

Theatre Royal and Museum Project



Ordinary Council Meeting – 31 October 2024 - Previous Council Resolutions

Resolution 2024/78

To move the amendment (That the CE was delegated up to \$24 million from a budget of \$30 million) as per the substantive motion.

Moved: Cllr Stacey Scott

Seconded: Cllr Michelle Pye

Carried

Abstained: Cllr Nigel Bowen

Resolution 2024/79

Moved: Deputy Mayor Scott Shannon

Seconded: Cllr Owen Jackson

That council delegates to the Chief Executive up to \$24M to progress phase 1, whilst maintaining an overall budget of \$30M of option 1(b) informed by community consultation up to date.

In Favour: Cllrs Peter Burt, Sally Parker, Stacey Scott, Scott Shannon, Michelle Pye and Owen Jackson

Against: Cllrs Allan Booth, Gavin Oliver and Stu Piddington

Abstained: Cllr Nigel Bowen

Carried 6/3

Ordinary Council Meeting Agenda

31 October 2024

Theatre Options
\$ estimated using FY2028

In house model

Capital

Capital Cost Build

Capital Costs FF&E

Total Capex Stage One

Capital Stage Two

Museum

Demolish Theatre

Museum FF&E

Total Capex Museum

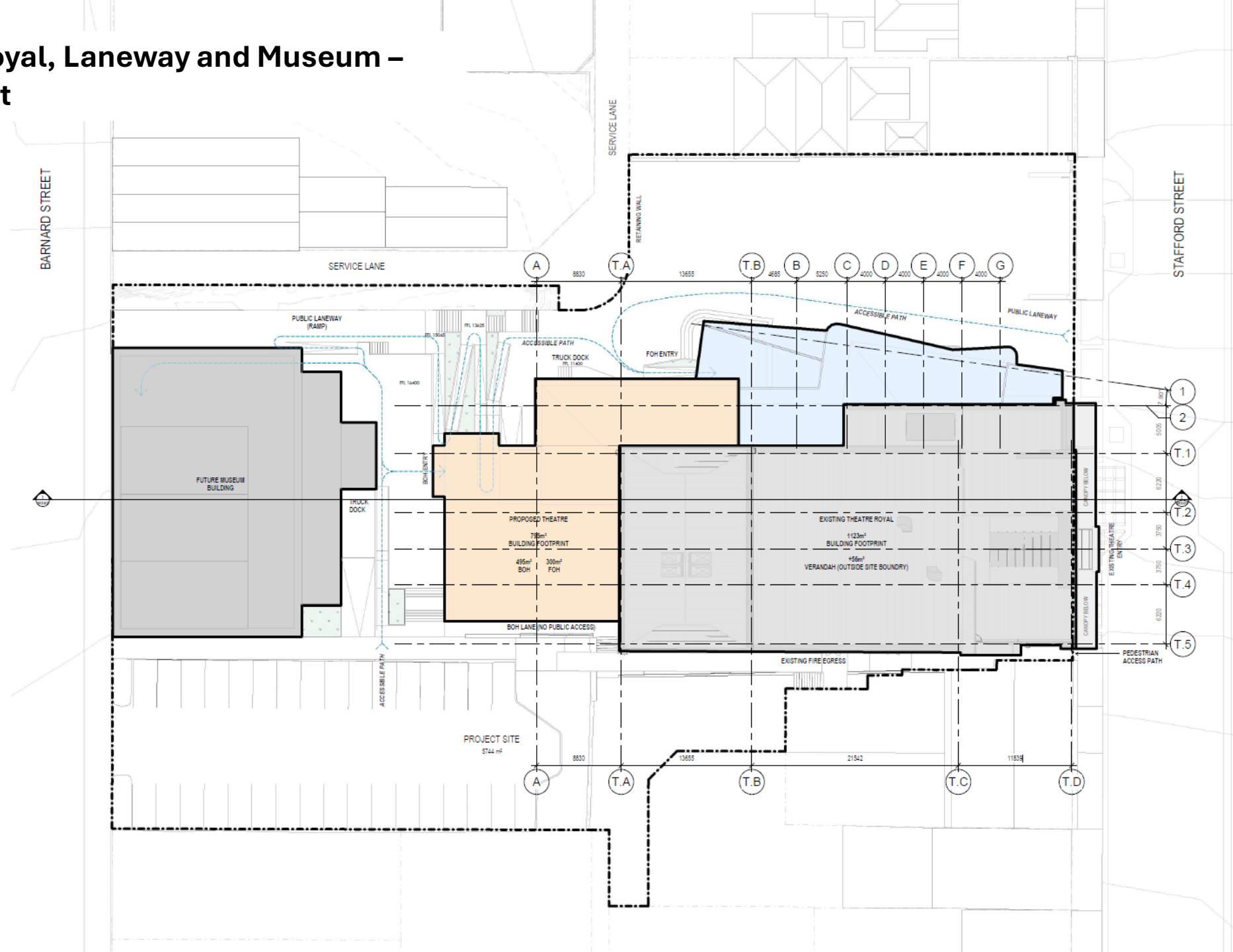
Total Capex

Option 1 Refurbishment Theatre	Option 1B Refurbishment Theatre plus New Museum	Option 2 New Theatre Stand alone	Option 2B New Theatre New Museum	Option 3 Library Site	Option 3b Library	Option 4 Do nothing
28,400,000	28,400,000	28,750,000	28,750,000	56,750,000	56,750,000	
800,000	800,000	800,000	800,000	1,800,000	1,800,000	
29,200,000	29,200,000	29,550,000	29,550,000	58,550,000	58,550,000	0
	15,000,000		15,000,000			
		2,500,000	2,500,000			
	3,000,000		3,000,000	3,000,000	3,000,000	
	18,000,000	2,500,000	20,500,000	3,000,000	3,000,000	0
29,200,000	47,200,000	32,050,000	50,050,000	61,550,000	61,550,000	0

