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Concept Design Report - Draft

Timaru Theatre Royal & Heritage Facility

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1.0 Introduction / Executive Summary

Introduction

This project for the Timaru District Council includes an upgrade of the Theatre Royal together with the design and construction of a new Heritage Facility.

This co-location will provide opportunities for connections, shared spaces and facilities between the Theatre Royal and the Heritage Facility.

The new Heritage Facility will shift public exhibition, education and programme spaces from the current South Canterbury Museum to new purpose-built facilities.

The new Facility will also include additional exhibition space which would be available for touring exhibitions and provide space for additional touring shows for the Aigantighe Art Gallery and other partner organisations.

The upgraded Theatre Royal will provide a fit for purpose facility for users and patrons. The project will address the Back of House and Flying system to enable more local productions and touring shows to Timaru. An upgrade and extension to the existing foyer will address existing conflicts and shortcomings and provide the opportunity to incorporate further community/function spaces shared with the Heritage Facility. The project will also address car parking requirements and improved access from Barnard Street.

Brief

After a period of stakeholder consultation, site visits and analysis, a return brief was prepared by the architectural team (including heritage architect and theatre designer) and was presented to Timaru District Council in early February 2021. The Return Brief identified project objectives, critical issues to be resolved and key drivers for the success of the project.

This Concept Design Report should be read in context with that earlier document.

Subsequent to the issue of the Return Brief, further consultants have been engaged by Timaru District Council. Existing condition reports have been produced by the services consultants and the structural engineer has carried out building analysis and a Detailed Seismic Assessment. The requirements identified by these assessments along with additional design information from those consultants has now been incorporated into the Concept Design

Objectives

Timaru District Council's vision is that the new Theatre Royal & Heritage Facility will be a fit for purpose facility which will add vibrancy to Stafford St and be a place the Timaru community will be proud of. The objectives of the project also look to maximise the opportunities of the of co-location of the two facilities.

A Vibrant Heritage & Cultural Precinct

A truly integrated and highly activated facility, inviting greater involvement.

Increased capacity to deliver enhanced opportunities for locals and tourists.

A destination providing a catalysis for further re-development and more economic stimulus in local businesses.

A Community Asset to foster Civic Pride

A welcoming community meeting place

To provide formal meeting/event opportunities

To help promote positive civic pride and function as "town hall".

A Fit for Purpose Theatre
Improved back of house facilities and flying system to provide the infrastructure and conditions that modern shows require.

To attract more touring productions

and act as a tourist magnet to the region as a whole.

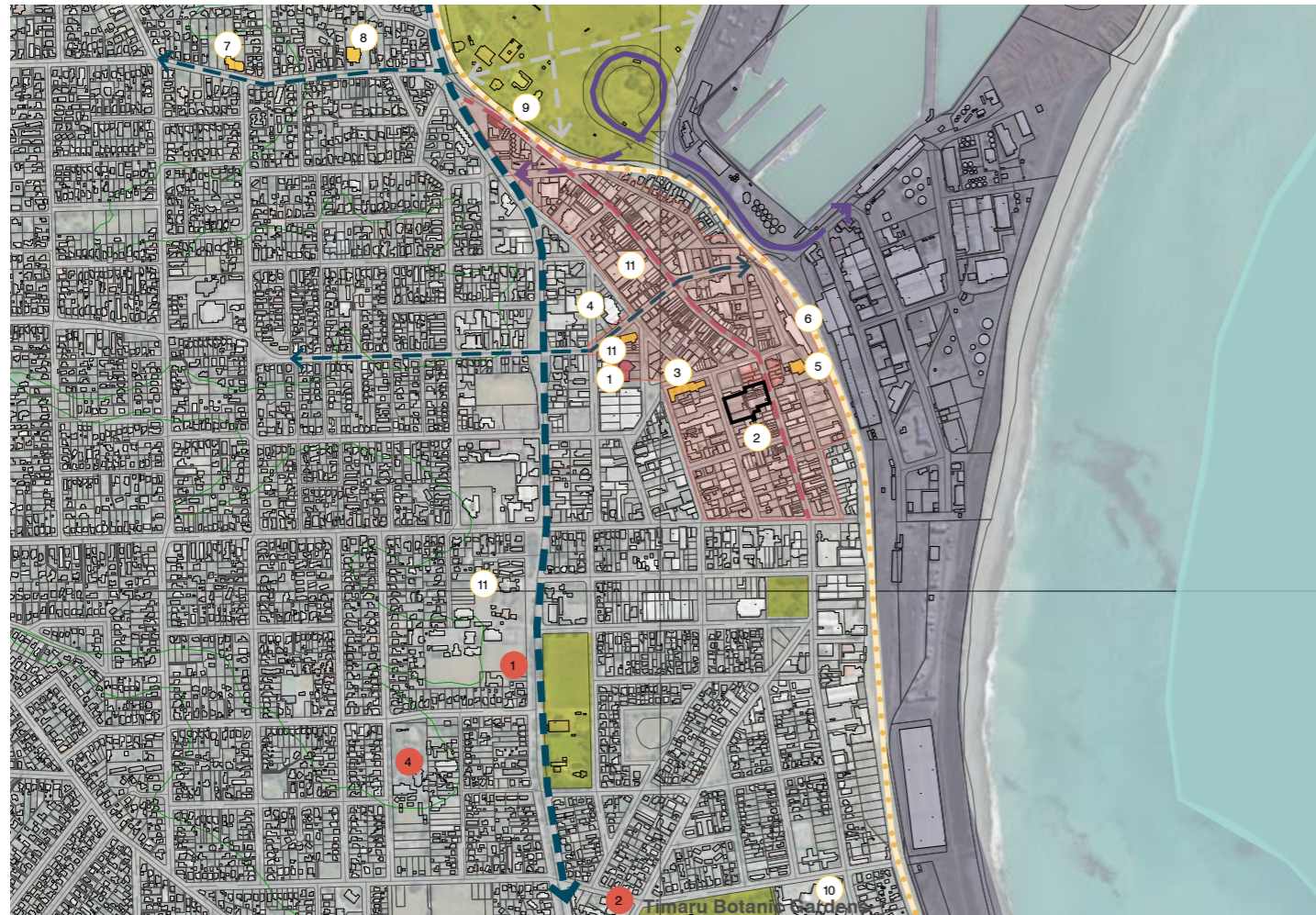
A Place of Exploration & Participation

A cultural hub recording and celebrating local heritage.

A collective cultural experience that reinforces a sense of history, identity, community and place.

A resource for all to explore and participate.

2.0 Context



Timaru

Legend

- 1 Existing South Canterbury Museum
- 2 Theatre Royal
- 3 Timaru District Council
- 4 Timaru Library
- 5 Landing Services Area
- 6 Railway and Bus Station
- 7 Aigantighe Art Gallery
- 8 RSA
- 9 The Bay Hill and Piazza
- 10 Timaru Hospital
- 11 Worship

- 1 Roncali College
- 2 Timaru South School
- 3 Timaru Boy's High School
- 4 Timaru Girl's High School
- 5 Waimataitai School
- 6 Craighead Diocesan School
- Site Boundary
- Primary Adjacent Road Network
- Stafford Street
- Port Loop
- Public Bus Routes
- Public/Green Spaces
- CBD / commercial density
- Timaru Port / Industrial Area
- Train

Timaru is the largest urban area in South Canterbury. Two rivers, the Rangitata and Pareora, naturally define the districts' northern and southern boundaries. The city is dominated by the port, which occupies 50 hectares of flat land on the edge of the CBD. The urban area rises above the port on rolling hills created from volcanic lava flows.

State Highway 1 bypasses the CBD to the west and the South Island Main Trunk Railway lines run between the CBD area and the port area. To the north of the substantial port facilities is the Piazza of the popular Caroline Bay area.



