



Ask the experts

A top priority for the council is to get the Trafalgar Centre reopened once earthquake strengthening is completed. We know that many of you have questions surrounding the closure of the Trafalgar Centre and the time it is taking to get the building reopened. So we thought we'd put some of your questions to two of the team at Nelson City Council who are playing important roles in this project to let them explain what's happening...



RICHARD KIRBY is a Chartered Professional Engineer who has worked in and for local government for over 30 years, specialising in the management and operation of infrastructure, latterly in Christchurch following the earthquakes. He is providing advice to Nelson City Council and overseeing the strengthening works on the Trafalgar Centre.



BRUCE MUTTON is a Chartered Professional Engineer who works for the council's Building Unit, acting in its role as a Territorial Authority administering requirements of the Building Act 2004. He reviewed all the 2013 reports on the Trafalgar Centre and assessed the risks and requirements of the earthquake prone provisions of the Building Act and Council Policy.

# Trafalgar Centre: what you need to know

## Q: Why was the Trafalgar Centre closed?

**Richard:** A Detailed Seismic Assessment of the Trafalgar Centre, carried out in 2013, showed that all three parts of the building were below the Government's minimum requirement of 34% of New Building Standards (NBS). A section 124 notice was then issued and the Council, as the building's owner, took the decision to close it. Engineers advised that in a moderate earthquake there was risk of catastrophic failure that could see the roof collapse. The decision followed detailed engineering and legal advice. Even if the building is built on solid rock, it would still be earthquake prone with risk of catastrophic failure. Council was advised to close the building until earthquake strengthening could be undertaken. The Council accepted this advice and closed the building to public use. The Council made a unanimous decision after much consideration.

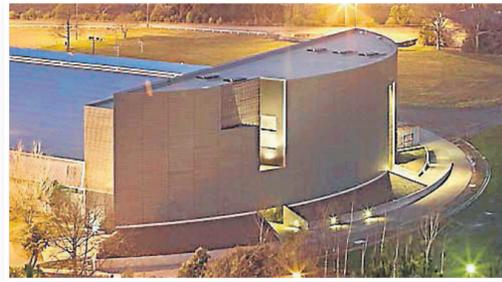
**Bruce:** When a building falls below the minimum 34% NBS, it is the building owner's responsibility, not the Building Unit's responsibility, to decide whether or not to keep it open, subject to any Notices issued by the Building Unit that deem the building to be dangerous. In this case, the Notice issued by the Building Unit did not require it to close, but the Council took the decision on health and safety grounds and the risk of catastrophic failure.

## Q: I'm confused. Some other buildings in Nelson are open, even though they fall below the minimum 34% NBS requirement. Why is that and can we trust that they are safe?

**Bruce:** There is no requirement under the Building Act 2004 to close these buildings; it is up to the building's owner to make that decision. The Building Unit would only step in if there are other factors to consider, for example if the building was also classed as being dangerous or insanitary. An example of a dangerous building is when it is likely to cause injury, death or damage such as in the event of a fire. This specifically excludes the effects of earthquake and the potential Trafalgar Centre roof collapse was assuming an earthquake scenario. An example of an insanitary building is when it is offensive or likely to be bad for one's health because of how it is situated, constructed or its state of disrepair.

## Q: When will the Trafalgar Centre reopen?

**Richard:** We are aiming to reopen in February 2016. This will be confirmed at the end of the financial year (end of June).



## Q: Why has it taken so long for work to start on strengthening the building?

**Richard:** Council needs a viable and cost-effective solution to strengthen this building. To date, the costs it has been presented with have been high. The council recognised that there was value in finding a solution specific to this site which required commissioning specialist advice from overseas. Seismic testing is not used on all building assessments but in this case the cost of undertaking ground remediation for earthquake strengthening was high at between \$3-5million. There was a possibility the ground could be in better condition than the first survey work had indicated. Council wanted a more detailed seismic assessment to ensure it was going to be spending ratepayers' funds in the best way. So we called in some international experts in seismic hazard analysis to get their assessment on the ground conditions under the building. They are currently using specialist probes and sound waves to develop a model that would assess the ground's response to earthquakes. The report has not yet been returned to us, but we are hopeful that this may show that less ground improvement work is required, which would enable us to reduce costs.

