

Timaru Theatre & Heritage Facility - Public Consultation Scope Review

Rev 004 | 07/03/2023

The following public consultation feedback has been taken from the responses in favour of Option 1, being that the Theatre Royal is refurbished with the Back of House removed and rebuilt, and a new Heritage Facility built. Only those items that have a scope request are noted in this version.



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18	We need the stage to be larger so we can have performers who need a larger stage to perform their acts, it would stop restricting shows from not being able to come to timaru and give the community something to come together on and could bring more people to timaru to improve the economy here.	YES	Larger stage	NO	The stage size is currently based on the size of the existing stagehouse (i.e. 13.65m x 20.71m). In order to make the stage bigger, the stagehouse would need to be demolished and rebuilt to a larger size. This was investigated as part of the Preliminary design, but was deemed to be cost prohibitive on the basis that this would add circa \$6m-\$10m to the project budget.
19	The stage and back of house is simply not big enough to accommodate many modern shows and acts. If we are spending money to modernise our theatre, let's make it fit for purpose.	YES	Larger stage	NO	The stage size is currently based on the size of the existing stagehouse (i.e. 13.65m x 20.71m). In order to make the stage bigger, the stagehouse would need to be demolished and rebuilt to a larger size. This was investigated as part of the Preliminary design, but was deemed to be cost prohibitive on the basis that this would add circa \$6m-\$10m to the project budget.
33A	You need to be thinking to future proof - just ditch the entire building and start again with a state of the art theatre and conference spaces like Ashburton Event Centre. The very least you need to get rid of that horrific back of house and sort the stage and fly floor otherwise we won't be up to code still!!	YES	Sort out the stage.	YES	A new level stage floor will be provided.
33B		YES	Replace the technical / fly grid with new.	YES	A new fly grid has been allowed for in the design.
38	An Exciting opportunity for the 'Arts & Heritage'. Can you confirm if the TDC rate increase circa \$17.14 is pa, and not quarterly or monthly (I note there is a 5.65% increase but this 'average' household had a mega water refurb % increase). Will there be designated patron parking for the Theatre and/or Museum. How long is it estimated to recoup the costs of this development in shows, fees and exhibitions. Lastly, who is expected to benefit from the financial profits of this development, is it only stakeholders or will profits be used by the Council to enhance and secure Timaru's CBD and surrounding areas. Thank you for putting this out to the public and rate payers for consult. 'As we go through our ages, we try out different life stages; The Theatre Royal and Heritage facility, will be a blended Entertainment utility.'	YES	Designated parking for the theatre and/or museum.	YES	Parking will be provided to the rear of the building, however the use of this parking is to be determined by TDC.
52	The Theatre Royal is amazingly beautiful & it's heritage should be preserved for generations to come. This building needs to be utilized & used more. The existing back of house is not exactly fit for purpose & doesn't attract people to want to use these facilities. The museum is a fav of my children & we quite like the uniqueness of the existing building however if they have outgrown this space or it is going to become unfit for purpose in the future then adding a new section to the Theatre would retain this for all to use. Don't take away the historic features inside the theatre like the balcony, woodwork etc .	YES	Retain existing heritage features including balcony, woodwork etc	YES	Existing heritage features in Auditorium to be retained and re-decorated, noting that some exception may be considered for building code upgrades (i.e. balcony rail height).
67	have you allowed for plenty of parking space?	YES	Plenty of parking space	YES	18 additional car parking spaces will be provided behind the theatre. When combined with the existing carpark to the south on Barnard Street (which is to be retained) this will provide approx 50 carparks for the facility. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of the truck dock to the rear of the building.
71	Having attended a couple of public briefing sessions and discussed the Options with friends, we definitely prefer Option 1. We hope access from the rear carpark will make easy and pleasant access from Barnard Street. For many years, future South Canterbury people will appreciate what we hope will be done. The change could also support the Art Gallery's storage problems.	YES	Easy and pleasant access from Barnard Street.	YES	A ramped pedestrian link from Barnard Street to Stafford Street will be maintained to the south of the Theatre. Path make-up will provide strong visual cues to strengthen wayfinding.
103	Please keep the heritage & history of the Theatre Royal those beautiful ceilings.	YES	Retain existing heritage ceiling	YES	Existing heritage features in Auditorium to be retained and re-decorated, noting that some exception may be considered for building code upgrades (i.e. balcony rail height).
123	Dressing rooms need to be bigger not smaller. Do not remove second staircase. When you have more than 60 kids coming down stairs at a time you need two. New elevator a must. Pricing structure for hires cannot be out of range for local hires. Eg dance schools. Washing machine facilities are a great idea. The fly lines need to be able to cater to international acts heard. I about a smaller function room/performance space. This is a great idea. Worried about schools, dance schools and other hires not have space for kids to dress. Kitchen and nook/bar areas can be renovated. But taking away a dedicated nook space is a bad idea.	YES	Larger dressing rooms	YES	The existing BoH allowed for circa 9 dressing rooms (circa 4m x 2.7m) with shower/toilet facilities on each floor and a kitchenette/lunch room. The current design will allow for: - Principal / Accessible Dressing room with WC/Shower at stage level - Further 100m ² Dressing room area including one larger space to cater for 18+ cast. - Toilets and Shower to each level - Laundry and Wardrobe space - Small green room with kitchenette
123B		YES	Fly lines suitable for events	YES	The current design allows for 32 Fly Lines
123C		YES	Second Staircase and Front of House Lift.	YES	FoH Theatre & Heritage Facility circulation is available via the existing Theatre staircases and a central shared circulation staircase. A new FoH lift will be accessible for the general public.
123D		YES	Retain kitchen and nook bar areas and renovate	NO	There are no individual nooks available in the Theatre FoH, however a kitchen is available within the Heritage Facility and the intent is for there to be mobile food and beverage trolleys as required. This is based on best utilisation of the floor space available. Inclusion of fixed food and beverage areas in the Theatre would result in a reduction to other spaces. Note, this can be explored further in Developed Design with the Architect and Stakeholders.
