

5 GREEN STAR – OFFICE DESIGN

ADDRESS: **Worcester Boulevard, Christchurch**

DEVELOPER: **Latitude Group**

LANDOWNER: **Canterbury Trust, part of Latitude Group of Companies**

DESIGN: **Weirwalker Architecture**

ENGINEERING: **Beca Carter Ferner & Hollings**

SUSTAINABILITY CONSULTANT: **Alan Barbour, Beca Carter Ferner & Hollings**

CONSTRUCTION: **Hawkins Construction**

TOTAL NLA: **5460m²**

Club Tower is the first A-grade office tower to be constructed in Christchurch for almost 20 years and is the first building to achieve a 5 Green Star rating in the South Island.

The Club Tower office building project was designed using Environmentally Sustainable Design (ESD) principles aiming to provide a high quality green building with a healthy and productive working environment while minimising energy use, water use and greenhouse gas emissions.

The building comprises 13 levels including basement car parking and cycle storage, main entrance lobby, ground floor cafe, nine levels of office space and two penthouse apartments.



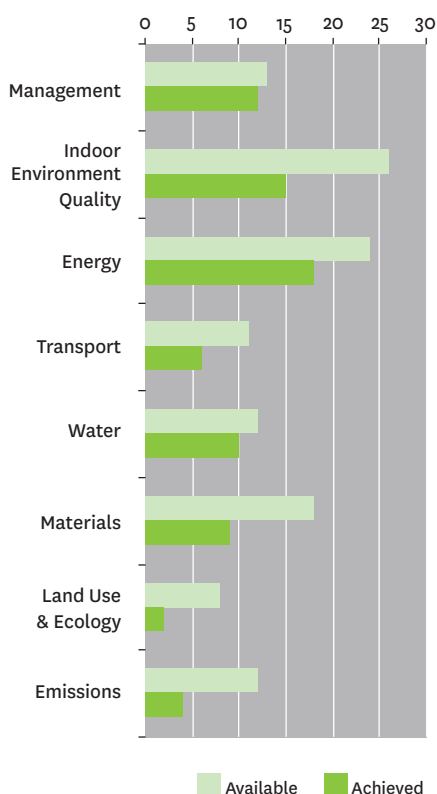


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▼ POINTS ALLOCATION

TOTAL POINTS: 63



▼ CLUB TOWER, CHRISTCHURCH

MANAGEMENT

- Green Star NZ Accredited Professional championed the ESD features of the building
- Building commissioning and tuning incorporated
- Comprehensive Building Users Guide produced
- Comprehensive Environmental and Waste Management Plan developed and to be monitored throughout construction phase
- More than 50% of construction waste was targeted for re-use or to be re-cycled

INDOOR ENVIRONMENTAL QUALITY

- 100% fresh air ventilation system to be installed
- Good level of daylight to be received by over 60% of office spaces
- The building’s glass façade will optimize natural light while controlling the effect of solar gain
- 85% of the office space will have uninterrupted external views
- Individual thermal comfort control to be installed for areas up to 75m²
- Stringent internal noise levels will be met
- Carpets and sealants/adhesives specified have low VOC levels
- Tenant exhaust risers to be installed to remove indoor pollutants from printing and copying areas

ENERGY

- Predicted CO₂ emissions of ≤ 7.5kg/m²/yr
- Office lighting designed to lessen energy consumption while maintaining appropriate lighting levels through a lighting power density of 2.0 W/m² per 100 Lux for 95% of the office space
- Extensive electrical and tenancy sub metering is incorporated into design
- Office lighting zoning does not exceed 100m² for 95% of the office space

TRANSPORT

- Located within the Christchurch CBD and therefore has good access to public transport
- At least 25% of car parks are designed for small cars only

WATER

- Water efficient fixtures incorporated into specified taps and showers
- Rainwater will be reused for dual flush toilets
- Water meters will monitor and therefore assist in the management of water consumption
- Efficient landscape irrigation system to be installed

MATERIALS

- The office fit out is fully integrated with the base building works to minimise waste
- All timber and timber products will be from certified sustainable timber sources
- At least 60% of the steel (by mass) used in the base building will have a recycled content greater than 50%
- A recycling waste area will store glass, paper, cardboard and aluminium on site
- At least 90% of all carpet within the building will be Environmental Choice certified

LAND USE & ECOLOGY

- The site had been previously developed thus avoiding encroachment on greenfield land
- The project will result in minimal impact on the existing ecological value of the site

EMISSIONS

- Zero ozone depletion refrigerants will be used in air conditioning units
- All external lighting is designed to avoid light pollution
- No cooling towers were included in design
- All thermal insulation to be used has an ozone depletion potential of zero

“Our vision and philosophy is to continually seek excellence in the environmental sustainability of our properties.”

KEN WIMSETT, DIRECTOR, LATITUDE GROUP