Timaru CBD

- 1 Existing South Canterbury Museum
- 2 Theatre Royal
- 3 Timaru District Council
- 4 Timaru Library
- 5 Landing Services Area
- 6 Railway and Bus Station

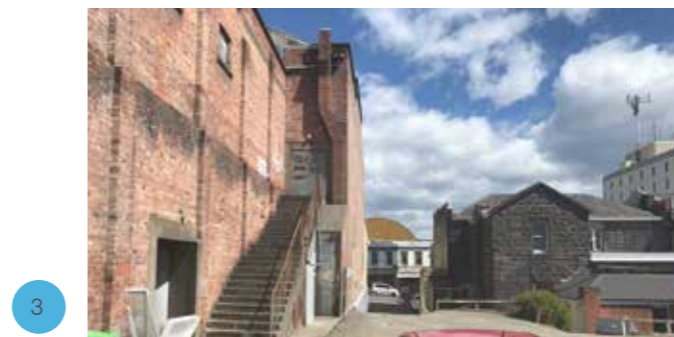
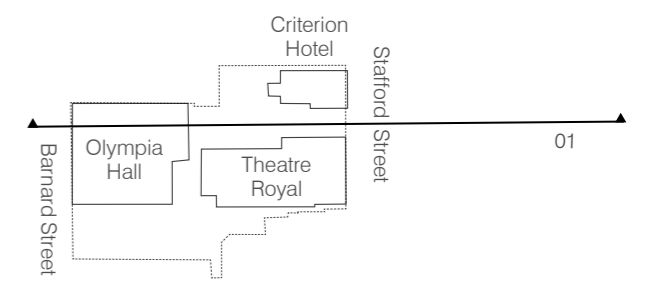
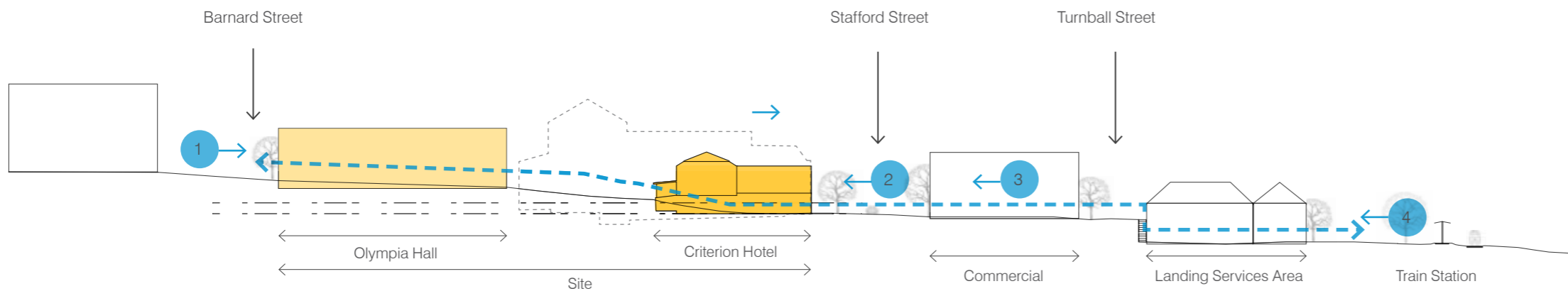
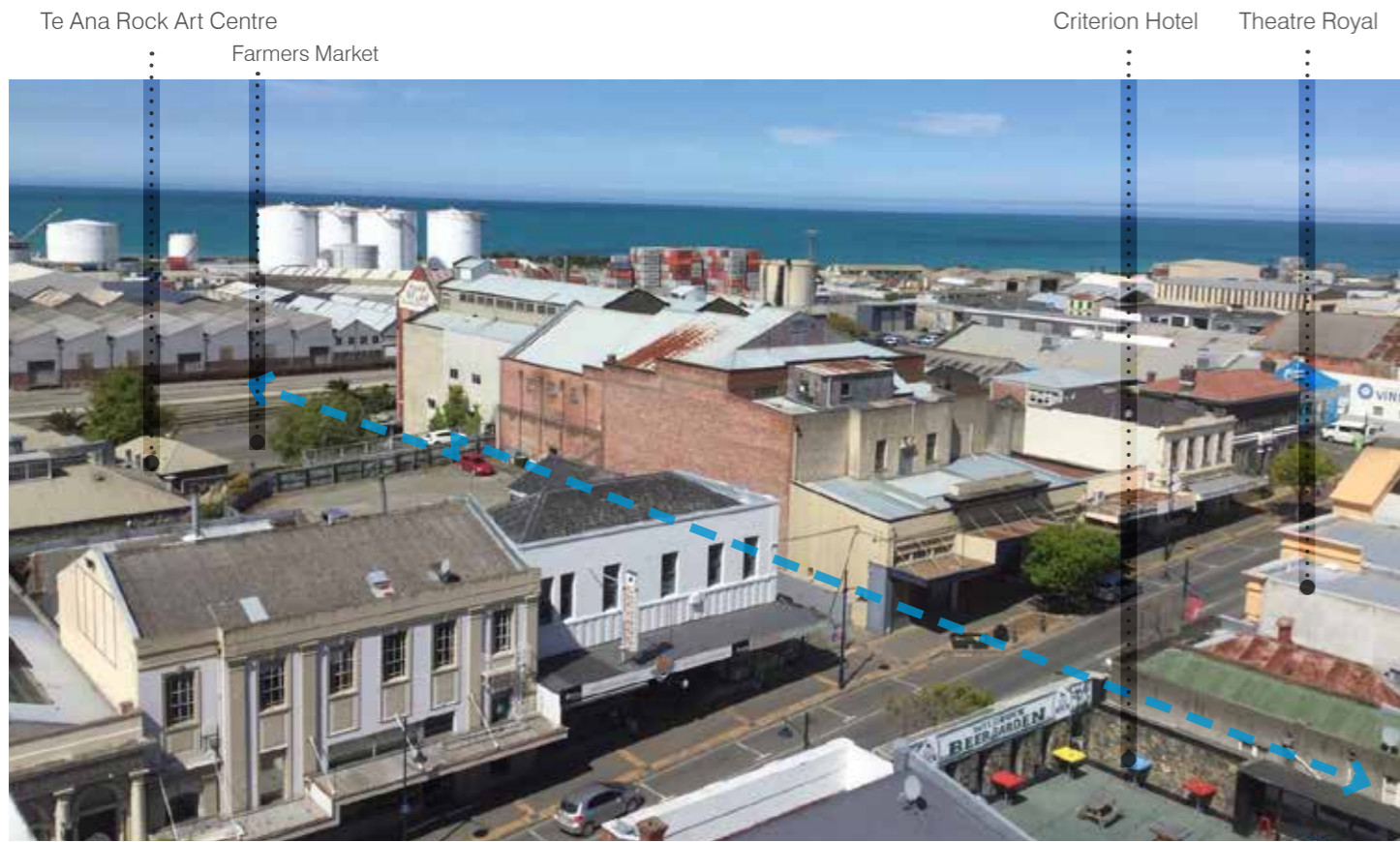
The "Centre of town" is located on Stafford St at the intersection with Strathallan St. A dashed walking circle above indicates the areas that can be walked to within a 5 minute radius of this location. The project site is indicated by the solid black line on the map. Although the southern end of town does not possess the vibrancy and activity of the north, it is still an easy walk from the centre of town. The new development in this area has the potential to draw people back into the south of Stafford St to be a catalyst for wider economic activity in the area.