Theatre Royal



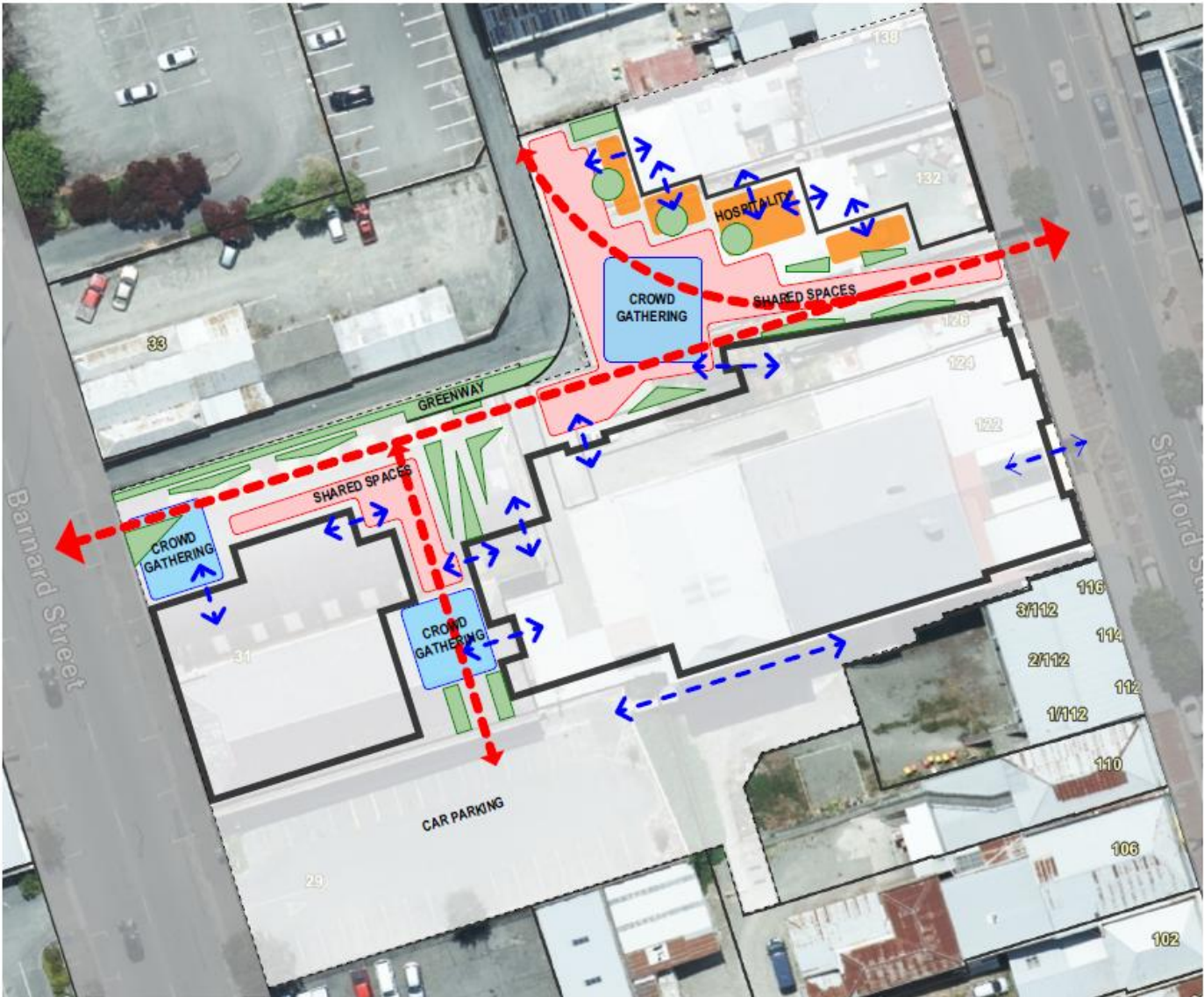
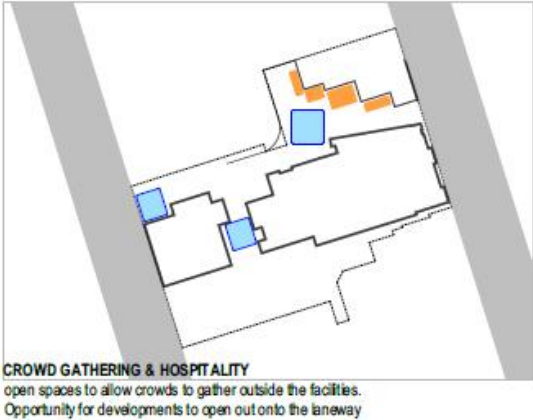
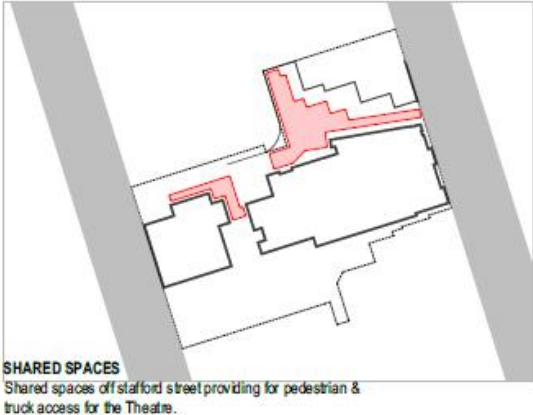
Theatre Royal, Laneway and Museum – Site Layout



