

The background of the page is a photograph of a modern building. On the left, there is a lower building with a dark, vertically-slatted facade. On the right, a taller building with a similar slatted design is visible, featuring large windows that reflect the sky. The sky is a clear, pale blue. The text "Delivering Excellence under Green Star Buildings" is overlaid on the left side of the image in a large, bold, black sans-serif font.

Delivering Excellence under Green Star Buildings

AUGUST 2025

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Executive summary



This paper presents a theoretical assessment of two completed projects in Auckland of different typologies, a logistics warehouse and a commercial office building, against the Green Star Buildings NZ v1.0 (GSB) rating tool. Drawing on our extensive experience as Green Star Accredited Professionals (GSAPs) across multiple projects since the Design & As Built (DAB) tool was introduced to New Zealand in 2019, we provide insights into how these facilities would perform under the updated framework, released in August 2024.

Our analysis shows that a significant number of credits from the DAB v1.1 tool are transferable to the GSB tool. This provides a strong foundation for projects seeking to align with the new framework by leveraging previous certification experience. The reference projects achieved a 5 star DAB v1.1. Based on our evaluation, had the GSB tool been applied during the design phase, a 5 star rating would have been well within reach.

Successfully meeting the Minimum Expectations (ME) introduced under GSB is a crucial step toward achieving a Green Star rating, presenting a clear pathway for projects to showcase their sustainability leadership. For both building typologies assessed, and based on their respective characteristics, the analysis found that neither currently meets all the ME required under the new tool. However, if the ME had been incorporated into the design brief they could have been achieved. This highlights a gap between the previous and the new framework and reinforces the importance of incorporating Green Star requirements from the outset of a project. Even where gaps exist, it is crucial to understand the intent behind each credit and pursue practical, project-specific solutions to achieve compliance and deliver meaningful sustainability outcomes.

Background

Green Star has long been New Zealand's leading sustainability rating tool for buildings, guiding the design and construction of healthier, more efficient, and lower-carbon projects. According to data from the New Zealand Green Building Council (NZGBC), since the release of the DAB v 1.0 tool in 2019, 155 projects have been registered under the DAB v 1.0, and 86 under DAB v 1.1 since its release in 2022. This is a clear indication of the growing momentum and industry-wide commitment to sustainable building practices.

For many years, Green Star DAB served as the primary framework, offering a robust structure for assessing environmental performance across a range of categories.

However, as global sustainability expectations evolved and the urgency of climate action intensified, the NZGBC recognised the need for a more future-focused tool. The result was GSB NZ v1.0, which represents the next evolution of the DAB v1.1 tool. The DAB tool was officially retired at the end of May 2025. From that point onward, GSB NZ v1.0 became the sole certification tool for all new commercial developments and major refurbishments.

GSB was originally launched in Australia in 2020. Public consultation for modifying this rating tool for the New Zealand market began in October 2022, with the final version published in August 2024. This transition marked a significant milestone in New Zealand's green building journey. The new tool responds directly to market drivers such as:

- 1 Greater emphasis on resource efficiency, health and wellbeing, nature and climate resilience
- 2 Demand for net zero ready buildings
- 3 Integration of social components
- 4 Alignment with global ESG frameworks and reporting standards like GRESB, TCFD, and the UN Sustainable Development Goals (SDGs)

GSB has introduced a restructured credit system that places greater emphasis on carbon reduction, climate resilience, and social sustainability compared to the DAB v1.1. A key feature of this system is the introduction of 16 ME that all projects must meet to qualify for certification, regardless of the targeted rating level. These ME cover critical areas such as energy and water efficiency, healthy spaces, environmentally responsible construction practices and appropriate site selection. The GSB rating tool clearly differentiates between these mandatory ME and the Credit Achievement criteria. While ME represents consistent, non-negotiable baseline requirements applicable across all project types, Credit Achievement criteria reflect additional performance targets that reward projects for exceeding the baseline, with further recognition available for superior outcomes through Exceptional Performance.



Figure 1 shows the rating scale under GSB. Under this rating system, ME must be met before any points are awarded. Importantly, these expectations being required upon registration means they do not contribute to certification points.



