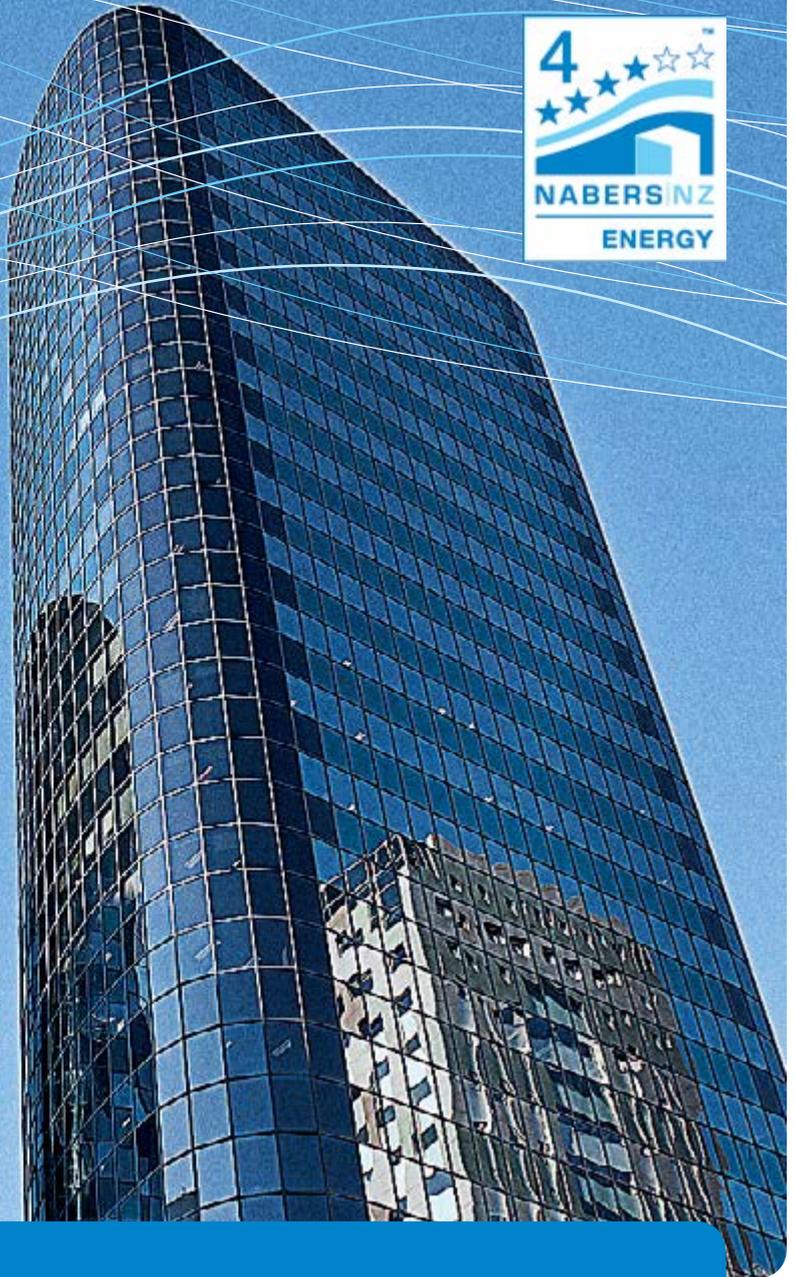
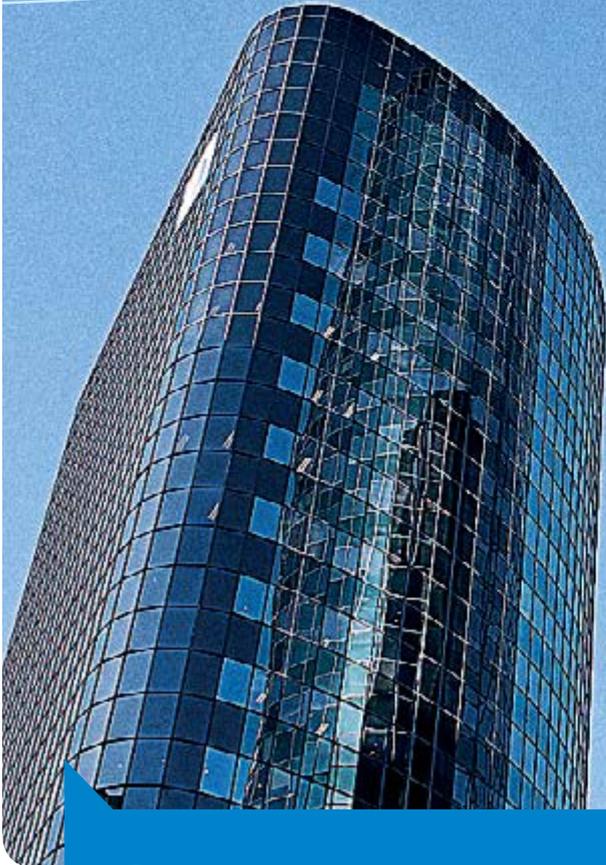


Case Study	205 Queen Street
Building Rating	★★★★☆☆



Smart energy thinking over the decades delivers a 4 star NABERSNZ rating.

It may have been built in 1990, but a dual tower complex in Queen Street has received a 'top of the class' NABERSNZ score for energy efficiency 26 years on.

Known as 205 Queen Street, two contemporary-styled tower blocks – mirroring each other – in Auckland's prime business and retail precinct, were constructed to a design brief which delivered 'good bones' and a raft of progressive features.

Over time investment in sustainable and energy-smart infrastructure at the complex has been high on the agenda for those at the helm.

