



AGENDA

Cromwell Community Board Meeting Monday, 8 May 2023

Date: Monday, 8 May 2023

Time: 2.00 pm

**Location: Cromwell Service Centre, 42 The Mall,
Cromwell**

(A link to the live stream will be available on the Central Otago District Council's website.)

**Louise van der Voort
Interim Chief Executive Officer**

Notice is hereby given that a meeting of the Cromwell Community Board will be held in Cromwell Service Centre, 42 The Mall, Cromwell and live streamed via Microsoft Teams on Monday, 8 May 2023 at 2.00 pm. The link to the live stream will be available on the Central Otago District Council's website.

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Members Ms A Harrison (Chair), Mr B Scott, Cr S Browne, Cr N Gillespie, Cr C Laws, Ms M McConnell, Mr W Sanford

In Attendance T Cadogan (Mayor), L van der Voort (Acting Chief Executive Officer), S Righarts (Group Manager - Business Support), D Rushbrook (Group Manager - Community Vision), D Scoones (Group Manager - Community Experience), W McEnteer (Governance Manager), S Reynolds (Governance Support Officer)

1 APOLOGIES

2 PUBLIC FORUM

3 CONFIRMATION OF MINUTES

Cromwell Community Board meeting - 22 March 2023

**MINUTES OF A MEETING OF THE
CROMWELL COMMUNITY BOARD
HELD IN THE CROMWELL SERVICE CENTRE, 42 THE MALL, CROMWELL
AND LIVE STREAMED VIA MICROSOFT TEAMS ON WEDNESDAY, 22 MARCH 2023
COMMENCING AT 2.00 PM**

PRESENT: Ms A Harrison (Chair), Mr B Scott, Cr S Browne, Cr N Gillespie, Cr C Laws,
Mr W Sanford

IN ATTENDANCE: S Righarts (Group Manager - Business Support), D Rushbrook (Group
Manager - Community Vision), D Scoones (Group Manager - Community
Experience), L van der Voort (Group Manager - Planning and Infrastructure),
G Robinson (Property and Facilities Manager), L Stronach (Team Leader
Statutory Property), T Bates (Property Officer), A Rodgers (Principal Policy
Planner), G Bailey (Parks and Recreation Manager), W McEnteer
(Governance Manager), S Reynolds (Governance Support Officer)

1 DECLARATION OF OFFICE

23.2.1 DECLARATION OF OFFICE

The new member of the Cromwell Community Board was required to take the Declaration of Office. The Deputy Mayor asked Mr Sanford to give his declaration. It was read aloud before being sighted and signed.

2 APOLOGIES

APOLOGY

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Sanford

That the apology received from Ms McConnell be accepted.

CARRIED

3 PUBLIC FORUM

Robbie Dick – Lease for Central Wormworx

Mr Dick spoke with regards to his lease held by Central Wormworx Limited.

Janeen Wood – Cars on the Cycleway in Pisa Moorings

Ms Wood gave an update on the issue of vehicles traversing the Lake Dunstan Trail and detailed four areas where this was most problematic.

4 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Browne

That the public minutes of the Cromwell Community Board Meeting held on 9 February 2023 be confirmed as a true and correct record.

CARRIED

5 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. Crs Laws and Gillespie declared an interest in item 23.2.4. They did not discuss or vote on the item.

6 REPORTS

23.2.3 REQUEST TO EXTEND THE LEASE HELD BY CENTRAL WORMWORX LIMITED (PRO: 3112 L2)

To consider a proposal to grant a short extension to the lease held by Central Wormworx Limited over part of Lot 4 Deposited Plan 526140.

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Laws

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to vary the lease held by Central Wormworx Limited, over part of Lot 4 DP 526140, as follows:
 - Additional Right(s) of Renewal: One (1) of One (1) Year (commencing 01 July 2023), followed by One (1) of Two (2) Years (commencing 01 July 2024).
 - Rental: No change.
 - New Final Expiry Date: 30 June 2026.
 - Right(s) of Assignment: Nil.
 - Cancellation Clause: Post renewal dated 01 July 2024, (if exercised), either party may cancel the Lease with no less than six (6) months written notice.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

Note: Crs Laws and Gillespie declared an interest in item 23.2.4. They did not discuss or vote on the item.