Figure 1: Green Star Buildings rating scale. Source: NZGBC 2025.

GSB has replaced the traditional ‘Design Review’ and ‘As Built’ certification terms with new terminology. ‘Green Star Designed’ is an optional, pre-certification assessment confirming that the building’s design aligns with the requirements for achieving a Green Star rating. ‘Green Star Certified’ represents the final, independent verification confirming that both the design and construction meet the standards required for an official Green Star rating. Figure 2 provides a summary of the Designed and Certified designations.

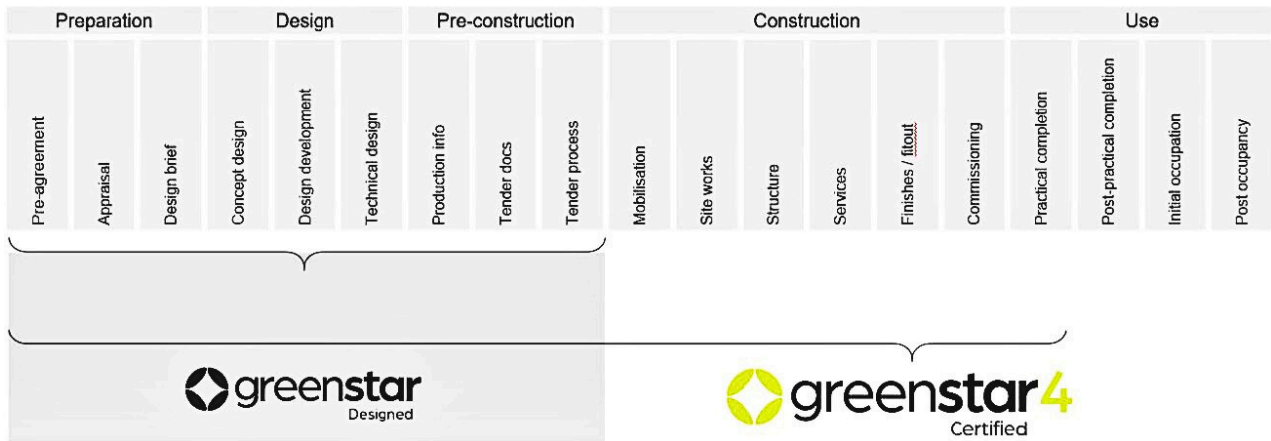


Figure 2: Green Star Buildings process stages

GSB offers a more robust and forward-looking sustainability framework, delivering buildings that are not only high-performing today but also resilient and environmentally responsible for decades to come. The transition also presents a valuable opportunity for growth and skills development within the market. Early research has identified areas for improvement including the increased complexity of the certification process, more detailed documentation expectations, and the need to build capacity and understanding around the updated framework.

Recognising this need, RDT Pacific has undertaken a comprehensive analysis to assist clients in navigating this transition. This assessment presents a detailed review of projects certified under DAB v1.1, focusing on two distinct typologies: logistics warehouses and commercial buildings comprising predominantly office spaces, with minor retail components such as coffee shops.

The primary objective of this analysis is to identify credits that are transferable from DAB to GSB. By mapping these credits, we aim to establish a baseline strategy that facilitates a smoother certification process for future developments. This approach is intended to provide clarity for stakeholders seeking to align with the latest sustainability standards while leveraging the performance of real-time certified projects.



Scope of the analysis

RDT Pacific has developed an analysis focusing on two building typologies:



Logistics Warehouses, typically classified under industrial developments.



Commercial Buildings, primarily used for office purposes, with minor retail activities such as coffee shops.







This assessment applies a unified methodology across two building typologies: Logistics Warehouses and Commercial Buildings.

The analysis is grounded in real-time project experience, specifically developments that have achieved a 5 Star DAB certification under DAB v 1.1 where the Project Manager and Green Star Accredited Professional roles were offered together.

The analysis identifies the additional requirements to be met under the GSB tool and assesses the risk associated with achieving a 5 star rating. The review also evaluates all ME and highlights a selection of credits that are transferable from DAB tool to GSB tool.

