

5 GREEN STAR – OFFICE DESIGN

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ADDRESS:	Sylvia Park, Auckland
DEVELOPER:	Kiwi Income Property Trust
LANDOWNER:	Kiwi Income Property Trust
TENANT:	TBC
DESIGN:	Jasmax
ENGINEERING:	Aurecon (Building Services, Fire & Facade), Buller George Turkington (Structural) Fabric Shelters (Sunshade)
SUSTAINABILITY CONSULTANT:	Aurecon & Jasmax
PROJECT MANAGEMENT:	Coffey Projects
TOTAL NLA:	7,709m²

Sylvia Park is a re-generation of a brownfield site into a town centre incorporating retail, commercial offices, residential accommodation, community and education facilities.

OSP2 is the first of four commercial buildings to be located along the Mt Wellington Highway frontage of Sylvia Park which forms part of an overall comprehensive site masterplan. The office buildings have been designed to provide a pleasant urban structure to Mt Wellington Highway as well as set new standards in workplace design and the sustainable city fringe office buildings.

The design of OSP2 has been conceived to add value to tenant business performance through large contiguous floor plates configured to optimise daylight penetration, provide efficient circulation and support an effective working and social landscape. Typical floor plates achieve an industry leading 95% ratio of net usable area (NUA) to net lettable area (NLA) as well as a highly efficient ratio of 93% NLA to gross floor area (GFA).



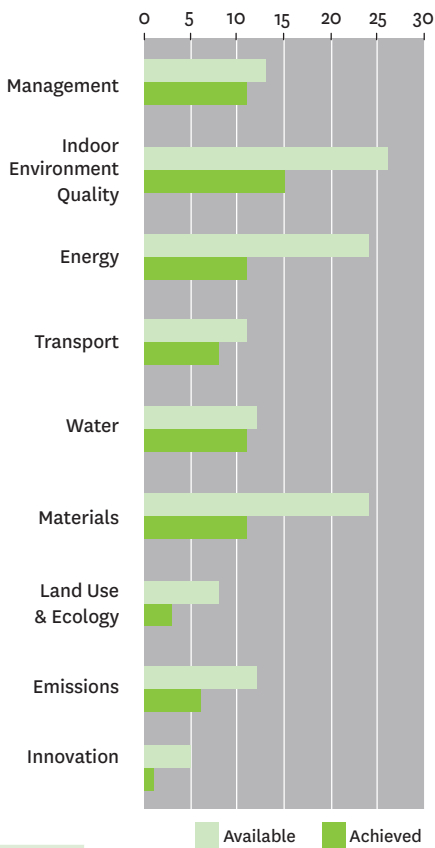


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GREEN STAR NZ		DESIGN V1	BUILT	
		★ ★ ★	☆ ☆ ☆	
			★ ★ ☆	☆ ☆ ☆
	OFFICE	IN USE	INTERIORS	
	☆ ☆ ☆	☆ ☆ ☆	☆ ☆ ☆	
	☆ ☆ ☆	☆ ☆ ☆	☆ ☆ ☆	

▼ POINTS ALLOCATION

TOTAL POINTS: 60



▼ SYLVIA PARK OSP2, AUCKLAND

MANAGEMENT

- Green Star Accredited Professionals integrated into a core team to provide ongoing Environmentally Sustainable Design advice throughout the submission process;

INDOOR ENVIRONMENTAL QUALITY

- Floor plates are configured to maximize daylight penetration;
- The external fabric shading on the western facade maximises occupant comfort through reduced heat gain and glare while retaining views and daylight penetrations;
- The building facades have been designed to enable the internal environment to meet stringent noise level requirements;
- The use of independent perimeter and centre zoning for air conditioning allows the effective operation of economy cycles and supply air temperature rescheduling;
- Fresh air will be provided at a rate of 50% above building code requirements. For the majority of the time the building will operate on full fresh air.

ENERGY

- A high performance facade system minimises solar gain and reduces energy consumption;
- The use of independent perimeter and centre floor plate zoning allows the effective operation of economy cycles and supply air temperature rescheduling to optimise the free cooling for each thermal zone separately. This prevents excessive reheating and therefore reduces energy consumption;
- The use of heat pump chillers designed to allow the building to avoid the use of gas and provide heating with one quarter of the greenhouse emissions of boiler plant;

TRANSPORT

- Good access to public transport with train station and bus facilities nearby;
- Cycle racks, showers, changing and locker facilities provided for cyclists;
- Dedicated car parks provided for small vehicles;

WATER

- Rain water harvesting stores up to 30m³ of rainwater for toilet flushing;
- Low water usage fittings specified throughout the building;
- Landscaping selected to minimize irrigation requirements;

MATERIALS

- Sustainable materials selected wherever possible;
- Minimisation of uPVC content without substituting harmful materials such as LSH cabling;
- Integrated fit-out to minimise waste;

LAND USE & ECOLOGY

- Regeneration of a brownfield site;
- Native planting used in the soft landscaping to help improve the ecology of the area;
- Positioning the rain water harvesting tank under the floor slab assisted in balancing the cut and fill on the site.

EMISSIONS

- All storm water is treated with activated carbon filters;
- External lighting was designed to avoid night-time light pollution.

“OSP2 demonstrates that high quality sustainable office buildings are economically viable in city fringe locations. It also demonstrates the importance of innovation through design to add value to our built environment.” **Matthew Glubb, Jasmax.**