Theatre Royal, Laneway and Museum – Site Layout



Theatre Royal Laneway Masterplan



MASTER PLAN KEY PRINCIPLES

- Loved Timaru.**
Ko au, ko au, ko au.
Visible & celebrated identity
- Everyday Timaru.**
He wahi au.
It's a lively place
- Dynamic Timaru.**
Ōhanga te haka.
Resilient local economy
- Mobile Timaru.**
Te au āwhanga.
Sustainable & inclusive mobility
- Healthy Timaru.**
Te taha hoi whakamaru.
Kaitiaki of natural environment

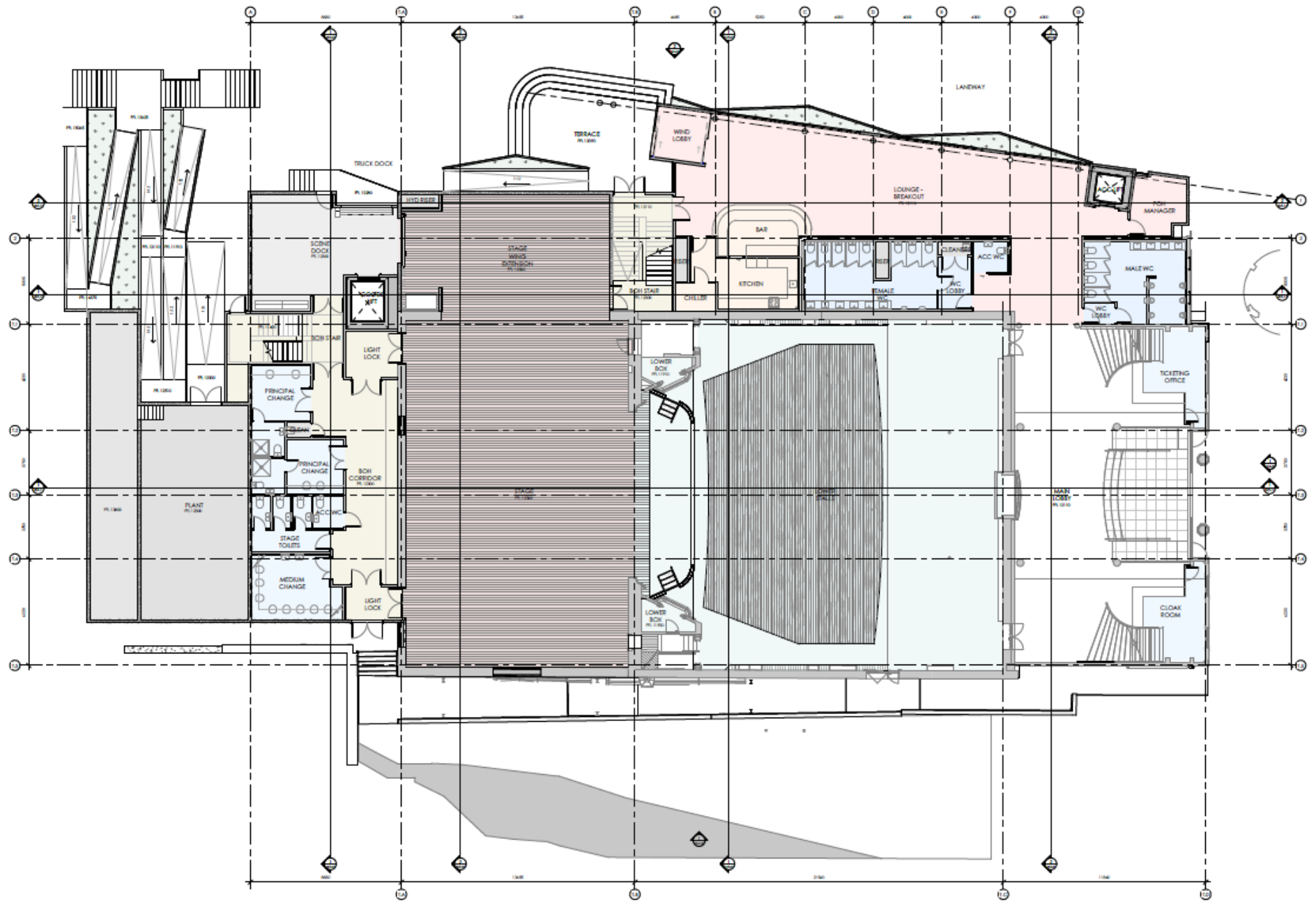
Theatre Royal – Form



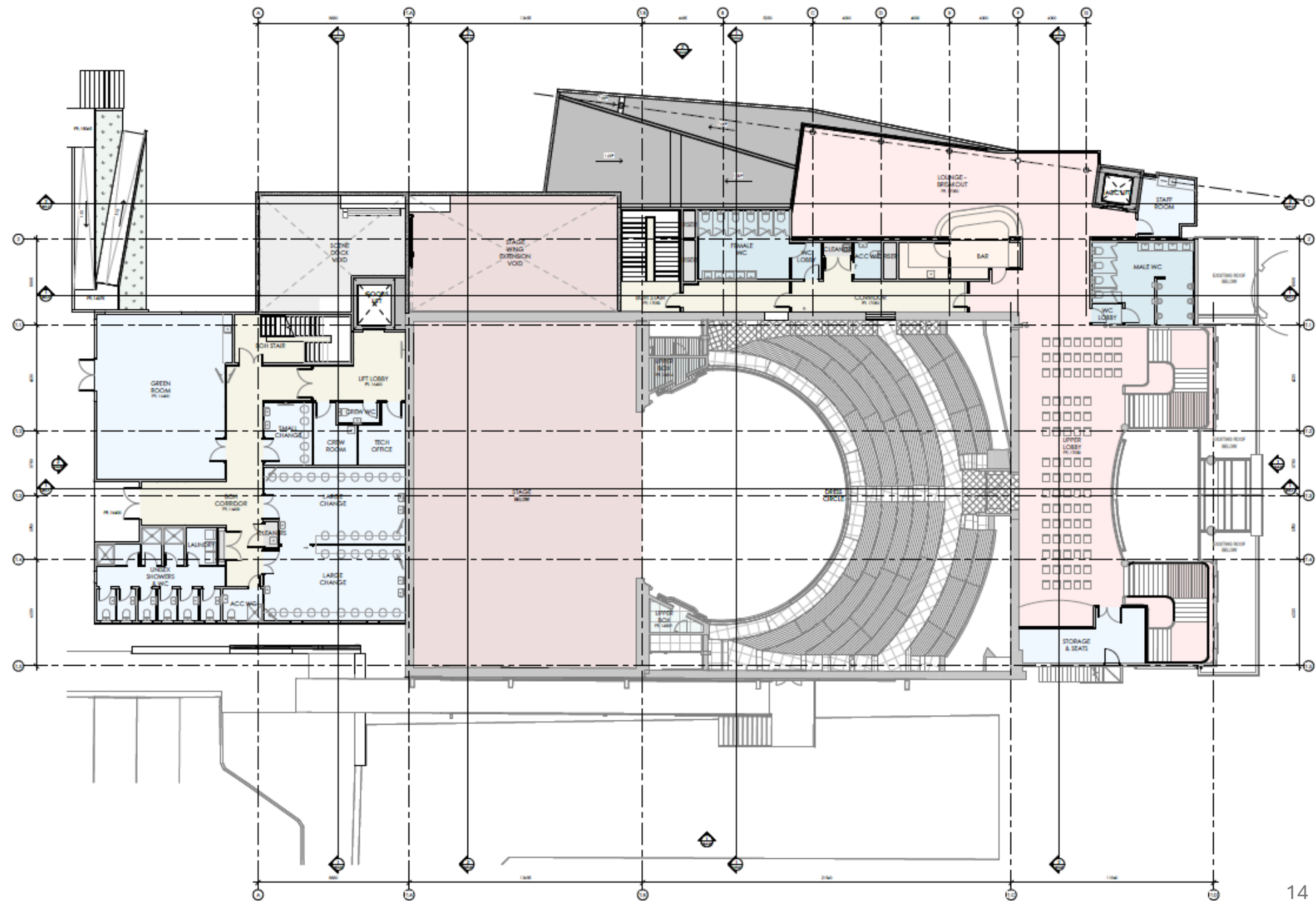
Theatre Royal



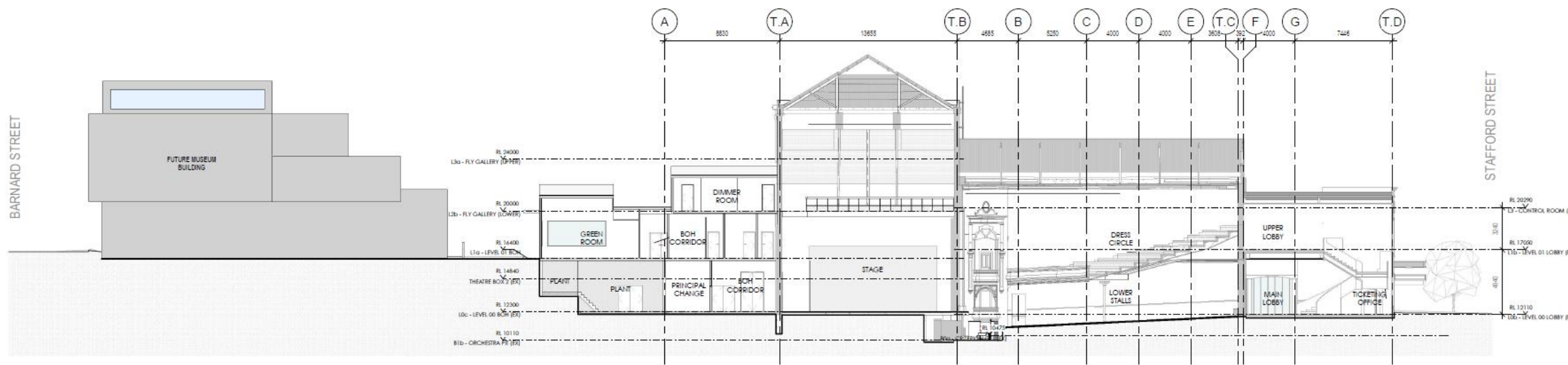
Theatre Royal Floor Plan Lower Levels



