

Case Study	Aurora Centre
Building Rating	★★★★★



# A complete redevelopment for two late 1960s' buildings

The new Wellington home for the Ministry of Social Development raises the bar for A-Grade Wellington office buildings.

**Extensive redevelopment and structural upgrades have boosted the property into a league of its own in terms of resource efficiency, sustainable construction, and inclusive design.**

**The former two buildings (Unisys House & Aurora Chambers) now serve as one central hub of commercial office space and ground level retail space.**

## Key sustainable features:

Kiwi Property's major reconstruction project kicked off in 2016, joining the former Unisys House and Aurora Chambers to form a larger, cohesive office space comprising an expansive 24,276 m<sup>2</sup>.

Aurora Chambers was demolished and rebuilt to 100% "New Building Standard", while Unisys House was lifted from 70 to 90% of "New Building Standard".

These upgrades include:

- First use of Fluid Viscous Dampers in NZ for seismic re-strengthening
- Fit for purpose office layouts developed in conjunction with the Ministry of Social Development
- High performance, Low-E double glazing
- An energy efficient DALI lighting system
- CARDEX site-wide security & entryway speed gates
- CO<sub>2</sub> based demand on-floor ventilation systems
- Significant recycling of all metal during deconstruction/demolition
- Re-use of heavy duty building facilities such as fire rated doors and hydrants

## Why NABERSNZ?

Kiwi Property has always held a strong belief in a sustainable built environment and walks the talk with its commercial office portfolio, which is extensively rated for NABERSNZ and Green Star performance. Continual improvement in efficiency and reducing long-term costs line up well with Kiwi Property's business strategies.

Improving Kiwi Property's energy efficiency is an "essential part of our sustainability programme" says National Facilities Manager Jason Happy.



Getting a NABERSNZ rating is independent validation of our investment and the huge work to realise that investment

– National Facilities Manager Jason Happy



NABERSNZ is an important tool which helps us understand the base-line energy performance of a building. NABERSNZ not only looks at the building during its newly-constructed phase, but also its operation, changes and evolution over time. This is to ensure that those managing the property have an understanding of its operations, those occupying are able to continually understand the effects of their usage habits, and those that are invested in its success have an idea of where it's going.

## What is NABERSNZ?

**NABERSNZ is a straightforward way to measure the performance of your building, helping you to make your office smarter, healthier, and more energy efficient.**

A base building rating measures the energy performance of a building's core services, including the lifts, stairwell lighting, common toilets, air conditioning and ventilation.

## The value of NABERSNZ

GM of Commercial for Kiwi Property, Michael Holloway, says the company worked in collaboration with the Ministry of Social Development and its expert design consultants to design a space best suited to the needs of a high density cooperative work environment.

This was achieved through a slew of smart design choices and features, such as:

- Expanded, more efficient floor plates with inter-storey circulation stairs
- Access to kitchen space on every level
- High efficiency chiller/cooler tower plant
- Zone based occupant controlled T5 lighting for more precise control, usage monitoring, and self-diagnostics
- Demand controlled ventilation. Air provided and energy expended to control multi-zone comfort levels are proportional to what's required by the CO<sub>2</sub> based demand controls per level