As well as the main north-south axis of Stafford St, the city centre is characterised

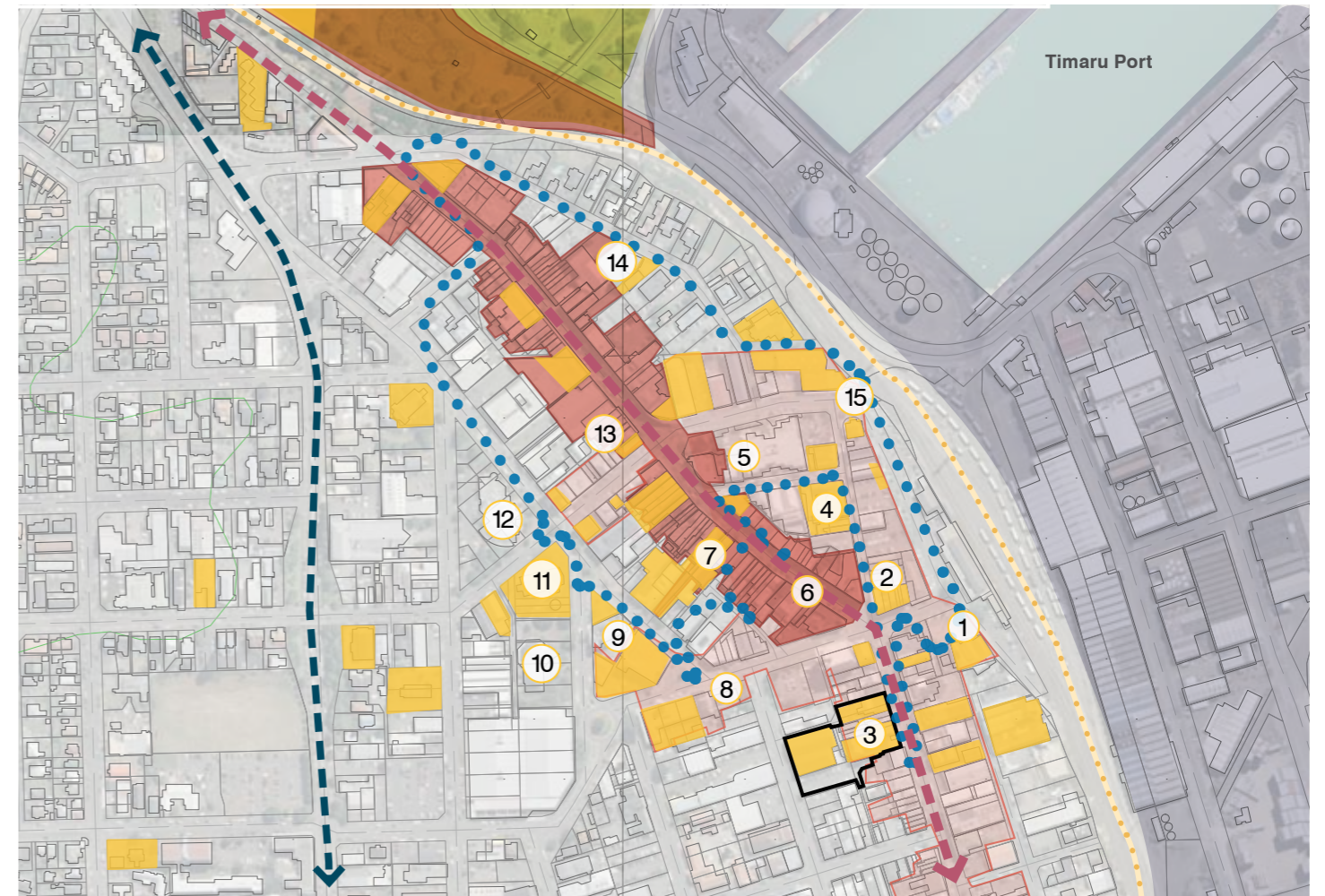
by some west-east connections. The Royal Arcade is an example of a formal pedestrian route, however there are some informal pedestrian routes which traverse the main city blocks, including near the project site. Alleyways and passages like these are unique to downtown environments and add character to the urban environment. Strengthening this east-west connection at the south end of Stafford St is an opportunity to enhance the character of existing spaces and promote more activity in the area.

Architectus has met with the TDC City Hub Strategy consultants to share ideas.

2.0 Context



2.0 Context - Heritage



Built Heritage

At the turn of the 20th century Timaru experienced rapid growth, as the port expanded and the hinterland was settled. The town's wealth and progress was reflected in its main street, where many old wooden buildings were replaced with modern masonry structures.

Relatively slow growth since the 1950s means that many of these buildings remain and hwnow Stafford Street has many late 19th and early 20th-century buildings. These have been mapped in the Central Timaru Historic Walk.

The Draft District Plan includes an update to the current list of heritage items in the District Plan and recognises that there is growing public concern within the district at the loss of heritage sites and places, and of the need for the recognition and protection of heritage and cultural values associated with buildings, precincts, structures, objects, sites and waahi tapu.

Draft District Plan

- Heritage Zones in Timaru
 - Historic Heritage Zone
 - Historic Character Zone
- Heritage Stock in Timaru
 - Heritage Buildings as listed in the Timaru Draft District Plan
- Heritage Walk
 - Central Timaru Historic walk

District Plan Objectives:

Enhancing the existing character of selected commercial areas through revitalisation and providing guidelines to encourage sympathetic redevelopment of historic places.

The Timaru Draft District Plan includes an update to the current list of heritage items in the District Plan (129 items) with the addition of 82 new items. In addition the Draft Plan now contains the criteria used to determine whether items have highly significant heritage value (Category A) or significant heritage value (Category B).

Two new areas have been identified in the Timaru Draft District Plan, the Historic Heritage Area and the Historic Character Area, shaded on the plans above. The project site sits mostly within the Historic Character Area.

While the Draft District Plan will likely undergo some change, and as yet does not have legal status, it is still relevant for the project as is the current Operative District Plan.

2.0 Context - Existing Buildings



The Theatre Royal today

Theatre Royal - Background

The Timaru Theatre is listed in the Operative District Plan and is also listed by Heritage New Zealand Pouhere Taonga as a Category 2 Historic Place. A formal assessment of the Theatre Royal is being carried out by a heritage architect.

The present Theatre building was opened in 1912 and replaced earlier buildings on the site. There have been subsequent seismic strengthening and alterations. In 1992-3 Henry Eli White's facade and entry foyer was demolished and replaced by new structure designed by Barrie Bracefield.

The interiors to the Auditorium are in the style of Louis XV. This space has been identified as a key element for retention. The desire to maintain the heritage fabric of the space will be carefully balanced with delivering an improved experience for theatre users and audiences. With budget in mind, the concept design also retains the external walls of the existing historic back of house lean-to. Alterations to the Façade and Foyer area do not form part of the project scope. Although the 1992 annex is removed in the concept design to provide better connections and to accommodate egress and increased toilet provisions.



Stafford Street, Timaru. present day

Former Criterion/Excelsior Hotel 132 Stafford Street

The Timaru Bluestone hotel building was designed by local architect, Francis J Wilson, and originally constructed in 1872-73 followed the "big fire" of December 1868. A heritage assessment is currently being prepared by a heritage architect. This will assess the heritage values of the building and its component parts. The building has been 3D scanned and photographic point cloud survey obtained. The former hotel is likely to be one of Timaru's oldest buildings. The hotel is scheduled as a Category A Historic

Heritage Place in the Draft District Plan and is also located in the Historic Character Area. The retention of this building in whole or part has clear synergies with the creation of a Heritage Facility. The proposed concept design includes the original stone portion of the building into the design while the 1878 extensions in brick to rear of building is show as removed in the proposed concept design.



Former Olympia Hall and 1911 Garage.

The buildings at 128 & 126 Stafford St are to be demolished and form a second portion of the demolition consent application submitted to council. Timaru District Council appointed archeology consultants have carried out assessments to meet the requirements of Heritage New Zealand Pouhere Taonga and these buildings have also been 3D scanned for a photographic record.

Former Olympia Hall/ Army Drill Hall 31 Barnard Street

The Timaru District Council purchased the site to assist with improved vehicle and pedestrian access to the Theatre and to provide increased carparking provisions for users of the new facility. The proposed concept design uses the site to gain a more direct accessway to the new loading dock. A building consent for the demolition of the building has been submitted. Although the current building was constructed after 1900 an archaeological authority has also been obtained as groundworks will be monitored by the Council appointed archaeologist.

