

5 GREEN STAR – OFFICE DESIGN

▼

ADDRESS:	30 Mahuhu Crescent, Auckland 1010
DEVELOPER:	Mansons TCLM Ltd.
LANDOWNER:	Ngati Whatua O Orakei Maori Trust Board
TENANT:	Bank of New Zealand
DESIGN:	JCY Architects
SUSTAINABILITY CONSULTANT:	Beca
ENGINEERING:	Beca
CONSTRUCTION:	Mansons TCLM Ltd.
TOTAL NLA:	7917 m

Located in Quay Street between Britomart and the Vector Arena, Quay Park One was the first 5 Green Star building to be completed in Auckland.

The five level building was developed and constructed by Mansons TCLM Ltd. and is leased to the Bank of New Zealand.

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. During construction, the New Zealand Green Star tool was launched and the Bank of New Zealand came on board as tenants and expressed a desire to occupy a 5 Green Star building. Rising to the challenge, Mansons, Beca and the rest of the team undertook the difficult task of upgrading the specification of the building during construction to achieve a 5 Green Star rating.

“Quay Park One clearly demonstrates that you can have a high grade CBD office building that is green and provides excellent occupant amenities - without compromise. The secret has been careful attention to each aspect of sustainable development rather than concentrating on one or two big ideas”

– Tony Sullivan, Green Star Accredited Professional, Beca.



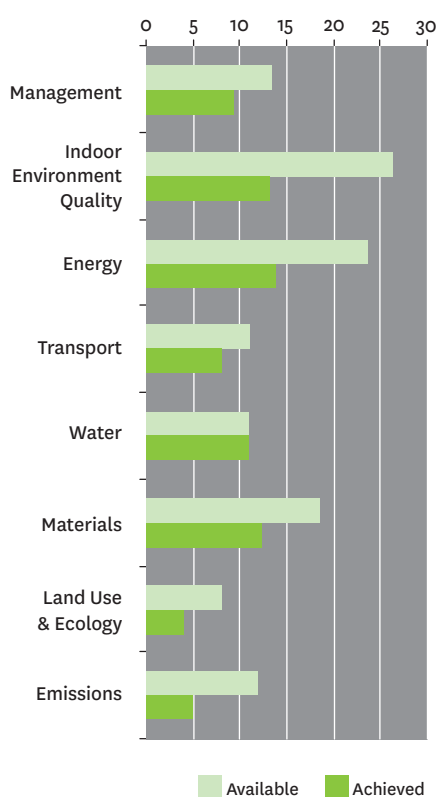


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GREEN STAR NZ			OFFICE	DESIGN V1	BUILT	
				★ ★ ★	☆ ☆ ☆	
					★ ★ ☆	☆ ☆ ☆
					IN USE	INTERIORS
				☆ ☆ ☆	☆ ☆ ☆	
				☆ ☆ ☆	☆ ☆ ☆	

▼ POINTS ALLOCATION

TOTAL POINTS: 63



▼ QUAY PARK ONE, 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) as well as CO2 level monitoring and control
- The glazing provides good daylight penetration and external views
- Good levels of thermal comfort and comfort control are provided
- Flicker-free office lighting is provided 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 & 6 Star taps
- Waterless urinals used
- Extensive metering of water consumption via BMS
- A rainwater recovery system is provided for toilet flushing

MATERIALS

- Recycling storage area provided
- Integrated fit out undertaken with BNZ
- 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 brown-field site

EMISSIONS

- Zero ODP refrigerants and insulation used
- External lighting was designed not to cause light pollution.
- Cooling towers were avoided with resultant water and chemical savings

“Commitment from tenants is vital to the Green Star process. BNZ were fully committed from an early stage and while the process was still very involved their commitment made it easier. Mansons intend rating all future developments and is very supportive of the NZ Green Building Council initiatives.”

– Gary Young, Construction Manager, Mansons TCLM Ltd.

