

2 August 2022

## 13 CONFIDENTIAL REPORTS

### 22.5.9 CROMWELL MEMORIAL HALL/EVENTS CENTRE - DESIGN SCOPE APPROVAL

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#### Public Excluded

<b>Section under the Act</b>	The grounds on which part of the Council or Committee may be closed to the public are listed in s48(1)(a)(i) of the <i>Local Government Official Information and Meetings Act 1987</i> .
<b>Sub-clause and Reason:</b>	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

#### 1. Purpose of Report

To consider approval of the design scope and scale of the new Cromwell Memorial Hall/Events Centre allowing the project to progress to the concept phase.

#### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the design scope of the Cromwell Memorial Hall/event centre and proceeds into concept design
- C. Report and minutes to be released following further engagement with external parties and finalisation of their involvement in the design.

#### 2. Background

The Cromwell Memorial Hall/Events Centre project was approved in the 2021-31 Long-term, Plan and the design phase of the project was awarded to Jasmox in December 2021.

Since the start of 2022, Jasmox has been working on the design investigation phase for the Cromwell Memorial Hall/Events Centre. This phase included:

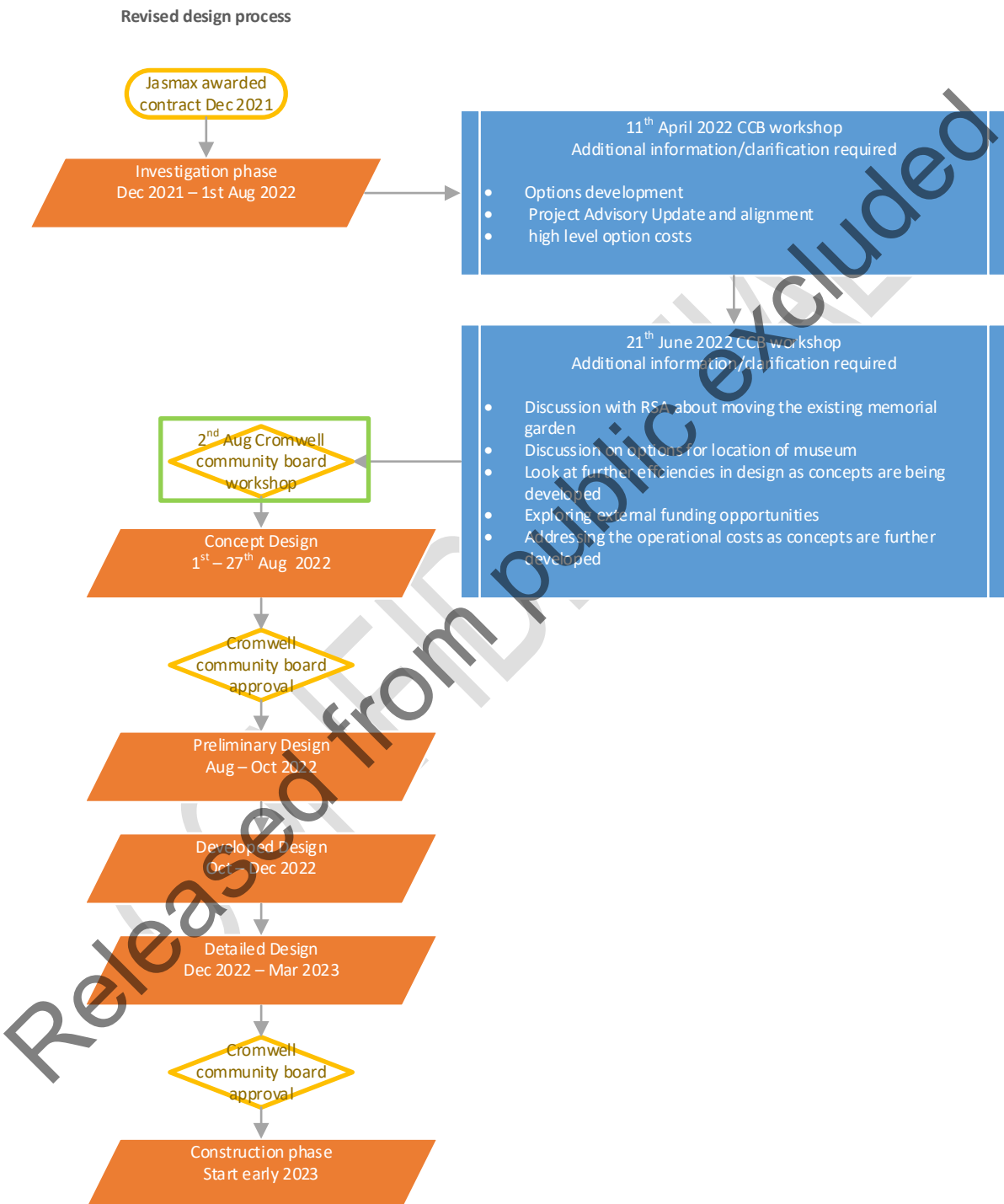
- Project Advisory Group workshops.
- External stakeholder group meetings.
- Input from theatre, sound and sustainability experts.
- Engineering and geological advice.

