



25 July 2024

Christina Hood

By email: fyi-request-27274-99boa64f@requests.fyi.org.nz

Tēnā koe Christina

Official information request regarding seismic ratings for student halls

We refer to your official information request dated 16 June 2024:

“I am writing to request under the OIA:

1. For each of the Halls of Residence:

- a. Information on any significant construction or maintenance work that will affect residents during the 2025 academic year.*
- b. The year of and results of the most recent %NBS seismic assessment.*
- c. Any seismic concerns that have been identified since 2016.*

2. For those Halls of Residence with precast concrete floor construction, the year of and results of the most recent Detailed Seismic Assessment (DSA).

3. For those Halls of Residence that have had seismic concerns identified, information on remedial work undertaken and post-remediation %NBS.

I am requesting this information for a student who will be attending VUW in 2025, who wishes to make informed decisions relating to their personal safety and avoid disruption to their living arrangements.”

The information you requested is available in the **attached** spreadsheet with explanatory notes below.

Te Herenga Waka—Victoria University of Wellington regularly reviews the seismic status of its buildings and the ongoing work needed to ensure our facilities are resilient and safe. This process has been ongoing over the last 15 to 20 years.

We have a Seismic Risk Management Framework to guide this work, which is based on [MBIE’s Seismic Risk Guidance For Buildings \(2022\)](#). Our Framework was last updated at the end of 2022.

The University has no halls of residence buildings that are earthquake prone and a number of them are at 100 % NBS. The University has one first-year hall of residence (Weir House) that has one building rated at 34% NBS and one at 35% NBS. The buildings at Everton Hall have a rating of between 35% NBS and 53% NBS.

We have completed a risk assessment under our Seismic Risk Management Framework in relation to Weir House and Everton Hall and are confident that both halls are safe to occupy while remediation works are planned and carried out.

Under our Seismic Risk Management Framework, no immediate action is required at Weir House or Everton Hall because the buildings are not earthquake prone and we are satisfied that the buildings are safe to occupy. However, both buildings at Weir House are scheduled to be seismically retrofitted as part of our ongoing programme of work to earthquake strengthen our buildings. Planning is underway to schedule the remedial works as soon as is practical, noting heritage considerations and the need to cause minimum disruption to students.

At Everton Hall, we are currently undertaking work to identify remediation options.

Thank you for your patience as we worked to get this information to you. As you will be able to tell from the table, reviews and assessments of seismic status are being carried out regularly and are still in progress at the moment for some halls (including Weir House, Everton Hall and Te Puni Village). We wanted to ensure we could give you the most up-to-date information to guide your decision-making.

If you wish to discuss this decision with us, or want any further information, please feel free to contact us at oiarequests@vuw.ac.nz.

Ngā mihi nui,

A handwritten signature in black ink, appearing to read 'S. Johnson', with a long horizontal flourish extending to the right.

Simon Johnson
Director Campus Operations
Te Herenga Waka—Victoria University of Wellington