123E		YES	Dressing rooms for children	YES	In is anticipated that anyone using the Theatre will have access to the dressing rooms in the Theatre, and that this may (by arrangement) be available for Museum use.
123F		YES	Smaller function room performance space	NO	There is no dedicated small function room or performance space, however the temporary exhibition space, foyer and education space in the heritage facility may be able to be cross-utilised. This is based on best utilisation of the floor space available. Inclusion of a dedicated function room or performance space would result in a reduction to other spaces.
123G		YES	Washing machine facilities	YES	Laundry facilities are to be provided in the new BoH.
126	I would prefer to have a new build of a modern theatre similar size to that in Ashburton. I question the need for a large 1000 seat theatre.	YES	Theatre of similar size to Ashburton	NO	The seating capacity is based off the existing floor area available in the Auditorium. New seating 850-900 seats (max. 900 seats total) with wheelchair provision are included in the design. The exact number of seats is TBC confirmed in the later stages of design.
127	I support building new dressing rooms and backstage area for the theatre royal and rebuilding the stage to create more understage space and more side stage space with a functioning modern fly floor and space for orchestra, as well as high quality lighting and sound built in. Having been involved in theatre for the past 24 years I have a thorough knowledge of what is needed. And the backstage area needs to include multiple dressing rooms of differing sizes able to accommodate casts of up to 80 people. Space needs to be made available for a large and fully working kitchen/resting space that can accommodate up to 30 crew and orchestra. There needs to be access for wheelchairs to backstage and the stage and space for trucks to drive up to the stage doors to unload props and set. The council should continue to explore options for a front of house box office and bar/cafe if they are committed to improving the quality of the south end of Stafford street then having a place for people to congregate can only benefit this. Theatre bars operate in Oamaru and are open for all events and at other times of the week as well. In other countries historical theatres have tour options and this could be a great tourist attraction as well as our beautiful Edwardian buildings which the council should explore. I am not unsupportive of the heritage centre but I do believe that their needs to be equal representation of both facilities when determining a course of action as the council has not had someone represent the theatre in the planning of this project and it shows with the majority of ideas benefitting the museum at the detriment to the theatre. The council needs to stop mucking around and get decent plans sorted and get started as this is getting more expensive every month that it drags its heels and it is preventing South Canterbury from having access to the arts which are celebrated in other districts. The arts can benefit everyone and we live in a town where they have been very undervalued by past councils and I implore this council no to make those same mistakes. The Theatre Royal is the centre of our arts community and it is to our detriment that it isn't actively being used.	YES	New back stage and dressing rooms	YES	New Back of House and Dressing Rooms will be provided.
127B		YES	Kitchen/resting for 30 crew/orchestra	YES	A crew room is provided for in the current design, but this would not fit 30 people. Kitchen facilities are provided for within the Heritage Facility. Inclusion of a reheat kitchenette in the Green Room is being considered as part of the future Design Stages, the cost of this will be circa \$20k-\$50k.
127C		YES	Rebuild stage to create understage space	NO	While a new stage has been allowed for, the primary intention for this is to relay the stage so it is level. This will decrease the height of the understage area. The existing under stage area will be unusable as 'occupied space' as a result of reduced head-height and will be infilled to rectify water ingress issues. In order to increase the standing height under the stage and make this functional for storage or orchestra overflow, the ground beneath the stage, as well as the existing tanked walls would need to be demolished and excavated to an increased depth to create a basement under the stage. A new floor and walls for this basement would then need to be constructed. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$5m of construction cost that would need to be added to the budget.

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127D		YES	Additional side stage space	NO	The stage size is currently based on the size of the existing stagehouse (i.e. 13.65m x 20.71m). In order to make the stage bigger, the stagehouse would need to be demolished and rebuilt to a larger size. This was investigated as part of the Preliminary design, and previously excluded as an option by Council as it was deemed to be cost prohibitive on the basis that this would add circa \$6m-\$10m to the project budget. Note, during the Developed Design stage, the Design Team can explore the option to configure the fly system in a way that creates more wing space without needing to extend the stagehouse. This may result in additional cost that would need to be added to the budget.
127E		YES	Morden fly floor	YES	A new fly grid has been allowed for in the design.
127F		YES	Space for orchestra	YES	The current size of orchestra pit will be maintained in the current design. With no orchestra capacity in the sub-stage area due to stage releveilling works. Note, provision of additional Orchestra Space can be explored in the Developed Design stage, but may result in additional circa \$5m of construction cost that would need to be added to the budget in order to provide orchestra space under the stage.
127G		YES	High quality lighting and sound	YES	New stage lighting and control infrastructure will be provided, including side lighting perches. New Audio and communication systems will also be provided.
127H		YES	Wheelchair access to back stage	YES	Wheelchair access will be available from the FoH spaces to the BoH spaces on the lower level. There will be a BoH lift to provide access to all BoH levels.
127I		YES	Multiple dressing rooms of different sizes to accommodate 80 people.	YES	A combination of Principal, Small Dressing, Medium Dressing and Group Dressing Rooms will be provided in the new BOH. Occupancy of each space is to be confirmed as part of the future Design Stages.
127J		YES	Truck access to back of facility	YES	Trucks will have access to the facility from Barnard Street down a designated truck access way. Unloading of trucks will be at stage level.
127K		YES	FOH box office	YES	The existing ticket booth in the foyer will be retained.
127L		YES	FOH bar/café	NO	There is no permanent bar/cafe allowed for in the design. A kitchen is available within the Heritage Facility and the intent is for there to be mobile food and beverage trolleys as required. This is based on best utilisation of the floor space available. Inclusion of fixed food and beverage areas in the Theatre would result in a reduction to other spaces. Note, we can further explore this in Developed Design with the Architect and Stakeholders. This may result in additional cost that would need to be added to the budget.
