



Energy Audit makes “good business sense” for Luxury Nest

Eagles Nest, located within easy walking distance of the historic village of Russell, had an energy audit completed as part of the Tourism Energy Efficiency programme in September 2008.

Eagles Nest is a world class retreat overlooking the spectacular Bay of Islands. The 75 acre estate offers six secluded exclusive villas, and is regularly cited as one of the top ten luxury hotels in the world.

Designed and furnished in an eclectic international contemporary style, the estate’s gardens and lodgings blend into the natural topography and foliage.



Eagles Nest’s Scared Space Villa

Eagles Nest offers a variety of accommodation options for the most discerning of travellers. Each of the estates Luxury Villas features its own private heated infinity pool, Jacuzzi, air conditioning, home theatre system and fully equipped gourmet kitchen.

With guests including Hollywood’s A-list, sports stars, and international celebrities, Eagle’s Nest doesn’t skimp on the excellence of their vacation experience.

Energy usage

Power to Eagles Nest is supplied by several electricity connections, a diesel burner, and small array of photovoltaic solar panels.

The total electricity cost for the complex in the year August 2007 – July 2008 was \$74,580 and the diesel came at a cost of \$29,600. This equates to \$92.50/guest night.

The TEEP energy audit identified potential savings of 146,368kWh, or \$29,233 of potential annual savings and approximately 28% of the current expenditure.

Callum Farnell, General Manager of the Eagle's Nest, says the audit was an excellent way to hold a mirror up to practices and procedures in a business that's often very pressed for time. He also valued the auditor's appreciation of the Eagle's Nest's market positioning.

"We need to give our guests the very best experience possible. Our ongoing business demands that we maintain a reputation of unequalled quality. Any suggested cuts that would compromise the quality of that experience would have negative consequences for our brand. These recommendations have nil impact on our service yet save money and lower emissions – that's just good business."

Spa pools and lap pools

The biggest single contributor to Eagles Nest's energy consumption is heating of spa and lap pools. These pools are the major consumer of energy and account for 76% of the business's energy use.

Since guests often arrive at short notice, turning off the heating for the spa pools when not in use is impractical as the sheer volume of water means it takes some time to reheat.



Rahimoana Villa Pool, Eagles Nest

The TEEP audit recommended that Eagle's Nest switch off one of the villa's pools. Short notice guests booking this villa could be easily transferred to an alternative vacant villa where the spa pool was still turned on. This simple operational change will result in an estimated annual saving of \$2,700, it could be implemented immediately, and had no cost to the business.

Switching to standby mode

Another immediate saving was to switch off the standby mode and unplug AV equipment when not use – a handy \$120 a year. An occupancy sensor that automatically switches on the light in a wine cellar is estimated to save \$460 dollars a year and has a 7-month payback period for the cost of the sensor.

The Eagle's Nest has already put in place all the low cost strategies for saving energy. The savings in electricity, and the diesel used in the boiler to heat the pools, will reduce their greenhouse gas emissions by 4 tonnes each year.

Key savings identified:

Action	Annual kWh Savings	Annual \$ Savings	Payback
Turn off spa and pool heating at either "Eyrie" or "Eagle Spirit"	12,264	\$2,698.00	Instant
Turn off AV equipment in "Sacred Place" when on standby	642	\$122.35	Instant
Install an occupancy sensor on the "Rahimoana" cellar lights	2,324	\$451.00	7 months
Replace the diesel burner at "Sacred Space" with heat pump unit	131,138	\$25,962	1.2 years
TOTAL	146,368	\$ 29,233.35	

Ends