

4 GREEN STAR – OFFICE DESIGN

ADDRESS:	8 Tangihua Street, Auckland 1010
DEVELOPER:	Mansons TCLM Ltd.
LANDOWNER:	Ngati Whatua O Orakei Maori Trust Board
TENANT:	GE
DESIGN:	JCY Architects
ENGINEERING:	Beca
SUSTAINABILITY CONSULTANT:	Beca
CONSTRUCTION:	Mansons TCLM Ltd.
TOTAL NLA:	13,476m²

The 7 level building was developed and constructed by Mansons TCLM Ltd. and is leased to GE as their New Zealand head office. As well as office space, the building contains a crèche, a coffee shop, a consumer finance branch and other retail space.

It was designed by architects JCY with assistance from structural engineers Duffill Watts and from Beca who provided the building services, fire engineering and ESD advice.

The building was originally designed to achieve a 4 Green Star rating based on the Australian Green Star system. Quite late in construction, Mansons opted to rate the building using the newly launched Green Star NZ tool and to enhance the specification of the building where possible and aim for a very strong 4 Green Star rating. The result was an overall score of 55 points.

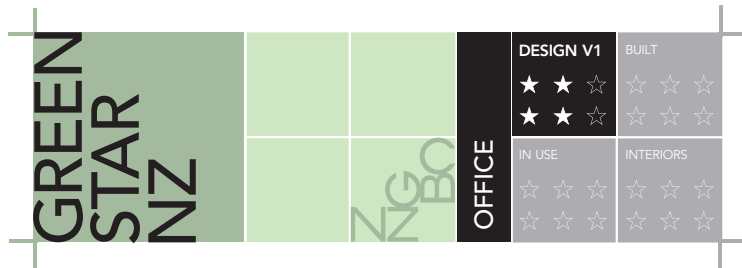
“Being one of the first projects to achieve a Green Star rating in New Zealand presented some unique challenges and required a degree of foresight by the team. The very strong 4 Green Star rating is a rewarding testament to the team for a job well done.”

– Tony Sullivan, Green Star Accredited Professional, Beca.



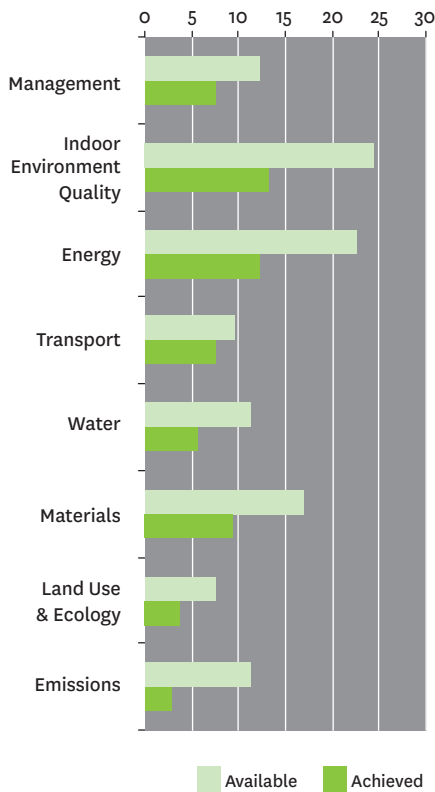


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POINTS ALLOCATION

TOTAL POINTS: 55



QUAY PLAZA, AUCKLAND

MANAGEMENT

- Beca appointed as Green Star Accredited Professionals to give ESD advice
- Over 50% of the construction waste was recycled
- Services commissioned to best industry practice and periodically re-checked
- A guide was provided to advise the occupants on the building's ESD related features

INDOOR ENVIRONMENT

- The air conditioning system features enhanced levels of fresh air (over 50% above code);
- CO(2) level monitoring and control; plus an additional free cooling facility when outside conditions are favourable
- The solar controlled double glazing provides good thermal comfort and external views
- Good levels of thermal comfort control are provided
- Flicker-free office lighting is provided and designed to achieve appropriate illumination levels.
- A dedicated tenant exhaust system is provided
- Low VOC and formaldehyde finishes are used throughout

ENERGY

- Energy efficient air conditioning and lighting provided
- Extensive metering of electricity consumption provided

TRANSPORT

- The building is located close to public transport at Britomart
- Cycle racks, showers, changing and lockers provided for cyclists / foot commuters
- Dedicated car parks provided for small vehicles

WATER

- Low water usage fittings used throughout e.g. WELS 4 Star WCs & 5 Star taps
- Extensive metering of water consumption via BMS

MATERIALS

- Recycling storage area provided
- Integrated fit out undertaken with GE
- 90% of the steel used had a recycled content of greater than 50%
- Low environmental impact thermal insulation, paints, carpets and non-carpet floor coverings used throughout
- Sustainable timber used throughout

LAND USE & ECOLOGY

- Site contamination cleaned up prior to construction
- The building was constructed on a brownfield site

EMISSIONS

- Zero ODP refrigerants and insulation used
- External lighting was designed to avoid light pollution
- Cooling towers were avoided with water and chemical savings

“Mansons TCLM Ltd provides premium offices to leading tenants. Green Star provides the opportunity to differentiate ourselves as market leaders in environmental sustainability. We are very pleased with the strong 4 Green Star rating this building has achieved.”

– Gary Young, Construction Manager, Mansons TCLM Ltd.

