



Christchurch City Council

HERITAGE GRANTS AND COVENANTS COMMITTEE AGENDA

THURSDAY 18 DECEMBER 2008

AT 9.30AM

IN COMMITTEE ROOM NO 3, FIRST FLOOR, CIVIC OFFICES

Elected Member Representation:	Councillor Helen Broughton (Chair), Councillors Barry Corbett, David Cox, Claudia Reid and Mike Wall
Staff Representation:	Michael Theelen, Carolyn Ingles, Neil Carrie, Robert O'Connor
General Manager Responsible:	Mike Theelen Telephone: 941 8177
Committee Adviser:	Warren Brixton Telephone: 941 8439

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1. APOLOGIES

2(i). COVENANT CONSENT FOR WARNERS HOTEL, CATHEDRAL SQUARE

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Officer responsible:	Manager Liveable City
Author:	Principal Adviser, Neil Carrie

PURPOSE OF REPORT

1. The purpose of this report is to consider an application for consent under the covenant for alterations to 50 Cathedral Square

EXECUTIVE SUMMARY

2. Warners Hotel at 50 Cathedral Square is proposed to have largely internal modifications to provide for a higher standard of accommodation consistent with it functioning as part of the new Accor Hotel, to which it is linked. The work proposed is limited to:
 - The insertion of a 90 minute smoke seal door between the original Warners Hotel and the new Novatel section of the hotel;
 - Internal alterations to upgrade the bedrooms and bathroom facilities;
 - Turn the 'Maddison' and 'Wright' suites into bedroom suites requiring new bathrooms in these areas with a frameless glass balcony barrier;
 - Add new storage cupboards to the third and fourth floors;
 - Install door closers and smoke seals to all the guestroom doors to meet fire code compliance;
 - Insert a fire door to the east of the first floor central staircase;
 - Align the corridor at first floor level to allow access to the Novatel at the north end;
 - Insert store rooms at the end of the corridors on the north wing of the second and third floor levels;
 - Insert a new wall and floor at first floor level in the rear staircase to integrate it into the floor at this level. The staircase originally went to the ground floor but this has at some time been sealed off.
 - Remove the extra area of parapet on the north-west end of the original Warners building to allow for the integration with the new section .
3. The internal works do not affect the reading of the existing hallway and internal room spaces in any way and can be considered to be less than minor. The work is essentially to upgrade the existing rooms to current hotel standards including completing areas of the original backpackers section of the hotel that had not been refurbished in the 1990s-2000 work. The fire door at the ground floor level and the door closers and smoke seals to all the guestroom doors are required to meet fire code compliance standards.
4. Consent is required under the covenant for these alterations which will have an less than minor effect on the heritage values of the hotel but ensure that Warners continues to function as an inner city heritage hotel.

FINANCIAL IMPLICATIONS

5. There are no financial implications for the Council.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

6. Not applicable.

LEGAL CONSIDERATIONS

7. See below.

2(i) Cont'd

Have you considered the legal implications of the issue under consideration?

8. Consent for the works is required under the conservation covenant registered against the title of the property

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

9. Heritage protection is aligned to the Community Outcome 'An Attractive and Well-designed City'. This provides for, among other things, ensuring *"our lifestyles and heritage are enhanced by our urban environment"*. The success measure is that *"our lifestyles and heritage are enhanced by our urban environment"*. Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure of the outcome.
10. One of the objectives under the Strategic Direction Strong Communities provides for "protecting and promoting the heritage character and history of the city" (Goal 7, Objective 4).
11. City Development Activities and Services aims to help improve Christchurch's urban environment among other things. One activity under City Development provides for Heritage Protection, whereby the Council provides "leadership, advocacy, resources, grants and conservation covenants to conserve and rehabilitate heritage items". One of the Council's contributions is to ensure the city's heritage is protected for future generations. The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

12. Yes

ALIGNMENT WITH STRATEGIES

13. Alignment of the requirement for Conservation covenant consents and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

Heritage Conservation Policies

Heritage Incentive Grants are provided for under the Heritage Incentive Grants Policy section of the Council's Heritage Conservation Policies. Heritage Conservation Policies align with Community Outcome "An attractive and Well-designed City" through the indicator "Number of heritage buildings, sites and objects.

Heritage Conservation Policies are also aligned with Council's Strategic Directions, Strong Communities Goal 7: *"Celebrate and promote Christchurch's identity, culture and diversity by protecting and promoting the heritage character and history of the city."* and Liveable City Goal 4 of: *"Maintain and enhance the quality of development, and renewal of the city's built environment by protecting Christchurch heritage buildings and neighbourhood character."*

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, of which the Christchurch City Council is a signatory.

Do the recommendations align with the Council's strategies?

14. Yes.

CONSULTATION FULFILMENT

15. There is no requirement for consultation.

STAFF RECOMMENDATION

It is recommended that the Committee approve the application for a consent under the covenant for minor internal and external alterations to Warners Hotel, 50 Cathedral Square.