130	Considering the standard of the Theatre in comparison to venues across the country, Option 1 done properly is the only option that should be considered. There is no way that it can be left in its current state or layout, as it's not up to standard with the better venues in the country and to attract large gigs and shows, we need to be able to provide a world class facility for that. Something else that needs to be looked at is the access in the rear of the building for large trucks and busses when big shows come in, as the access is terribly small and tight. Even if you make the Theatre the best in the country, the big shows still won't come if they can't actually access stage rear. I'm on the Executive Committee for the Alpine Energy Timaru Brass Band, so seeing this project done right is hugely important for us. We hosted a National contest here in 2012, and if the Theatre isn't upgraded properly that's going to be incredibly hard to sell to a National Committee again.	YES	Truck Access to back of facility	YES	Trucks will have access to the facility from Barnard Street down a designated truck access way. Unloading of trucks will be at stage level.
138A	I would really consider changing the seating so that the isle is not up the middle. The best seats are directly in front of the stage in the middle. As a performer, to have a gap in front of you is a waste of space. Isles could be put further to the side or not at all. If the not at all option is considered, then you will need a little more leg room unfortunately possibly at the sake of losing some seating so that if someone needs to get up, ppl don't need to stand completely up to let them past. This is the seating plan at the Isaac. https://isaactheatreroyal.co.nz/theatre-info/seating-plan/ but I have been in another theatre that has isles to the side, I just can't remember where that was. As a member of the League, I know the thrill of performing on a big stage so I say just get it done so that future generations of thespians also get that thrill. The League is only one hirer but please feel free to utilise our experience of over 95 yrs in the performing arts to help push this project forward.	YES	Change seating isle so it is not central.	TBC	New seating 850-900 seats (max. 900 seats total) with wheelchair provision are included in the design. The exact number of seats and the layout is TBC confirmed in the later stages of design.
138B		YES	Additional leg room	TBC	New seating 850-900 seats (max. 900 seats total) with wheelchair provision are included in the design. The exact number of seats and the layout is TBC confirmed in the later stages of design.
161	Timaru needs this, with more parking for people visiting this part of town.	YES	Parking Facilities	YES	18 additional car parking spaces will be provided behind the theatre. When combined with the existing carpark to the south on Barnard Street (which is to be retained) this will provide approx 50 carparks for the facility. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of the truck dock to the rear of the building.
167	Mobile bar - unwise, difficult to operate. Car parking facility. Seating and carers area required. Plus wheelchair posts. Hand posts aisle side, circle as discussed/shown earlier. You should really have another look at plan re this "no bar" decision.	YES	Parking Facilities	YES	18 additional car parking spaces will be provided behind the theatre. When combined with the existing carpark to the south on Barnard Street (which is to be retained) this will provide approx 50 carparks for the facility. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of the truck dock to the rear of the building.
167B		YES	Wheelchair seats in theatre	YES	Provisions for wheelchair seating will be allowed for in the design. The exact number of seats and the layout is TBC confirmed in the later stages of design.
167C		YES	Carer seats available adjacent to wheelchair seats in theatre	YES	Provisions for carer seats and wheelchair seating will be allowed for in the design. The exact number of seats and the layout is TBC confirmed in the later stages of design.
167D		YES	Handrail to theatre seating	YES	Current design plans utilise a central aisle for seating. New seating 850-900 seats (max. 900 seats total) with wheelchair provision are included in the design. The exact number of seats and the layout is TBC confirmed in the later stages of design, including provision of handrails within the theatre.
167E		YES	Permanent F&B outlets	NO	There is no permanent food and beverage outlet allowed for in the design. A kitchen is available within the Heritage Facility and the intent is for there to be mobile food and beverage trolleys as required. This is based on best utilisation of the floor space available. Inclusion of fixed food and beverage areas in the Theatre would result in a reduction to other spaces. Note, we can further explore this in Developed Design with the Architect and Stakeholders. This may result in additional cost that would need to be added to the budget.
171	Please ensure there is wheelchair easy access from the carpark.	YES	Wheelchair Access from carpark	TBC	The pedestrian link from Barnard Street to Stafford Street is to be maintained to the south of the Theatre. The final configuration is to be confirmed in the later stages of design.
172	Make sure route from carparks to Museum and Theatre is wide, no steps, well lit and attractive.	YES	Wide pedestrian route rear well lit	YES	CPTED design principals to be included in exterior design.
173	Important to ensure there is wheelchair access from the carpark.	YES	Wheelchair Access from carpark	TBC	The pedestrian link from Barnard Street to Stafford Street is to be maintained to the south of the Theatre. The final configuration is to be confirmed in the later stages of design.
185	Building is only going to get more expensive. Build it fully and properly now. Give Timaru the theatre and museum to have a thriving arts area, which can attract visitors, travelling artists, and international acts to our region. Make it affordable rates for our own community. Have a permanent well managed bar/Snack licensed system to augment profits and events.	YES	Permanent F&B outlets	NO	There is no permanent food and beverage outlet allowed for in the design. A kitchen is available within the Heritage Facility and the intent is for there to be mobile food and beverage trolleys as required. This is based on best utilisation of the floor space available. Inclusion of fixed food and beverage areas in the Theatre would result in a reduction to other spaces. Note, we can further explore this in Developed Design with the Architect and Stakeholders. This may result in additional cost that would need to be added to the budget.

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208A	There's no better time to do this. The museum project has been in the planning for years. It makes sense to do it in conjunction with refurbishment of the Theatre Royal, enabling sharing of toilet, heating, aircon, plumbing etc etc. There will never be a cheaper time to build a new museum building! The current museum is hamstrung by it's lack of access & parking, and limited space for temporary and travelling exhibitions. With the new NZ history curriculum in schools, demand for the museum's education services (already considerable) will only grow further, more space for school & public groups will help this happen. We've such a rich local history, let's do it justice. Please, please continue with Option 1.	YES	Access and parking	YES	18 additional car parking spaces will be provided behind the theatre. When combined with the existing carpark to the south on Barnard Street (which is to be retained) this will provide approx 50 carparks for the facility. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of the truck dock to the rear of the building.
