

# TĀWHARAU LANE NZ'S FIRST INDUSTRIAL 6 GREEN STAR BUILT RATING\*



1-4 Tāwharau Lane  
Highbrook Business Park,  
East Tāmaki

MARCH 2024

Andrew Eagles, NZ Green Building Council's CE, says the Tāwharau Lane was designed and built to world-class standards.

“Congratulations to the team at Goodman on an outstanding achievement,” he says. “It exemplifies global best practice.”

# RECOGNISING GOODMAN'S 'WORLD-CLASS STANDARD.'



# OVERVIEW

Tāwharau Lane, a multi-warehouse project in Highbook Business Park, has earned Aotearoa's first-ever industrial 6 Green Star rating\*.

Developed by Goodman Property Trust and awarded by the New Zealand Green Building Council, the independent rating recognises the development's exceptional sustainability features and resource efficiency.



Three stand-alone buildings across 8,315 sqm, leased by pH7, Garmin and Chemist Warehouse.



# VIEWS OVER TĀMAKI RIVER AND PARKLANDS

Given its name by manawhenua Ngāi Tai ki Tāmaki, Tāwharau Lane means to shelter or take refuge, inspired by Tai a Te Wharau, a traditional stopping point on Tāmaki River's historic trading route.



The multi-warehouse development in Auckland's East Tāmaki includes three stand-alone buildings across 8,315 sqm. The orientation and profile of the buildings were carefully designed to make the best use of the site while creating view shafts to the adjacent Tāmaki River and Maungarei/Mt. Wellington volcano.

Each highly sustainable and energy-efficient workspace was constructed from lower-carbon materials to reduce embodied emissions, with a carefully managed development process to minimise waste and other environmental impacts.

# A BUSINESS CASE FOR SUSTAINABILITY



The buildings' green credentials offer superior working environments, improving productivity and reducing operating costs for leaseholders pH7, Garmin and Chemist Warehouse.



pH7 managing director Darryl Burn says it also helps deliver to the expectation of their international market.

“It helps us with larger multinational customers who are increasingly expecting companies to be not just worried about the bottom line but also trying to reduce their environmental footprint,” he explains.

Goodman CEO James Spence says this shows there’s a real business case to create industrial facilities of this quality.

“Our customers shared the vision for lower emission, more resource efficient and resilient buildings, even while it required extra design input and the use of more innovative materials and construction techniques.”

# COMMITTED TO A LOW-CARBON FUTURE



Tāwharau Lane's unprecedented Green Star rating demonstrates Goodman's market leadership with innovative and sustainable property solutions.

"The 6 Green Star Built rating from the New Zealand Green Building Council reinforces our commitment to a low-carbon future," says Spence. "It represents world leadership and provides independent confirmation that we are developing the very best industrial facilities in the country."

Eagles agrees, saying Tāwharau Lane is typical of Goodman's world-leading approach to sustainable design.

"Goodman's commitment to achieving Green Star certifications for all new developments is the sort of leadership we need to see in Aotearoa if we are to achieve our ambitions to decarbonise our built environment and meet the uplift in requirements for reporting and disclosure," he says.