23.2.4 REVIEW OF PROPOSAL TO DISPOSE OF PART OF RECORD OF TITLE 13B/860 TO WAKA KOTAHI NEW ZEALAND TRANSPORT AGENCY AS AGENTS OF THE CROWN (PRO: 62-3047-00).

To consider the compensation required in disposing approximately 1,740 square metres of Record of Title OT13B/860, to Waka Kotahi as agents of the Crown, for the purpose of constructing a roundabout at the intersection of State Highway 8B and Barry Avenue.

COMMITTEE RESOLUTION

Moved: Sanford
Seconded: Browne

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Notes the previous agreement with Waka Kotahi for the compulsory acquisition of this land.
- C. Recommends to Council the Community Board resolution of 21 June 2022 to dispose of approximately 1,740 square metres of Record of Title OT13B/860 to Waka Kotahi New Zealand Transport Agency for \$118,000 (One Hundred and Eighteen Thousand Dollars) plus GST (if any) be upheld.
- D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

23.2.5 2023-24 ANNUAL PLAN BUDGET AND FEES AND CHARGES SCHEDULE

To approve the draft budgets and the Cromwell Ward 2023-24 fees and charges schedule for inclusion in Council's Annual Plan 2023-24 process.

After discussion it was agreed that the fees and charges for the Cromwell Pool would not increase and the schedule would be changed to reflect this.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Laws

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees the draft Cromwell Ward 2023-24 Annual Plan budgets and recommend to Council for inclusion in the 2023-24 Annual Plan.
- C. Agrees to accept the Cromwell Ward 2023-24 Fees and Charges schedule and recommend to Council for inclusion in the 2023-24 Annual Plan without increases to the entry prices at the Cromwell Pool.

CARRIED

23.2.6 CROMWELL FINANCIAL REPORT FOR THE PERIOD ENDING 31 DECEMBER 2022

To consider the financial performance overview as at 31 December 2022.

COMMITTEE RESOLUTION

Moved: Gillespie

Seconded: Scott

That the report be received.

CARRIED

7 MAYOR'S REPORT**23.2.7 MAYOR'S REPORT**

His Worship the Mayor was not present at this meeting.

8 CHAIR'S REPORT**23.2.8 CHAIR'S REPORT**

The Chair gave an update on activities and issues since the last meeting:

- Attended two Museum Trust meetings in February and March. MOU signed in March. Note good visitor numbers throughout the summer.
 - Volunteered at the interclub swim meet.
 - Attended The Goldfields School Colour Run. Gave thanks to the Cromwell Volunteer Fire Brigade who supported the event.
 - Attended the drop in sessions at McNulty House with Year 5/6 from the school.
-

COMMITTEE RESOLUTION

Moved: Harrison

Seconded: Scott

That the report be received.

CARRIED

9 MEMBERS' REPORTS**23.2.9 MEMBERS' REPORTS**

Members gave an update on activities and issues since the last meeting:

Cr Laws reported on the following

- Attended a Cromwell Community House meeting and updated members on some issues discussed
- Attended an Old Cromwell Incorporated meeting
- Attended a Council meeting and gave members and update on topics discussed

Mr Sandford reported on the following

- Notes some negative feedback regarding Lowburn freedom camping. In relation to this he has been asked to be a board member on the Lake Dunstan Charitable Trust.
- Attended the McNulty House open day and noted positive feedback for the project.

Cr Gillespie reported on the following

- Attended March Council meeting.
- Attended a Hearings Panel meeting and updated members on some issues discussed.
- Attended the open day at McNulty House.

Cr Browne reported on the following

- Attended the McNulty House open day and had some very positive interactions.
- Notes that she is working with the CODC waste team to increase the positive messaging around the new waste contract and kerbside collection.
- Has attended various sports groups meetings. Has noted that most are running at capacity.
- Attended a meeting with the Aquatics team and is encouraged by some positive changes in this space and attempt to increase visitors.

