

Case Study

82 Wyndham Street, Auckland

Building Rating

★★★★★



High end office refurbishment delivers cost efficient, healthy working environments for high value tenants.

NZX listed property company Argosy Property Limited has used their expertise in sustainable building to take an existing B-Grade building, apply the Greenstar framework and deliver an A-grade building that balances sustainability & energy efficiency. The result has exceeded expectations achieving 5 Greenstar Office Built rating and 5.5 star NABERSNZ rating.

The upgrade went beyond air, lighting and interior fit out to include an end of trip facilities and upgrades to bathrooms to encourage tenants and occupants to be more active and use alternative healthy, environmentally friendly transport options when commuting to the city.

Lead tenant Panuku Development Auckland actively participated in the rating process demonstrating their appreciation for high performing office buildings and the benefits provided to their employees and their working environment. This resulted in Panuku achieving a 4 Greenstar Interiors rating, and a 5 star NABERSNZ tenancy rating.

Key sustainable features include:

- The building is designed to have an occupancy density of 1 person per 8m²
- Fresh air ventilation system 100% above the building code adjusted by the CO₂ sensors to meet the level of occupancy and managing loads of the VRV heat recovery air conditioning systems
- LED lighting system incorporating daylight harvesting, occupancy control and zoned lighting settings
- Metering system via a central server providing visibility of water usage and leak detection
- Blind minimising glare for internal occupants
- A healthier interior fit out through the use of low VOC paints; and carpets and low emission formaldehyde; applied coatings, adhesives and sealants, floor coverings, ceiling tiles, engineered wood
- Improved visual comfort due to good surface illuminance levels and managed electric lighting levels

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[New Zealand Government](#)



The value of NABERSNZ

NABERSNZ is a valuable tool that allows us to “put a stick in the ground” and know our energy use and where we use it. Once you know your energy use, you can implement energy management strategies to reduce your energy usage. The rating types also allow the building to be broken down into Base Build that the management team control and the part that the Tenants control. Finally, the ratings also provide the carbon emissions for the period. – Saatyesh Bhana, Head of Sustainability, Argosy Property Limited.

“The excellent systems, such as daylight harvesting, ensure a really pleasant space for our staff to work in. NABERSNZ has been a tangible way to track our progress and help us set further reduction targets with Argosy, and we’re pleased to receive recognition that our collective efforts are having a positive impact, with the added benefits of reducing both our energy use and our operating costs.

– Panuku comment

Argosy Property Limited

Argosy is one of New Zealand’s leading listed property companies with a diversified portfolio of industrial, office and large format retail real estate predominately in Auckland and Wellington. Tenants span a wide variety of industries each with unique spacial requirements. Their focus is on delivering safe and workable environments that allow a tenant’s businesses to prosper.

Panuku Development Auckland

Panuku Development Auckland is the council-controlled organisation established to deliver urban regeneration in Auckland. We work across multiple locations and scales – from large long-term urban regeneration projects, to small projects on specific sites – to meet the needs of the city’s long-term growth, including the requirement for more affordable homes.

Building Profile



82 Wyndham Street,
Auckland



Owner:
Argosy
Lead Tenants:
Panuku



**5 Green Star Office
Built rating**

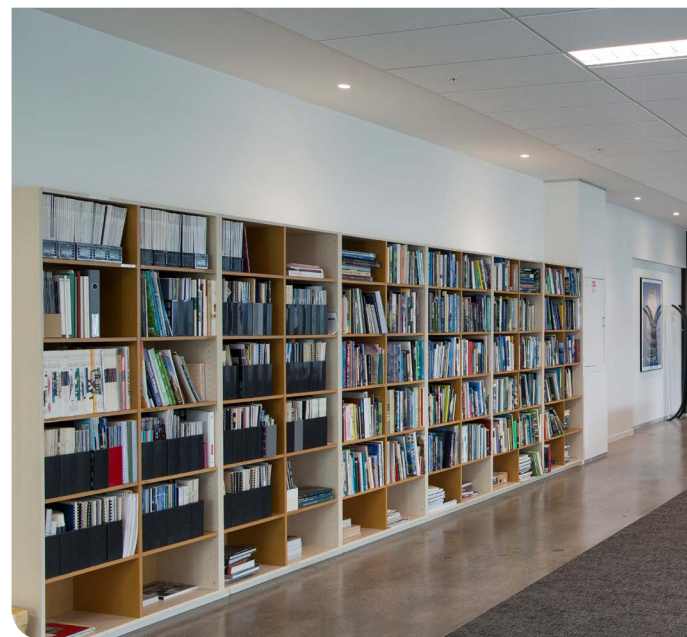
(Achieved 2019)

**4 Green Star Interiors
rating** (Achieved 2018)

**5.5 NABERSNZ base
building rating**
(Achieved 2020)

**5 NABERSNZ whole
building rating**
(Achieved 2020)

5 NABERSNZ tenancy
(Achieved 2020)



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www.nabersnz.govt.nz



Why NABERSNZ?

