



NET ZERO™ BUILDINGS  
PUBLIC REPORT  
for  
Te Autaki  
136 Fanshawe Street  
Auckland CBD

## CONTROLLED DOCUMENT

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Author	Reviewer	Approver
Alex Goryachev	Bobby Shen	Sam Archer

Version	Date	Author	Nature of Amendment
1.0		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 - Building Operations Certification

## Public Report Summary

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Applicant Name:** (PAG) CC Artemis Trust Pte Ltd

**Building Name:** Te Autaki

**Building Address:** 136 Fanshawe Street, Auckland CBD, 1010

This building has been Certified Net Zero Buildings\_(base building)] by the NZGBC against the Net Zero Buildings Standard for the period 1/03/2023 to 29/02/24.

**Emissions Reduction Strategy**

The Applicant has achieved either:	A 4 Star NABERSNZ rating or higher for all office buildings	X
	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 136 Fanshawe is to achieve carbon zero operations by 2026. Further prescriptive targets related to operational carbon emissions include;

- Maintain a NABERS Energy Base Building rating of 4.5 stars or above.
- 40% reduction in potable water consumption; and
- 40% waste diversion from landfill

**Key performance indicator**

The key performance indicator for the building is tCO2e/m2.

## 1. Net Zero Buildings Information

### 1A Introduction:

The building was completed in August 2021, 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.

136 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, 162 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, 136 Fanshawe St is a green exemplar for the commercial property sector.

In the context of 136 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
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Reasons each excluded emission source has been excluded

Used by 2 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	0.38
Scope 2: Purchased electricity, heat, cooling and steam	128.99
Scope 3: Transmission and distribution	11.84
Scope 3: Water supply	0.11
Scope 3: Wastewater	1.57
Scope 3: Waste (includes transport)	46.89
Transport – See Table 4 below for itemised transport.	0.00
<b>Total Gross Emissions</b>	<b>189.79</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)
#0543, Fair Trade: Cookstoves for Coffee Farmers	02.07.2024	-	NA	105
#0511, Orb Household Solar	02.07.2024	-	NA	45
#0513, Fair Trade: Cookstoves for Coffee Farmers	02.07.2024	-	NA	5
#0537a, Improved Cookstove and Water Infrastructure, Sub-Saharan Africa	02.07.2024	-	NA	35
<b>Total Offset units retired</b>				190
<b>Net emissions after offsetting</b>				-0.21
<b>Total offsets banked for use future years: (if any) [include serial numbers]</b>				-0.21





CC ARTEMIS TRUST PTE LTD.  
C/- COLLIERS REAL ESTATE MANAGEMENT LTD

EMISSIONS DECLARATION AND OFFSET CONFIRMATION

Measurement period: 01/03/2023 – 29/02/2024

Scope of emissions sources measured: See Table 1 below.

The project this relates to is "Base Building Operations" we are applying for the NZGBC Net Zero Buildings certification.

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

Table 1: Emissions summary and carbon credit requirements

Emissions	tCO <sub>2</sub> e
Scope 1: Refrigerant	0.01
Scope 1: Fossil Fuel	0.38
Scope 2: Purchased Electricity, heat, cooling and steam	128.99
Scope 3: Transmission and distribution	11.84
Scope 3: Water supply	0.11
Scope 3: Wastewater	1.57
Scope 3: Waste (includes transport)	46.89
Scope 3: Transport	0.00
Carbon Neutral Certified Products and Services	0.00
Other emission sources	0.00
Total carbon credits required (rounded up)	189.79

Offset – 190 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  
105 tonnes from #0543, Fair Trade: Cookstoves for Coffee Farmers  
45 tonnes from #0511, Orb Household Solar  
5 tonnes from #0513, Fair Trade: Cookstoves for Coffee Farmers  
35 tonnes from #0537a, Improved Cookstove and Water Infrastructure, Sub-Saharan Africa

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— Report end —