



# NET ZERO™ BUILDINGS PUBLIC REPORT

for

Te Kupenga  
155 Fanshawe Street  
Auckland CBD

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<b>Version</b>	<b>Date</b>	<b>Author</b>	<b>Nature of Amendment</b>
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 for Building Operations Certification

# Public Report Summary

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**
**Applicant Name: (PAG) CC Neikea Trust Pte Ltd**
**Building Name: Te Kupenga**
**Building Address: 155 Fanshawe Street. Auckland CBD 1010**

This building has been certified as a Net Zero Building (base building) by the NZGBC against the Net Zero Buildings Standard for the period 1/10/2022 to 30/09/23.

Emissions Reduction Strategy		
The Applicant has achieved either:	A 4 Star NABERSNZ rating or higher for all office buildings building buildings; or	<b>X</b>
	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:	The target for 155 Fanshawe is to achieve carbon zero operations by 2025. Further prescriptive targets related to operational carbon emissions include; <ul style="list-style-type: none"> <li>• Maintain a NABERS Energy Base Building rating of 4.5 stars or above.</li> <li>• 40% reduction in potable water consumption; and</li> <li>• 40% waste diversion from landfill</li> </ul>	

**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.

*01/10/2022 to 30/09/2023*

# 1. Net Zero Buildings Information

## 1A Introduction:

The building was completed in October 2020, and has been awarded a ‘world leadership’ 6 Green Star Design and 6 Star Green Star Office Built ratings, and a 5 star NABERS Energy rating on 21/5/2023.

155 Fanshawe St breathes sustainability top to bottom. The building's rooftop is equipped with solar panels and rainwater harvesting, with a basement hosting 10 rapid charging docks for electric vehicles, 95 bike parks, and ultra-modern end of trip facilities.

With its orientation and form focused on bringing the outside environment indoors alongside state-of-the-art building services, 155 Fanshawe St is a green exemplar for the commercial property sector.

In the context of 155 Fanshawe Street, operational emissions are those generated from the day-to-day running of the building. This includes all category 1 and 2 emissions, including lighting, space heating and cooling, and category 3-6 emissions such as those generated from operational waste, water consumption and disposal.

## 1B Emission sources within geographic boundary

**Table 1. Emissions Boundary**

The Applicant has achieved Net Zero Buildings Certification for the	Base Building; or	X
	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:	Electricity Fossil fuels - Gas & diesel Water Waste Refrigerants	
Shared services are present within the project boundary which enable the building to fulfil its function	Yes; or	X
	No	<input 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.

Gas

Reasons each excluded emission source has been excluded

Used by two retail tenancies for cooking so therefore not base build consumption

## 2. Emissions Summary

Table 3. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0.01
Scope 1: Fossil fuel	0.65
Scope 2: Purchased electricity, heat, cooling and steam	52.18
Scope 3: Transmission and distribution	6.05
Scope 3: Water supply	0.11
Scope 3: Wastewater	1.16
Scope 3: Waste (includes transport)	35.37
Transport – See Table 4 below for itemised transport.	0.00
<b>Total Gross Emissions</b>	<b>95.54</b>



### 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 <sub>2</sub> -e)
GSF Registry (goldstandard.org) – 52 x #0498, Fair Trade: Birds, Bees and				52
GSF Registry (goldstandard.org) – 107 x #0468, Aqua Clara Water Filters				107
<b>Total Offset units retired</b>				159
<b>Net emissions after offsetting</b>				0
<b>Total offsets banked for use future years: (if any) [include serial numbers]</b>				0



TE KUPENGA – 155 FANSHAWE STREET, AUCKLAND  
CENTRAL

CC NEIKEA TRUST PTE LTD  
(PART OF PAG REAL ASSETS FUND)

### OFFSET CONFIRMATION

**Measurement period:** 30/9/2022 – 29/9/2023

**Scope of emissions sources measured:** Electricity, Fossil Fuels, Water, Waste and refrigerants associated with the organisation and measurement period specified above. Scope of emissions is limited to the activity covered within the data source specified below.

**Emissions data source:** New Zealand Green Building Council Net Zero Buildings – Submission Calculator

**Limitations of the offset:** Note that this offset is not compliant with making a Toitū net carbonzero certified or Toitū Climate Positive claim.

**Emissions details:**

**Table 1:** Emissions summary

Emissions	tCO <sub>2</sub> e
Refrigerant	67.10
Fossil Fuel	5.38
Purchased electricity, heat, cooling and steam	52.18
Transmission and distribution	6.05
Water supply	0.11
Waste (includes transport)	31.44
<b>Total carbon credits required (rounded up)</b>	<b>162.26</b>

**Offset:** 159 credits<sup>1</sup> have been cancelled on the Toitū programme credits register and will be cancelled (or equivalent) on the relevant external registry within one month of issuance.

<sup>1</sup> Consisting of batches #0468, Aqua Clara Water Filters and #0498, Fair Trade: Birds, Bees and Business.