208B		YES	Space for temp and traveling exhibitions	YES	Temporary Exhibition Space will allow for: - Floor load - 400kg sqm or a 450kg point load. - Stone tile flooring on concrete slab - to take the wheel loading of a 1560kg scissor lift. - Museum wall finish with zone for running service conduits - Dedicated AHU provides museum conditions, heating and cooling with jet diffusers mounted in bulkhead walls - Gallery standard track lighting - Minimum 5m ceiling height - Acoustic Treatment to Ceiling
213	I am a staff member at South Canterbury Museum. This gives me a very intimate and knowledgeable point of view on this project. As part of the Museum team I will limit myself to the museum aspect of the proposed new building. While I am very proud of our achievements at the current Museum there is no doubt the proposed new building in option 1 would enable us to serve our community vastly better. The public access to the current building is a severe barrier that cannot be addressed at the current site. The lack of parking and the difficult stair access serves as a very difficult obstacle for many of our community, for example grandparents looking after grandchildren during the school holidays. The octagonal design of the Perth Street building is also very restrictive for exhibition design and enabling us to display the collection. The building size also limits public events and school visits, for instance recent popular science and history talks have not been held in the museum because it does not have the capacity for the people who wish to attend. The current building also lacks a proper loading bay which makes it very difficult for staff when we wish to move large items in and out of the building, for instance transporting display cases to our offsite store. The current building also has a very limited ability to stage travelling exhibitions because of both a lack of space and the lack of air conditioning. A new building with those problems addressed would see our community enjoying a variety of exciting travelling exhibitions. Lastly a museum is a cornerstone of a community's civic health. People come to a museum for many reasons, for example to share a fun time with their family, broaden their understanding of nature and history, or be exposed to new ideas which promote community engagement. A good museum holds a community's collective memory allowing it to move into the future with the firm footing of understanding both its past and its present. Help South Canterbury Museum do that job even better in the future.	YES	Parking facilities	YES	18 additional car parking spaces will be provided behind the theatre. When combined with the existing carpark to the south on Barnard Street (which is to be retained) this will provide approx 50 carparks for the facility. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of the truck dock to the rear of the building.
		YES	Accessible external access	YES	The pedestrian link from Barnard Street to Stafford Street is to be maintained to the south of the Theatre. The final configuration is to be confirmed in the later stages of design.
		YES	Loading Bay access for Heritage Facility	YES	A designated truck loading dock that services both facilities has been allowed for in the design.
		YES	Traveling exhibit space and AC (specific to exhibit)	YES	Temporary Exhibition Space will allow for: - Floor load - 400kg sqm or a 450kg point load. - Stone tile flooring on concrete slab - to take the wheel loading of a 1560kg scissor lift. - Museum wall finish with zone for running service conduits - Dedicated AHU provides museum conditions, heating and cooling with jet diffusers mounted in bulkhead walls - Gallery standard track lighting - Minimum 5m ceiling height - Acoustic Treatment to Ceiling
214A	Whichever option is finally decided on, work needs to commence as soon as possible. Costs in the construction industry continue to increase. I prefer option 1, do it once and do it right. The increase in rates to pay for it is unfortunate but the end result will be a significant asset to the South Canterbury community.	YES	Full height space under stage for orchestra?	NO	While a new stage has been allowed for, the primary intention for this is to relay the stage so it is level. This will decrease the height of the understage area. The existing under stage area will be unusable as 'occupied space' as a result of reduced head-height and will be infilled to rectify water ingress issues. In order to increase the standing height under the stage and make this functional for storage or orchestra overflow, the ground beneath the stage, as well as the existing tanked walls would need to be demolished and excavated to an increased depth to create a basement under the stage. A new floor and walls for this basement would then need to be constructed. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$5m of construction cost that would need to be added to the budget.
214B		YES	Two access from corridor behind stage	YES	The existing performer access to the rear of the stage is to be maintained, and an additional new back of stage access will also be provided.
245	There are only 3 options. If there was an alternative, and I consider there should be, then I consider the theatre should be temporarily re opened as soon as possible considering it has taken 3 years of closure to get not much further ahead. It is my strong view that the existing theatre ought to be demolished and a new purpose built theatre opened. The existing brick building is not fit for purpose and I understand has defects with the foundations. The Council seems to love patch up jobs. Take the last refurbishment of the theatre for example. That was not really satisfactory from the date it reopened. Our public library has a patched roof, with from the time of patching a 10 year life span. The Art Gallery is not up to standard and nor is our current museum. The Council's approach is a myopic one. Lets reconsider and build a complex that is one future generations will be proud of. Sure it will be expensive but many funding options are available in addition to rates. Reading about the Ballantynes fire they once had an art gallery within their retail complex. Why not seek Sponsorship including naming rights. What would be wrong with for instance with the Ballantynes Aoraki Public Art Gallery as an example. Smaller business could sponsor some aspects or even individuals. Service Club's could assist as well as individuals who could afford to do so. Some might be quite major sponsors such as Turley Farms along with other well established Farming business. The whole concept needs urgent re-consideration in conjunction with the library, art gallery and museum. The site might well be suitable but the concept is not in my view well thought out. A new development would likely utilize the land area in a more economic way than an old brick shed converted to theatre use together with a patch up to join it into the old Excelsior Pub frontage, which in my humble view looks from the exterior to be a patch up job that is not particularly well done from the heritage perspective. I loved the theatre before it was pulled apart including the internal decorations and the "Royal Boxes" at the side of the stage. No doubt some of those traditional theatre facades could be incorporate in a new building. In the end the patch up jobs are going to cost a heap but still look like patch ups. Lets do it once and do it right. Lets leave some real heritage features for a new generations to enjoy and not destroy the opportunity that now presents itself for something to leave the residents feeling a sense of pride in what has been done. It will also attract visitors and help local businesses to thrive not to mention putting the Centre of South Canterbury on the map. I have said before tongue in cheek that Stafford Street might as well be renamed, "stuffed Street" the proposed concept could end up in the Centre of South Canterbury being known as a stuffed town that's had its day. I am positive that the proposal could be done in a much better way, that makes people say Timaru is the place to be. Lets not waist money on patches. I am sure there is a way to finance it by calling upon businesses and individuals to have faith in our Town. Take a long term loan to ensure future generations that will utilize such a facility, with pride, also contribute to the cost. Our town is not broke, but it may end up broken, if the plunge is not taken to do this properly. Councilors have confidence in your community, be upstanding and plunge	YES	Retain internal theatre décor including royal boxes	YES	Existing heritage features in Auditorium to be retained and re-decorated, noting that some exception may be considered for building code upgrades (i.e. balcony rail height).