### Building Profile



Aurora Centre  
56 The Terrace  
Wellington Central

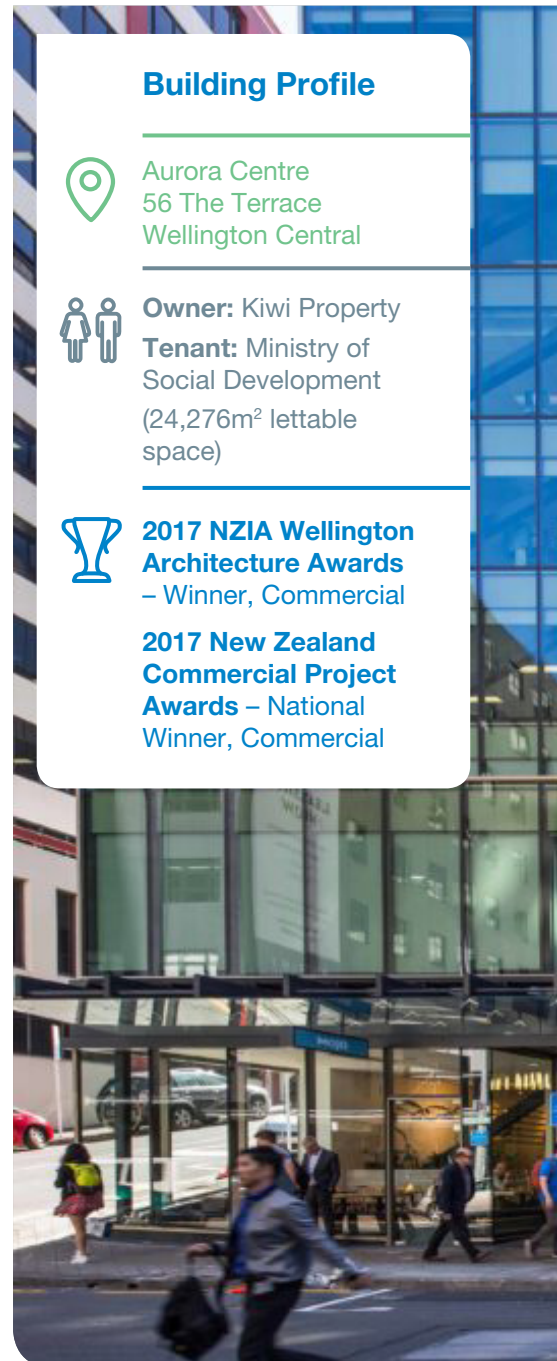


**Owner:** Kiwi Property  
**Tenant:** Ministry of Social Development  
(24,276m<sup>2</sup> lettable space)



**2017 NZIA Wellington Architecture Awards**  
– Winner, Commercial

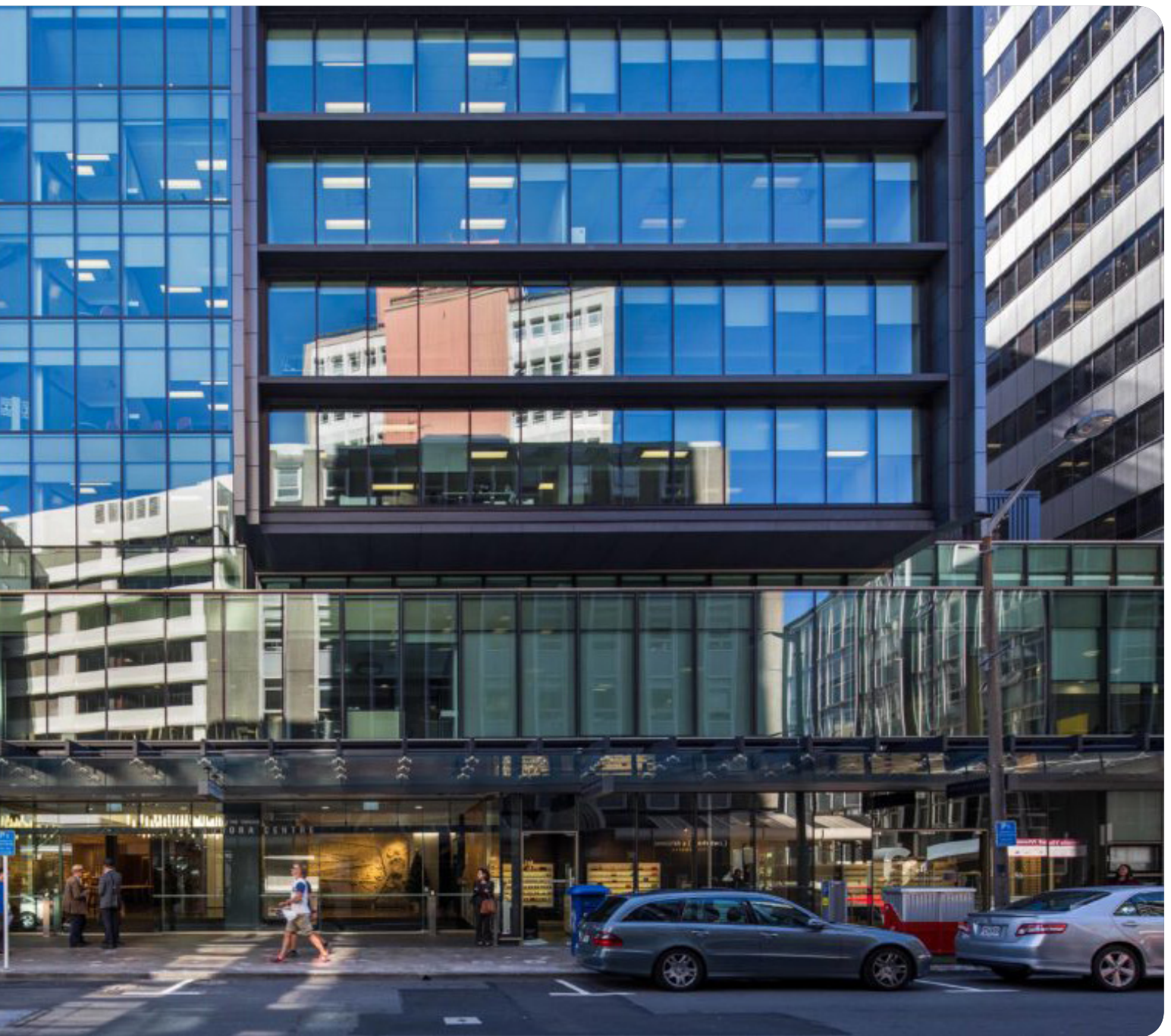
**2017 New Zealand Commercial Project Awards** – National Winner, Commercial