Some new credit criteria introduced as part of the GSB tool still remain to be tested with the industry and are not included in the scope of the assessment.

For the reference projects, the criteria are as follows:

Reference Case Building Characteristics		
Criteria	Unconditioned Logistics Warehouse	Commercial Building
 <p>Size and Location</p>	Ambient warehouse. About 20,000m ² of warehouse with 1,000m ² office. Located remotely in an industrial park in Auckland. 100 car parks.	An 8-storey office building located within the Auckland CBD. 14,000m ² GFA comprising predominantly office spaces. Retail showroom and café on the ground floor. 3x floors of car parks. 110 car parks.
 <p>Delivery</p>	Delivered as an integrated fit-out for an identified tenant on a long-term lease.	Retail floor delivered as an integrated fit-out. Office tenancies were let as warm shell space.
 <p>Estimated Building Occupancy</p>	100 at peak occupancy.	525 at peak occupancy.
 <p>Structure</p>	Steel-framed structure with profiled metal roofing and cladding for the warehouse. Warehouse roof with translucent clear lights to provide daylight.	Concrete-framed structure with unitised façade system. The glazed façade in the office and retail floor contributes to enhanced daylight across most of the occupied areas.
 <p>Building Services</p>	<p>Efficient LED light fittings - daylight dimmable.</p> <p>R32 refrigerant is used for air conditioning in the office. Only extract fan ventilation in the warehouse.</p>	<p>Efficient LED light fittings - daylight dimmable. Rooftop PV array contributing to about 15% reduction in GHG emissions from base building loads.</p> <p>R32 refrigerant based systems throughout the building.</p>
 <p>Upfront Carbon reduction</p>	20% upfront carbon reduction demonstrated under DAB v1.1 rating tool.	28% upfront carbon reduction demonstrated under DAB v1.1 rating tool.





Reference Case Building Characteristics		
Criteria	Unconditioned Logistics Warehouse	Commercial Building
 GHG Emissions reduction	<p>Fully electric and no gas or other direct use of fossil fuels.</p> <p>65% GHG emissions reduction demonstrated under v1.1 rating tool.</p>	<p>Fully electric and no gas or other direct use of fossil fuels. Rooftop PV array contributes to about 15% of total energy consumption.</p> <p>70% GHG emissions reduction achieved under v1.1 rating tool.</p>
 Water Efficiency	<p>WELS rated efficient fittings and 5kL rainwater storage tank supplementing potable water use for toilet flushing and partly for washdown etc.</p> <p>75% reduction in potable water consumption demonstrated in the DAB v1.1 rating tool.</p>	<p>WELS rated efficient fittings and 30kL rainwater harvesting tank for toilet flushing and partly for washdown.</p> <p>55% reduction in potable water consumption was demonstrated in the DAB v1.1 rating tool.</p>
 EV charging infrastructure	<p>5% car parks (5 of 100) provided with EV charging infrastructure.</p>	<p>5% car parks (6 of 110) provided with EV charging infrastructure.</p>
 Other criteria	<p>Prayer room and a first aid room included in the office.</p>	<p>No prayer room or first aid room included.</p>

Table 1: Reference case criteria used in the analysis for each typology.

Key findings

1

A significant number of credits from the Green Star Design & As Built (DAB) v1.1 tool are transferable to the Green Star Buildings tool. This provides a valuable foundation for projects aiming to align with the updated framework by leveraging previous certification experience.

2

Successfully meeting the Minimum Expectations under Green Star Buildings NZ is achievable when integrated from the outset of a project. The analysis of both building typologies shows that, some requirements were not fully met, which emphasises the importance of aligning early project planning with Green Star criteria. By embedding these expectations early, the projects are well-positioned to meet compliance and deliver strong sustainability outcomes. Understanding the intent behind each credit allows for tailored, practical solutions that support meaningful and achievable outcomes. On the projects under review, if ME were considered at design, the GSB certification could have been achieved.

3

For the Logistics Warehouse and Commercial Building of the Reference Building Characteristics noted, the project could achieve a 5 star rating under Green Star Buildings with minimal design enhancements, should all the Minimum Expectations be achieved.

