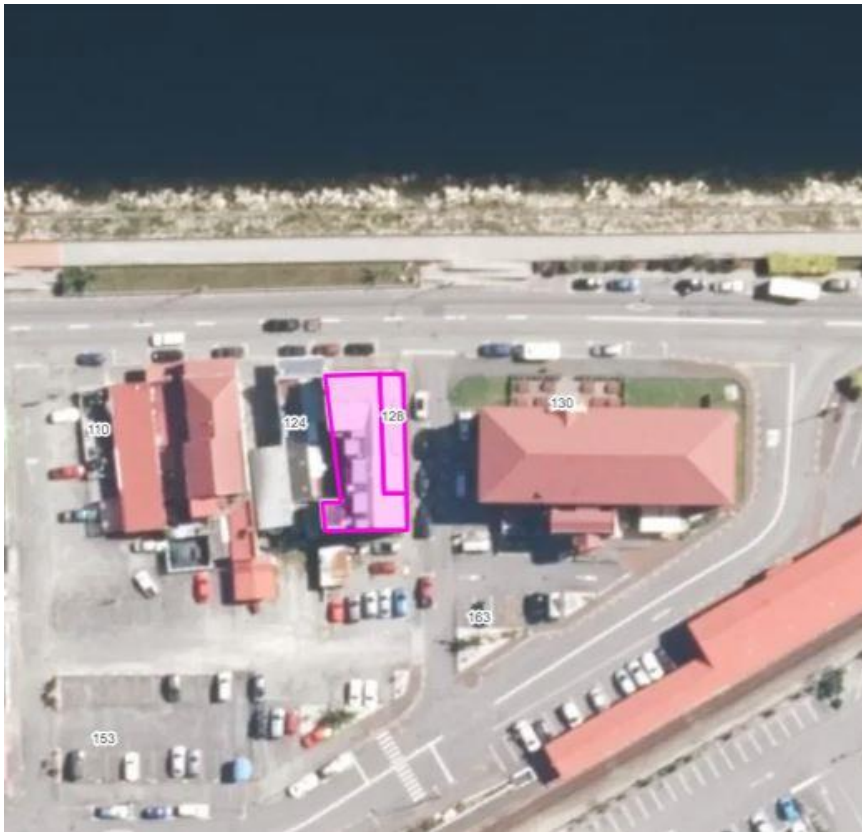
## The Site and Surrounds

Site Address: 128 Mawhera Quay, Greymouth.

Legal Description: Sections 6-11 and Part Section 18, Block 5 Maori Reserve 31 and parts of Jones Lane and Marian Street.

Title Reference: WS3B/292, WS3B/298, WS3B/299, WS3B/301, WS3B/302

Registered Owner: The Proprietors of Mawhera.



## **Resource Consent Request**

The Royal Hotel building has fallen into disrepair, with the owners being sent two 'notice in respect to a dangerous and insanitary building' under Section 124 of the Building Act 2004. Despite investigating the potential to repair and retain the building, it has proven to be economically unviable to do this. Therefore, it is proposed to demolish the building

### Hotel Building Demolition

An initial seismic assessment was undertaken by ENGCO Ltd in November 2019 (Appendix A) which found structural weaknesses which could lead to the collapse of the structure. The building was determined to have an NBS (National Building Standard) rating of 15% (deemed earthquake prone - very high risk).

Further engineering and quantity surveying assessments were undertaken to determine the costs of strengthening the building up to the required standard so it can be re-used. In summary, the cost of strengthening the building was estimated to be around \$10.4 million 4 years ago. Retaining the façade has also been considered, and this also 4 years ago would have had an estimated cost of around +\$2.5 million (Appendix B). Despite weather tightness efforts the escalation on price is more than 20% in last four years.

For these cost reasons, it is proposed to entirely demolish the Royal Hotel building, which is inevitable and urgent due to the current state of the building.

Some excavations will be required as part of the demolition process (please refer demolition methodology for process).

## **Response to : Schedule 4 of the Resource Management Act 1991**

1. Schedule 4 Clause 2(1)(a) – a description of the activity:
  - a. District plan and rule which we are applying under 14.4.4a
  - b. Please see attached demolition quote.
  - c. Please see attached demolition quote.
  
2. Schedule 4 Clause 2(1)(f) – an assessment of the activity against the matters set out in Part 2:  
  
Part 2 – Purpose: noted and understood.  
  
