

KUMUTOTO – STAKEHOLDER PERSPECTIVES OF MERIDIAN’S NEW CORPORATE OFFICES

Presenters

Shayne Gray – Meridian Energy Ltd

Phil Brown – Dominion Funds Ltd

Alan Barbour – Beca

The Site 7 Kumutoto project in Wellington has helped push the boundaries of Environmentally Sustainable Design (ESD) for the commercial office sector. The building is the first to be constructed on the waterfront for 10 years and the architecture is befitting of the landmark waterfront site. The project sets ambitious goals for energy efficiency, water efficiency, and environmental performance which aim to set new best practice benchmarks, while providing a healthy and productive working environment for the tenants.

The case study presentation will overview the environmental aspects of the project from tenant, owner, and ESD advisor viewpoints and explain the approach adopted to help each achieve their respective goals for the project.

The Tenant

Shayne Gray of Meridian Energy Ltd will discuss the tenant's perspective, including:

- Aligning property strategy with business strategy
- The tenant cost objectives and valuation methodology
- The tenant ESD goals
- Consideration of workstyle principles
- Developing a Strategic Framework
- The Performance Framework to achieve the Tenant outcomes
- Tenant commitment to ESD

ESD Advisor

Alan Barbour of Beca will overview the ESD approach and features designed to enhance the user experience and help achieve the ESD outcomes, including:

- The active building envelope with automatic shading control, opening windows, and ventilated double skin façades,
- The energy and water efficiency measures incorporated in the design,
- The Building Management System and its interfaces with security, lighting, power, and façade systems,
- The application of 3D computer simulation to inform the design and specification,
- The GreenStar environmental performance rating.

The Building Owner

Phil Brown of Dominion Funds Ltd will discuss the building owner’s perspective, including:

- Translating the tenant RFP to an economic model,
- The cost equal value development model,

Tenant ESD outcome measurements and performance penalties,
Valuation methodology applied to Green Buildings,
Building Management Systems-Operation-Risk Management programme,
Investor support to Green Buildings.