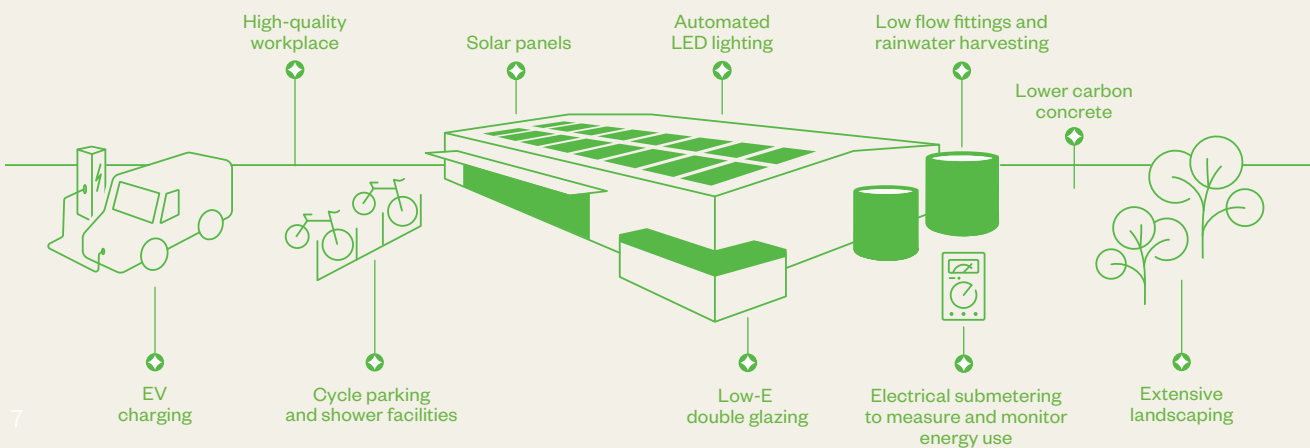
COMMITTED TO  
**CARBON NEUTRAL**  
+  
**GREEN STAR**  
CERTIFIED RATING

# TĀWHARAU LANE'S KEY SUSTAINABILITY FEATURES



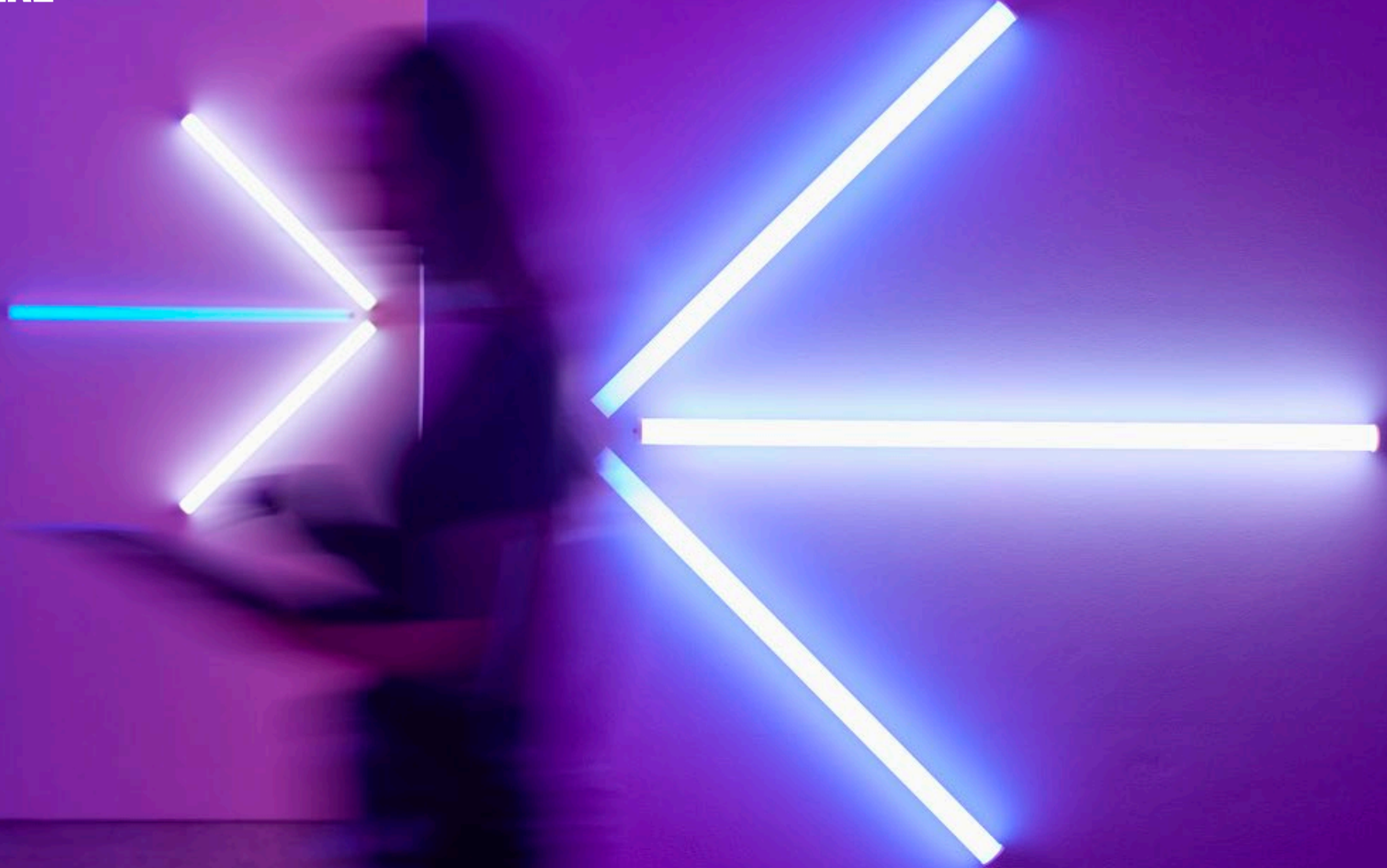
- + Rooftop 83 kWp solar energy systems forecast to cover over 50% of the buildings' baseload
- + Electrical submetering to facilitate ongoing energy monitoring and benchmarking
- + Rainwater harvesting, low-flow fittings and other water-saving technologies
- + Low-E double glazing, improving thermal performance
- + Efficient LED lighting to reduce operational energy consumption with intelligent light switching
- + Built with 11.7% less upfront embodied carbon compared to an equivalent reference case
- + Lower Global Warming Potential (GWP) R32 HVAC systems regulating thermal comfort
- + High-quality workspaces, utilising natural materials
- + Extensive landscaping and easy access to the neighbouring reserves
- + EV charging stations to promote sustainable commuting and reduce carbon emissions

\* 6-star Green Star Design and As-Built v1.0 certified Built rating



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MAKING  
SPACE  
FOR  
GREATNESS