3.0 Cultural Engagement



Te Hapa O Niu Tireni

Cultural Engagement

Timaru District Council wishes to build on its existing relationship with mana whenua through cultural design engagement with local Rūnaka during the development of this significant project. The Council has met with representatives of Te Rūnanga o Arowhenua during the concept design phase to begin the korero around an agreeable approach to fit the aspirations of the Rūnaka and discuss project process and expectations.

To date, the concept design development has focused on the functional brief. The design team welcome the opportunity to work closely with Te Rūnanga o Arowhenua to manifest their aspirations within the project during the upcoming design phases. The typical scope of cultural engagement in the design process is likely to include local mana whenua at key points throughout project development as outlined below from the return brief.

Cultural Engagement in the Design Process

Whakamana mana whenua.

Elevating mana whenua in the design process.

Traditionally in architecture and urban development, mana whenua have been peripheral to the design process. Architectus are committed to inverting this and continue to build their capacity for cultural engagement as standard to their practices.

'Whakamana mana whenua' is a modern phrase that we adopt in the design process.

We welcome the opportunity to work closely with local mana whenua to manifest their aspirations within a project, and appropriately build depth and diversity in project outcomes.

The client-mana whenua relationship is key to this. Local government authorities and iwi entities alike have varying levels of expertise, experience and capacity in this regard. In these shifting times, the development of Te Tiriti based partnerships makes for exciting collaborations. With good engagement processes these relationships can be strengthened as a natural byproduct of design, and can compound with each project. This reinforces the foundation for ongoing collaborative process and inclusive decision-making. It is both beneficial to the current project, subsequent urban regeneration and public architecture, and becomes an exemplar for improved urban outcomes all round.

The typical scope of cultural engagement in design may include:

- Iterative inclusion of mana whenua at key points throughout project development, from preliminary scoping through to completion (and beyond);
- Building understanding of aspirations, values, traditions and narratives identified by mana whenua, as specific to the project;
- Robust lines communication with mana whenua in the design process;
- Development of a project-specific Cultural Design Framework within the parameters of the development;
- Integration of local kawa and tikanga, where appropriate;
- Elevating te reo Māori inclusion

- (particularly local dialectal variations);
- Identifying opportunities for integrated cultural and/or creative expertise (with the guidance of mana whenua);

Through project experience, we also have an expanding compendium of experienced iwi artists and designers capable of contributing towards integrated and independent art and design installations, if this is useful.

Mana Whenua input in Project

For cultural engagement processes, typically our Clients will formally engage mana whenua representatives on a basis that aligns with the design development process:

Preliminary project establishment

- whakawhanaungatanga & project briefing - facilitated by Client, tikanga of mana whenua, introduction by design team
- wānanga with mana whenua - location at mana whenua discretion, led by design team
- mana whenua project 'Offer of Service' - possible template for project process by design team, agreement between Client and mana whenua

Concept design

- cultural narrative development - by mana whenua cultural experts
- design input, review and feedback - mana whenua cultural experts in response to design team presentations
- cultural design framework development - collaborative development facilitated by the design team

Developed design

- design input, review and feedback - mana whenua cultural experts in response to design team presentations
- identification of key cultural creative contributors - nominated by mana whenua cultural experts, in collaboration with design team

Detailed design

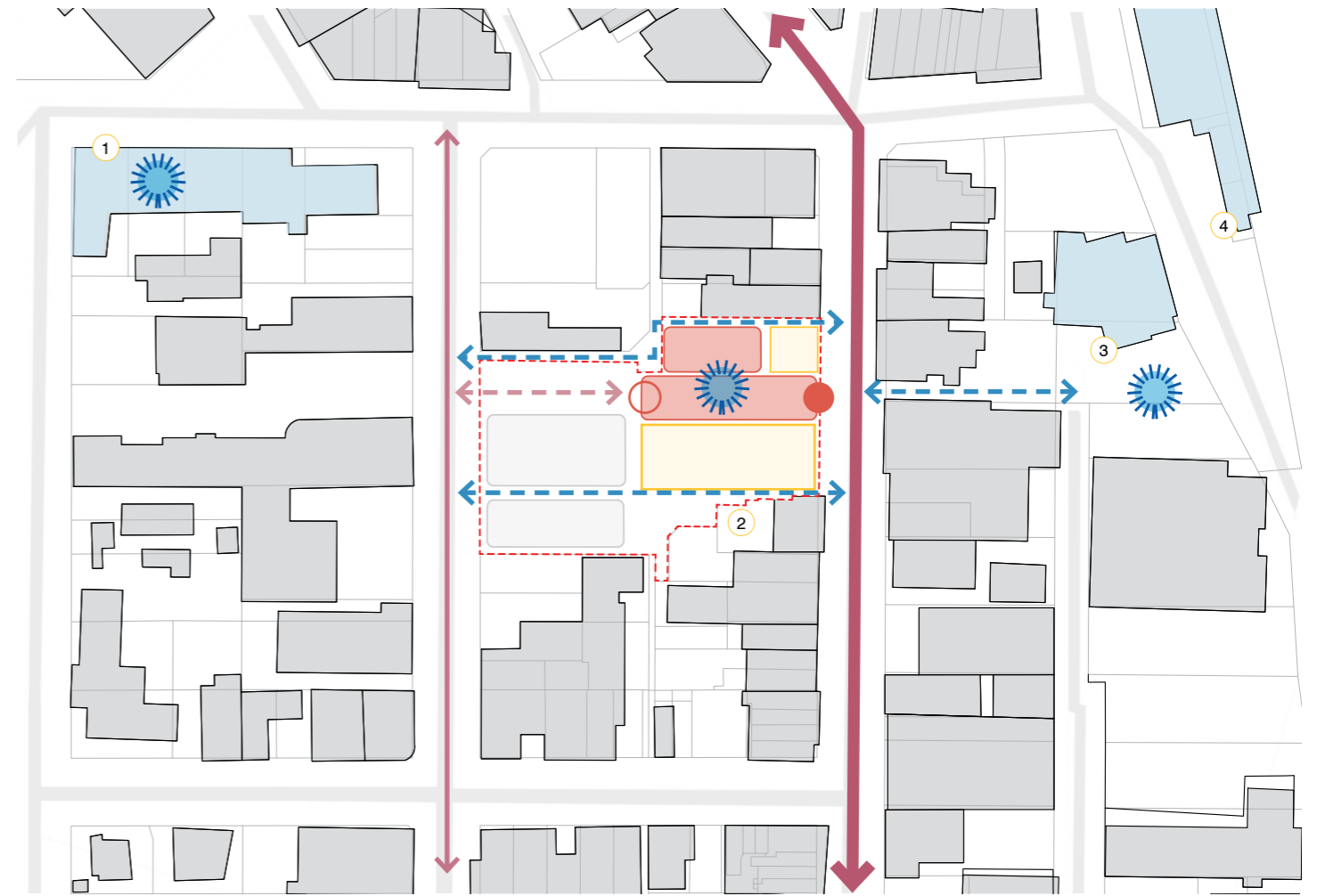
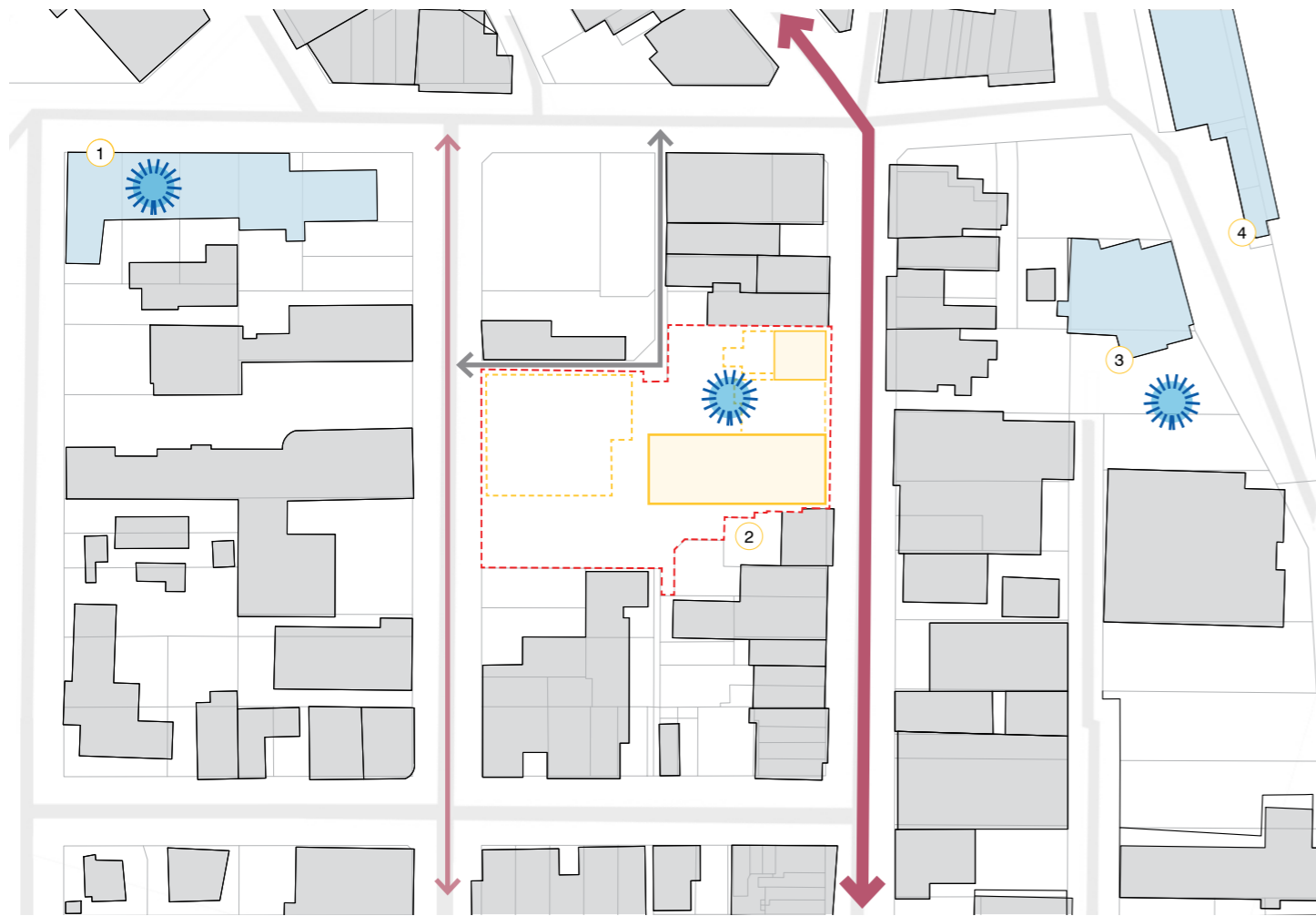
- Briefs for identified cultural elements (if required) - by mana whenua cultural experts, in collaboration with project team and clients
- Engagement of key cultural creative contributors - by Client and/or mana whenua