250	Don't wait start as soon as possible. See Attachment. Attachment: I attended the Council meeting in the museum yesterday and was impressed with the plans. However along with another gentleman I am totally against the plan for the road frontage. The basalt stone front should be demolished. It is of no historic value and looks messy. It could be demolished and cleared in a day, and a new frontage used. To strengren this old wall would cost a fortune. The whole frontage then need to be redesigned to be compatible with the Theatre Royal. Please also note, the new building over the road is a motel, not as the council is promoting, A hotel.	YES	Demolish Façade of Criterion Hotel and redesign the frontage.	NO	This façade is retained in the current design. The Criterion Hotel façade is a listed historic building and as such cannot be demolished.
255A	See attached - this submission is on behalf of the South Canterbury Drama League. Attachment: The South Canterbury Drama League (SCDL) is a not-for-profit incorporated society based in Timaru. The League has been a cornerstone of the arts community of South Canterbury for over 90 years. With over 300 members, we are very much the heart of amateur theatre in Timaru. The League supports and nurtures performing arts throughout South Canterbury and is a founding member of peak bodies including Musical Theatre New Zealand and Theatre New Zealand. In April 2018 SCDL made a submission to the Timaru District Council for the Long Term Plan about the proposed Heritage Centre and Theatre Royal Upgrade.	YES	The stage house to be adequate size and function.	YES	As the stage house is being retained, the stage and stagehouse size is subject to existing building constraints. The current stage is 13.65m x 20.71m.
255B		YES	Flying system to be adequate size and function.	YES	A new fly system will be provided complete with 32 fly lines and 4 lighting bars, a new fly grid and new galleries. The fly lines have been maximised based on the size of the stage. Note, this can be explored in the Developed Design stage, to see if the fly system can be configured in a way that provides additional space for further fly lines.

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255C	The following are "extracts" from our 2018 submission. 1. Theatres in neighbouring Districts such as Ashburton and Oamaru and those further afield such as Blenheim, Nelson, Gore, Christchurch, and Invercargill all have upgraded or new Theatres. The redevelopment of the Timaru Theatre Royal is well overdue. 2. We applaud the Timaru District Council for taking the necessary steps to bring the Timaru Theatre Royal up to standard and in line with other facilities in NZ. 3. As a significant stakeholder, and we believe the largest annual user of the Theatre, we request that we are consulted throughout this project. We are very willing to contribute design ideas and assess concepts against members' significant experience and expertise. 4. Priority must be given to the behind the scenes elements of the project. The stage house, flying system and back of house facilities are deplorably inadequate in size and function. In particular access, stage space, flying system, dressing room and toilet facilities, orchestra (pit space) and storage space. They fall well short of the theatre facilities required to stage modern shows and attract national and international touring acts and other events and users. 5. In 2017, the League deferred one major production, due to advice from the Timaru District Council that the Theatre Royal would likely not be available in September 2018. The show was budgeted to enable SCDL to meet our operating costs. As this show did not go ahead we are looking at a significant deficit for the 2017/18 year. The lead-in time for an SCDL show is 12 months or longer for some major shows where we hire in the set. 6. We appreciate the detailed planning for the project has yet to be completed. However, as the timing crucially impacts our planning and finances, we want the Timaru District Council to be very clear about the timetable for the project. 7. The Timaru District Council can play an essential leadership and coordination role through the development of an Arts Strategy. All of the above and much more have been covered in other previous and in more recent submissions to the Timaru District Council. This includes detailed technical proposals.	YES	Back of House Facilities to be adequate in size and function.	YES	The existing BoH allowed for circa 9 dressing rooms (circa 4m x 2.7m) with shower/toilet facilities on each floor and a kitchenette/lunch room. The current design will allow for: - Principal / Accessible Dressing room with WC/Shower at stage level - Further 100m ² Dressing room area including one larger space to cater for 18+ cast. - Toilets and Shower to each level - Laundry and Wardrobe space - Small green room with kitchenette
255D		YES	Access to stage to be improved.	YES	Level stage access is provided from the loading dock to the scene dock and an additional pedestrian stage access is to be provided to the rear of the stage.
255E		YES	Stage space to be increased.	NO	The stage size is currently based on the size of the existing stagehouse (i.e. 13.65m x 20.71m). In order to make the stage bigger, the stagehouse would need to be demolished and rebuilt to a larger size. This was investigated as part of the Preliminary design, and previously excluded as an option by Council as it was deemed to be cost prohibitive on the basis that this would add circa \$6m-\$10m to the project budget. Note, during the Developed Design stage, the Design Team can explore the option to configure the fly system in a way that creates more wing space without needing to extend the stagehouse. This may result in additional cost that would need to be added to the budget.