Part 2 – Matters of National Importance.
  - a. Demolition of this building will not have any change to the natural character of the coastal environment. Area is within the current Commercial Core.
  - b. No natural features and landscapes are currently on this site
  - c. No significant indigenous vegetation and fauna on this site.
  - d. Public access will remain as it currently is. Public access will improve due to the current council unsanitary status of this building with its removal.
  - e. Relationship with maori and their culture is not affected with the removal of this building. As this building is located on maori owned land it is their request to have it removed.
  - f. Building has been classified unsanitary by council, recovery of building is deemed under the district plan 14.4.4a
  - g. Customary rights are acknowledged with this application
  - h. Management of significant risks from natural hazards are acknowledged with this application. Town flood wall is protection from natural hazards.  
  
Part 2 – other matters
  - a. Kaitiakitanga: current land owners are Mawhera Incorporation and undertake full guardianship of this land as the tangata whenua of this area.
    - aa. The ethic of stewardship: current land owners are Mawhera Incorporation and have their future generations as the tangata whenua of this area at the heart of what they do.
  - b. The efficient use and development of natural and physical resources: environmental aspects will be adhered to in the demolition and cultural impacts will be nil.

ba. The efficiency of the end use of energy: Disposal of demolition waste please refer to demolition methodology (appendix C)

c. The maintenance and enhancement of amenity values: The removal of this unsanitary building will add and enhance the value of the area.

d. Intrinsic values of ecosystems: this building currently provides no values to the ecosystem.

e. N/A

f. Maintenance and enhancement of the quality of the environment: Removal of this building will enhance the quality of the current environment due to it being classed by council as an unsanitary building.

g. Any finite characteristics of natural and physical resources: n/a for this demolition consent

h. The protection of the habitat of trout and salmon: the building is located next to the flood protection wall. Refer Demolition Methodology (Appendix C) for protection during demolition.

i. The effects of climate change: no worse effect to climate change by the removal of the building which is unsanitary.

j. The benefits to be derived from the use and development of renewable energy: Currently no renewable energy on site.

Part 2 - Treaty of Waitangi: Principles of the Treaty of Waitangi will be adhered to by the owner of the land – Mawhera.

3. Schedule 4 Clause 2(1)(g) – an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b):

a. Operative Grey District Plan (ODP)

- Chapter 7 -The Coastal Environment

The removal of this building will have no effect on the coastal as it currently stands in the commercial core and demolition is within the site only.

- Chapter 10 – Tangata Whenua

This building is currently on the land owned by Mawhera who are the tangata whenua of this land. Demolition is requested by them due to its unsanitary state on their land and the buildings' condition meant that repair was not financially feasible.

- Chapter 14 – Heritage

This building is a category 2 building as included in the Grey District Council on section 26.1 Schedule 1. It has been demonstrated under 14.4.4a the item is in a state of disrepair and the costs to repair are significantly greater than other development alternatives on site.

- Chapter 15 – Financial Contributions

The demolition of the building and the making safe of the site will be the responsibility of the land owners – Mawhera.

- Chapter 20 – Commercial and Industrial Environmental Areas

The demolition of this building will have no adverse effects on the commercial and industrial environmental areas. Demolition area is within the site. Management of the demolition will be by a qualified disposal company undertaking all site safety procedures both on site and for the neighbours and public boundaries.

- b. Proposed Te Tai o Poutini Plan (PDP)

- POU – Pouini Ngai Tahu

POU-01 occupation is currently by Mawhera as land owners and will remain so.

POU-02 Cultural rights are governed by the landowners – Mawhera

POU-03 Cultural relationships sit with the landowners – Mawhera

POU-04 as landowners Mawhera are the kaitiakitanga of the land and recognize the relationship they have with the land.

POU-P1-P10 – Landowners Mawhera recognize all these strategic policies

- UFD – Urban form and development

With the demolition of this unsanitary building it will be more attractive to all and have less risk to the public through vagrants and the risk of fire to the neighbouring buildings. Local businesses will be supported with the work undertaken in the demolition. Any future redevelopment of this site will enhance the local area and be an improvement to its current state.

- HH – Historic Heritage

HH-P7 – please refer to the AEE in (appendix A)

- SASM – Sites and areas of significance to Maori

It has been identified that this site sits on SASM62. Area SASM62 is quite extensive and encompasses the subject site along with the entire Greymouth Commercial Core.

SASM62 has been assessed with the following:

SASM R01 – We recognise this building site to be within SASM62, this building site is owned by the Mawhera In-corporation as part of their Maori Land portfolio.

SASM R02 – No earthworks to be undertaken in this demolition. Removal of building only.