Additionally the Client may engage mana whenua for:

Tikanga that aligns with the design and construction processes, such as:

- Construction pre-start whakawātea
- Input into project-specific Accidental Discovery Protocols
- Blessing prior cultural work commencement / installation
- Blessing prior to public opening
- Internal cultural awareness wānanga

4.0 Design Response - Access



Site - Demolition

Legend

- | | | |
|---------------------------|------------------------|----------------------|
| ① Timaru District Council | ○ Vehicle Site Access | □ Car Parking |
| ② Theatre Royal | - - - To Be Demolished | ➔ Vehicle Routes |
| ③ Railway and Bus Station | - - - Site Boundary | ➔ Pedestrian Routes |
| ④ Landing Services | ■ New Build | ★ Key Civic Building |
| ● Pedestrian Site Access | ■ To Be Refurbished | |

Site - New Build

Truck Access Options

Following the last presentation to council an access option requiring trucks to reverse down to the loading bay from Barnard St was supported. However following review amongst the design team it was agreed that large vehicles reversing across the footpath raised health and safety concerns. Although a modified option was considered where the turning maneuver could be completed in the proposed carpark area at the top of the access way, the concept design has proceeded with the alternative option where the 3-point turning

maneuver is carried out at the bottom of the accessway. The pros and cons of this option are listed below.

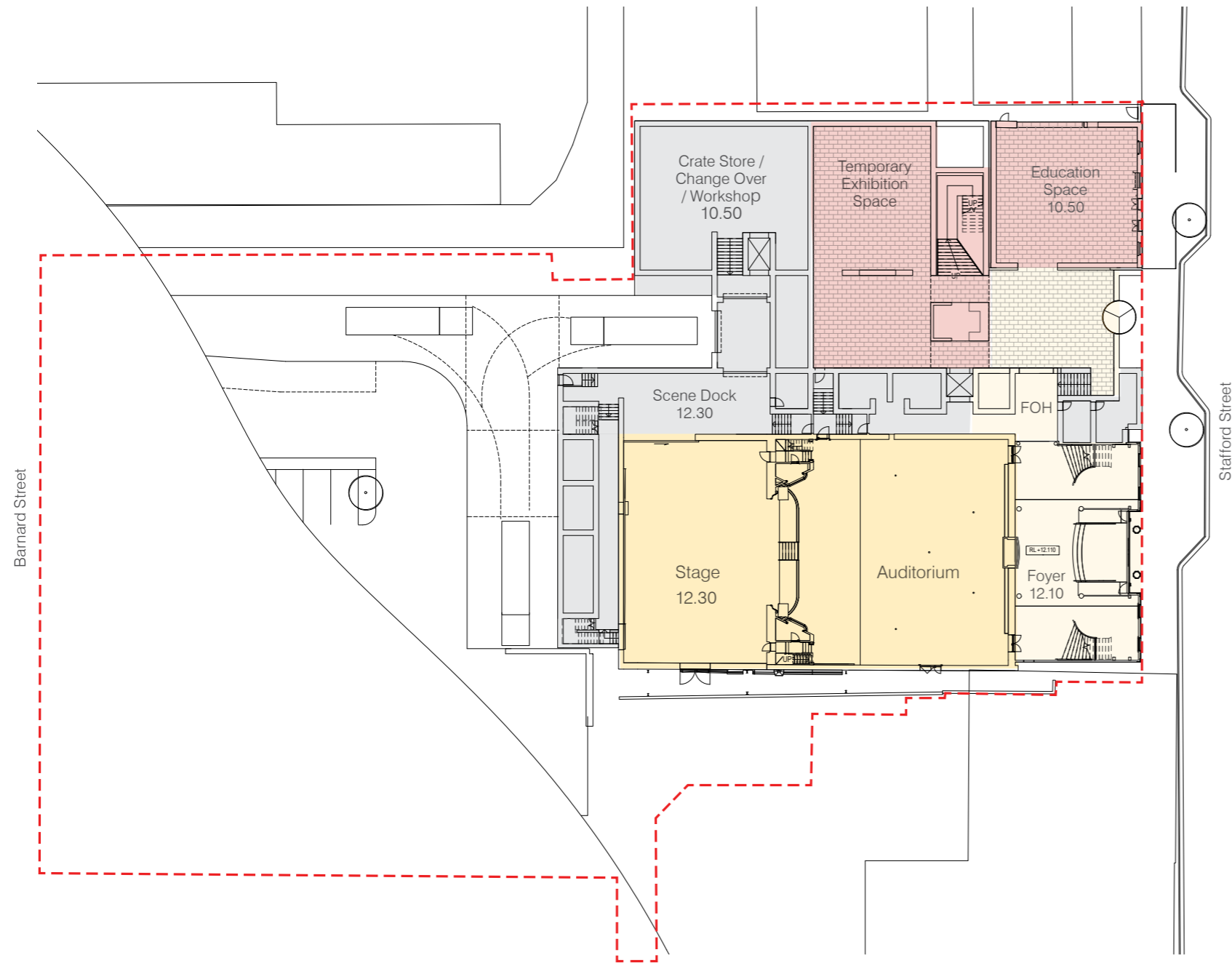
Pros

- Allow vehicles to drive off and onto Barnard Street in a forwards direction
- No reversing down long driveway at a relatively steep grade
- Turning area at bottom will also accommodate rubbish truck
- Carpark area at top not restricted