Mr Scott reported on the following

- Attended a Cromwell and District Promotions Group meeting
- Attended the NZ Open Final Qualifying Golf Tournament which brought a large number of people to Cromwell
- Attended the open day at McNulty House which received good attendance and positive responses
- Attended a planning meeting for a Quiz Night for the Cromwell and Districts Promotions Group

COMMITTEE RESOLUTION

Moved: **Browne**
Seconded: **Laws**

That the report be received.

CARRIED

10 STATUS REPORTS**23.2.10 MARCH 2023 GOVERNANCE REPORT**

To report on items of general interest, receive minutes and updates from key organisations and consider current status report updates.

COMMITTEE RESOLUTION

Moved: Sanford
Seconded: Gillespie

That the report be received.

CARRIED

11 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 8 May 2023.

12 RESOLUTION TO EXCLUDE THE PUBLIC**COMMITTEE RESOLUTION**

Moved: Laws
Seconded: Scott

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Minutes of Ordinary Board Meeting	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)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
23.2.11 - Gair Avenue Report	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)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
23.2.12 - March 2023 Confidential Governance Report	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on,	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting

	without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
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CARRIED

The public were excluded at 3.27 pm and the meeting closed at 4.04 pm.

8 May 2023

4 DECLARATION OF INTEREST

23.3.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 652927

1. Purpose

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

2. Attachments

Appendix 1 - CCB Declarations of Interest [↓](#)

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
Sarah Browne	Anderson Browne Construction and Development (Director and Shareholder) Infinite Energy Ltd (Shareholder) Central Otago Sports Turf Trust (Trustee) Central Football and Multisport Turf Trust (Trustee)	Anderson Browne Construction and Development (Director and Shareholder) Infinite Energy Ltd (Employee)	Cromwell Youth Trust Tarras Community Plan Group
Neil Gillespie	Contact Energy (Senior Specialist - Hydro Sustainability) Clyde & Districts Emergency Rescue Trust (Secretary and Trustee) Cromwell Volunteer Fire Brigade (Chief Fire Officer) Cromwell Bowling Club (patron) Otago Local Advisory Committee - Fire Emergency New Zealand Returned Services Association (Member)		Tarras Hall Committee
Anna Harrison	Principal Goldfields Primary School Runs the Dunstan Zone swimming championships Cromwell Swim Club past president and club group coach Central Otago Primary School Sport Association (member) Dunstan Zone Sports Group (member) Principal of Goldfields Primary School	Mojo Modern Joinery Cromwell (Owner / Director)	Bannockburn Community Centre Management Committee Inc Cromwell District Museum

Cheryl Laws	The Message (Director) Wishart Family Trust (Trustee) Wooring Tree (Assistant Manager - Cellar Door) Daffodil Day Cromwell Coordinator	Otago Regional Council (Councillor) The Message (Director)	Cromwell Resource Centre Trust Old Cromwell Incorporated
Mary McConnell	Harrison Grierson Ltd (Employee) Contractor to Environmental Protection Authority and QLDC	Southern Lakes Motors (Shareholder and dealer principal)	Cromwell and Districts Community Trust Lowburn Hall Committee
Wally Sanford	Connect Cromwell (Steering Group Member)Landpro Ltd (Employee)Southland Zodiac Zephyr Club (Member)Survey and Spatial New Zealand (Voting Member)	Vinpro (Employee)	Lake Dunstan Charitable Trust
Bob Scott	Cromwell Golf Club (President) Central Football Project Trust (Trustee)		Bannockburn Recreation Reserve Management Committee Inc Cromwell and Districts Promotions Group

5 REPORTS

23.3.2 2022/23 COMMUNITY AND PROMOTIONS GRANTS APPLICATIONS - 2ND ROUND

Doc ID: 622199

1. Purpose of Report

To consider the second round of the community and promotions grant applications for the 2022/23 financial year. To also consider an application to the 2023-24 year promotions grant.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Decides the grants to be allocated to the applicants of the Community and Promotions Grants.
-

2. Background

The Central Otago District Council contributes to the social, economic, environmental and cultural well-being of the local community through the contestable grants process.

