

Case Study

200 Tuam Street

Building Rating

★★★★★

5★  
NABERS  
ENERGY

## Energy performance key in Aotearoa's first triple green certified building

**Environment Canterbury's main office in Christchurch has become a green building pioneer, with the organisation the country's first to achieve not only a 5 star NABERSNZ rating, but a Green Star Performance and Net Zero Buildings certification as well.**

The organisation's commitment to benchmarking and improving performance has been ongoing, with Environment Canterbury successfully using the NABERSNZ rating system for the past four years.



The triple ratings achievement demonstrates Environment Canterbury's commitment to lead in climate change resilience, and we are very proud of this.

The work that has gone into getting to this point is important for long-term strategic planning and the identification of continuous improvement initiatives to reduce the building's environmental impact.

– Giles Southwell, Director Corporate Services, Environment Canterbury

## Why NABERSNZ?

NABERSNZ benchmarks an office's energy efficiency. There are 3 kinds of ratings - base building, tenancy and whole building. Ratings are prepared by NABERSNZ Accredited Assessors and considers the annual energy use and other variables. Ratings are valid for a year – many are rating annually to monitor energy efficiency and make improvements.

“Our annual NABERSNZ assessment of our building's performance encourages us to constantly finetune and improve our energy usage.

– Debbie Harris, Team Leader Land & Property, Environment Canterbury

Debbie Harris says as part of ongoing efforts to improve the energy performance at 200 Tuam Street work is underway to upgrade the Building Management System with a fault detection and diagnostic system.

“This will use interactive dashboards to prioritise building operations through, but not limited to, potential savings, urgency, energy and comfort impacts.”

**Zerometric director and assessor, Adam Benli, says the energy efficient systems installed at 200 Tuam Street at the time of construction including its ground water heat pump system, efficient light and solar PV array have contributed to the strong NABERSNZ results.**

“The shift to a 5 star rating is in part due to an improvement in occupancy of the building. The pandemic had previously impacted the occupancy rate of the building due to more occupants working from home. This has since improved. That's the great thing about this benchmark. It doesn't just examine kWh per m2, it also factors in how well the building is used.

– Adam Benli, NABERSNZ Assessor, director of Zerometric

### Building Profile



Environment Canterbury  
200 Tuam Street  
Christchurch



**Owner:** Environment Canterbury | Kaunihera Taiao ki Waitaha

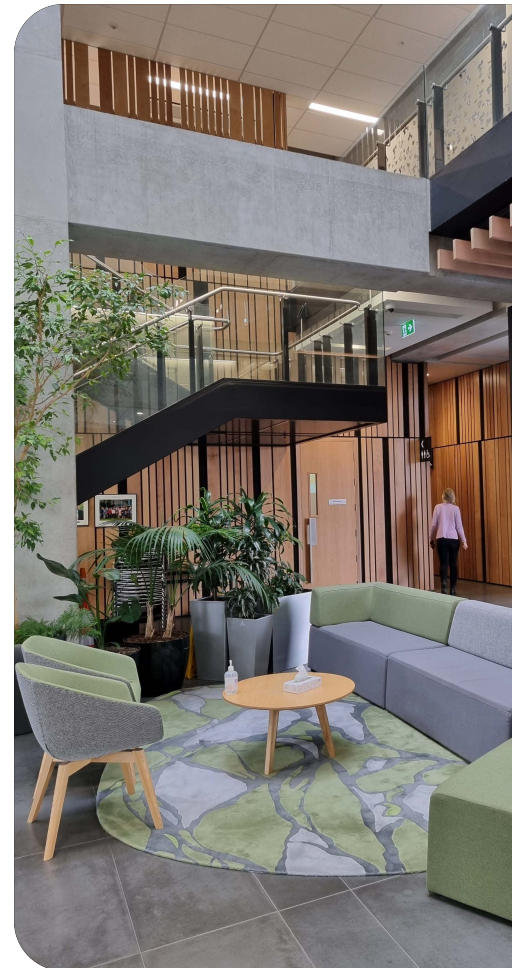
**Occupancy:** 650 staff over five floors



**5 NABERSNZ Whole Building**

**4 Green Star Performance**

**Net Zero™ Buildings certification (CarboNZero pilot)**



## Key Facts



5 Star NABERSNZ Whole Building Rating



433

Number of computers



7,236

Total floor area (m<sup>2</sup>)



756,376

Total energy use (kWh/year)



104.5

Energy intensity (kWh/m<sup>2</sup>/year)



104,450

Indicative GHG emissions (kg CO<sub>2</sub>-e/year)



14.4

GHG intensity (kg CO<sub>2</sub>-e/m<sup>2</sup>/year)



To find out more about getting a NABERSNZ rating, or to use the online self-assessment tool, visit our website: [nabersnz.govt.nz](http://nabersnz.govt.nz)  
email: [nabersnz@nzgbc.org.nz](mailto:nabersnz@nzgbc.org.nz)  
phone: (09) 379 3996 (ask for the NABERSNZ team).