The results for each building typology were as follows:



Logistics Warehouse: the assessed project achieved a 5 star Design Certified rating under the DAB tool, with a total of 66.3 points. When translated to the GSB tool, the project could achieve a minimum of 33 points and 6 additional points with minimal changes. However, it falls short of meeting several ME criteria required under the GSB framework. A detailed breakdown of the credit mapping and associated considerations is presented in Appendix 1: Logistics Warehouse GSB Scorecard.



Commercial Building: the assessed project achieved a 5 star Design Certified rating under the DAB tool, with a total of 69 points. When translated to the GSB tool, the project could achieve a minimum of 30 points and 5 additional points with minimal changes. However, it falls short of meeting several ME criteria required under the GSB framework. A detailed breakdown of the credit mapping and associated considerations is presented in Appendix 2: Commercial Building GSB Scorecard.

In the table below, we have summarised the key findings of this assessment for both building typologies.

ME	Logistics Warehouse Analysis	Commercial Building Analysis
Credit 3 Verification & Handover	<ul style="list-style-type: none"> Airtightness was not considered during the design phase, as it was not a requirement under the DAB v1.1 framework. As a result, the project did not include the design and verification of an effective air barrier system. Air tightness testing can still be conducted to meet the ME, as there is no specific air leakage rate that must be achieved. However, designing for air tightness would assist in minimising or eliminating heat loss factored into the energy modelling. 	<ul style="list-style-type: none"> Airtightness was not considered during the design phase, as it was not a requirement under the DAB v1.1 framework. As a result, the project did not include the design and verification of an effective air barrier system. Air tightness testing can still be conducted to meet the Minimum Expectation, as there is no specific air leakage rate that must be achieved. The unitised façade system is expected to perform well. However, an air tightness review would have assisted in improving efficiency.
	<ul style="list-style-type: none"> Light fittings with a Colour Rendering Index (CRI) >85 were used in the office but not in the warehouse and external areas. A Technical Clarification (TC) ruling has been issued by NZGBC, exempting the warehouse and external areas (non-regularly occupied) to meet the increased Colour Rendering Index (CRI) requirement. CRI 80, as per the DAB tool, would demonstrate compliance. With clear lights in the warehouse roof, the requirement for daylight credit would have achieved additional points. The office layout was such that all regularly occupied spaces had direct sunlight. 	<ul style="list-style-type: none"> Light fittings with a Colour Rendering Index (CRI) >85 were not used for the external areas. In DAB the CRI was 80. Light fittings with a Colour Rendering Index (CRI) >85 were used in the office spaces and retail spaces. Technical Clarification (TC) ruling from NZGBC confirms external areas (if not regularly occupied) do not need to comply with the increased CRI requirement.

ME	Logistics Warehouse Analysis	Commercial Building Analysis
Credit 12 Acoustic Comfort	<ul style="list-style-type: none"> The acoustic report requirements under the GSB rating tool are broader than those of the DAB tool. The ME involves developing an Acoustic Comfort Strategy that addresses a range of criteria, including noise levels, privacy, noise transfer, and other aspects of acoustic performance. As this is a new requirement under GSB, it was not met in the DAB framework. The criteria for 'Credit Achievement' were satisfied, as Credits 10.1 and 10.3 under the DAB tool were achieved. Had the ME for the Acoustic Comfort Strategy been met, the project would have been eligible for additional points under the GSB framework. 	
Credit 13 Exposure to Toxins	<ul style="list-style-type: none"> Credit 13.1 of DAB was not targeted, so it does not meet this ME. Although appropriate selections were made, this was not tracked on site since it is a main contractor admin intensive task. Under this ME the tracking requirement is optimised, which makes it easier to demonstrate compliance. Compliance with the ME could enable additional points to be targeted, demonstrated through Volatile Organic Compounds (VOC) testing on site. 	
Credit 23 Energy Source	<ul style="list-style-type: none"> The ME requires a Zero Carbon Action Plan to be prepared. This was not a requirement under the DAB v1.1 framework. This new requirement has not been fully explored under this assessment. 	
Credit 31 Inclusive Construction Practices	<ul style="list-style-type: none"> New requirements under this ME promote diversity in the workforce. Most contractors are able to meet the additional requirements, which would be easily achieved in future projects. However, the reference case projects did not have these as contract requirements. 	
Credit 35 Impacts to Nature	<ul style="list-style-type: none"> A site-specific Sensitive Ecosystem Management Plan must be developed by a qualified ecologist and a monitoring and reporting process needs to be established for a minimum of 5 years. As an ME, this is a new requirement to be explored further. With the location of the project, some additional controls could be required if not already addressed at a precinct - industrial park level. 	<ul style="list-style-type: none"> A site-specific Sensitive Ecosystem Management Plan must be developed by a qualified ecologist and a monitoring and reporting process needs to be established for a minimum of 5 years. As an ME, this is a new requirement to be explored further. With the location of the project, no additional requirements are expected.