Theatre Royal
Floor Plan
Upper Levels



Theatre Royal & Museum Long Section



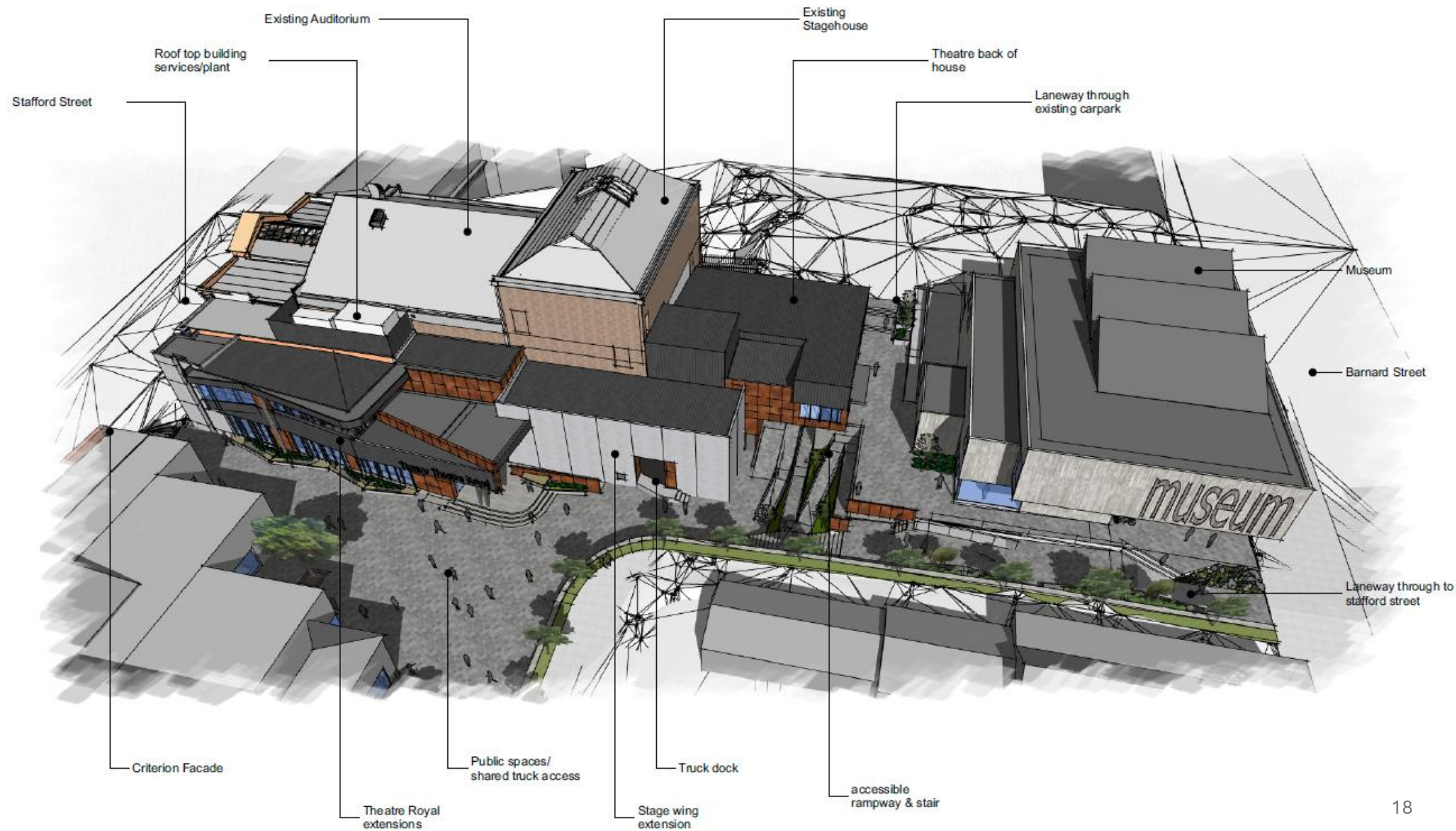
**South
Canterbury
Museum**



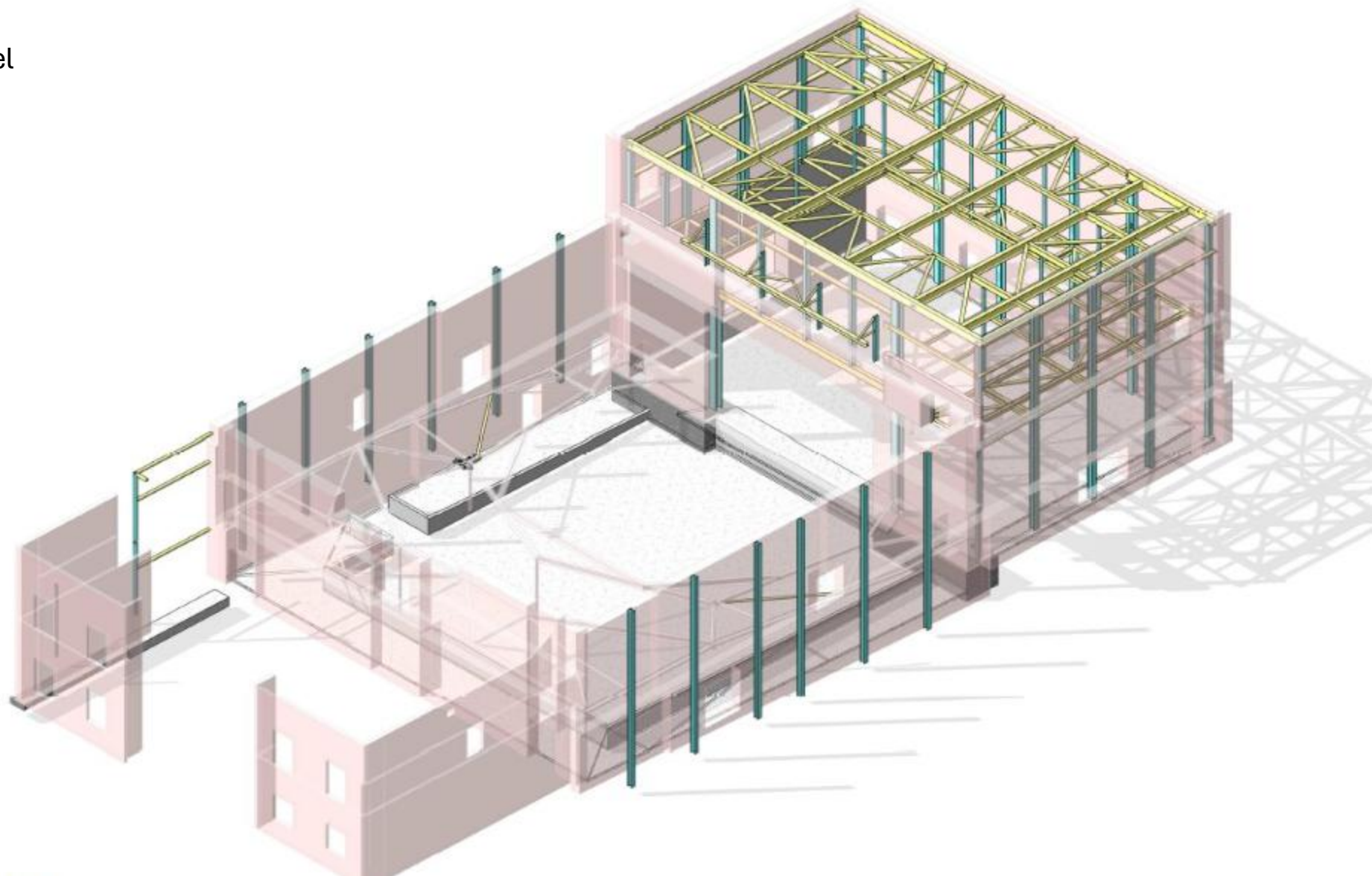
Theatre Royal – Form



Theatre Royal



Fly Tower
Structural Steel





FLY TOWER STEELWORK





Isaac Theatre
Royal
Christchurch





Theatre Royal, Laneway and Museum – Site Layout



1b Demolition - Criterion

possible existing building adaptive re-use

courtyard

2a – Laneway St 1

laneway shared space

courtyard

existing building possible adaptive reuse infill/corridor

1b Demolition - Criterion

possible existing building adaptive re-use

courtyard

2a – Laneway St 1


laneway shared space

courtyard

existing building possible adaptive reuse infill/cade

The site plan shows a large green area labeled "4 New Museum Construction FFE" (Future Facility Element). To the north of this area is a blue "laneway" and a building labeled "2b - Laneway St 2". To the east is an orange area labeled "3b - Back of replacement". At the bottom of the plan is a parking lot with two accessible spaces marked with wheelchair icons. A small white box at the bottom right contains the text "1a Make s".

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3c – Stage Dock / wing extension

3d – North extension

3b – Back of House replacement

[illegible]

1a Make safe and Demolition - BOH

possible private development site

adding access way

The site plan shows a large green area labeled "4 New Museum Construction FFE" (Future Facility Element). To the north of this area is a blue "laneway" and a building labeled "2b - Laneway St 2". To the east of the green area is an orange building labeled "3b - Back of replacement". At the bottom of the plan is a parking lot with two accessible spaces marked with wheelchair icons. A small white box at the bottom right contains the text "1a Make s".

