

EXCELLENCE

MERIT



# *REUSE, REDUCE, RECYCLE*

**THE DESIGN AND CONSTRUCTION** of the Stantec Building at 105 Carlton Gore Road, Tāmaki Makaurau Auckland incorporates a plethora of environmental and sustainable elements that reflect Argosy's commitment to minimising its carbon footprint.

A building assessment conducted early on to quantify the environmental impact of both the existing and new, guided decisions to minimise carbon emissions. A low-carbon solution was achieved by repurposing and reusing as much of the existing building as possible to create an energy efficient, premium working environment that people love to be in.

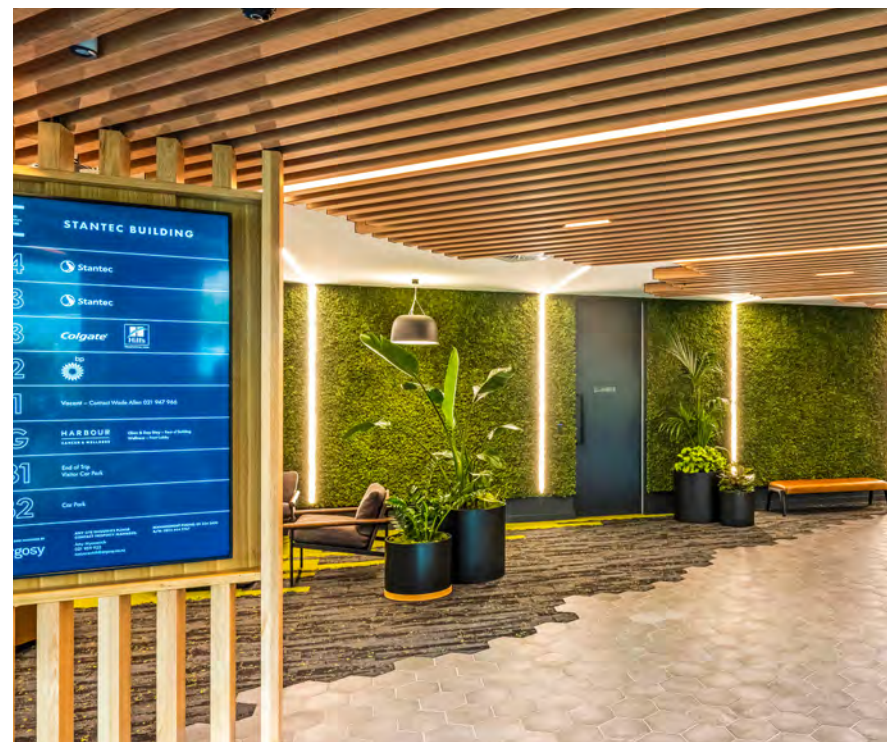
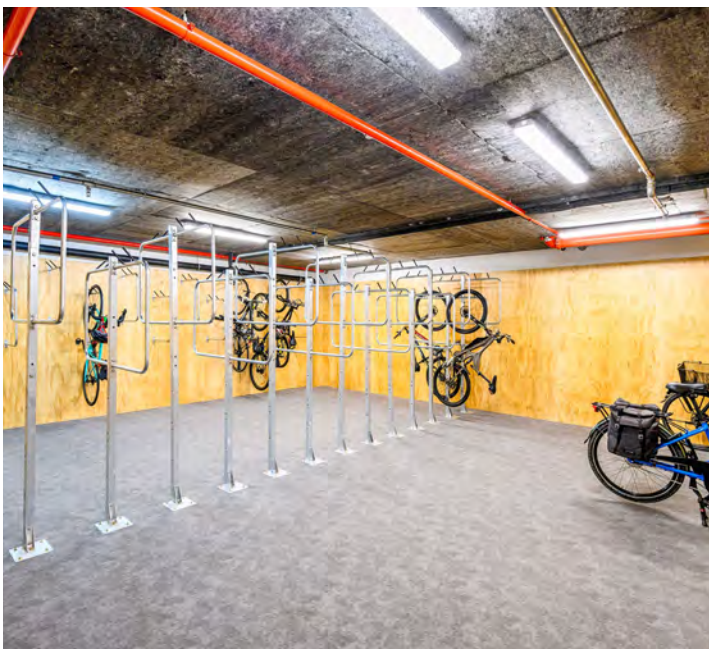
Design was completed with a coordinated Revit model that assisted with preventing clashes on site and determined what could be reused and any physical limitations. The building is strengthened to 100 per cent New Building Standard (NBS) which involved improving the connection between the podium carpark and the tower, and restraining it back to the shear rear wall with 25 tonnes of steel.