SASM R03 – As in R02 no earthworks are intended for the removal of the building. No replacement building has been planned.



SASM R04 – There is currently no vegetation on this site.

SASM R05 - No temporary events are planned for this site

SASM R06 – N/A

SASM R07 – N/A

SASM R08 – N/A

SASM R09 – N/A

SASM R10 – N/A

SASM R11 – N/A

SASM R12 – no earthworks required

SASM R13 – N/A

SASM R14 – No events

SASM R15 – N/A

SASM R16 – N/A

SASM R17 – N/A

SASM R18 – N/A

SASM R19 – N/A

- CE – Coastal Environment

Demolition of this building will have no effect on the current coastal environment, the site is within the commercial core and will be cleared of buildings, disposed of appropriately as per demolition report and left as a levelled site. No activity other than demolition will occur on site. All other matters to do with CE are therefore N/A

- EW – Earthworks

This resource consent is for the removal of the building and associated structures on the site, no earthworks other than capping off of services and removal of footings will be required. No activity other than demolition will occur on site. All other matters to do with EW are therefore N/A

- TEMP – Temporary activities

No temporary activities are sort for this RC. . No activity other than demolition will occur on site. All other matters to do with TEMP are therefore N/A

## CMUXZ – Commercial and Mixed Use Zones

TCZ is the only zone concerning this RC application. The removal of this unsanitary building will enhance the commercial area by why of tidying up the visual pollution. Currently it poses a risk to surrounding buildings and the public. Vagrants have caused damage and arson is a real threat. It is in a decrepit state and poses risk to public safety

The removal of this building will help support the redevelopment in future to become a high-quality built environment. As the land is owned by the Mawhera In-corporation as part of their Maori Land portfolio they will be fully supporting the West Coast/Te Tai o Poutini commercial area and its desire to focus on high-quality built environmental character, community and visitor focus and identity.

4. Schedule 4 Clause 2(3) – assessment of the activity’s effects on the environment:

a) Detailed methodology and plans of how the demolition activity will occur please refer to attached demo quote.

b) Detailed methodology and plans of how the site will be remediated to a “clear site” please refer to attached demo quote. (appendix C)

c) Detailed methodology of how and where the demolition materials would be disposed of and level of effect to the receiving environment please refer to attached demo quote. (appendix C)

d) Heritage values assessment please refer to attached assessment of effects (appendix D).

“Underground Overground Archaeology Ltd (UOA) has been commissioned by RM Designs Limited on behalf of Māwhera Inc. and Development West Coast to assess the impacts of the proposed demolition of the former Royal Hotel, 128 Mawhera Quay, Greymouth (Sections 8-9, Block 5, Māori Reserve 31), Māwhera Inc. owns the building, as well as the land it situated on.

Demolition of the Royal Hotel constitutes a discretionary activity under Rule 26.1.(v) and **without mitigative measures**, would have a major adverse effect on the heritage values.”

Sadly despite the owners best efforts this building has deteriorated rapidly in the last 4 years

5. Schedule 4 Clause 6(1)(f) – Identification of the persons affected by the activity:

Refer attachment (appendix D)

6. Policy HH-P7 of the Proposed Te Tai o Poutini Plan:

The cost to retain or repair the heritage item would be at an unreasonable cost.

7. Rule HH-R9 of the Proposed Te Tai o Poutini Plan:

Mawhera In-corporation as part of their Maori Land portfolio will work with councils and their own cultural consultant to monitor record any excavation that finds items of cultural interest.

8. Traffic Managements plan and Demolition Plan:

Please find attached the Demolition, Traffic Management (appendix C) and Asbestos removal report (appendix E)

## **Conclusion**

This application relates to the demolition of the Royal Hotel at 128 Mawhera Quay, Greymouth.

The Royal Hotel building is in a decrepit state and poses risk to public safety. Assessments have been undertaken to determine the seismic strengthening work required to bring the building up to standard, and the costs associated with this, which prove to be unviable.

The owner requests that the consent be granted as quickly as possible to demolish on a non-notified basis to facilitate this.

## **Appendices List**

**A Initial Evaluation Procedure Assessment and site assessment**

**B Quantity Surveyor Estimate**

**C Demolition Methodology**

**D Assessment of Effects**

**E Asbestos Removal Certification**

**F Greymouth Heritage Approval**

**G Decision of Commissioner 20 march 2019 -Revington Properties LTD RC**

**LUN2695/17 to Grey District Council**

**H Section 124 Letters**

**I Engco Geotechnical Report**