On the 21<sup>st</sup> of June Jasmox lead a workshop to bring the Board up to date and to discuss the next steps for the project. At the workshop further information/clarification was requested for the following.

- Discussion with RSA about moving the existing memorial garden
- Discussion on options for location of museum
- Look at further efficiencies in design as concepts are being developed
- Exploring external funding opportunities
- Addressing the operational costs as concepts are further developed

On the same day, the Cromwell community Board received a report and agreed to close the memorial hall with immediate effect. See Appendix 1 - Closing of the Cromwell Memorial Hall

Below is the graphic representation of the design process, the green box shows the current status of the process.



### 3. Discussion

#### Design scope

Following the investigation phase of the project and feedback from the Cromwell community board, the below design scope has been developed by Jasmax.

A Memorial Hall and Events Centre building circa 2300-2500m<sup>2</sup> consisting of the following key spaces:

- A flexible auditorium with 400 pax tiered seating and functionality for large flat floor events
- Performance back of house facilities to suit local and travelling theatrical and live performance groups
- Large foyer community space suitable for gathering, events, and intermission functions
- Bar to cater to auditorium and flexible event spaces
- Commercial kitchen for full service and reheat options
- A large events space catering for community events, weddings, gatherings and functions
- A flexible space suitable for rehearsal, movement and other group activities with a sprung floor
- Small and medium meeting spaces for community and local business use
- Key operational, service and administrative facilities

To enable the project to progress through to concept design phase and to ensure alignment with the Masterplan vision and community outcomes for provision of an integrated arts and cultural precinct, the following items are to be developed in concept and explored with possible staging considerations.

- New museum
- Café
- 40 seat cinema

The consideration of these activities will be dependant on council policy and funding, and can be removed if necessary.

The following assumptions and key constraints have been tested, investigated and agreed in progressing through to the completion of concept:

- The underground site services will not be relocated and new buildings will be built outside the zone of influence.
- In consultation and agreement with the RSA – The relocation of the Memorial elements (e.g., statue and flag poles) and garden will be considered and developed in the concept design phase.
- The concept will proceed with availability of land within the road reserve to be utilised for new building footprints and landscape outcomes, subject to approval of road closure.
- The Town and Country is unlikely to form part of the new building.
- Parking will be developed during concept design outside of the designation boundary and through improved efficiencies and new provision to existing Melmore Terrace and Butchers Drive locations.

The Board's approval is required for above design scope to enable the project to proceed to concept phase.

#### 4. Financial Considerations

No new financial budget is required for this decision.

#### 5. Options

##### Option 1 – (Recommended)

Approve the design scope of the Memorial Hall/event centre.

Advantages:

- Project proceeds into the design concept phase.
- Critical path of project on track.

Disadvantages:

- None.

##### Option 2

Board does not approve the design scope.

Advantages:

- Allow for more time to do further investigation and refine the scope.

Disadvantages:

- Does not allow design investigation to close and proceed to the design concept phase.
- Delay project design scope and timelines.

#### 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social and cultural wellbeing of communities, in the present and for the future by delivering a hall/events centre to the community which will enable a range of events and community use and a hub for arts and culture.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	This decision is consistent with the “Eye to the Future” Cromwell Masterplan and the Long-term Plan.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	The impacts on sustainability, such as waste to landfill, will be off-set in the longer-term by the creation of a modern and environmentally efficient building on this site.
<b>Risks Analysis</b>	

	Risks will be managed by project planning and close project management.
<b>Significance, Consultation and Engagement (internal and external)</b>	<p>There has been significant consultation through the “Eye to the Future” Cromwell Masterplan and the project and funding was included in the consultation document for the 21/31 Long-term Plan.</p> <p>All communications will be distributed to the Board for feedback before releasing to the community.</p>

**7. Next Steps**

1. Proceed into concept with outline area schedule.
2. Agree or exclude additional scope items (i.e. cinema)
3. Full cost estimate and scope presented at concept with imagery and outcomes supporting vision.
4. Engage with stakeholders update and next steps.

**8. Attachments**

**Appendix 1 - Closing of the Cromwell Memorial Hall**

Report author:

Reviewed and authorised by:




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22/07/2022

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25/07/2022

Released from public excluded