

Altrans Quay Building

Whole building ★★★★★



Century old building boasts leading 21st century performance

One of the country's shining examples of maximising old buildings in the modern day, the Altrans Quay Building shows even old gems can perform exceptionally well. The century-old heritage building was refurbished in 2014, connecting two once-separate buildings across four levels. For the last two years, the buildings tenants and owner Britomart Group have maximised its use, with two consecutive 5.5 star NABERSNZ Whole Building ratings – putting it among the country's top performing buildings. We chatted to the team behind these impressive results.

Building owner: Britomart Group
Address: 104 Quay St, Britomart, Auckland Central
Previous ratings: 5.5 star NABERSNZ Whole Building (2022)
Assessors: Dave Annable, RME Solutions

“Britomart Group chose to pursue NABERSNZ ratings to validate and improve our understanding of the work we are doing to ensure our buildings are healthy, comfortable, energy-efficient and cost-effective.”

- Sarah Hull, Director of Sustainability and Brand, Cooper and Company.

What impact has benchmarking your energy performance had on your organisation? Has it contributed to any policies/investments/staff initiatives?

“The ratings have helped us to understand at a far deeper level how energy-efficiency works within our buildings, what the key contributing factors are, and the importance of (and challenges around) having excellent data collection systems. Our desire to maintain and improve our ratings pushes us to build closer relationships with the tenants in Whole Building rated-buildings in order to maximise their efficiency,” Sarah Hull says.

“We’re very pleased with the Altrans Quay Building’s high rating and are committed to maintaining or improving it – as is also the case for the other NABERSNZ-rated buildings within the Britomart precinct.”

What are the key features of the building that make it more sustainable and efficient?

“The building uses electricity for heating and cooling, instead of gas for heating, which is a good thing. Gas heating is heavily penalised within NABERSNZ. There is LED lighting in the two staircases, which was put in about two years ago. Some of the tenancies have LED lighting too,” says Shane Belch, Technical and Facilities manager, Britomart Group.

“The building’s construction probably helps with energy-efficiency. Having brick walls will help as solar heat gains will be lower when compared to a fully glazed building. It may help with retaining heat overnight as well, so you won't have such a long warm-up period in the morning,” says Dave Annable, NABERSNZ assessor and Director of RME Solutions.



What factors were key to the 5.5 star NABERSNZ rating?

“Not having gas in the building is a key factor. The building has a good HVAC system that is appropriately sized to the building, and it appears to be well-managed by the tenants,” says Dave Annable.

“It's also quite a well occupied building, with a level of occupancy of roughly one computer per 18 square metres. Previously the benchmark for good occupancy would've been one computer per 15 square metres. Now, post-Covid, the average seems to be around one computer per 20 square metres or more.

Do you have plans or targets to improve your rating? If so, what areas will you be focusing on?

“It would be nice, but 5.5 stars is already a very good rating so we're probably restricted in what we can do because of the age of the building and what you can do with it because of its heritage nature,” says Shane Belch.

“You can't have solar panels or wind turbines or anything that's sticking out from the roof. But we're always looking at ways of making it better. There are florescent lights in some tenancies that are at the end of their life, and we will be looking to replace them with LEDs.”