## Q: Once it's reopened, can we be confident of the building's safety in the event of an earthquake?

**Richard:** Once the work is completed, the Trafalgar Centre will perform well in a seismic event.

**Bruce:** No building can ever be called 100% safe even if it is built to 100% of the Building Standard. Council, as building owner, is undertaking work that meets the standard to improve building safety. As a regulator, we would expect the building to perform well in an earthquake after it is strengthened.

## Q: When will we see the design plans and find out what the strengthening work is going to involve?

**Richard:** We anticipate this will be reported back to Council in June this year with work beginning in August this year.

## Q: How much is the work on the Trafalgar Centre going to cost?

**Richard:** Because we don't know the results of the seismic hazard analysis, we don't have an exact figure yet. As soon as the figure is known the public will be updated. As part of its Long Term Plan, Council has set aside \$9.5 million for improvements to the Trafalgar Centre. If the projected costs still exceed that figure, Council will make a decision on how to proceed in June.

# Remembering Gallipoli, 100 years on.

Over five thousand people turned out for the Dawn Service at Trafalgar Park to mark the centenary of the ANZAC landings on Gallipoli, a campaign regarded as a defining chapter in this country's history. Nearly 600 white crosses were unveiled, each individually named for someone from the Nelson province who died in World War One. Gallipoli, in particular, was a costly and harrowing eight-month campaign.



Nelson RSA members Rowan McDonald, left and Barry Pont with some of the 590 white crosses which bear the names of men from Nelson and Tasman who died in World War One. Nelson Mail photo.

The first report of heavy casualties was received on 3 May. Private Charles McConochie wrote home to his parents in Nelson about his experience in Gallipoli, "It is like being in the depths of Hell itself." It was accounts like these that dispelled any notion that war was an adventure, as so many had believed it to be when they enlisted.

By the last evacuation of troops on 19 December, some 44,000 British and French troops had lost their lives, including 2,721 of the estimated 14,000 New Zealanders recognised as having served at Gallipoli. It was also

a significant campaign for Turkey, which lost 87,000 men.

It is difficult to know exactly how many men from Nelson and Marlborough died during or as a result of their Gallipoli service.

The Nelson Provincial Museum's roll of honour includes the names of 103 men from the province who died between 25 April 1915 and 31 December, the end of the Canakkale Campaign and 12 days after the final evacuation of troops from Gallipoli. More died later from wounds or illness and ongoing research continues to add names to the list.

# Nelson Libraries celebrate NZ Music Month

May is just around the corner and Nelson is gearing up to celebrate home-grown talent across Music Month. Make new musical discoveries, and get excited about your old favourites. Here is a list of events to celebrate our local performers during NZ Music Month.

## Elma Turner Library

- Friday 1 May 12.30pm - Cindy Batt Maori Music and instruments
- Wednesday 6 May 12.30pm - La Vida String quartet
- Thursday 7 May 12.30pm - Flightless Birds sing wartime songs
- Thursday 14 May 12.30pm - Steve Mitchell guitar and voice
- Saturday 16 May 11am - Julie Saraswati entertains us with harp and voice
- Friday 22 May 12.30pm - Paul Gilmour and friends Gypsy guitars
- Tuesday 26 May 12.30pm - Roger Lusby folk balladeer
- Saturday 30 May 12.30pm - Sophie Ricketts and Don Manunui classic acoustic covers

## Stoke Library

- Saturday 9 May 11am - Flightless Birds sing wartime songs
- Wednesday 20 May 1pm - Julie Saraswati entertains us with harp and voice

