

ANZ Raranga

Base building: ★★★★★



Operational excellence: Electrification supports leap in energy performance

ANZ Raranga, the first office tower at the high-profile Sylvia Park precinct, is a standout example of operational excellence. Completed in 2018, Kiwi Property has steadily improved the energy performance of this 10-storey building, achieving an impressive 5.5-star NABERSNZ Base Building rating—up from its first 4.5 stars back in 2021.

Surrounded by vibrant retail, dining, and entertainment options, and easily accessible by public transport, ANZ Raranga's design promotes collaboration and connectivity, making it a sought-after workplace for leading tenants like ANZ Bank and IAG.

With a number of high-performing NABERSNZ rated properties across its portfolio, Kiwi Property says third-party sustainability ratings are essential for meeting the expectations of environmentally conscious tenants, demonstrating commitment to investors and stakeholders, and enhancing reputation and awareness through verified performance.

“Having energy performance standards and targets has provided ongoing focus on operational excellence for our teams and ensures our assets meet the high expectations of our tenants.”

Gillian Wordsworth, Kiwi Property Head of Sustainability

Building owner: Kiwi Property
Tenants: ANZ Bank, IAG, Roche Diagnostics, Rob Forsyth, Ana's Espresso Cafe
Address: 1 Te Kehu Way, Mount Wellington, Auckland
Final rating: 5.5 star NABERSNZ Base Building
Floor area: 8,537m²
Assessors: Dave Annable

Sustainability Features

Kiwi Property has embedded sustainability into the core of ANZ Raranga's design and operations. Key features include:

- **Solar array** on the roof providing renewable energy to common areas.
- **End-of-trip facilities** to support cycling and other green transport options.
- **Removal of gas** for domestic hot water, transitioned to electric heating
- **Efficient building management systems**, enabling temperature zone control to reduce energy use
- **Architectural design** that includes open-plan workspaces, inter-floor connections, and internal Juliet balconies to enhance employee connectivity and collaboration



These initiatives not only reduce the building's environmental footprint but also create a healthier, more productive environment for occupants.

Ongoing improvement

Since first being rated, Kiwi Property has been on a successful journey to improve the building's performance. Thanks to ongoing commissioning and regular utility consumption checks, removing gas water heating from the building to reduce emissions, and collaborating with anchor tenants on energy use, Kiwi Property has raised performance from its initial 4.5 star rating to an impressive three consecutive 5.5 star ratings.

"We're proud to have achieved such a high rating, particularly following the progress we've made to decarbonise and improve performance."

Looking ahead, Kiwi Property aims to further improve the building's performance by exploring strategies such as widening temperature setpoint deadbands and working with tenants to manage movement across floors.



Conclusion

ANZ Raranga exemplifies how thoughtful design, proactive management, and a commitment to sustainability can deliver outstanding energy performance. Thanks to the shift away from gas, the building's impressive 5.5-star NABERSNZ rating demonstrates Kiwi Property's support of tenant wellbeing and operational efficiency, and its contribution to a more sustainable built environment in Aotearoa New Zealand.