Argosy chose the NABERSNZ rating as it is an independently verified energy rating that standardises commercial office buildings energy usage. This allows for easy comparison of buildings against one another, providing a carbon emission statement for the building.

Argosy believed that the building was sustainable and energy efficient. The 5 Greenstar Office Built Certification (represents New Zealand Excellence) from the NZGBC confirms its sustainability credentials, but we needed to know how efficient the building was. Hence, the 5.5 Stars NABERSNZ Base Building Rating confirms that this is one of the most efficient buildings in NZ.

Argosy has a quarterly meeting with tenants and TMCO to manage and report on energy usage and this also involves the contractors for the building. This ensures a circular approach of design, build, commission, review, amend and review; allowing you to balance sustainability and energy efficiency.



We're one of few commercial spaces that have both a Green Star rating and NABERSNZ rating. For us it's about making continuous improvements and demonstrating our ongoing commitment to corporate responsibility and climate change. Our Green Star rated office is a source of pride and we wanted to ensure it continued to operate as well as it should with support from Argosy.

– Panuku comment



What is NABERSNZ?

NABERSNZ is a straightforward way to measure the performance of your building, helping you to make your office smarter, healthier, and more efficient.

Base building Energy rating: occurs when central services like heating and cooling systems, lifts and lobby lighting are rated.

Tenancy Energy rating: when businesses choose to rate the space they occupy within a building.

Whole building Energy rating: this rates the base building and tenant occupied space. This usually occurs when there is a single tenant occupying an entire building.

Other Argosy's properties rated

- 15 Stout Street – Base Building 5 Stars & Whole Building 5 Stars
- TPK House (143 Lambton Quay) – Whole Building 4 Stars
- 302 Great South Road – Base Building 5 Stars
- 308 Great South Road – Base Building 4.5 Stars

Argosy is committed to obtaining NABERSNZ ratings on all the commercial office buildings in the portfolio.

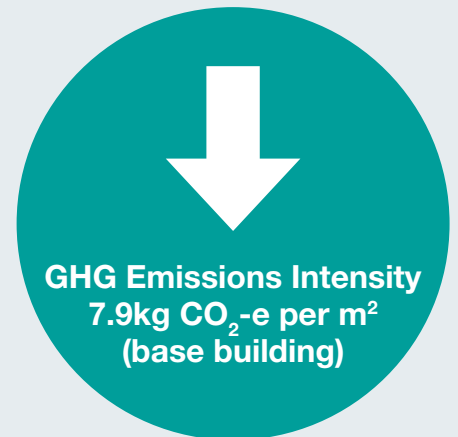
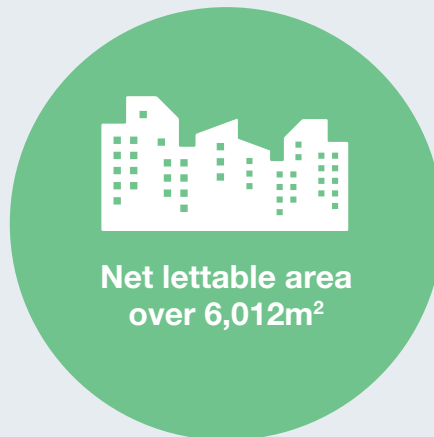
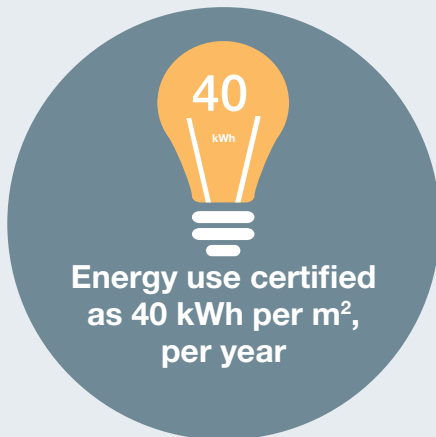
Key Facts



Achieves “Market Leading” energy performance at first NABERSNZ 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, email: nabersnz@nzgbc.org.nz or phone: (09) 379 3996 (ask for the NABERSNZ team).



Big Numbers

- Energy use certified as of 40kWh per m², per year for base building
- 2020 – achieves a 5.5 star NABERSNZ Base Building rating
- Whole building: 5 star
- Panuku Tenancy: 5 star
- 6,012m² Net Lettable Area
- GHG Emissions Intensity as 7.9 kg CO₂-e per m² for base building

The Assessor

TM Consultants were engaged to design building services and provide Green Star design on the 82 Wyndham St refurbishment. Early on we worked with Argosy to set high targets for the Green Star rating and energy efficiency of the building. Using energy modeling funded through an EECA grant, we justified installing a solar film to some of the existing glazing to help optimise the HVAC system. As a result, the building achieved a high level of user comfort as well as energy efficiency. The recent award of 5.5 stars for the NABERSNZ base building rating was evidence of this.” – Matt Blackwell, TM Consultants Ltd



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