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New Zealand Government

[www.nabersnz.govt.nz](http://www.nabersnz.govt.nz)



## The Assessor

John Gallagher, NABERSNZ Assessor for this rating, thinks that NABERSNZ is an excellent tool to encourage property owners to optimise the energy efficiency of their buildings. It is a comprehensive tool which measures energy use on a common basis meaning buildings of different types and different locations are thoroughly assessed to provide comparable ratings.



I was impressed by the 5.5 star rating, especially given the scale of the building and its high occupancy rate. It reflects the good design of the air conditioning systems and ongoing good management of these systems

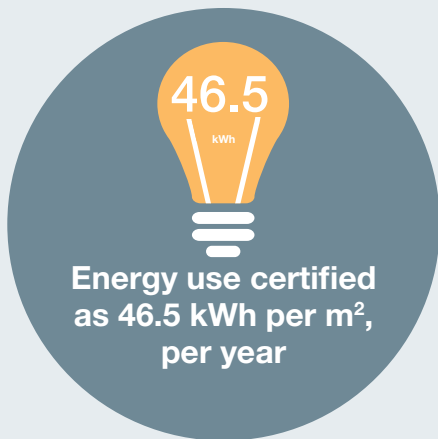
– says John Gallagher, NABERSNZ Assessor for Aurora Centre base building rating, Director of Anax Ltd



## Key Facts



### Aurora Centre achieves “Market Leading” energy performance at first NABERSNZ rating



To find out more about getting a NABERSNZ rating, or to use the online self-assessment tool, visit the NABERSNZ website: [nabersnz.govt.nz](http://nabersnz.govt.nz), email: [nabersnz@nzgbc.org.nz](mailto:nabersnz@nzgbc.org.nz) or phone: (09) 379 3996 (ask for the NABERSNZ team).

### Big Numbers

- Achieves a 5.5 star NABERSNZ base building rating in 2018
- Over 24,276m<sup>2</sup> Net Lettable Area
- Energy use certified as 46.5 kWh per m<sup>2</sup> per year
- GHG Emissions Intensity as 9.2 kg CO<sub>2</sub>-e per m<sup>2</sup>

### The Owner

Kiwi Property wanted a way to verify the performance of and justify its investment in the project, and to access a tool that provides an energy performance rating to be able to continue to target efficiency improvements. “We are always exploring further advancements as part of our Sustainability Programme,” said Jason Happy.

This NABERSNZ rating was relatively straightforward for Kiwi Property, as they’ve “already completed a number they were familiar with the process and identified equipment and choices that would make the process easier for all parties involved,” says Happy. Kiwi Property is New Zealand’s largest owner of office buildings and shopping centres. Sustainability is key to its strategic platform, with the company. Kiwi Property are “increasingly focused on engagement that brings us closer to our communities, builds better social experiences, produces a strong corporate culture and ensures our investments are more resilient and enduring.”



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