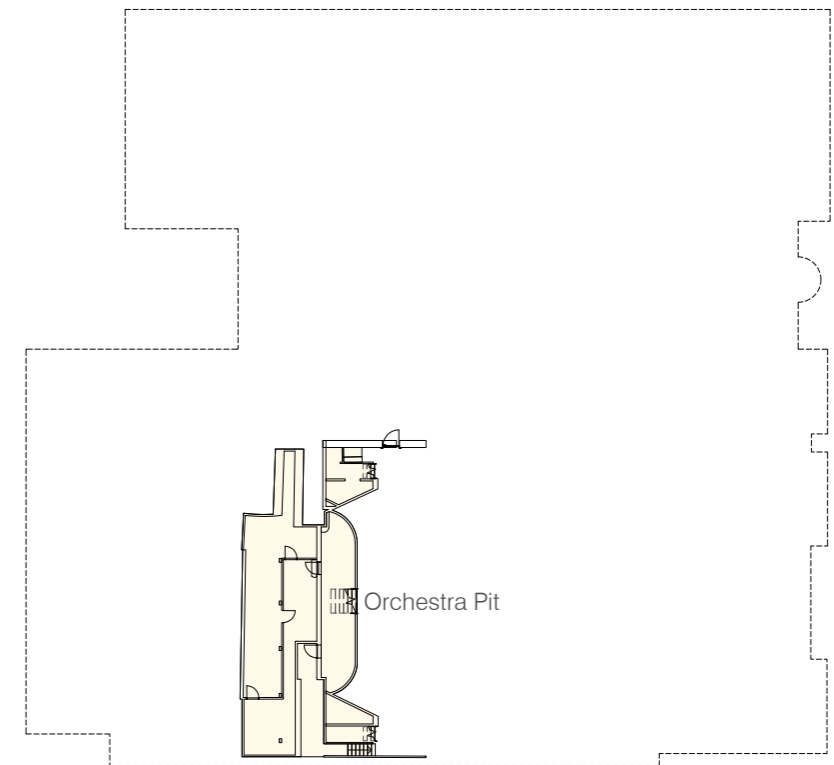
Cons

- Additional retaining/underpinning required to existing Back of House
- Additional hard-standing to be formed