The objectives of the grants process are:

- Enhance well-being in the district (social, economic, environmental and cultural)
- Empower local communities
- Facilitate the delivery of Community Outcomes
- Promote our Regional Identity: Central Otago A World of Difference.

There are two types of grants that can be applied for, community grants and promotions grants. Each are funded using different targeted rates, which means that one pool cannot subsidise the other. Each application must be considered on its own merit and its fit with the relevant grant criteria and available budget.

The Board considers grant applications in two rounds annually. This is the second round of funding for the 2022-23 financial year. Applications for the second round closed on the 19th of March 2023 for a decision at this meeting. An application was also accepted from Cromwell and Districts Promotions Group to the 2023-24 year budget.

The Cromwell Community Board is delegated the authority to consider applications for activities and projects within its boundaries.

Annually, there is \$49,925 to distribute in the Cromwell community grants scheme and \$106,219 to distribute in the promotions grants scheme. The following table illustrates the commitments already made and the amounts left to distribute in the 2022-23 financial year. There are currently no pre-approved commitments to the 2023-24 draft annual plan promotions budget of \$106,219.

Community Grants	2022/23 FY
Total Budget for 2022/23	49,925
Plus returned grants	-

Less committed from previous rounds	30,174
Balance left to distribute	19,752
Promotions Grants	
Total Budget for 2022/23	106,219
Plus returned grants	2,245 ¹
Less committed from previous rounds	91,520 ²
Balance left to distribute	16,944

3. Discussion

Community Grants

Four community grant applications were received in this round, requesting a total of \$57,468.80. There is \$19,752 to distribute.

The details are provided in the table below:

	Name of Organisation	Name of project / service	Purpose of funding	When does the project start	Total costs	Amount requested
1	Cromwell & Districts Community Trust	CDCT Chinese Settlement Project	Site survey drawings, and resource consent	1/08/2023	\$26,000.00	\$26,000.00
2	Cromwell Museum Trust	Photo Album Display upgrade	Design and construction of four photo albums	1/05/2023	\$20,273.60	\$20,273.60
3	Family Works (Presbyterian Support Otago) Cromwell	Growing Taller Programme (Cromwell)	Operational Expenses	25/07/2023	\$9,599.98	\$8,545.20
4	Health Awareness Cromwell	Health and Wellbeing Expo	Operational costs of expo	6/10/2023	\$3,358.00	\$2,650.00

Copies of the applications, supporting documentation and staff assessments are provided to Board members under separate cover.

Promotion Grants

One promotions grant application has been received in the current round for the 2022-23 year requesting a total of \$9,990. There is \$16,944 to distribute. The details are provided in the table below:

¹ Refund from Cromwell and Districts Promotions Group 2021-22 underspend grant

² Resolution 22.4.8 allocating \$90,000 to the Cromwell and Districts Promotions Group. Resolution 22.6.3 Cromwell and Districts Community Arts Trust.

No	Name of Organisation	Name of project / service	Purpose of funding	When does the project start	Total costs	Amount requested
5	WoolOn Creative Fashion Society	WoolOn Events 2023	Lighting, sound and catwalk	11/08/23	\$112,697	\$9,990 ³

One promotions grant application has been received for the 2023-24 year requesting a total of \$106,000. There is \$106,219 in the draft annual plan promotions budget to distribute. The details are provided in the table below:

No	Name of Organisation	Name of project / service	Purpose of funding	When does the project start	Total costs	Amount requested
6	Cromwell and Districts Promotions Group	Group activities 2023-24	Light Up Winter 2023, Fireworks and Street Party 2023, Cherry Spitting Competition 2023, Summer Series 2023-24 and Cromwell Ambassador Programme 2023-24	1/07/23	\$170,865	\$106,000

Copies of the applications, supporting documentation and staff assessments are provided to Board members under separate cover.