[nelsonpubliclibraries.co.nz](http://nelsonpubliclibraries.co.nz)

# Planting day out for a good cause

**Where:** Paremata Flat Reserve (Cable Bay Road, then 1km along Maori Pa Road)

**When:** Saturday 2 May, 10am. If raining, the BBQ will be postponed until Sunday 3 May.

Planting of 18,000 native eco sourced trees started this month to enhance the coastal forest at Paremata Flat Reserve. The aim this weekend is to plant 6000 trees. A BBQ lunch will be provided on Saturday. Some planting spades will be available or bring your own, along with suitable footwear.

# Your Nelson, Your Say

Public consultation for Council's 10 Year Plan has now closed. Submissions received will help the Mayor and Councillors understand whether they have set the right priorities in the Plan. Council hearings for those who have indicated they wish to speak to their submission will begin next week. Once these hearings have taken place, and Council has deliberated on the issues raised in submissions, Council will then approve the final Long Term Plan 2015-25 in June, and it will come into effect in July 2015.

# Nelson Fringe Festival

2015 marks the launch of the Nelson Fringe Festival, with an exciting programme of shows from all over New Zealand. From Monday 4 May to Sunday 10 May theatre-makers and theatre-lovers will descend upon Nelson to co-create the first ever Nelson Fringe Festival.

The Fringe offers an edgy programme of work along with 9 workshops and special events, all happening in one location – the Refinery Artspace. The Refinery will become an 80 seat theatre, complete with a bar and chill-out zone (think couches, cushions, games and hot chocolate).

- \$10 entry into all workshops
- Free entry into special events
- Free stand-by tickets to shows

[nelsonfringe.co.nz](http://nelsonfringe.co.nz)

# Free bike check and tune-up

Get Moving is running end-of-summer checks and tune-ups, plus helmet check-overs and help with lights. Head down to the Saturday Market on 2 May, and Farmer's Market on 6 May.

# Dun Mountain Trail now open

After a landslide between Four Corners and Third house forced a closure to the Dun Mountain Trail, a temporary solution to reopen the popular Trail is now complete.

The Brook Waimarama Sanctuary Trust and the Council are now working together on a more permanent fix to reinstate the trail.

The formation of a temporary access above the slip for cyclists and pedestrians began last week, and after being inspected by a Geotechnical Engineer, it has been opened to the public.

As the slip is actively moving, a full reinstatement of the Dun trail is expected to take several months due to the need for Geotechnical design, Resource Consent, and construction works.

Council would like to thank the public for their patience and Nelmac staff for their efforts to re-open the track.



# Meetings

The following meetings of the Nelson City Council have been scheduled.

Works and Infrastructure Committee  
9am 5 May

Commercial Subcommittee - Ruma Marama to follow Works and Infrastructure Committee 5 May

Audit, Risk and Finance Subcommittee - Ruma Marama

1pm 5 May

Council meeting - to hear submissions to the Long Term Plan

1pm 6 May

Council meeting - to hear submissions to the Long Term Plan (if required)

9am 7, 8 & 11 May

Planning and Regulatory Committee

9am 14 May

Council Meeting — to follow Planning and Regulatory Committee meeting 14 May

Council meeting - to deliberate on submissions to the Long Term Plan

9am 19 May

Council meeting - to deliberate on submissions to the Long Term Plan (if required)

9am 20-21 May

Community Services Committee

9am 22 May

Governance Committee

9am 28 May

Hearing for exemptions to Fencing of Swimming Pools Act

1.30pm 28 May

# Other Meetings

Nelson Youth Council

1pm 15 May

For a full list of Council meetings go to:

[nelson.govt.nz/meetings](http://nelson.govt.nz/meetings)

# What's on



At a Council venue near you?

For a full list of Nelson events go to:

[itson.co.nz](http://itson.co.nz)

To sign up for Live Nelson by email go to:

