

- ☆ SUPREME WINNER
- ☆ EXCELLENCE BEST IN CATEGORY
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- EXCELLENCE





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CAPITAL INNOVATION

ON SUCH A PROMINENT SITE with a heritage-listed building, the stakes were always going to be high. Joining two distinctly different buildings and bringing the spaces up to standard posed a tricky, multi-pronged challenge. It was one Argosy was up for and a road the commercial landlord had travelled before. Using all of its know-how and experience, especially with Green Star projects, the company swung into action transforming 8 Willis Street and Stewart Dawson's Corner (SDC) in Te Whanganui-a-Tara Wellington into a place that met its stated environmental position: "For us, and our tenants, a better commercial future means a more sustainable future."

The vision required innovation and a readiness to remedy rather than raze. Argosy, which develops green buildings or redevelops existing buildings into green ones, set about working its magic.

The buildings, with 18,700sqm premium mixed-use space, enjoy a raft of environmental, structural and engineering improvements that contributed to 8 Willis Street earning the capital's first 6 Green Star (office-built v3 certified rating) representing world leadership. It is also the country's first completed project to earn the maximum innovation points on offer.

Other acknowledgements include 8 Willis Street's 5.5 NabersNZ energy rating (represents 'marketing leading performance'), a 130 per cent NBS rating (indicating earthquake resilience) and last year, the rejuvenation scooped an international Institution of Structural Engineers award.

Feedback from tenants, including Statistics New Zealand (Stats NZ) and the Ministry for the Environment (MfE), includes the observation that this is a "people-centred workplace". It helped that the project was designed to reflect the natural environment. The carpet, for example, takes inspiration from landscapes, and the fit-out of the entrance, atrium and flexible work environment earned a Green Star innovation point for Te Aranga Māori design principles.



The savvy and environmentally conscious rejuvenation of Stewart Dawson's Corner (SDC) and 8 Willis Street in the capital has won plenty

of accolades and fans. The project also earned the first 6 Green Star (office-built v3) rating in Wellington as well as an international structural engineering award.

How was all this achieved? The unreinforced masonry facades of SDC needed earthquake strengthening to comply with the Government's rule changes. This triggered a review to ascertain the best use for both SDC and neighbouring 8 Willis Street that enabled the preservation and enhancement of the heritage. The project also had to be a sustainable, low-carbon development and become one of the most earthquake-resilient buildings in the city – essential for the safety and wellbeing of the occupants and public.

The building has one fresh air supply, instead of four. This increased the area to let and reduced equipment and embodied carbon.

Argosy did away with gas boilers and the building relies on simultaneous cooling and heating using chilled beams. To maximise energy efficiency the floors with chilled beams have pods for short meetings, while the two floors of dedicated meeting rooms that require



8-14 Willis Street WGN
6 Green Star building

Argosy

Let's build a *better future* together.

As one of the country's largest commercial landlords, we do all we can today to ensure a better tomorrow for our tenants and our planet.

Our diverse portfolio of quality properties is 35% weighted to green buildings. As green building experts, we minimise our environmental impact and deliver vibrant, productive, and healthy spaces for our tenants, and their people, to thrive.

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The project managed to preserve and earthquake-strengthen the historical Stewart Dawson's Corner, create healthy, attractive office space and incorporate values of manaakitanga

and kaitiakitanga into the amalgamated buildings. At the base of the spiral staircase is a pou and beneath it, a mauri stone sourced from Te Awa Kairangi (Hutt River).

more variable conditions are served from fan coils. SDC has a hybrid VRF R32 system that uses water-based cooling to reduce refrigerant gas and carbon emissions. Engineer Beca's revolutionary and award-winning structural design enabled the strengthening of the existing 8 Willis Street ridged concrete frame to 130 per cent NBS. A high-performance thermally broken facade was detailed to minimise air leakage.

The complex also has solar panels, modern end-of-trip facilities for cyclists, runners and walkers needing showers, intelligent LED lighting, 20,000L rainwater tanks and thermodynamic solar water heating. Atria usher natural light into the 11-storey building.

Embedded in the interior are cultural narratives and values such as manaakitanga (hospitality) and kaitiakitanga (guardianship). Enter 8 Willis and you are greeted by MfE's pou moved from its previous building. At the base of a sweeping spiral staircase, the pou stands on a mauri stone sourced from Te Awa Kairangi (Hutt River). The stone was placed by both agencies, symbolising partnership. ▲



8 WILLIS STREET & STEWART DAWSON'S CORNER

8 Willis Street, Te Whanganui-a-Tara Wellington

OWNER ARGOSY

DEVELOPER ARGOSY

CONSTRUCTION MCKEE FEHL CONSTRUCTORS

ARCHITECT ARCHITECTURE PLUS

SERVICE ENGINEER BLACKYARD ENGINEERING

MECHANICAL ENGINEER CORA ASSOCIATES

STRUCTURAL ENGINEER BECA

BUILDING ENCLOSURE ENGINEER DREW HAKIN CONSULTING

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