existing carparking

1a Make safe and
Demolition - B

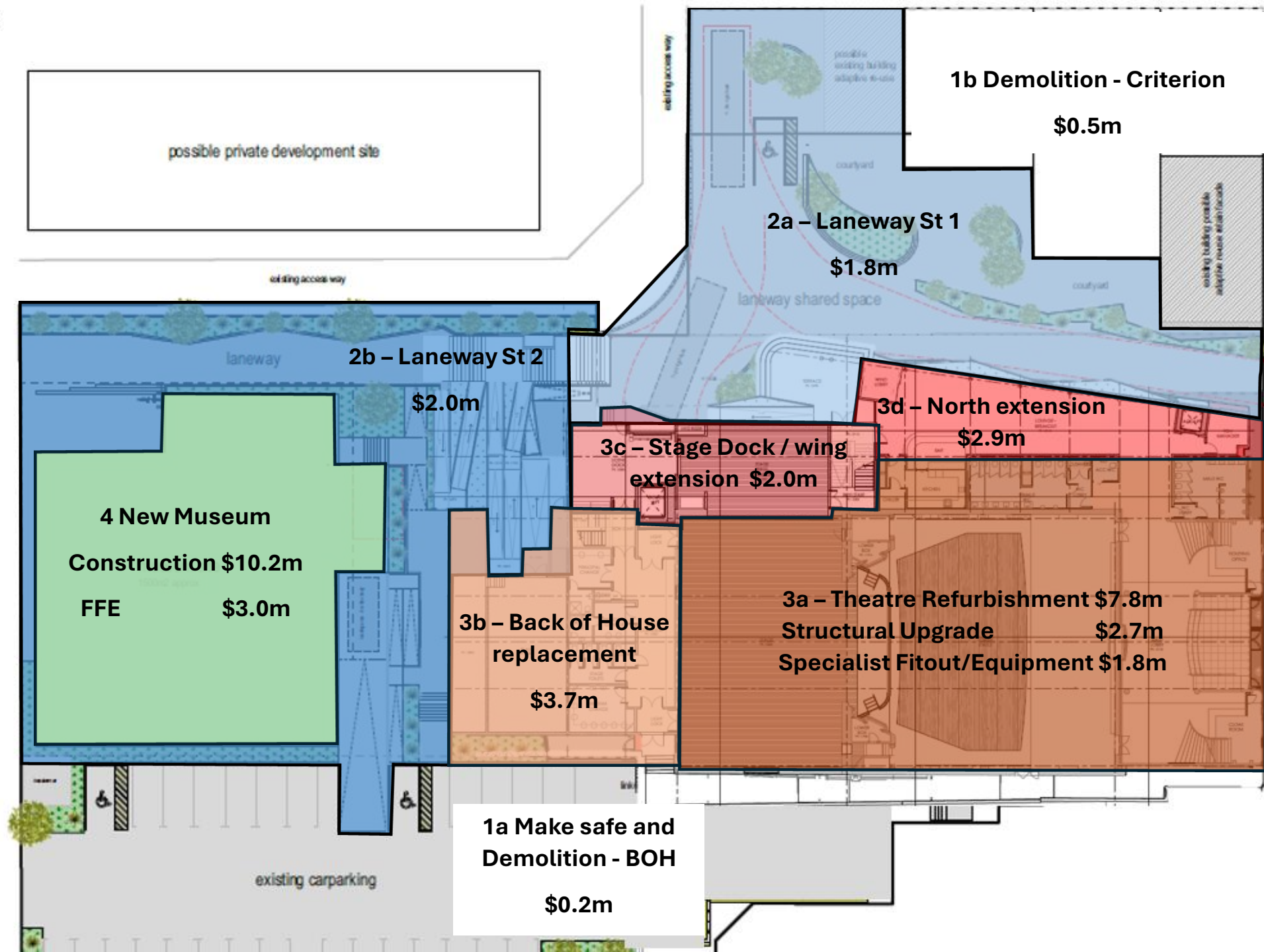
estimating accurate way

laneway shared space

courtyard

3d - North extension

existing building possible
adaptive reuse after facade



Cost Estimate

Work Phase	Description	Est cost \$m (overall)	Est cost Theatre (\$m)	Est cost Museum (\$m)
Make safe & demolition of Back of House	Make safe (mould and asbestos)	0.2	0.2	
Demolition of Criterion Building,	Demolish Criterion, retain & support Criterion Building facade	0.5	0.5	
Laneway Stage 1 (Lower)	Truck access, utilities & services provision, pedestrian areas, retaining walls	1.8	1.8	
Laneway Stage 2 (Upper)	Museum building platform, retaining walls, ramps, retaining walls,	2.0		2.0
Theatre Refurbishment	Main auditorium and seating , historic features restoration, MEP, fire systems, stage lowering. lobby, toilets, orchestra pit	7.8	7.8	
Structural design and seismic upgrade	Auditorium, fly tower strengthening, new floor slab	2.7	2.7	
Specialist Theatre Equipment	Fly rig, audiovisual, projection, production lighting	1.8	1.8	
Back of House Replacement	Changing rooms, Green Room, BOH toilets plant room (also serves museum),	3.7	3.7	
Stage Dock / Stage Wing extension	Truck dock, Stage wing extensions for stage sets	2.0	2.0	
North Extension	Improved access, egress and circulation areas, toilet improvements, hospo areas,	2.9	2.9	
Museum Construction	Design not yet progressed, estimates are gross inc all fees	10.2		10.2
Museum FF&E	To be raised through targeted fundraising	3.0		3.0
Total		38.6	23.4	15.2
Total Budget (Option 1(b) as per resolution Oct 24)		47.2	29.2	18.0
Contingency		8.6	5.8	2.8
Contingency as a percentage of budget (target 15 -18%)		18%	20%	15%

Financials – Funding Status

Theatre Royal and Museum - Funding	Total
Secured Funding	
Theatre - Approved Budget as per Council Resolution (note: this figure is from the cost estimate for “Option 1(b)” as presented to Council in Oct 24. The Resolution cited a total budget of \$30m, but it is assumed this was “rounding” and does not amend the total project cost estimate approved under Option 1(b).)	\$29,200,000
Museum – budget as per Option 1(b) adopted by Council Oct 24	\$15,000,000
Museum – FFE - to be funded through targeted fundraising	\$3,000,000
Insurance claim for theatre roof repairs	\$280,730
Total Secured Funding	\$47,480,730
Anticipated TDC Borrowing	
MBIE funding still to be claimed	-6,800,000
Insurance claim for roof repairs	-\$280,730
Museum FFE	-\$3,000,000
Total TDC Borrowing (Secured less offsets)	\$37,400,000
Other potential funding sources	
Theatre Stakeholder Committed Contributions (fundraising)	tbd
Sale of Stafford Street adjacent sites (Chinese Garden, Criterion)	750,000
Sale of old Museum site	750,000
Contributions from other TDC departments for mutually beneficial works (LTU, waters, property team for demo works?)	tbd
Corporate Sponsorship Opportunities	tbd
Targeted sponsorship (i.e. for specific items)	tbd
Lotto grants	tbd
Community Trust grants	tbd
Digital Advertising / Marketing	tbd

Master Programme

ATTACHMENT 2 – MASTER PROGRAMME

Current key dates for project delivery are summarised below:

	FY24/25			FY 25/26												FY 26/27											
	Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	Apr -Jun			Jul-Sep			Oct-Dec			Jan-Mar			Apr-Jun			Jul-Sep			Oct-Dec			Jan-Mar			Apr-Jun		
Design																											
Concepts and Laneway / Civils																											
Design - Theatre																											
Design - Museum																											
Physical Works																											
Demolition																											
Civil works / site prep / Laneway																											
Theatre Construction																											
Museum Construction																											
Museum FFE																											

