



NET ZERO BUILDINGS™ PUBLIC REPORT for 82 Wyndham Street, Auckland

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Author	Reviewer	Approver
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Version	Date	Author	Nature of Amendment
1.0	02/05/2023	Alex Goryachev	Initial issue

SCOPE AND APPLICATION

This document sets out the content of the Net Zero Buildings - Building Public Report Template which must be at completed of Net Zero Buildings Certification.

Disclaimer: This Public Report is a summary of the information considered for certification and the certification decision. It should not be taken to represent the full submission for certification. Whilst every effort has been made to ensure that the information in this Public Report is accurate and complete, NZGBC does not, to the maximum extent permitted by law, give any warranty or guarantee relating to the accuracy or reliability of the information.

Net Zero Buildings™ – Net Zero Carbon Building Operations Certification

Public Report Summary

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Applicant Name: Argosy Property Ltd

Building Name: 82 Wyndham Street

Building Address: 82 Wyndham Street, Auckland

This building has been Certified Net Zero Buildings (base building) by the NZGBC against the Net Zero Buildings Standard for the period 01/01/2023 to 31/12/2023.

Emissions Reduction Strategy

- | | | |
|------------------------------------|--|-------------------------------------|
| The Applicant has achieved either: | A 4 Star NABERSNZ rating or higher for all office buildings | <input checked="" type="checkbox"/> |
| | At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit of Green Star Performance; or | <input type="checkbox"/> |
| | At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit of Green Star Performance. | <input type="checkbox"/> |

AND, the Applicant has provided a carbon reduction plan for the building. This must include a plan to phase out fossil fuel consumption on site by 2025, including:

Reduction of total base building (operational control) emissions of 5% by 31 Dec 2024 through constant commissioning, reduced consumption hardware and tenant engagement.

Measurement Period

The project’s nominated measurement period
12 consecutive months from which data will be drawn for the purposes of the project’s assessment.

01/01/2023
to
31/12/2023

1. Net Zero Buildings Information

1A Introduction:

82 Wyndham Street is a four-level commercial office building in the Auckland CBD. In 2018 Argosy completed an extensive upgrade to the building incorporating Green Star and NabersNZ ratings.

The building has been awarded "Excellence" in the Sustainability category at the 2020 Property Council awards, along with a 6 Stars NabersNZ Base Build rating illustrating that green buildings are also energy efficient. The expansive 1,000 sqm floor plates combined with a market leading "End of Trip" facility provides bike parks, showers, lockers that encourage the occupants to be more active and productive. The main energy efficient features are LED lights with daylight and occupancy sensors, increased fresh air rates 100% above the NZBC with CO2 control, heat recovery VRF heating and cooling system, low VOC flooring, adhesives and sealants, sustainable timber and peak energy demand reduction.

1B Emission sources within geographic boundary

Table 1. Emissions Boundary

The Applicant has achieved Net Zero Buildings Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	Whole Building.	<input type="checkbox"/>
The Applicant has defined the building's emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources:		
Shared services are present within the project boundary which enable the building to fulfil its function	Yes; or	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>

Table 2. Exclusions

The following emission sources have been excluded in line with the provisions of the Standard. The impact of excluding these sources is not expected to materially affect the overall total emissions.	Tenant electricity, tenant-controlled HVAC- refrigerant
Reasons each excluded emission source has been excluded	Outside of Argosy's operational control boundary

2. Emissions Summary

Table 3. Emissions Source – Summary		t CO2 –e
Scope 1: Refrigerants		0.00
Scope 1: Fossil fuel		0.04
Scope 2: Purchased electricity, heat, cooling and steam		22.67
Scope 3: Transmission and distribution		2.08
Scope 3: Water supply		0.05
Scope 3: Wastewater		0.65
Scope 3: Waste (includes transport)		1.49
Carbon Neutral Certified Products and services – See Table 4 below for itemised products and services.		7.713
<i>(add rows if needed)</i>		
Total Gross Emissions		26.97

Table 4. Emissions Source - Itemised		t CO2 –e
Carbon Neutral products and services		t CO2 –e
Ecotricity Carbon Zero electricity supply- common area, data from Ecotricity		7.713
Transport		t CO2 –e
Total Emissions		19.26

Table 4. Emissions Source - Itemised		t CO ₂ –e
Other		t CO ₂ –e
Total Emissions		19.26

3. Carbon Offsets Summary

Table 5. Offsets retired				
Offset project, unit type & registry	Date of issuance of the offset	Date retired	Serial Numbers	Offset Quantity (t CO ₂ -e)
#0518 Solar Energy Project in Rajasthan	09.05.2024	-	2023136J	221*
Total Offset units retired				0
Net emissions after offsetting				0
Total offsets banked for use future years: (if any) [include serial numbers]				0

* - offsets are purchased and cancelled as part of Argosy Property Limited organisation certification with Toitu.

— Report end —