

18 February 2016

Wellington City Council
PO Box 2199
WELLINGTON
c/- The Commissioners, 320 The Terrace District Plan Change Hearing

Victoria University of Wellington – Structural Strength of Buildings

I have been asked to confirm Victoria University of Wellington's (Victoria) requirement with respect to the structural strength of its buildings, with a particular focus on student accommodation buildings.

Following the Christchurch earthquakes Victoria has undertaken a detailed review of all its buildings and is working through a comprehensive remediation programme.

Wellington City Council defines an earthquake-prone building as a building being less than one-third (< 33%) of NBS, and has a requirement that all non-residential and multi-unit residential buildings achieve a minimum of 33% of NBS.

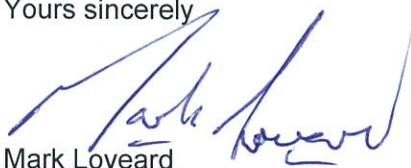
Victoria takes a more conservative approach and consistently seeks a higher NBS for its buildings. Victoria's approach is even more conservative when applied to student accommodation buildings, targeting a minimum of 67% NBS and ideally as close to 100% NBS as possible. In addition to the above requirements, since 2011 Victoria has required building stairways meet the requirements of "Practice Advisory 13 (Egress Stairs - Earthquake Cheeks needed for some).

The following examples demonstrate the application of these targets in relation to refurbished or converted student accommodation buildings:

- + In 2014 Victoria leased 100 Boulcott Street, Katherine Jermyn Hall. The developer was obligated to provide the building "***as near as reasonably practicable to 100% New Building Standard***".
- + In 2013 Victoria leased 47 Boulcott Street, Boulcott Hall. The developer was obligated to provide the building "***as near as reasonably and practically possible, 100% of the new building seismic standard***", and at least "***a minimum of 80% of the new building seismic standard***".
- + In 2013 Victoria leased Education House. That building **achieves 100% NBS**.
- + In 2013 Victoria leased Cumberland House. The owner of that building was obligated to provide the building with a **minimum NBS rating of 70%**.
- + In 2010 Victoria leased 132 The Terrace, Joan Stevens Hall. The developer was obligated to confirm "***that the building satisfies a 67% minimum of the new building seismic standard***".

I am happy to provide further clarification of the University's required seismic standards if needed.

Yours sincerely



Mark Loveard
Chief Operating Officer