
Trafalgar Centre – Way Forward Updated

1. Purpose of Report

To approve expenditure on further reports on the earthquake prone nature of the Trafalgar Centre that will be used to inform any decision making on future use of the Centre.

This report should be read in conjunction with the Trafalgar Centre – Way Forward 1495463 and its attachment (1566223). Refer to Attachment 1.

To rescind an existing Council resolution dealing with the issue of providing earthquake assessments to the Building Unit and that Council take note that all assessments undertaken to date and still to come will be submitted to the Building Unit.

2. Recommendations

THAT the report Trafalgar Centre – Way Forward Updated (1585543) and the report Trafalgar Centre – Way Forward (1495463) with its attachment (1566223) be received;

AND THAT Council commission an independent peer review of all reports, including consideration of safety matters;

AND THAT Council note that officers will be providing all information received to the Building Unit;

AND THAT Council accepts that no work (including work to any amenities – toilets and kitchen) is possible on the Centre this current financial year;

AND THAT all work on the Northern upgrade be placed on hold indefinitely until a future direction for the Centre is formulated;

AND THAT Council does not classify the Centre as a special post disaster building (IL4) for use following an earthquake, but accepts that the

building could be used for other events such as flooding (where this occurs elsewhere in the region) or pandemic outbreak;

AND THAT this further work be funded from provision made in the 2013/14 Annual Plan in the amount of \$3 million.

3. Background

A full report on the Trafalgar Centre – Way Forward was circulated as part of the agenda for the Policy and Planning Council meeting on 29 August 2013. This further report should be read in conjunction with that report, and the recommendations in this report supersede the recommendations in the earlier report.

In reviewing liability issues for the meeting, it became clear that the information whilst useful and technically comprehensive, did not address some of the questions which Council would need to consider in making any decision on the future use of the Trafalgar Centre.

4. Discussion

Trafalgar Centre

Further review of the report on the way forward for the Trafalgar Centre identifies that there is a need to identify what risks there might be to people in the building during a moderate earthquake. The reports did not include consideration of safety aspects, something which is necessary for Council to consider as part of its deliberations.

Without this information any debate on the topic would, at best, be misguided. Council needs this additional information to allow it to make an informed decision as to whether the Centre should remain open and take bookings. The value of the Trafalgar Centre to Nelson as an entertainment venue is so significant that a decision should only be made when Council has full possession of the facts. This information will be sought from both the original engineering assessors, as well as in the peer review officers are recommending be undertaken.

In the interim, officers propose that the status quo remain – that being that the building remain open for bookings and that the signage at the Centre be deemed adequate to advise users of the building as to whether they wish to enter or not.

Referral of earthquake assessments to Building Unit

In addition, legal counsel has advised that Council's direction to officers and subsequent resolution to not submit any earthquake assessments (initial or detailed) to the Building Unit is flawed and should be rescinded as there is no separation or distinction within Council as to who holds information.

The view from legal counsel is that all initial and detailed assessments must be submitted to the Building Unit for processing. To date, only the following assessments undertaken by Council have been submitted to the Building Unit – State Advances; Savings Bank; Riverside Pool façade; Mediterranean Food Warehouse; Bata Building and the Refinery Building.

It is therefore recommended that the following part of the resolution from the 8 August 2013 Infrastructure Council meeting relating to the following report – “Council Owned Earthquake Prone Buildings – Initial Earthquake Assessment Update and Prioritisation for detailed Assessments” be rescinded:

AND THAT Council reaffirm its request to officers not to submit initial or detailed assessments (other than those submitted already) to the Building Consent Authority.

It is also appropriate that Council resolve as follows:

THAT Council take note that all initial and detailed assessments undertaken by Council to date and in the future will be submitted to the Building Unit for processing as soon as they are received.

5. Conclusion

Council does not yet have sufficient information to make an informed decision on the future use of the Trafalgar Centre.

Further expenditure and external advice is required to support this.

Council does not have the choice to withhold information from the Building Unit. Information received in one part of Council is deemed to be received across the entire organisation, and the resolution should be rescinded.

Officers will report back once further reports are received.

Alec Louverdis
Executive Manager Network Services

Attachments

Attachment 1: 1495463

No supporting information follows.