

Case Study

AUT WO Building

Building Rating

★★★★★



A focussed programme of improvement driven by AUT's Sustainability Roadmap WO Building on AUT's city campus has recently been awarded 5 out of 6 stars for the NABERSNZ Energy rating putting it amongst some of the most energy efficient buildings in New Zealand.

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[New Zealand Government](#)



Key sustainable features:

Since acquisition of the WO Building in 2015, AUT has steadily worked on improving the building to provide a healthier environment. Improvements to energy consumption include:

- Reducing solar heat and air conditioning load by applying Thinsulate film to the building's north and east facing windows
- LED lighting
- Energy efficient chillers
- HVAC control systems
- BMS to ensure air conditioning supports the occupancy rate of the building and switches off when unoccupied

Key stats:

WO Building currently houses 570 AUT staff including the facilities management team, HR, ICT, student services, communications/marketing and finance teams.

- Rating type: Whole of building
- Building floor space: 8,988m²
- Total energy use: 857,822.06kWh/year (3,088,159.4MJ/year)
- Energy intensity: 95.4kWh/year/m² (343.6MJ/year/ m²)
- Total GHG emissions 169,840.2kgCO₂-e

The value of NABERSNZ

According to Warren Smith from the AUT Energy Conservation Team, they are aiming for 6 stars now and not just for WO Building.

“It’s not just about saving money, it’s also about reducing our carbon footprint and remaining committed to our sustainability goals and principles.”

Sustainability communications makes up a significant proportion of the internal comms at AUT. Successes, new initiatives and updates to our goals and how we’re tracking against them are regularly added to our internal news platform. External wins, awards etc, like the NABERSNZ 5 star rating, are also added to the AUT website and our social media channels.

We’re also future-proofing our new buildings with sustainable design being a key driver during the early phases. Our newest building on the North Campus (due for completion in 2022) will be our most sustainable yet. With an all timber construction and minimal use of steel and concrete it will be close to ‘embedded carbon neutral’.



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New Zealand Government

www.nabersnz.govt.nz

Why NABERSNZ?

The commitment to energy efficiency

AUT's Energy Conservation Team applied for a NABERSNZ rating because it would give an official rating on the energy efficiency of WO Building and it demonstrates that AUT supports the endeavour to get New Zealand's office building stock NABERSNZ rated. The university acknowledges that reducing the amount of electricity the country's building stock uses is the lowest cost way that New Zealand can move towards its goal of 100% sustainable electricity generation. Because WO building only uses electricity, apart from a small amount of diesel for testing the emergency genset, once all New Zealand electricity is sustainably generated WO building will be effectively carbon neutral.

Building Profile



AUT WO Building
56 Wakefield Street,
Auckland



Owner:
AUT University



5 NABERSNZ whole
building rating
(Achieved 2020)

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.

In 2018 AUT launched its Sustainability Roadmap which outlines sustainability objectives, priority actions and targets across learning, research, governance and facilities. The roadmap was developed by AUT's Taskforce for Sustainability and supports AUT's contribution towards the UN's 17 Sustainable Development Goals. One of the roadmap targets is to reduce the university's energy consumption so The Energy Conservation Team are constantly working on improvements to buildings across AUT's entire portfolio where possible to achieve this. Working towards becoming carbon neutral is an ongoing challenge.



We aim for all of our buildings to run efficiently," says Warren Smith, from the Energy Conservation Team Estates Group. "WO was a big job for us but important because it represented a large chunk of the city campus' energy consumption and therefore a large portion of the electricity bill.



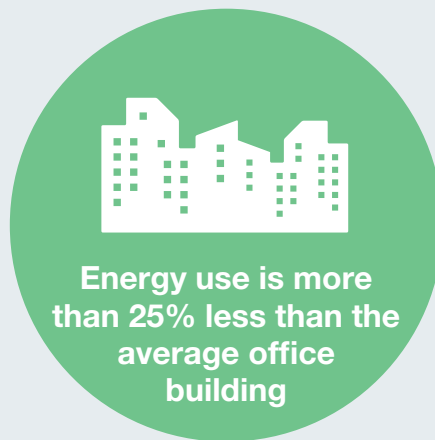
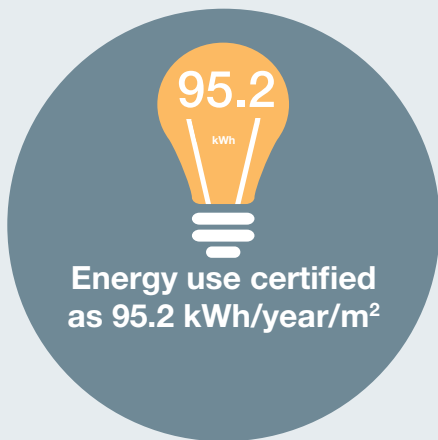
Key Facts



5 Star Whole Building



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).



Big Numbers

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The Assessor

Simon Ross, NABERSNZ Assessor for this rating.

"It was a pleasure to rate the WO building for a second time and report on the effectiveness of the energy efficiency measures Warren Smith and his team have retrofitted to the building over the last few years.

From a NABERSNZ assessor perspective the best part of the upgrade works carried out by AUT was the investment in an energy monitoring system (managed by Direct Control). In addition to allowing AUT to understand where power is used in the building this system has allowed:

- AUT to assess the individual energy and cost savings of each energy efficiency measure implemented.
- Economech Analytics to keep the cost of the NABERSNZ rating at an acceptable level by providing reliable check meter data which has been cross checked with the Retail meter data.



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