255F	All of the above still stands today. Four years and seven months from that 2018 submission we are again submitting to call for the Timaru District Councilors to make the bold, but absolutely essential investment in upgrading Timaru's only public theatre - The Theatre Royal. The South Canterbury Drama League supports the Council's preferred Option 1 Theatre Royal refurbished with Back of House removed and rebuilt, and new Heritage Facility built.	YES	Dressing Room and Toilet Facilities to be increased.	YES	The existing BoH allowed for circa 9 dressing rooms (circa 4m x 2.7m) with shower/toilet facilities on each floor and a kitchenette/lunch room. The current design will allow for: - Principal / Accessible Dressing room with WC/Shower at stage level - Further 100m ² Dressing room area including one larger space to cater for 18+ cast. - Toilets and Shower to each level - Laundry and Wardrobe space - Small green room with kitchenette
255G		YES	Orchestra (pit space) to be increased.	NO	In re-leveling the stage, the height of the understage area will be decreased and as such the existing under stage area will be unusable as 'occupied space' as a result of reduced head-height and will be infilled to rectify water ingress issues. This limits extension of the orchestra pit. <u>Increase orchestra pit to under-stage.</u> In order to increase the standing height under the stage and make this functional for storage or orchestra overflow, the ground beneath the stage, as well as the existing tanked walls would need to be demolished and excavated to an increased depth to create a basement under the stage. A new floor and walls for this basement would then need to be constructed. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$5m of construction cost that would need to be added to the budget. <u>Increase orchestra pit into auditorium.</u> In order to increase the size of the orchestra pit towards the stalls, this would (a) reduce the amount of seating in the auditorium and (b) would require the existing orchestra pit walls to be demolished and additional excavation build a larger orchestra pit. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$3-\$4m of construction cost that would need to be added to the budget.
255H		YES	Storage space to be increased.	YES	Additional storage is provided through the BoH and above the Scene Dock within the current design.
263	Like Option 1. Don't think Option 3 is worth considering. Checked on toilet facilities for gender neutral people.	YES	Unisex toilet facilities	TBC	Largely, toilet facilities are split into M/F in the current design, however the final layout for toilet facilities is to be confirmed and this is anticipated to include unisex facilities.
265	Hope there is plenty of car parking	YES	Parking facilities	YES	18 additional car parking spaces will be provided behind the theatre. When combined with the existing carpark to the south on Barnard Street (which is to be retained) this will provide approx 50 carparks for the facility. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of the truck dock to the rear of the building.
268A	As a regular contractor who has spent many years working professionally in the theatre and live events industry it is clear to me that there are many issues that are not being addressed with ANY of the proposed design options. Our preference for Option 1 is only because it offers better options for future events with a larger overall venue footprint and therefore potential for larger conferences, exhibitions and so on. I have attached a file with information outlining serious issues that are not addressed with any of the proposed design options. With millions to be spent it seems incredible that these basic existing problems with the Theatre are being ignored! See Attachment.	YES	Improved sight lines from the Stalls	TBC	Provisions of new auditorium seating is included in the design. The stage level is also to be adjusted. However, the exact number of seats and the layout is TBC confirmed in the later stages of design. This design will be done in consideration of sight lines from each seating area in the auditorium.
268B	Attachment: Before: 1. Poor Audience sight lines from the Stalls. 2. Low under stage area/ small 3. Small Orchestra pit 4. Terrible orchestra pit access (one side only) 5. Single vehicle load in access 6. No recessed truck loading dock with deck level flat load in/out 7. Difficult truck drive in access. 8. Poor space in the back stage side wings (large set pieces/ props/ crew/ cast all fight for side wing space) 9. No decent size crew room/ green room 10. Rising damp/Moisture egress/ Cold lower areas (pit/under stage areas) 11. Noisy fans in the auditorium heaters 12. No under balcony speakers or rigging points or cabling. 13. No front of proscenium rigging/fly points (sound/lighting) 14. No installed patch cabling/panels for sound/lighting/AV/ 15. Poor fly floor access (vertical Ladders only) 16. No professional stage counterweight flying system 17. Acoustic treatment of the stalls rear wall needed (bad audio slap back from the plaster wall) 18. Acoustic treatment of the entrance foyer needed (very reverberant space) After: 1. Worse! Due to the stage being levelled/lowered. 2. Worse! - As above. 3. Same! Unless it is extended under the stage. 4. Same? As above. 5. Same! (Except Option 3) 6. Same! 7. Similar? See below points/questions* 8. Same! 9. Same? Although more dressing room space. 10. Same? How will this be addressed?	YES	Additional/larger under stage area	NO	While a new stage has been allowed for, the primary intention for this is to relay the stage so it is level. This will decrease the height of the understage area. The existing under stage area will be unusable as 'occupied space' as a result of reduced head-height and will be infilled to rectify water ingress issues. In order to increase the standing height under the stage and make this functional for storage or orchestra overflow, the ground beneath the stage, as well as the existing tanked walls would need to be demolished and excavated to an increased depth to create a basement under the stage. A new floor and walls for this basement would then need to be constructed. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$5m of construction cost that would need to be added to the budget.
268C		YES	Larger orchestra pit	NO	In re-leveling the stage, the height of the understage area will be decreased and as such the existing under stage area will be unusable as 'occupied space' as a result of reduced head-height and will be infilled to rectify water ingress issues. This limits extension of the orchestra pit. <u>Increase orchestra pit to under-stage.</u> In order to increase the standing height under the stage and make this functional for storage or orchestra overflow, the ground beneath the stage, as well as the existing tanked walls would need to be demolished and excavated to an increased depth to create a basement under the stage. A new floor and walls for this basement would then need to be constructed. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$5m of construction cost that would need to be added to the budget. <u>Increase orchestra pit into auditorium.</u> In order to increase the size of the orchestra pit towards the stalls, this would (a) reduce the amount of seating in the auditorium and (b) would require the existing orchestra pit walls to be demolished and additional excavation build a larger orchestra pit. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$3-\$4m of construction cost that would need to be added to the budget.
268D		YES	Improved orchestra pit access (one side only)	NO	In re-leveling the stage, the height of the understage area will be decreased and as such the existing under stage area will be unusable as 'occupied space' as a result of reduced head-height and will be infilled to rectify water ingress issues. This limits access to the orchestra pit using the understage. Currently the design allows for a portable stair to access the Orchestra Pit. Note, options for improving orchestra pit access can be explored during the Developed Design stage. This may result in additional cost that would need to be added to the budget.

Timaru Theatre & Heritage Facility - Public Consultation Scope Review

Rev 004 | 07/03/2023

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268E	11. Yes? Replaced with quieter A/C option? 12. Same? 13. Assume this will be addressed? 14. Assume this will be addressed? 15. Same? Is there Stairs? Why no lift access?	YES	More than single vehicle load in access.	NO	The site is very constrained and therefore the loading dock has space allowance for one truck to unload at a time. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of carparking, a scene dock to the side of the stage and considers the existing property boundary adjacent the service lane. To include space for an additional loading dock, the BOH would need to be reconfigured and the scene dock would need to reduce in size.