4. Financial Considerations

As detailed above, the Board has \$19,752 left to distribute for the 2022-23 Community Grants and \$16,944 to distribute for the 2022-23 Promotions Grants.

The draft 2023-24 annual plan budget has \$106,219 budgeted for promotions grants and there are no existing pre-approved grants committed.

The Board has the delegated authority to spend within this budget. Any recommendations above these amounts would fall outside of that delegation and would need to be by way of a recommendation to Council.

³ WoolOn Creative Fashion Events application is being presented to both Vincent and Cromwell Community Boards for consideration

5. Options

The Board is asked to consider each application and determine the appropriate level of funding. There are no other options as the Board has the delegation to allocate grants from the contestable funds.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social, cultural, economic and environmental wellbeing of communities, in the present and for the future by providing a contestable funding pool that enables projects to be delivered in the community that enhance well-being.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes, this decision is consistent with the Grants Policy, and other plans and policies that may be impacted by any of the individual grant applications.
Considerations as to sustainability, the environment and climate change impacts	There is no direct impact; some applications may have a positive environmental impact from time to time.
Risks Analysis	No risks have been identified in the funding applications.
Significance, Consultation and Engagement (internal and external)	The funding rounds were advertised in the local newspaper, Council's website and Facebook page, and through combined agency community funding clinics. Discussions with departments of Council have taken place to check for potential impacts arising from the applications, as needed.

7. Next Steps

Once the Board has made a decision on the level of funding for each organisation, this will be communicated to each applicant and payments made.

8. Attachments

- Appendix 1 - CCB Grants Decision Table (under separate cover) ⇨
- Appendix 2 - Grant Assessment Chinese Settlement Project (under separate cover) ⇨
- Appendix 3 - Grant Application Chinese Settlement Project (under separate cover) ⇨
- Appendix 4 - Supporting Documentation Chinese Settlement Project (under separate cover) ⇨
- Appendix 5 - Grant Assessment Cromwell Museum (under separate cover) ⇨
- Appendix 6 - Grant Application Cromwell Museum (under separate cover) ⇨
- Appendix 7 - Supporting Documentation Cromwell Museum (under separate cover) ⇨
- Appendix 8 - Grant Assessment Growing Taller Programme (under separate cover) ⇨
- Appendix 9 - Grant Application Growing Taller Programme (under separate cover) ⇨

- Appendix 10 - Supporting Documentation Growing Taller Programme (under separate cover) [⇒](#)
- Appendix 11 - Grant Assessment Health and Wellbeing Expo (under separate cover) [⇒](#)
- Appendix 12 - Grant Application Health and Wellbeing Expo (under separate cover) [⇒](#)
- Appendix 13 - Supporting Documentation Health and Wellbeing Expo (under separate cover) [⇒](#)
- Appendix 14 - Grant Assessment _WoolOn Creative Fashion (under separate cover) [⇒](#)
- Appendix 15 - Grant Application_WoolOn Creative Fashion (under separate cover) [⇒](#)
- Appendix 16 - Supporting Documents_WoolOn Creative Fashion (under separate cover) [⇒](#)
- Appendix 17 - Grant Application_Cromwell and Districts Promotions Group (under separate cover) [⇒](#)
- Appendix 18 - Supporting Documents_Cromwell and Districts Promotions Group (under separate cover) [⇒](#)
- Appendix 19 - Grant Assessment_Cromwell and Districts Promotions Group (under separate cover) [⇒](#)

Report authors:

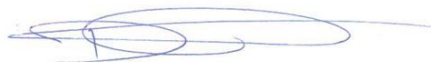


Alison Mason
Media and Marketing Manager

Reviewed and authorised by:



Rebecca Williams
Community Development Advisor
14/04/2023



Dylan Rushbrook
Group Manager Community Vision
20/04/2023

23.3.3 CROMWELL MEMORIAL HALL

Doc ID: 622401

1. Purpose of Report

To consider adoption of the final stage of design for the Cromwell Memorial Hall and for approval of the demolition of the existing Cromwell Memorial Hall, procurement of construction services, and funding arrangements.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Adopts developed design for the Cromwell Memorial Hall building.
 - C. Approves the commencement of detailed design.
 - D. Approves the demolition of the existing hall building and appropriate salvaging.
 - E. Approves the procuring of construction services.
 - F. Approves the developed design estimate and funding of short fall from land sales up to the value of \$7,000,000.
 - G. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.
-

