

GREEN
STAR
NZ

4 GREEN STAR – OFFICE DESIGN

▼

ADDRESS:	Telecom Tower 92 Albert Street
DEVELOPER:	MCS Property Group
LANDOWNER:	92 Albert Street Limited
MAJOR TENANT:	Telecom New Zealand Ltd
DESIGN:	Ignite Architects Ltd
ENGINEERING:	Medland Metropolis
SUSTAINABILITY CONSULTANT:	Medland Metropolis
CONSTRUCTION:	Scope Projects Ltd
TOTAL NLA:	9673 sqm

Re-using an existing buildings superstructure and almost the whole shell greatly minimised the amount of embodied energy within the project when compared with a new build. This also had the advantage of leaving Greenfield sites vacant and pursuing the more environmentally efficient option of higher density occupation within the city core. Refurbishing a previously poor performing building has ensured that it was removed from the building stock and replaced with a much more efficient product.

“At MCS we are really proud to have been awarded the first 4 Green Star (Office Design) refurbished building in New Zealand. It was challenging, rewarding, and exciting! We are looking forward to many more existing buildings being certified over the coming months. We have greatly appreciated the assistance of the NZGBC throughout the process, and also commend our consultants who were just outstanding!”

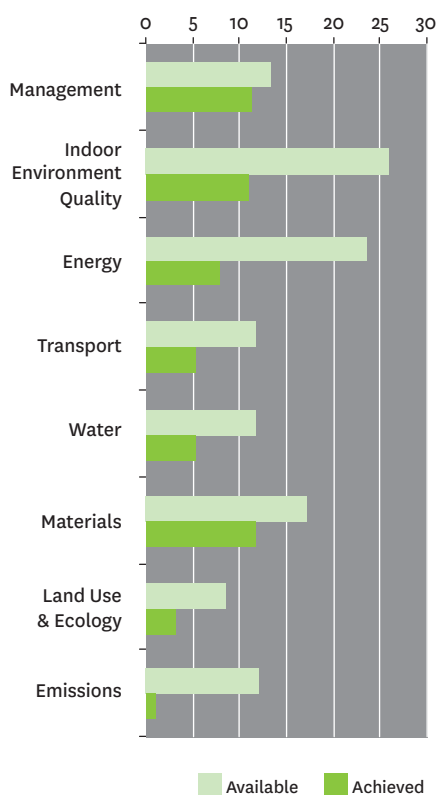
Andrea Steffensen

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GREEN STAR NZ	NGBC	OFFICE	DESIGN V1	BUILT
			★ ★ ☆	☆ ☆ ☆
			★ ★ ☆	☆ ☆ ☆
			☆ ☆ ☆	☆ ☆ ☆
			IN USE	INTERIORS
			☆ ☆ ☆	☆ ☆ ☆
			☆ ☆ ☆	☆ ☆ ☆

POINTS ALLOCATION

TOTAL POINTS: 45



92 ALBERT STREET, AUCKLAND

MANAGEMENT

- Commissioning agent: an independent commissioning agent was appointed to oversee the critical commissioning phase of the installation to ensure maximum efficiencies were realized and control systems function as designed.
- Building tuning at 3 month intervals
- Construction and demolition waste was recycled

INDOOR ENVIRONMENT

- Provision of fresh air at rates at 50% above those required by the building code
- A tenant exhaust riser has been provided serving all floors

ENERGY

- Efficient light sources such as T5 tri-phosphor fluorescent lamps
- Lighting for lift lobbies are controlled via a combination of programmable time clocks and occupancy sensors
- All tenancies are provided with power meters to enable tenant to log and analyses trends in their power usage

TRANSPORT

- The location of the building has ensured that maximum public transport points were gained

WATER

- Heat recovery hot water generation for base building amenities
- Low flow water fixtures and fittings to reduce overall water consumption
- Local instantaneous hot water generation for tenancy requirements ...
- Rain water harvesting for toilet flushing

MATERIALS

- Re-use of an existing building façade and structure which has breathed new life into an existing building
- Use of high performance glass in the new level 4 lobby atrium
- Use of low formaldehyde materials in joinery

LAND USE & ECOLOGY

- 92 Albert Street re-used existing land
- There was zero cut and fill on site

EMISSIONS

- Light pollution was reduced to zero from the previous lighting installation.