

## 9. COVENANT CONSENT FOR WARNER'S HOTEL, 50 CATHEDRAL SQUARE

<b>General Manager responsible:</b>	General Manager Strategy and Planning
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### PURPOSE OF REPORT

1. To consider an application for consent under the covenant for alterations to Warner's Hotel, at 50 Cathedral Square.

### EXECUTIVE SUMMARY

2. Warners Hotel at 50 Cathedral Square had the original balustraded parapet and triangulated pediment to Cathedral Square removed for safety and seismic reasons a considerable number of years ago. The remaining exposed top of the external wall is unable to support a substantial parapet. Previously approved works to Warners Hotel by the Accor Group as a result of the addition of a new accommodation building included the intention to replicate the balustraded parapet and triangular pediment in a similar form but of a lower height and in light-weight materials.
3. The original proposal was to form the parapet from polystyrene and plaster which, at the time of application for approval under the covenant consent, was technically achievable. Once detailed design and construction was underway it became clear that the costs of this parapet and pediment replication and the risks to the structural integrity of the remaining building would not make the original intention feasible.
4. Consent is required under the covenant for these alterations which will have an effect which is considered less than minor on the current heritage values of the hotel, but will ensure that Warner's continues to function as an inner city heritage hotel with an appropriate appearance to Cathedral Square. The statement of heritage significance is included at Attachment 1.

### FINANCIAL IMPLICATIONS

5. There are no financial implications for Council.

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

6. Not applicable.

### LEGAL CONSIDERATIONS

7. Covenant and resource consent approvals are required. The latter has been granted.

### 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*".
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 Council provides *"leadership, advocacy, resources, grants and conservation covenants to conserve and rehabilitate heritage items"*. One of 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

Heritage Covenants are provided for as a means of heritage protection under section 5.3 of the Policy

*"The Council shall provide for and facilitate the use of conservation covenants under section 77 of the Reserves Act 1977 or other legal instruments to protect buildings, places and objects of heritage value listed in the Christchurch City Plan and/or the Banks Peninsula District Plan as applicable"*.

The Heritage Conservation Policy aligns with the Community Outcome "An attractive and Well-designed City" through the indicator "Number of heritage buildings, sites and objects.

The Heritage Conservation Policy is 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."*

**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 Heritage Grants and Covenants Committee approve the application for a consent under the covenant for alterations that will have an effect considered to be less than minor to the existing external facade of Warner's Hotel, 50 Cathedral Square.