268F	16. Yes? But no ground floor side stage operation? 17. Same! 18. Same! Other points/questions: *Truck access load in/ turn around? In the new proposed options - how do trucks turn to reverse into the loading bay - do they enter from George Street (most logical) then turn right toward barnard st, straighten then reverse into the dock? If they enter from Barnard street how do they turn around? If entering this way and there is a right turning bay that means they will need to reverse a tricky blind left hand turn to then straighten up for the loading dock. This will be difficult (and potentially dangerous) for some large articulated trucks.	YES	Recessed truck loading dock with deck level flat load in/out	YES	The current loading bay allows for: - Allows for level docking by maximum 12m rigid truck - Covered loading area from the rear of docked truck with 900mm truck dock height - Load to stage without travelling up or down stairs or a significant slope - Allows for docking of one truck
268G	If trucks entering from George street is not the intention - then why not? What are the limitations preventing this?	YES	Ease of truck drive in access	YES	The current design allows for trucks to turn into site, and then reverse down to the loading dock. The steepness of this drive is constrained by the existing stage height (which informs the loading dock height) and the Barnard Street level.
268H	Why is there no secondary smaller vehicle load in access available in any of the designs? I feel there could be a potential conflict of interest with a Museum being tied to a performance venue with things like scheduling, load in access, storage, event planning and so on so the ongoing management of the facility is an area that will need addressing with an even bias.	YES	Improved space in the back stage side wings (large set pieces/ props/ crew/ cast all fight for side wing space)	YES	As the stage house is being retained, the stage and stagehouse size is subject to existing building constraints. The current stage is 13.65m x 20.71m. However, a new scene dock has been allowed for in the design which will allow for large set pieces/props/crew, etc.
268I		YES	Decent size crew room/ green room	YES	Dressing currently allows for: - Principal / Accessible Dressing room with WC/Shower at stage level - Further 100m ² Dressing room area including one larger space to cater for 18+ cast. - Toilets and Shower to each level - Laundry and Wardrobe space - Small green room with kitchenette - New heating and ventilation - A separate crew room is also included in the design.
268J		YES	Rising damp/Moisture egress/ Cold lower areas (pit/under stage areas) addressed.	YES	Moisture ingress to the under-stage area is to be addressed in the design, and new flooring is to be provided to the stalls (insulation to be installed along with damp proofing below).
268K		YES	Improved noise from auditorium heating.	YES	The current design allows for: - New air handling unit with heat recovery, additional heating and cooling from main heat pump chillers as required. - New displacement ventilation and heating system from underfloor plenum to floor grilles under seats.
268L		YES	Balcony speakers or rigging points or cabling. Front of proscenium rigging/fly points (sound/lighting)	YES	A forestage grid will be provided in the design which will allow for motorised hoists above the auditorium ceiling. This will provide for an advance bar/orchestra bar and front-of-house speakers. Speakers to be provided below balcony.
268M		YES	Acoustic treatment of the stalls rear wall needed (bad audio slap back from the plaster wall)	YES	An acoustic engineer has been engaged as part of the design team and acoustic improvements will be made to the auditorium as part of the works. However, this may not necessarily be via acoustic treatment to the rear wall. Details for this will be developed in the later design stages.
268N		YES	Patch cabling/panels for sound/lighting/AV	YES	An appropriate sound system will be modelled and specified that provides audio evenly and clearly to the entire audience area.
268O		YES	Improved fly floor access (vertical Ladders only)	TBC	The current design allows for vertical ladders between fly floor levels. The exact layout of the fly floor access is to be confirmed in later design stage, however options will be constrained based on the stagehouse size.
268P		YES	Professional stage counterweight flying system	YES	A new fly system will be provided complete with 32 fly lines and 4 lighting bars, a new fly grid and new galleries. The fly lines have been maximised based on the size of the stage.
271	I would like the Museum with its own loading bay door and not share the Theatre Royal one. All for the foyer but not the back stage.	YES	Dedicated loading bay and door for theatre	NO	The site is very constrained and therefore the loading dock has space allowance for one truck to unload at a time. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of carparking, a scene dock to the side of the stage and considers the existing property boundary adjacent the service lane. To include space for an additional loading dock, the BOH would need to be reconfigured and the scene dock would need to reduce in size.
277 A	See comments from Richard Howey's address. Priority needs to be given more to vehicle load in access. How is it expected for a large theatre show to only have one vehicle unload at a time when you have, Sound, Lighting, Props, costumes, make up, band members and now a potential overlap of museum vehicles needing access at the same time. That doesn't take into account the possibility of one show packing out on the same night another needs to pack in for the next day. The land around the theatre owned by TDC need to be looked at for a second dock for theatre use. Not addressing the Pit NOW is a complete oversite to not be excavated while the stage floor is up. I have other questions around why the professional theatre developers were removed from the project? They would have understood the need to priorities the list of issue we brought around the current state of the theatre and how to address them. It seems without someone who completely understands the technical needs of the theatre present at meetings around critical decisions and design work, to much priority has been given to the museum. I believe there has been a conflict of interest to have TDC employees of the museum present at some of these meeting while KNOWONE from the theatre community has been present. The involvement of the theatre community, up to this point can only be described as a joke. This is unacceptable when it is considered that it is this community that started the talking points around the theatre redevelopment. I fully support the need for these cultural facilities for Timaru, as currently we are heading towards poorly equipped venues elsewhere in the Township. If we get this wrong now we will be living with a theatre with the same issues it has in its current state.	YES	Truck Access for more then one truck	NO	The site is very constrained and therefore the loading dock has space allowance for one truck to unload at a time. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of carparking, a scene dock to the side of the stage and considers the existing property boundary adjacent the service lane. To include space for an additional loading dock, the BOH would need to be reconfigured and the scene dock would need to reduce in size.