Table 2: Minimum Expectations analysis for Logistics Warehouse and Commercial Building

Conclusions

**01**

The analysis confirms that several credits from Green Star Design & As Built v1.1 are transferable to the Green Star Buildings NZ v1.0 tool. This continuity provides a strong foundation for project teams familiar with the earlier framework, allowing them to build on established sustainability strategies while adapting to the updated requirements.

02

Insights from both past certifications and early adopters of the new tool highlight that achieving the Green Star Buildings NZ certification requires a proactive and strategic approach. Taking a practical approach and integrating Minimum Expectations alongside sustainability considerations at the outset could further streamline the design process. Establishing a clear strategy from the outset, which aligns targeted credits with appropriate compliance pathways, is essential to maximise outcomes and reduce risk.

03

Our experience demonstrates that integrating project management with Green Star advisory services delivers substantial benefits. By embedding sustainability requirements from the outset, projects are better positioned to meet certification targets efficiently. This integrated approach fosters streamlined communication across teams, enables effective planning and scheduling, supports proactive risk mitigation, and builds stronger stakeholder confidence.

04

Green Star Buildings adopts a holistic approach aligned with the UN Sustainable Development Goals (SDGs), enabling projects to earn additional points through innovative and forward-thinking initiatives. This broader framework goes beyond the scope of the previous Design & As-Built tool, encouraging more impactful outcomes. Examples of this are Credit 33 - Procurement and Workforce Inclusion, Credit 34 - Design for Inclusion, among others.

Appendix 1 Logistics Warehouse Green Star Buildings NZ v 1.0 Scorecard

	Points Targeted (Current)	At Risk	Points Forecasted (Worst Case)
Responsible	9	0	9
Healthy	9	2	7
Resilient	2	1	1
Positive	18	2	16
Places	0	0	0
People	1	1	0
Nature	0	0	0
Leadership	0	0	0


39

6


33

Appendix 1 Logistics Warehouse Green Star Buildings NZ v 1.0 Scorecard

PROJECT Logistics Warehouse Building (Refer Building Characteristics Table)


