



ABOUT THE BUILDING

One building, six levels, three piers, two atria, floor plate in excess of 3,000m² across each level.



TRANSPORT

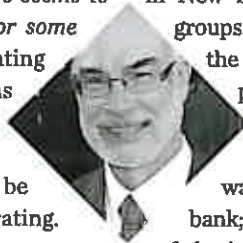
Close proximity to transportation hub; easy access to train and bus routes; shower and lockers provided; transport planning to encourage staff to move to environmentally friendly transport methods.

SIX OF THE BEST

BNZ head of property Garry Pellett answers six questions about BNZ's success in picking up the country's first 6 Green Star Office Interiors rating, and we pick out six of our favourite things about the building

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Well done on achieving the first 6 Green Star Office Interiors project in the country. Was BNZ always trying to achieve 6 stars? There seems to have been a glass ceiling of 5 stars for some time now. BNZ is committed to operating sustainably throughout all our locations around the country. The 6 Green Star rating is a great indicator that we are doing this well, and we're thrilled to be the first in New Zealand to obtain this rating.



BNZ now has a high proportion of properties that are rated — when and why did the bank decide to go down this path? The BNZ, and our parent NAB group, made a commitment to become carbon neutral by 2010. The Green Star-rated buildings ensure that we are operating as environmentally suscitating as possible, and fulfilling our role as a socially responsible corporate. It's what our stakeholders expect of us, and more importantly, it's the right thing to do.

Green Star certification does come at a cost — how did the bank weigh up the pros and cons of undergoing

the evaluation process? It is an expensive process, especially as BNZ has been leading the charge in New Zealand with a small number of other groups. However, the outcomes always outweigh the costs, and ultimately we are able to provide our staff with the best possible working conditions. Having sustainable buildings positively impacts upon the way our people feel about working at the bank; it builds on their positive perception of the bank and builds culture and the level of engagement — you can't put a price on that.

Access to natural light and fresh air are some of the outcomes from building efficiently — and these should promote productivity. Have you noticed a measurable increase in performance — is this something you can actually measure? Speaking globally, productivity measurement is the Holy Grail with space planners or occupiers, however, it is very difficult to measure. One reason for this difficulty is business dynamics. Business is always in a state of change as projects start and finish, restructuring occurs and processes change. Satisfaction surveys

do provide some insight but these are considered to be a soft form of measurement. Because outcomes would not necessarily be statistically robust, we choose not to measure productivity.

Having said that, a good working environment helps to attract and retain the best people and builds on BNZ's reputation as being an "employer of choice". It improves communication and the way that people work together — that's not only good for our people, it's good for the business too.

How are you finding the building from an operational point of view? Is there an amount of trial and error when it comes to actual use of the building, especially in areas such as staff comfort? With new buildings of this calibre, there will always be an aspect of fine-tuning involved, especially when there is a high level of digital control in play. Both the landlord and the tenant facilities manager are working closely together to monitor what's going on in the building, and what is best for the staff who are working in it. Harbour Quays is set up to monitor building controls and performance, all while ensuring design standards are being met.

On a personal level, what, aesthetically, do you like most about the Harbour Quays building? Architecturally the building has all the wow factors of design and performance, while its scale is not overpowering through the introduction of the atria. BNZ told the developer's architect to surprise us — and they did! Most importantly, it's a working building that is extremely functional and popular with the staff and those who visit. ♦

**WATER**

Use of water efficient fittings: waterless urinals; low-flow taps with motion sensors; low-flow showers; rooftop rainwater collected, filtered, and used to flush toilets.

**LET THERE BE (NATURAL) LIGHT**

Lightness and views: extensive access to natural light is achieved via two atria that connect the building's three piers together.

**MATERIALITY**

Materials specified to minimise environmental impact: environmental choice paint, gib lining and carpet; reduced environmental impact workstation, chairs, joinery and ceiling where possible; e-zero boards have been specified; recycling of steel and building waste; environmentally friendly floor coverings; blinds and window film without PVC content; environmentally friendly refrigerants and insulation.

**WORKPLACE CONCEPT**

The physical environment is open to enhance business activity. The design aims to energise and demonstrate a level of sophistication and dynamism. The interconnecting stair reflects the desire for interaction between business units; also minimal physical barriers to the flow of people thanks to intelligent security system.