4.0 Design Response Floor Plans

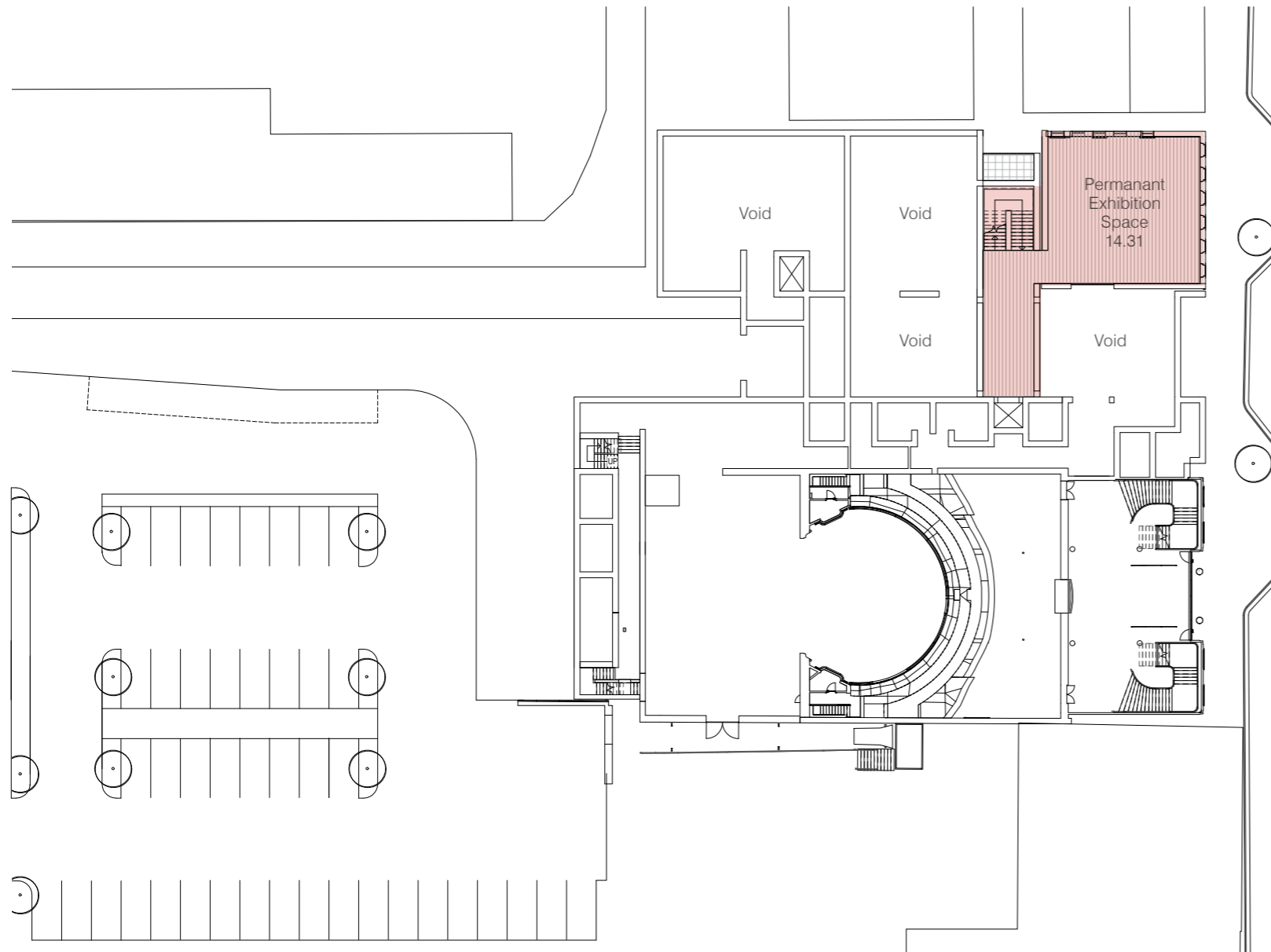


Ground Floor Plan

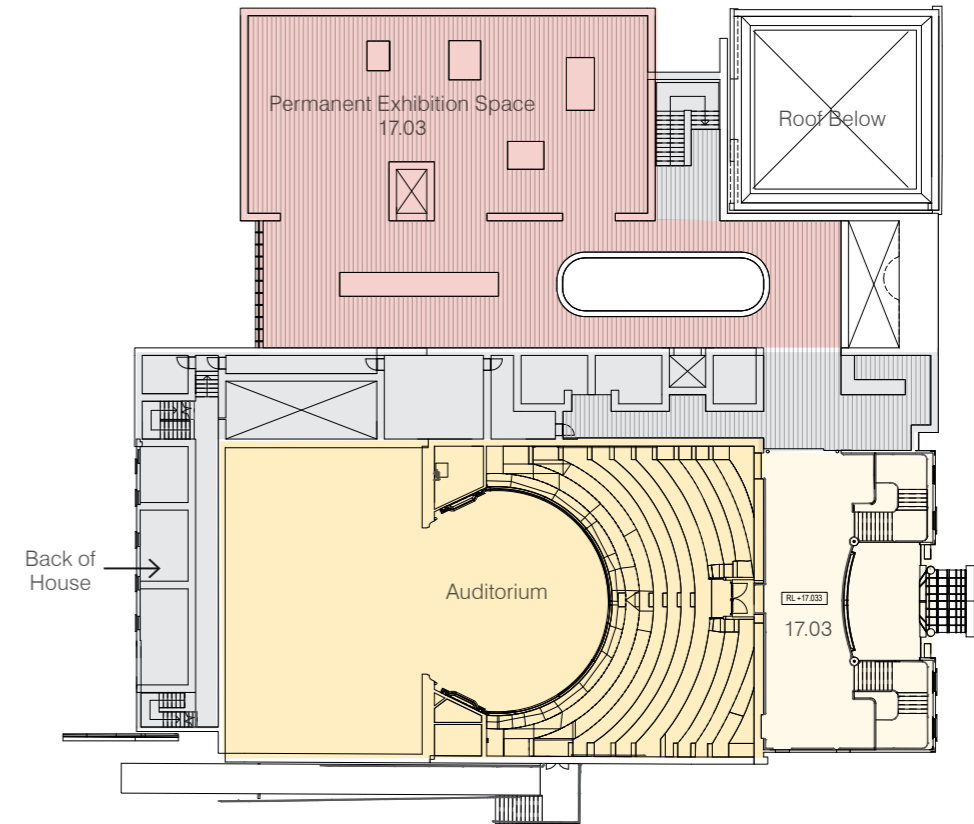


Basement Plan

4.0 Design Response Floor Plans

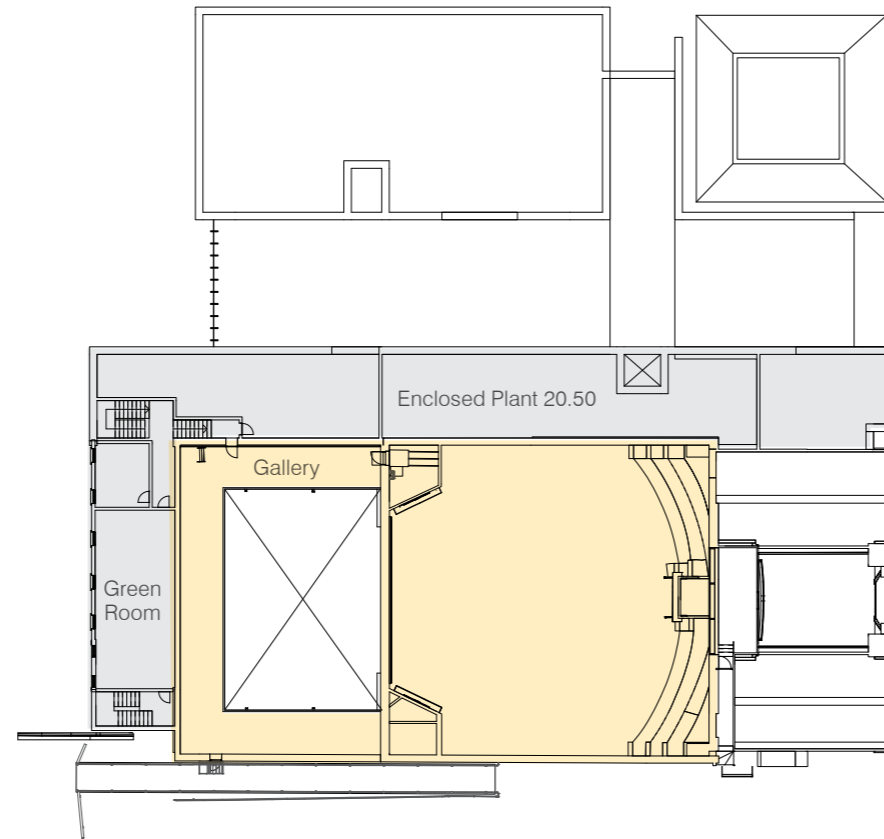


Mezzanine Floor Plan



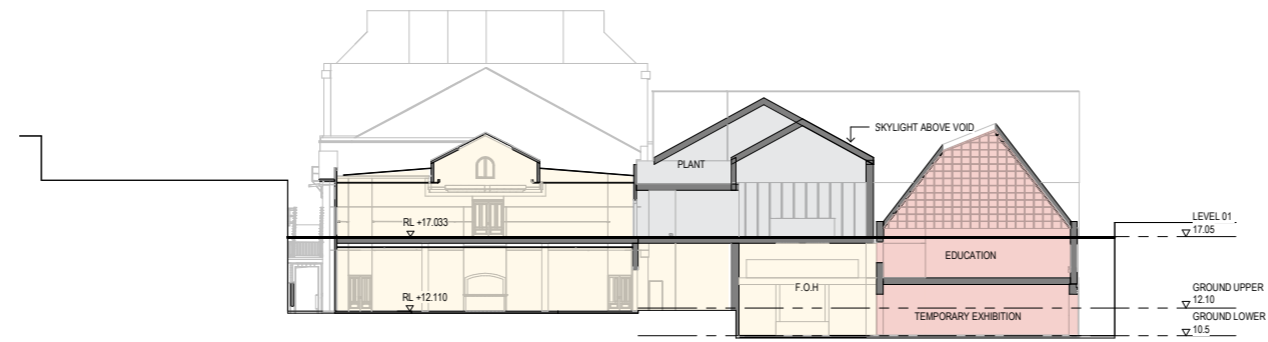
Upper Floor Plan

4.0 Design Response Floor Plans

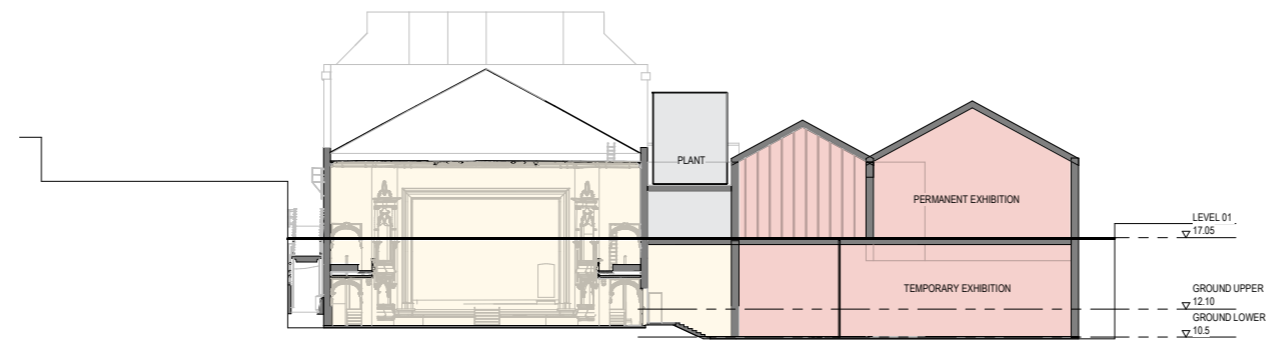


Plant Floor Plan

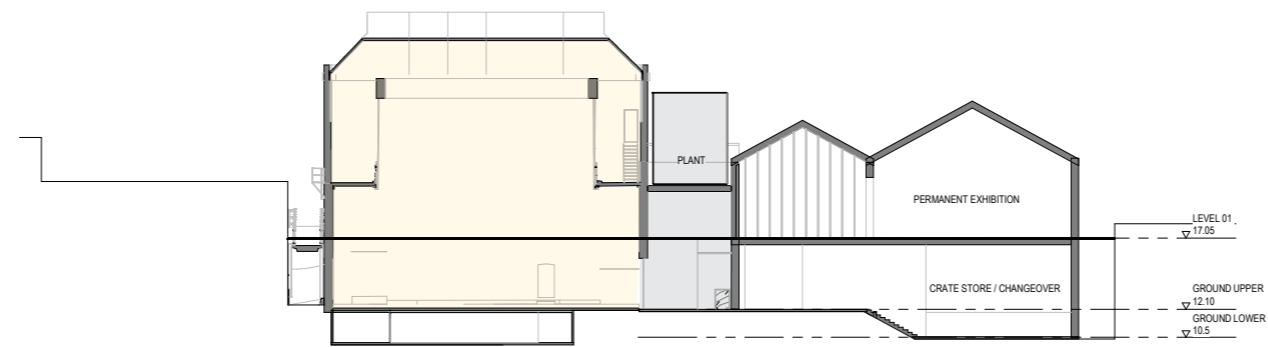
4.0 Design Response Sections



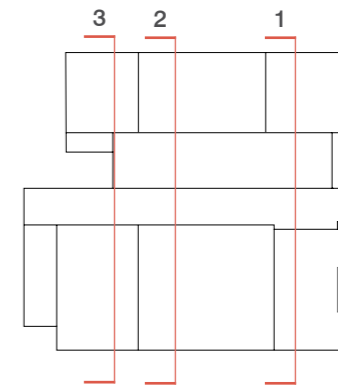
1. Section at Theatre Foyer



2. Section at Theatre Auditorium



3. Section at Theatre Stage

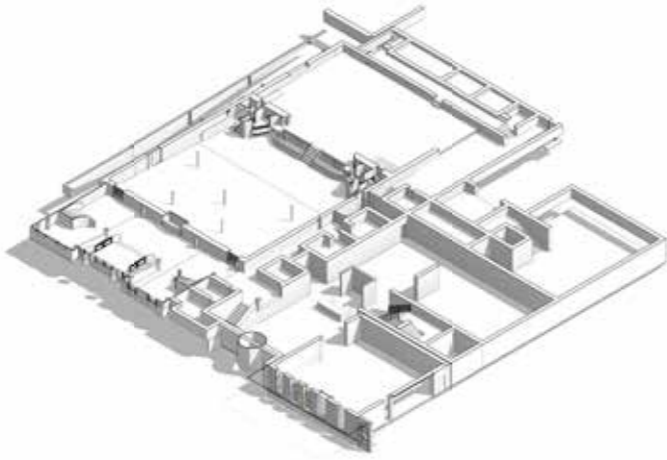


5.0 Area Schedule

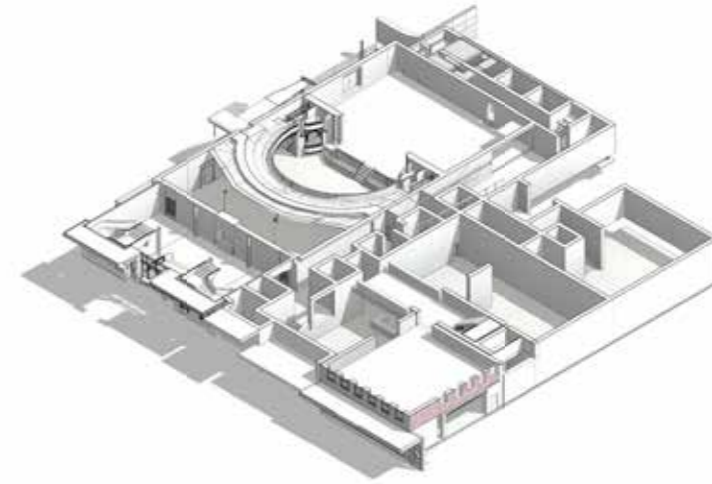
SPACE	BRIEF AREA	CONCEPT DESIGN		
		NEW	EXIST/ REFURB	TOTAL (m ²)
THEATRE				
THEATRE AUDITORIUM	733		733	733
THEATRE FOYERS	340		340	340
STAGEHOUSE	280		280	280
ORCHESTRA PIT /THRUST STAGE	37		37	37
THEATRE SUB TOTAL	1390		1390	1390
THEATRE FOH SUPPORT & WCs	242	340		340