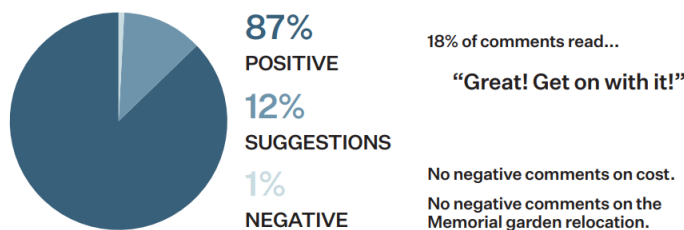
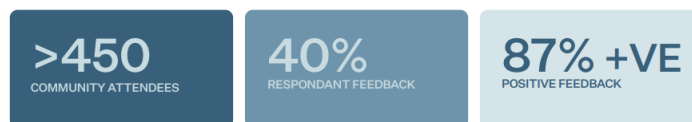
2. Background

Funding for the Cromwell Memorial Hall was approved in the Long-Term Plan 2021/31 (LTP), with the project being awarded to Jasmox who commenced design investigation stage in early 2022.

At its September 2022 meeting the Cromwell Community Board (the Board) approved moving into developed design where the structural elements, services and functions of the building have been determined.

In March the team held a public drop-in session at McNulty House where approx. 450 visitors were recorded in attendance. Of those attendees there were 182 responses (40%) providing a positive theme of 'Get on with it' and 'Build it now'. A summary of the community feedback is illustrated in the image below:

Community Drop in Days - March



A Project Advisory Group (PAG) meeting was held on the 18th of April where Jasmax presented the developed design and updated estimate costs. A copy of the presentation is attached as Appendix 1. Cost estimates have increased since preliminary design was completed and have been updated by a quantity surveyor as detailed below.

	<u>Preliminary Estimate</u>	<u>Developed Design Estimate</u>
Memorial Hall & Events Centre	24,605,000	25,839,000
Museum (incl Cinema Fitout)	4,521,000	4,525,000
External Works	2,071,000	2,635,000
Sub-total	31,197,000	32,999,000
Professional Fees	3,300,000	3,300,000
Insurance & Consent fees	277,000	277,000
Sub-total	34,774,000	36,576,000
Design + Construction Contingency 10%	3,477,000	3,658,000
Escalation Contingency 6.5%	2,869,000	2,615,000
TOTAL	\$ 41,120,000	42,849,000
	Excluding GST	

Applications to external funders will be lodged in June and July 2023.

3. Discussion

The project is now at the stage where developed design needs to be adopted and approval to move into detailed design. Detailed design will refine the elements identified in developed design and will enable the production of tender documents for a construction partner. The procurement of construction services is part of the Jasmax contract.

To complete detailed design there is a project dependency on both the building demolition and procurement of construction services. The building needs to be demolished to allow further geotech and foundation assessment to take place where the new building will be sited and construction services are required to establish on site to undertake the demolition.

The following image illustrates the position and orientation of the new building as per the developed design:



4. Financial Considerations

The LTP contains the following.

- Cromwell Memorial Hall \$16.0 million
- Museum \$ 6.0 million
- Landscaping, demolition, and project management costs \$ 9.5 million
- \$31.5 million**

The latest estimate from the developed design phase is:

- Construction & Fitout Cost \$36.57 million
- Contingency \$ 6.27 million
- \$42.84 million**

At this point CLT have committed funds totalling \$1.68 million which includes a CPI adjustment.

The total amount of external funding will not be known until November 2023. Initial feedback from discussion with external funders indicated the total may be in the vicinity of \$5 million. This would leave a funding shortfall of around 6.5 million. This shortfall can be funded from land sales which have not been budget for in the Long-Term Plan.

