



**Dunning
Thornton**
consultants

Ref: 4976 L20

15 November 2013

Rex Nicholls

Email: mail@nicholls.co.nz

Dear Rex

221-237 Cuba Street

In accordance with your instructions we have considered the likely performance of your hotel/apartment complex at 221-237 Cuba Street, Wellington. The structure was designed by Dunning Thornton Consultants during 2004-2005. The structure was designed to fully (i.e.100%) withstand the loadings derived from the then current seismic loadings code, NZS4203:1992. We have since compared the seismic base shear coefficients (a measure of the seismic load) derived from NZS4203 with the coefficients derived from the now current seismic loadings code NZS1170.5. The results compare reasonably favourably and so bearing in mind lessons learnt from the Canterbury earthquakes and the subsequent changes in practice we would assess, based on the comparison of coefficients, that the primary seismic resisting structure would perform in excess of 90% of the requirements of the current seismic loadings code. On this basis, if the structure was assessed in accordance with the NZSEE guidelines, a value in excess of 100%NBS might be expected.

Yours faithfully,

Adam Thornton

DIRECTOR

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