THEATRE BOH	753	370	280	650
HERITAGE FACILITY				
EXHIBITION - LONG TERM	700	800		800
EXHIBITION - TEMPORARY	250	250		250
FOYER / RECEPTION	80	150		150
EDUCATION SPACE with WC	155	135		135
HERITAGE FACILITY SUB TOTAL	1185	1335		1335
HERITAGE/SHARED CIRCULATION	75	185		185
HERITAGE FACILITY BOH	230	230		230
HERITAGE FACILITY TOTAL	1490	1750		1750
SHARED PLANT	300	300		300
		NEW	EXIST/ REFURB	TOTAL (m ²)
THEATRE	1390		1390	1390
HERITAGE EXHIBITION excl. BOH/support	1185	1335		1335
TOTAL SUPPORT/BOH/incl PLANT	1600	1425	280	1705
TOTAL PROJECT AREAS	4175	2760	1670	4430

6.0 Axo

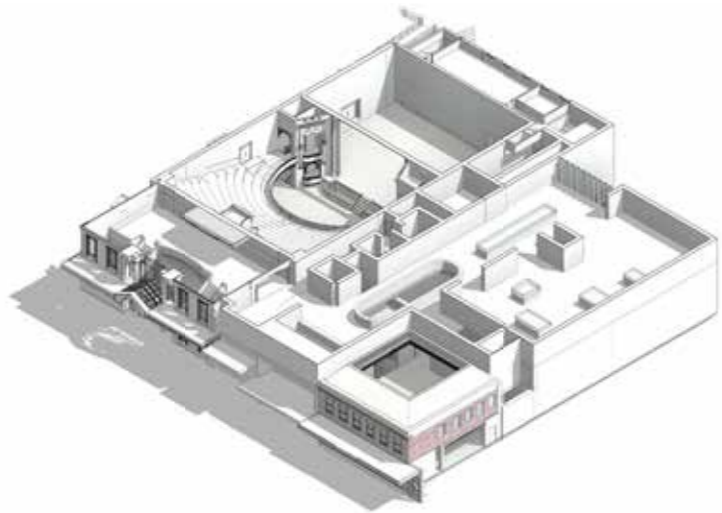
Axo - Ground Floor



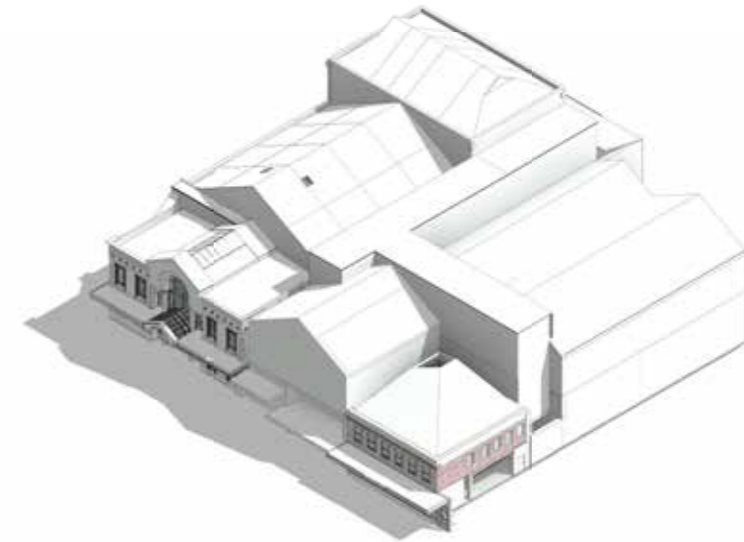
Axo - Mezzanine Floor



Axo - Upper Floor



Axo - Roof



6.0 3D Perspective



6.0 Interior Views

Ground Floor Entry



Upper Level - Permanent Exhibition



Upper level - Permanent Exhibition



Mezzanine Level - Permanent Exhibition



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