During the next phase of design value engineering will be undertaken. This means the consultants will analyse the construction methodology looking for efficiencies to reduce overall cost.

5. Options

Option 1 – (Recommended)

To approve the adoption of developed design, move into detailed design to procure the construction services and demolish the existing hall building, and approve funding shortfall from land sales.

Advantages:

- Project maintains current momentum and gives effect to the aspirations of the project as per Cromwell Masterplan
- Responds to significant positive community support.
- Procurement of construction services gives the ability to secure materials thereby reducing further cost escalations.

Disadvantages:

- Significant expenditure is committed as budgeted in the Long-Term Plan and from land sales.

Option 2

Not approve the adoption of developed design, move into detailed design, procure construction services and commence demolish the existing building, and incorporation of land sales profit in funding the project.

Advantages:

- Allow time to secure further funding.

Disadvantages:

- Cost escalations are more likely.
- Project momentum is impacted reducing opportunities for competitive procurement of construction services.
- If the project is paused this will create higher costs and delays.
- Increases potential for disenfranchised community in Cromwell Masterplan projects.
- Prolongs absence of memorial hall functions to the community.

6. Compliance

Local Government Act 2002 Purpose Provisions	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.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	This decision is consistent with the “Eye to the Future” Cromwell Masterplan and Long-Term Plan.
Considerations as to sustainability, the environment and climate change impacts	The impacts on sustainability such as waste to landfill will be off-set by salvage operations and in the long-term by the creation of a modern and environmentally efficient building on this site.
Risks Analysis	

	Risks are being managed by project planning and close project management
Significance, Consultation and Engagement (internal and external)	There has been significant consultation through the “Eye to the Future” masterplan, long-term creation and most recently public drop-in session through March.

7. Next Steps

1. Commence detailed design.
2. Procure construction services through Jasmax.
3. Demolish existing building.
4. Lodge funding applications.

8. Attachments

Appendix 1 - Cromwell Memorial Hall and Events Centre Dev Design PAG Presentation April 2023 V1.pdf [↓](#)

Report author:



Phil Quinn
Project Manager - Property
28/04/2023

Reviewed and authorised by:



Louise van der Voort
Acting Chief Executive Officer
1/05/2023

8 May 2023

6 MAYOR'S REPORT

23.3.4 MAYOR'S REPORT

Doc ID: 650047

1. Purpose

To consider an update from His Worship the Mayor.

Recommendations

That the Cromwell Community Board receives the report.

His Worship the Mayor will give a verbal update on activities and issues of interest since the last meeting.

2. Attachments

Nil

8 May 2023

7 CHAIR'S REPORT

23.3.5 CHAIR'S REPORT

Doc ID: 650048

1. Purpose

The Chair will give an update on activities and issues since the last meeting.

Recommendations

That the report be received.

2. Attachments

Nil

8 May 2023

8 MEMBERS' REPORTS

23.3.6 MEMBERS' REPORTS

Doc ID: 650051

1. Purpose

Members will give an update on activities and issues since the last meeting.

Recommendations

That the report be received.

2. Attachments

Nil

8 May 2023

9 STATUS REPORTS

23.3.7 MAY GOVERNANCE REPORT

Doc ID: 652578

1. Purpose

To report on items of general interest, receive minutes and updates from key organisations and consider current status report updates.

Recommendations

That the report be received.

2. Discussion

Status Reports

The status reports have been updated with any actions since the previous meeting (see appendix 1).

3. Attachments

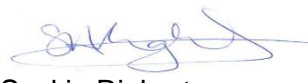
Appendix 1 - CCB Status Updates [↓](#)

Report author:



Sarah Reynolds
Governance Support Officer
1/05/2023

Reviewed and authorised by:



Saskia Righarts
Group Manager - Business Support
1/05/2023

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 18 May 2023.

11 RESOLUTION TO EXCLUDE THE PUBLIC

Recommendations

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Minutes of Ordinary Board Meeting	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)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
23.3.8 - May Confidential Governance Report	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)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
