greenstar

Office Building Profile

5 GREEN STAR // Office Built V1

Ironbank Building, Auckland

RATING:	5 Green Star
ADDRESS:	150 – 154 Karangahape Rd
DEVELOPER:	Samson Corporation Ltd
LANDOWNER:	Samson Corporation Ltd
DESIGN:	RTA Studio
ENGINEERING:	Thurston Consulting (Mechanical Services) ECS (Electrical Services Fire Engineering) HSC (Hydraulic Services) Brown & Thompson (Structural)
SUSTAINABILITY CONSULTANT::	Tricia Love Consultants Ltd/ Medland Metropolis/Arups
CONSTRUCTION:	Macrennie Commercial Construction Ltd
TOTAL NLA:	3,408 m²

Ironbank is an office development owned and operated by Samson Corporation Ltd within Auckland CBD. It comprises five separate towers around a central plaza link. Each tower is interconnected by footbridges and a central external lift core. Retail units are provided on the ground floor level with small to medium sized office tenancy spaces located between four and five levels above. A basement car stacker system was excavated below plaza level.

The development was designed in 2006 before the Green Star rating system was available within New Zealand. Samson Corporations brief to the design team was to reduce OPEX costs, reduce tenant operating costs and minimise the impact of the development on the environment.

Construction commenced in 2007 with the demolition of the existing retail building. Macrennie Commercial Construction was the appointed as Contractor.

NZGBC NEW ZEALAND GREEN BUILDING COUNCIL

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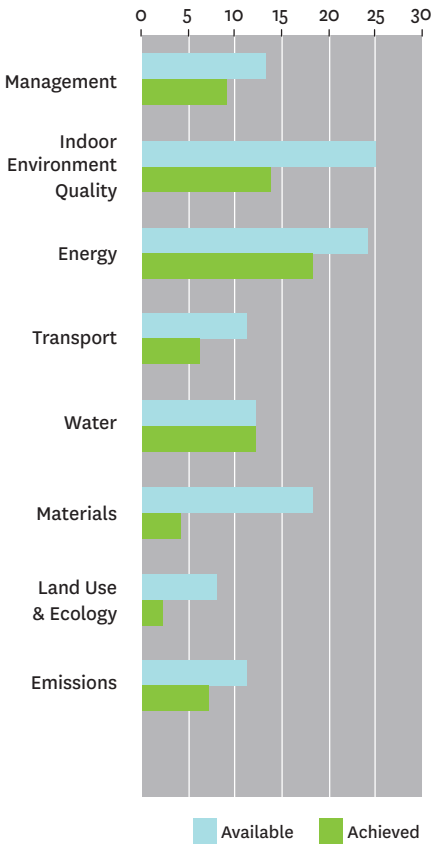
POINTS ALLOCATION

TOTAL POINTS: 60



IRONBANK BUILDING, AUCKLAND

MANAGEMENT

- 94.5% construction waste by weight recycled
- Client commitment to a 12 month building tuning period
- Environmental Management Plan effectively instigated and operated
- Building User Guide provided to ensure design features are explained clearly and simply

INDOOR ENVIRONMENTAL QUALITY

- 100% outdoor air ensured via an effective, flexible, natural ventilation strategy
- Design of a number of smaller buildings with small to medium tenancy footprint allowing a natural ventilation strategy to be used
- Low ambient noise levels
- 90% of tenancy spaces have external views and good daylight
- Electric lighting levels and high frequency ballasts are used to improve occupancy comfort
- All composite wood products are low emission formaldehyde
- No carpet installed
- Low VOC paint used

ENERGY

- Significant reduction in predicted energy consumption and greenhouse gas emissions. Contributory factors are:
  - Natural ventilation strategy adopted over air conditioning
  - Car stacker system significant reduces predicted lighting and ventilation energy use typically associated with car parking
  - Installation of solar hot water systems to all five towers
- Installation of electrical metering and sub-metering software

TRANSPORT

- Located in central CBD ensuring excellent access to local public transport networks
- 25% of car parks are designated for small cars
- Cycle racks are provided

WATER

- Low flow sanitary fixtures throughout the development for reduced potable water usage
- Rainwater collected and distributed to low flush toilets and landscape irrigation system
- Water meters are installed for leak detection

MATERIALS

- Central recycling storage provided
- 62% reduction PVC by cost

LAND USE & ECOLOGY

- Redevelopment of an existing CBD site

EMISSIONS

- No air conditioning, therefore no refrigerants
- Exterior lighting eliminates any light pollution
- All storm water leaving the site is treated in accordance with ARC guidelines
- Thermal insulation avoids the use of Ozone depleting substances

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