Hall	Precast concrete floor	Seismic Assessment Date	Current NBS	Comments	Remedial work since 2016	Major construction/maintenance works in 2025
Boulcott Hall	Yes	2018	70%	The University leases this property.	Seismic assessment strengthening work was carried out to bring the building components up to a minimum of 70%NBS (IL2). The work involved new support angles below the webs of the double-tee units, installation of a new slotted connection plate utilising the existing insert in the North elevation precast panel, installation of tethers (bracket bolted to the panel and building and chained together) to the North-East elevation corner precast panels.	No significant construction or maintenance work is expected to affect residents during the 2025 academic year.
Capital Hall	Yes	2017	80%	The University leases this property. The lease terms require the landlord to keep and maintain the premises throughout the term of the lease and any further term of the lease to at least 80%NBS. *A DSA and concept seismic strengthening solution was undertaken as part of the building refurbishment by the Developer prior to occupation by VUW. The building achieved 80%NBS at completion of these works. The University does not hold a copy of any DSA.	2017: Additional tension bars and bolts installed	No significant construction or maintenance work is expected to affect residents during the 2025 academic year.
Te Puni Village	Yes	2024	100%	DSA's were commissioned in 2021 for the Edge, Tower, Terrace and Link Bridge. The draft DSA indicated structural vulnerabilities for which the University requested immediate solutions. Remediation works were undertaken progressively from 2022, with works completed in early 2024. Engineers letter dated 5th March 2024 states an NBS of 100%, with final DSA to be issued.	2022: Stairwells to facilitate code changes, 150SHS steel members were installed underneath the soffit at the mid-height stair landings to provide the required seismic resilience and increase the stair seating support. 2023: Seismic Retrofit Link Bridge to facilitate code changes Edge Building - installation of two 380PFC members either side of the existing PFC member, increasing the concrete slab seismic gap and unbolting the existing bolts in the slotted connection. Tower building - welded steel plates to the existing steel member to provide a more reliable load path from the concrete slab to the fixed connection	2 x Lift replacement during Tri 3 2024 - scheduled to be finished prior to student move in Feb 2025 Boiler replacement project during Tri 3 2024 - scheduled to be finished prior to student move in Feb 2025
Cumberland House	No	2023	70%	The University leases this property. The lease terms require the landlord to keep and maintain the premises throughout the term of the lease and any further term of the lease to at least 70%NBS.	-	No significant construction or maintenance work is expected to affect residents during the 2025 academic year.
Joan Stevens Hall	Yes	2022	100%	The University leases this property. The lease terms require the landlord to keep and maintain the premises throughout the term of the lease and any further term of the lease to at least 70%NBS.	-	No significant construction or maintenance work is expected to affect residents during the 2025 academic year. Current lift replacement project is scheduled to be finished prior to student move in Feb 2025
Katharine Jermyn Hall	No	2023	100%	The University leases this property. * A DSA and concept seismic strengthening solution was undertaken as part of the building refurbishment by the Developer prior to occupation by VUW. The building achieved 100%NBS at completion of these works. The University does not hold a copy of any DSA.	Strengthening of the plant room's blockwork walls at Level 19	The landlord will be completing lift replacements during 2024 and 2025. Dates are yet to be confirmed by the landlord.
Weir House	Combination	2022	34-35%	DSA's were commissioned in 2021 for the William Weir Wing, James Hutchinson and Te Whānau blocks. The DSA reports indicated structural vulnerabilities for which the University requested immediate solutions too. The DSA for Te Whānau proceeded to be finalised, however DSAs for William Weir and James Hutchinson were not finalised as the University looked to advance solutions recommended by the structural engineers. Upgrade works were completed for Te Whānau (Stair/Lift Shaft - 2021) and the earthquake prone James Hutchinson Wing was demolished (2021/22) with the single level kitchen/dining facility retained. The William Weir Wing and the Te Whānau blocks are both scheduled to be seismically retrofitted as part of our ongoing programme of work to earthquake strengthen our buildings. Planning is underway to schedule the remedial works as soon as is practical, noting heritage considerations and the need to cause minimum disruption to students. Occupancy risk assessments have been carried out under our Seismic Risk Management Framework (which is based on MBE's Seismic Risk Guidance for Buildings) and the University is confident that both buildings are safe to occupy while remediation works are planned and carried out.	2021: Brackets installed between stairs and landings in Te Whānau stairwell 2021/22: Demolition of James Hutchinson Wing with single level kitchen/dining facility retained.	Further remedial works will commence as soon as is practical, noting heritage considerations and the need to cause minimum disruption to students
Victoria House	Combination	2019-2021	67-90%	Victoria House is independently owned and operated. Engineers letter held by the University dated Feb 2021 confirm the Wallis Wing Tower is >67%NBS and engineers confirmation in 2019 that the Gibb Building is 90%NBS The University does not hold a copy of any DSA	-	Victoria House is independently owned and operated. The University is not aware of any planned major construction/maintenance works in 2025
Education House	No	2014	100%	The University leases this property. In 2002, seismic strengthening was completed to the building. In 2012, a seismic assessment of the building indicated the building is as near as reasonably practical to 100%NBS. The University does not hold a copy of any DSA.	-	No significant construction or maintenance work is expected to affect residents during the 2025 academic year.
Whānau Mārama Apartments	Yes	-	100%	This building was completed in early 2024 to current code requirements. The lease terms contain a landlord warrants that as at the Commencement Date of the lease the building has a Seismic Strength Rating of at least 100%NBS.	-	No significant construction or maintenance work is expected to affect residents during the 2025 academic year.
Everton Hall	Combination	Draft DSA	34 -53%	Draft DSA indicates some seismic vulnerabilities. Planning is underway to identify remediation options for consideration by the Trust Board that owns the buildings at Everton Hall. Once remediation option is confirmed, scheduling of works will occur as soon as is practical noting the need to cause minimum disruption to students. Occupancy risk assessments have been carried out under our Seismic Risk Management Framework (which is based on MBE's Seismic Risk Guidance for Buildings) and the University is confident that all buildings are safe to occupy while remediation works are planned and carried out.	-	Further remedial works will commence as soon as is practical, noting the need to cause minimum disruption to students