

LEADING BY EXAMPLE; PROMOTING ENVIRONMENTAL SUSTAINABLE DESIGN (ESD) LEADERSHIP AND INNOVATION IN AUCKLAND REGION.

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The New Zealand commercial buildings sector spends over \$900 million per year on energy, accounting for 9% of New Zealand's energy and 20% of electricity use. It is directly responsible for 4% of greenhouse gas (GHG) emissions which, since 1990, have grown in absolute terms by 26%, this is 60% faster per year than those produced by the agriculture sector.

The Auckland Plan outlines aspirations for a more sustainable future for Auckland.

Council (and the Auckland Region) will struggle to meet these aspirations by regulation alone, Utilisation of sustainability ratings tools and leadership by example will become a necessary part of the mix. Using real life experience from the refit of a 30 floor office building, this paper will document the journey and examine a range of sustainability innovations against NZGBC ratings and NABERSNZ. It will examine the role of sustainability innovation in practice examining the conflicts and synergies of working with ratings tools versus real environmental impacts of sustainable buildings practice.

The challenges of balancing long term Whole of life value (WOLV) operational sustainability (opex costs) against the immediate design and construction requirements (capex costs) will be considered as part of a whole of life consideration to produce a business case alongside a blue print for environmental sustainable design (ESD) leadership and innovation.

References

The Auckland Plan (2012) Auckland Council

New Zealand Green Building Council, Green Star Ratings Tools

NABERSNZ (EECA/NZGBC) <http://www.nabersnz.govt.nz/about-nabersnz>

EECA Business, Energy Efficiency and Conservation Authority <http://www.eecabusiness.govt.nz/>

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