277 B		YES	Second dock	NO	The site is very constrained and therefore the loading dock has space allowance for one truck to unload at a time. This is based on the best utilisation of the site area available, and takes into account the space requirements for inclusion of carparking, a scene dock to the side of the stage and considers the existing property boundary adjacent the service lane. To include space for an additional loading dock, the BOH would need to be reconfigured and the scene dock would need to reduce in size.
277 C		YES	Refurbish understage	NO	While a new stage has been allowed for, the primary intention for this is to relay the stage so it is level. This will decrease the height of the understage area. The existing under stage area will be unusable as 'occupied space' as a result of reduced head-height and will be infilled to rectify water ingress issues. In order to increase the standing height under the stage and make this functional for storage or orchestra overflow, the ground beneath the stage, as well as the existing tanked walls would need to be demolished and excavated to an increased depth to create a basement under the stage. A new floor and walls for this basement would then need to be constructed. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$5m of construction cost that would need to be added to the budget.
277 D		YES	Address accessibility stage pit (under-stage)	NO	While a new stage has been allowed for, the primary intention for this is to relay the stage so it is level. This will decrease the height of the understage area. The existing under stage area will be unusable as 'occupied space' as a result of reduced head-height and will be infilled to rectify water ingress issues. In order to increase the standing height under the stage and make this functional for storage or orchestra overflow, the ground beneath the stage, as well as the existing tanked walls would need to be demolished and excavated to an increased depth to create a basement under the stage. A new floor and walls for this basement would then need to be constructed. Note, inclusion of this can be explored in the Developed Design stage, but may result in additional circa \$5m of construction cost that would need to be added to the budget.

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283	A great job was done some years ago on the Council building. See Attachment Attachment: A great job was done some years ago on the Council Building - where by the exterior façade was retained but a new, modern, interior space was built, with all the advantages of insulation, earthquake strengthening, etc. This could happen here too for the Theatre Royal. A lot of visitors to Timaru from Chch + Wellington, appreciate the historical building, their own cities may lack now. Councillors should consider visiting the ASB Theatre in Blenheim - which shares the same population as Timaru (and Marlborough + South Canterbury are both over 50,000 people). Their Theatre is multi-functional - live performances, conferences, functions, events or exhibitions. And a very nice space (though concrete is not necessarily the most attractive). Also perhaps consider some apartments on the upper level for inner city living. City buildings in other aprts of the would often have residents in upper floors. *Timaru basalt is more attractive than concrete.	YES	Apartments on upper levels to be considered.	NO	These have not been included in the design and have not been previously included as brief requirement.
279	Forestage thrust availability.	YES	Forestage thrust availability.	YES	This has been allowed for in the design, through use of a manual pit lid or 'Filler' solution which would be installed over the orchestra pit.
280	Orchestra pit lift - Stage lift system that move up and down within the pit area. It can also be used during orchestral performances, musicals, and as a freight elevator when pianos are stored under the stage area.	YES	Orchestra lift	NO	This is not included in the current design. In order to incorporate a orchestra lift (i.e. the entire pit is able to be raised to stage height) the existing orchestra pit floor would need to be excavated deeper to allow for space under the existing floor level for the lifting equipment. A new floor would need to be constructed along with the installation of the lift itself. Note, inclusion of this can be explored at the Developed Design stage, but may result in an additional circa \$1m-\$2m of construction cost that would need to be added to the budget.
281	Service lift for stage/orchestra pit.	YES	Service lift for stage/orchestra pit (i.e. for moving instruments into orchestra pit from stage or for providing accessible access to the orchestra pit)	NO	This is not included in the current design. In order to incorporate a service lift in the orchestra pit (i.e. a m2 moveable platform) a section of the existing orchestra pit floor would need to be excavated deeper to allow for space under the existing floor level for the lifting equipment. A new section of floor would need to be constructed along with the installation of the lift itself. Note, inclusion of this can be explored at the Developed Design stage, but may result in an additional circa \$200k of construction cost that would need to be added to the budget.
282	Trap access to stage.	YES	Trap access to stage	NO	This is not included in the current design, due to the under-stage space being unusable as 'occupied space' as a result of reduced head-height and the need to infill this to rectify water ingress issues. In order to incorporate a trap door in the stage, the under-stage space would first need to be resolved to make this a trap room (see other notes on under-stage space) and then an additional trap lift would need to be installed. Should the under-stage area be included in the Developed Design stage, inclusion of the trap access to under-stage could be explored. This may result in additional cost that would need to be added to the budget.
283	Submission on the future of the Theatre Royal. I am an avid theatre goer. The last time the Russian Ballet was at the Theatre Royal I paid \$80 + to see the performance, perhaps 8-10 rows from the stage. Unfortunately I could not see the stage clearly. Two days later I paid another \$80+ to see the Russian Ballet at the Asburton Theatre. A perfect view of the performance from near the front of the house. The Theatre Royal Timaru was/is not fit for purpose because the downstairs floor is not sloped. The Asburton Theatre design enables patrons to see clearly from every seat in the theatre, a purpose built theatre. I have not been backstage at the Theatre Royal but I understand it is a disgrace and not fit for purpose. What is the use of rebuilding revamping backstage area when the patrons cannot see the performances clearly? If the renovations go ahead, please make sure that patrons can see the stage clearly and that means putting in a new sloped floor!! If I had the final say I would demolish the present Theatre & build a theatre similar to / like Ashburton. Heritage NZ should not have the final say of what can or cannot be done with the Theatre royal. They are not paying the extra rates or paying for shows which cannot be seen clearly by the patrons. I do not know enough about the Heritage Facility to commence but in my opinion there is a mish mash of styles on the facades of the Theatre Royal. The Heritage Facility and the old hotel.	YES	Improved sight lines from the Stalls	TBC	Provisions of new auditorium seating is included in the design. The stage level is also to be adjusted. However, the exact number of seats and the layout is TBC confirmed in the later stages of design. This design will be done in consideration of sight lines from each seating area in the auditorium.