Theatre Royal and Museum Project



Scope Reduction Options

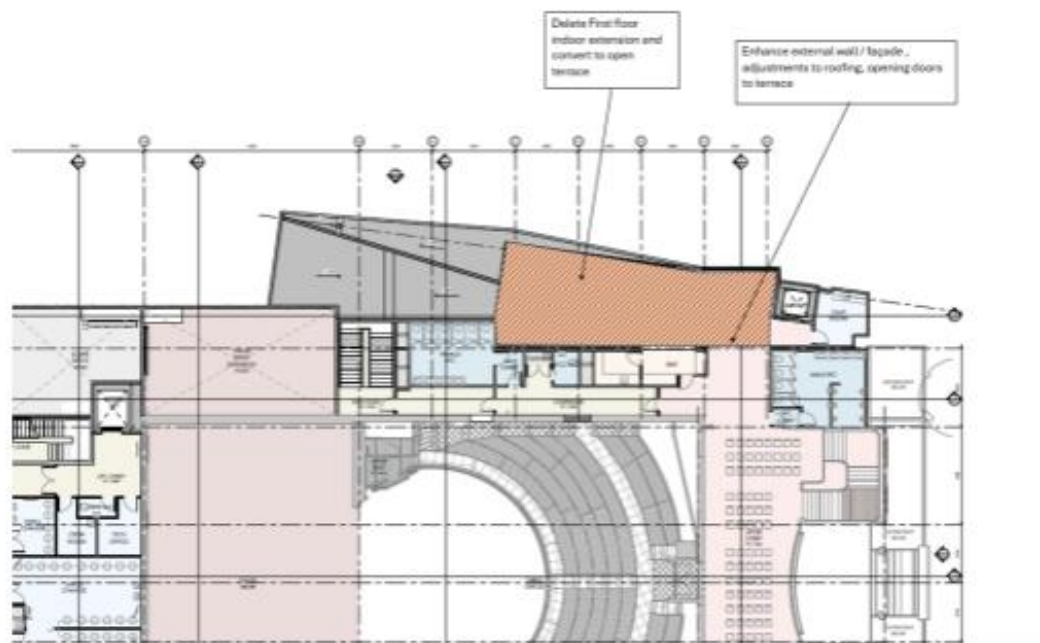
SCOPE REDUCTION OPTION 1

CONVERT UPPER FLOOR LOUNGE
AREA TO OPEN TERRACE

POTENTIAL SAVING \$400,000

Commentary:

- Does not solve the existing problem with congestion around the wc/bar areas.
- Accessible lift and staffroom need to be linked to theatre lobby or moved elsewhere
- Reduces revenue generating potential of upper floor break out space being hired out as a small conference facility.



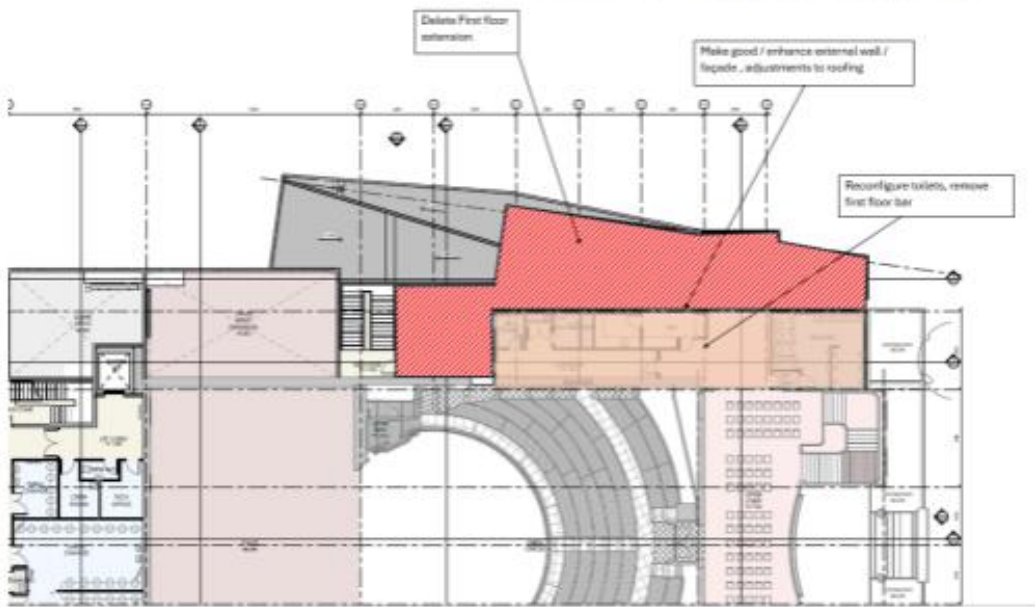
SCOPE REDUCTION OPTION 2

DELETE UPPER FLOOR HOSPITALITY
AND TOILET EXTENSION

POTENTIAL SAVING \$750,000

Commentary:

- Does not solve the existing problem with congestion around the wc/bar areas.
- Accessible lift and staffroom need to be linked to theatre lobby or moved elsewhere
- Removal of bar increases congestion around bar/ wc facilities downstairs
- Toilet facilities will need to be increased downstairs
- No kitchen facilities – will need to be included elsewhere



Scope Reduction Options

SCOPE REDUCTION OPTION 3

DELETE GROUND FLOOR AND UPPER FLOOR LOUNGE AND TOILET EXTENSION

POTENTIAL SAVING \$1,800,000

Commentary:

- Laneway Theatre elevation could become a utilitarian wall of blank concrete tilt slabs with minimal connection to the theatre. The laneway will be less activated and may be seen more as a vehicle service lane. This may affect the laneways perception as a public space which could affect the perceived value of the Criterion Site to private development.
- Smaller lobby entrance and connection to laneway. Less visual connection between laneway and theatre.
- Very congested toilet/ bar facilities. Limited scope to increase toilet numbers. No real improvement to the existing / historic theatre problems.
- Existing internal toilets and lounge / bar will need reconfiguration and upgrade.
- No FOH staff office/ facilities
- Lift will need to be accommodated somewhere.
- Reduces revenue generating potential of lobby space being hired out as a separate conference facility.