NABERS™ and NABERSNZ™ are owned by the New South Wales Government through the Office of Environment and Heritage (OEH). The Energy Efficiency and Conservation Authority (EECATM) is the licensee of NABERSNZ in New Zealand. NABERSNZ is administered by the New Zealand Green Building Council (NZGBC).

[New Zealand Government](#)



Building Profile



205 Queen Street,
Auckland



Owner: Precinct
Australian-based
Auckland City Holdings
Limited

Tenant: 73 tenants
(1200 to 1600 employees
on site on a typical day)



5 Green Star Design
(Achieved 2009)



Housing 73 tenants across 25,672 square metres of office space with ground floor retail, a common atrium and basement parking, 205 Queen Street attained a 5 Green Star Design rating in 2009.

Today its compendium of green features includes:

- Latest generation building management system (BMS) to control and monitor all mechanical and electrical equipment.
- Well zoned VAV (Variable Air Volume) air conditioning system operating on 100% fresh air through most seasons.
- High performance double glazed façade.
- Dedicated recycling hubs.
- LED lighting.
- Efficient column free floors.
- Full capacity back up power generation.
- Shower and changing rooms for cyclists and daytime exercise occupants.

Why NABERSNZ?

The owner of 205 Queen Street has a substantial portfolio of commercial properties in Australia where a NABERS rating is mandatory for office buildings over 1,000 square metres.

Aware of the big benefits NABERS has delivered to its Australian assets and mindful of growing tenant demand for sustainably focused properties, it was eager to engage with NABERSNZ at 205 Queen Street.

The property's management team was on board and already had extensive metering in place.



Metering is vital to measurement

Energy usage has been constantly under the microscope at 205 Queen Street. We always say 'you can't manage what you can't measure'

– Jason Happy, Kiwi Property National Facilities Manager



He says the NABERSNZ base building rating tool has been a valuable mechanism for gauging the energy efficiency of landlord-supplied services at 205 Queen Street.

NABERSNZ in action

Under the NABERSNZ scheme extra metering was installed at 205 Queen Street bringing the total number of base building meters to 30. The meters were used to determine energy use across lifts, stairwell lighting, common toilets, air conditioning and ventilation.

A detailed evaluation completed in 2014 determined the NABERSNZ base building rating for the property would be a 'good' 3.5 stars.

"The rating process allowed us to establish exactly where we needed to invest to reach four stars," says Mr Happy.

He says the complex has always been well maintained and consistently invested in "so it was more a case of tweaking and enhancing to improve our rating."

Heating and cooling systems were fine-tuned to: meet the specific needs of occupants; minimise out of hours operation; maximise free cooling using 100% fresh air. The BMS was upgraded, and separate metering of retail and office spaces was instigated.

In August 2016 an 'excellent' 4 star NABERSNZ base building rating was achieved.

The value of NABERSNZ

"A NABERSNZ rating is great for owners, managers and tenants because it shows not only a building's energy performance, but indicates how well it's managed," says Mr Happy.

He says the 'excellent' rating delivers a positive message about the level of commitment to sustainability at 205 Queen Street.

Commercial Manager for Auckland City Holdings Limited, James Seymour says energy astuteness is increasingly important in the evolving search parameters set by tenants.

"Although NABERSNZ is not yet compulsory in New Zealand we believe a good rating will become an increasingly important requirement for New Zealand tenants."

Mr Seymour says a NABERSNZ rating indicates that an owner takes pride in a property and is willing to spend capital to create a healthy and responsible working environment for tenants.

"Energy efficiency also provides financial savings for occupants," he says.

The New Zealand Green Building Council (NZGBC) – a tenant at 205 Queen Street since November 2014 – says reduced operational costs and a comfortable work day environment with high quality air are spin-offs of the NABERSNZ base building rating.

"We're delighted to be tenants in an 'excellent' rated NABERSNZ building. It fosters a culture of energy efficiency for its occupants," says NZGBC chief executive Alex Cutler.

The New Zealand Green Building Council has recently achieved a 4.5 star NABERSNZ tenancy rating for its own office space.

Mr Happy says 205 Queen Street will now target a 4.5 star NABERSNZ rating. Plans are in place to upgrade the efficiency of air handling fans on the building's air conditioning system and to explore the installation of a roof top garden.

"NABERSNZ is a terrific management tool which has helped us deliver the smartest energy outcomes in a building with 26 years under its belt."

Key Facts

10.6%

IMPROVEMENT

2013



2016



NABERSNZ
rating up from
3.5 star to 4
(10.6% improvement)



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

The owner

Auckland City Holdings Limited is the New Zealand arm of a Brisbane-based property investment and development entity with building assets in Australia, Singapore and Malaysia. 205 Queen Street is its only New Zealand property. It has implemented extensive sustainable initiatives in its Australia property portfolio to meet the requirements of NABERS.

205queenstreet.co.nz/about

The property manager

Kiwi Property is one of the leading property investment companies in New Zealand with a \$2.8 billion portfolio comprising shopping centres and prime offices buildings including a range of iconic properties such as ASB North Wharf and the Vero Centre in Auckland and The Majestic Centre, The Aurora Centre and 44 The Terrace in Wellington. The publicly listed company is committed to NABERSNZ as a management tool. It currently has two NABERSNZ rated properties with a cluster of other ratings underway.

kp.co.nz

Big Numbers

- 2009 – achieves a 5 Green Star Design rating.
- 2014 – achieves a 3.5 star NABERSNZ base building rating.
- 2016 – achieves a 4 star NABERSNZ base building rating. Base building energy at 205 Queen Street has been reduced by 23 percent since 2010.



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New Zealand Government