Scorecard				Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Responsible								
Industry Development	1	1	1		Likely	Credit 1 - GSAP and Credit 29.4 - Financial Transparency were achieved under the DAB v1.1 rating tool.	Marketing Sustainability Achievements is a new requirement under the GS Building Framework. This is easily achieved by - Providing inputs to NZGBC for a case study. - Detailing sustainability achievements to its stakeholders. - Displaying Green Star certification achieved in a prominent location that is visible to the public and visitors.	The additional requirements are easily achieved. The additional requirements were part of an Innovation Challenge in the DAB tool (Marketing Excellence) with the exception of the market research.
Responsible Construction	2	ME	ME		Likely	Credits 7.1, 7.2 & 22.2A were achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project. To note, however, that all projects over \$25m need to have an EMS certified to ISO 14001 or Enviromark Diamond implemented.
		1	1		Likely	Credits 22.1 & 22.2A were achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project.
Verification and Handover	3	ME	ME		At Risk	Credits 6.1, 6.2, 2.1, 2.2 and 4.1 were achieved under the DAB v1.1 rating tool.	Air barrier systems shall be incorporated into design and air tightness reviews to be carried out during design. An Air Tightness testing plan shall be prepared and implemented as part of building commissioning. Air Testing shall be undertaken by a suitably qualified Practitioner.	The additional requirements are limited to the office spaces as the ambient warehouse spaces are excluded from these requirements. The Air Tightness testing could be undertaken retrospectively, given that there are no prescriptive air leakage targets to be achieved. However, the project did not incorporate air barrier systems and was not designed specifically for air tightness. The reference project does not comply with the ME since the design requirements were not met. It is important to note that realistic air tightness targets are set earlier in the project so they can be verified by the testing following completion. Early engagement of a specialist is recommended so the systems are integrated into the design.
		1	1		Likely	Credit 2.3 was achieved under the DAB v1.1 rating tool.	No significant additional requirements other than meeting the minimum requirements.	Criteria for Credit Achievement met by engagement of an ICA.
Responsible Resource Management	4	ME	ME		Likely	Credit 8B was achieved under the DAB v1.1 rating tool.	Operational Waste Management Plan to be signed off by a Qualified Waste Auditor.	No significant additional requirements impacting compliance in this project, as advice was received from a Qualified Waste Auditor.
Responsible Procurement	5	1			Not Targeted			
Responsible Structure	6	3			Not Targeted			
		2			Not Targeted			

Appendix 1 Logistics Warehouse Green Star Buildings NZ v 1.0 Scorecard

Scorecard				Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Responsible Envelope	7	2	2		Likely	The roofing and cladding costs are expected to contribute to over 30% of the costs of the building envelope components to achieve Responsible Products Value of over 15.	Additional cost summaries required from the contractor or project QS splitting up the construction costs to the various components as required.	The additional requirements are easily achieved.
		2	2		Likely			
Responsible Systems	8	1			Not Targeted			
		1			Not Targeted			
Responsible Finishes	9	1	1		Likely		New credit requirement. Was partially covered under credit 21 of the DAB tool.	40% of the internal finishes in the project are expected to comprise of plasterboard, ceilings, floor coverings and joinery. Product selection made on the project achieves the requirements. Additional cost to QS and contractor to prepare the required breakdowns. However, no additional construction costs.
		1	1		Likely		New credit requirement.	The Plasterboard products with the Eco Choice certification achieved a RPV of 14. The carpet products with their EPD as well as Declare red list free certification achieved RPV of 13. The ceiling tiles with their EPD as well as Declare red list free certification, achieved RPV of 13. These products put together comprise 10% of all building finishes.
		17	9	0				


Healthy								
Clean Air	10	ME	ME		Likely	Credits 9.1, 9.2 & 9.3 were achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project. On speculative build projects, it is important to make appropriate assumptions of occupancies and regularly occupied areas.
		2	2		Likely	Credits 9.1 & 9.2 were achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project.
Light Quality	11	ME	ME		Likely	Credits 11.1, 11.2 and 12.2 were achieved under the DAB v1.1 rating tool.	Light sources must have a minimum Colour Rendering Index (CRI) of 85 or higher, in all internal and external applications. Warehouse spaces and external spaces (not regularly occupied) can be exempt from this requirement.	All office light fittings had a CRI of over 85. A TC ruling has been issued confirming that warehouse and external areas if not occupied regularly, can have a CRI of 80 which is the threshold on the DAB tool. So light fittings comply with the additional requirements.
		2	2		Likely	Credits 12.1 & 12.2 were achieved under the DAB v1.1 rating tool.	Daylight: Spatial design to ensure all regular occupants are placed in or near daylight areas with reasonable proximity to glazed facades, windows etc.	No additional requirements impacting this project.
		2			Not Targeted			

