

Case Study

22 Boulcott Street

Building Rating



Photography: Andy Spain

# Green revamp delivers a shining 5 star NABERSNZ rating

Sustainability ruled when Wellington development company Cheops Holdings Ltd transformed two old tower blocks into a dynamic green building in the city's CBD.

**Now 22 Boulcott Street has achieved a market leading 5 star NABERSNZ base building proving its green credentials translate into an energy smart performance.**

**Located close to Wellington's main retail zone, 22 Boulcott Street once formed part of the large-scale iconic Wellington Newspapers Ltd site. Cheops' redevelopment has converted tired building stock into a showcase of sustainable reuse with high-flying 5 Green Star credentials.**

## Green snapshot:

Designed by Architecture Plus Ltd and implemented by Cheops' sister company McKee Fehl Constructors Ltd, the new-look building has a central six-storey light-filled atrium, connecting pedestrian bridges and a floating central staircase. Much of the building's concrete and steel core was retained in the overhaul and it has had a full building services upgrade and major seismic strengthening.

## Compendium of green features include:

- A towering high performance low-emission glazed curtain wall providing natural light and maximising thermal performance and comfort
- High performance HVAC equipment
- Increased outside air rate at 150% improvement on NZBC requirements
- Occupancy and motion sensors control lighting and reduce HVAC set points when spaces are unoccupied
- Good levels of daylighting and LED lighting
- Very efficient water usage and condensing boiler leading to low domestic hot water energy consumption
- Parking spaces designed for fuel efficient transport
- Provision of end of trip cycling facilities for staff

## Why NABERSNZ?

**Cheops is at the frontline of environmentally-responsible redevelopment in Wellington so it's no surprise the company has a goal of achieving NABERSNZ ratings across its portfolio of eight capital city buildings in the next 18 to 24 months.**

Cheops Facilities Manager Tash Adams says the NABERSNZ rating tool fits with Cheops' green attitude.

“A NABERSNZ rating helps with leases, helps tenants and builds reputation. It's a straight forward, well-supported process with multiple benefits for the environment and for people.

– Tash Adams, Facilities Manager, Cheops Holdings Ltd

She says the environment, building performance, energy efficiency and running costs are the big issues at play in the commercial property sphere.

“It's all too easy to say we're environmentally-conscious, we care about our tenants, we care about sustainable design and we want our buildings running well. We need proof. That's what a NABERSNZ rating provides – the proof. Someone might say to me 'How do you know your building is energy efficient?' Well I can show them our energy bills.

– Tash Adams, Facilities Manager, Cheops Holdings Ltd

## NABERSNZ in action

**Cheops says its 5 star NABERSNZ base building rating confirms the sustainable, eco-smart specifications and technology implemented at 22 Boulcott Street have delivered the goods - an energy efficient building with reduced operational costs.**

Tash says when the refurbishment at 22 Boulcott Street was completed 70 check meters were installed allowing Cheops to accurately monitor future energy use when required.

“The rating shows there are no major energy spikes, the building package is working well with the BMS [Building Management System], air conditioning and heating going along nicely. We now know exactly we're spending money on energy, where we have issues and where we can make positive changes in future.” Tash Adams, Facilities Manager, Cheops Holdings Ltd.

NABERSNZ assessor and Anax Ltd director John Gallagher its 5 star rating benefited from an air conditioning system that uses high quality, efficient equipment to supply fresh air, heating and cooling.

### Building Profile



Waikoukou  
22 Boulcott Street  
Wellington



**Owner:** Cheops Holdings Ltd

**Tenant:** Transpower New Zealand Limited - HQ with over 660 staff

**Six levels:** total floor area leased 8500m<sup>2</sup>



**5 Green Star Office Built v3**  
(Achieved 2020)

**5 star NABERSNZ base building rating**  
(Achieved 2021)



NABERS™ and NABERSNZ™ are owned by the New South Wales Government through the NSW Department of Planning, Industry and Environment (DPIE). The Energy Efficiency and Conservation Authority (EECA™) is the licensee of NABERSNZ in New Zealand. NABERSNZ is administered by the New Zealand Green Building Council (NZGBC).

New Zealand Government

[www.nabersnz.govt.nz](http://www.nabersnz.govt.nz)



## The Value of NABERSNZ

Tash says Cheops is “ecstatic” about the 5 star NABERSNZ base building rating and the achievement has sparked a new awareness of energy usage amongst the Cheops team.

“It’s such a brilliant result and speaking personally it’s made me so much more aware of how the building works and ticks. It’s made us all want to aim higher and be the best and most energy-smart we can be.

– Tash Adams, Facilities Manager, Cheops Holdings Ltd.

She says Cheops is now looking to employ a third party to monitor and trend check energy use in the building to tweak areas where savings can be made. “We want that extra star when we have our next NABERSNZ rating,” says Tash.

She says tenants, building owners and the public are now more energy-conscious than ever before and NABERSNZ delivers an industry-wide benchmark.

“A building owner asked me recently if he should use the NABERSNZ tool. I said ‘Have you got LED lights? Is your air con efficient? Bring your basics up to speed, talk with the people at NABERSNZ as they’re the energy experts and yes absolutely go for it.

– Tash Adams, Facilities Manager, Cheops Holdings Ltd.

Assessor John Gallagher says there is growing awareness that energy use in buildings is an important contributor to climate change.

“While a safe and comfortable environment is a number one priority it’s increasingly important for occupiers to know for sure that their workplace is environmentally-positive. A NABERSNZ rating provides the data, the evidence and the feel good factor.

– John Gallagher, NABERSNZ assessor and Anax Ltd director.

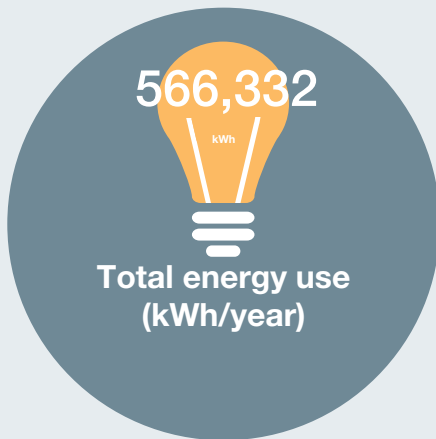
## Key Facts



5 Star NABERSNZ Base Building Rating



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



### Big Numbers

- 70 energy monitoring meters
- 8500m<sup>2</sup> floor area
- Total Energy Use: 566,332 kWh/year
- Energy Intensity: 66.2 kWh/year/m<sup>2</sup>

### Owner – Cheops Holdings Limited

Cheops Holdings Ltd is a Wellington-based commercial property development and holdings company specialising in heritage restoration projects and green-led redevelopments in the capital. Cheops operates in conjunction with its sister company McKee Fehl Constructors Ltd which undertakes its projects and oversees all construction management services.



NABERS™ and NABERSNZ™ are owned by the New South Wales Government through the NSW Department of Planning, Industry and Environment (DPIE). The Energy Efficiency and Conservation Authority (EECA™) is the licensee of NABERSNZ in New Zealand. NABERSNZ is administered by the New Zealand Green Building Council (NZGBC).

New Zealand Government