Adapting to climate change, the building has features and services that address increasing temperatures, rainfall and wind. Operating costs are reduced by incorporating energy- and water-saving initiatives. The new high-performance facade includes thermally broken extrusions with low-e and argon gas double-glazed glass on the curtain wall to minimise air leakage. Inefficient systems were replaced as required: reverse cycle





Overall, the building provides a lower rental point than an equivalent new building which is appealing in these economically challenging times.



The new high-performance facade includes thermally broken extrusions with low-e and argon gas

double-glazed glass to minimise air leakage. Use of the end-of-trip facilities has exceeded expectations.









The biophilic design extends the lush landscape gardens through to the green wall, plantings and casual spaces

throughout the foyer. The building now provides an energy efficient and premium working environment people love working in.

chillers are able to preheat the building in winter using only a two-pipe fancoil system, eliminating the need for gas boilers and the normal four-pipe approach.

The lighting-control system only uses power cables as the communication is through infrared and Bluetooth mesh, thus eliminating communication cables and reducing installation time. Lights can be replaced and then programmed by the property manager via cellphone. The lighting controls software provides data on power usage, heatmaps and light levels to advise on space usage and efficiency. Both lighting and heating ventilation and air conditioning (HVAC) have more flexibility than conventional.

The urban landscape was improved by relocating the below-road entrance to the side of the building on grade and creating lush gardens to direct visitors from the street to the new entrance. These gardens provide seating for people to breakout into for lunch and informal meetings. They are low maintenance and fed from a drip-irrigation system with a rain sensor weather station.

The building's striking dark exterior contrasts with its plain white neighbours and floor to ceiling glazing floods the interior with natural light. Inside, the centre core allows floors to be divided easily into two





8-14 Willis Street WGN  
6 Green Star building

Argosy

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Adapting to climate change, the building has features and services that address increasing temperatures, rainfall and wind.

tenancies with two switchboards per floor and meters provisioned accordingly. Energy-efficient fancoils provide the flexibility to adapt to fit-outs and have individual control per outlet, thus reducing the costs for HVAC alterations during the lease period. End-of-trip (EOT) facilities include bike parks, lockers and towel provisions.

Overall, the building provides a lower rental point than an equivalent new building which is appealing in these economical times. Occupant feedback has been great and use of the EOT has exceeded expectations.

The building has been awarded a 6 Star Green Star Office Built v3 Certified Rating from NZGBC. On certification, the property will meet the requirements of the Argosy Green Bond Framework and support the company's progress towards having more than 50 per cent of its portfolio being green rated by 2031. ▲



#### STANTEC BUILDING

105 Carlton Gore Road, Tāmaki Makaurau Auckland

OWNER ARGOSY

DEVELOPER ARGOSY

CONSTRUCTION ALASKA CONSTRUCTION INTERIORS

ARCHITECT DESIGNGROUP STAPLETON ELLIOTT

SERVICE ENGINEER ECUBED BUILDING WORKSHOP

STRUCTURAL ENGINEER STEPHEN MITCHELL ENGINEERS

MECHANICAL ENGINEER AIR ACTION SYSTEMS

BUILDING ENCLOSURE ENGINEER SYMETRIX

QUANTITY SURVEYOR BARNES BEAGLEY DOHERR

PROJECT MANAGER COLLIERS PROJECT LEADERS

OTHER CONSULTANTS JENSEN HUGHES; BLACKYARD ENGINEERING