Appendix 1 Logistics Warehouse Green Star Buildings NZ v 1.0 Scorecard


Scorecard				Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Acoustic Comfort	12	ME	ME		At Risk		There are additional requirements to be addressed in the Acoustic report.	The additional requirements could have been easily achieved if known during the design stages of the project. At this point, some aspects might not have been addressed.
		2	2		Likely	Credits 10.1 & 10.3 were achieved under the DAB v1.1 rating tool.	No additional requirements.	No additional requirements impacting this project.
Exposure to Toxins	13	ME	ME		Likely	The requirements generally align with credits 13.1 and 13.2 of the DAB v1.1 rating tool. Credit 13.2 was achieved under the DAB v1.1 rating tool. Credit 13.1 was not targeted. However, appropriate product selections were made.	Collation of datasheets of all specified paints, adhesives and sealants.	The additional requirements are easily achieved. To note intumescent paints are excluded from the ME.
		2	2	2	At Risk		VOC testing to be undertaken confirming the prescriptive TVOC levels.	The additional requirements are easily achieved. There is an associated cost which is minor in the scale of the development. Intumescent paint is excluded from the ME. However, could impact on-site VOC levels. It is recommended to complete any on-site intumescent paint application early enough to allow for off-gassing period prior to testing and occupancy.
Thermal Comfort and Amenity Spaces	14	ME	ME		Likely	Credit 14.1 was achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project.
		1	1		Likely		New credit requirement.	A prayer room and first aid room with total area of 21m2 were included in design. This exceeds the requirement of 1m2/10 occupants for a total of 100 occupants expected in the building.
		1			Not Targeted			
Connection to Nature	15	1			Not Targeted			
		1			Not Targeted			
		14	9	2				

Resilient								
Climate Change Resilience	16	ME	ME		Likely	Credit 3.1 was achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project.
		1	1		Likely	Credit 3.2 was achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project.
Operations Resilience	17	2			Not Targeted			
Community Resilience	18	1			Not Targeted			


Appendix 1 Logistics Warehouse Green Star Buildings NZ v 1.0 Scorecard

Scorecard					Strategy			
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Heat Resilience	19	1	1	1	At Risk		New credit requirement.	The warehouse, canopy and landscaping contributes to about 78% of the site area. A lighter color roof could enable compliance. To be explored further.
		5	2	1				
Positive								
Grid Resilience	20	2			Not Targeted			
		2			Not Targeted			
Upfront Carbon Emissions	21	ME	ME		Likely	Credit 19.1 was achieved under the DAB v1.1 rating tool. The project demonstrated 20% upfront carbon reduction.	The minimum upfront carbon reduction requirement has been increased from 15% to 20% in the GSB rating tool. The project is expected to achieve this with the higher target, without further design enhancements.	
		4	2		Likely	Credit 19.1 was achieved under the DAB v1.1 rating tool by demonstrating 20% upfront carbon reduction.		
		4			Not Targeted			
Energy Use	22	ME	ME		Likely	Credit 16.2 was achieved under the DAB v1.1 rating tool.	Final air tightness test results to be incorporated into the model.	The incorporation of the air testing results might affect the percentage reduction in energy use. However, this is not considerable since the lighting loads in the warehouse outweigh the HVAC energy consumption in the office. A minimum of 53% reduction in energy use is still expected to be achieved.
		3	3		Likely	Credit 16.2 was targeted under the DAB v1.1 rating tool. The project demonstrated 65% improvement to the reference building.		
		4	4		Likely	Credit 16.2 was targeted under the DAB v1.1 rating tool. The project demonstrated 65% improvement to the reference building.		
Energy Source	23	ME	ME		At Risk	The building is 100% electric and does not have any direct use of fossil fuels.	New credit requirement - Zero Carbon Action Plan.	For buildings where the building owner doesn't retain operational control of the site, the scope is all electricity and energy as required to be accounted for in the Energy Use credit. Zero Carbon Action Plan to be explored further.
		1			Not Targeted			Not targeted in this project. However, PVs are quite common on industrial buildings with the larger roof area.
		1			Not Targeted			
Other Carbon Emissions	24	2	2	2	At Risk	Credit 28 was achieved under the DAB v1.1 rating tool.	100% of carbon emissions from refrigerants must be offset.	The office is conditioned with HFC-32 refrigerant with an initial charge of 23.6kg of HFC-32 refrigerant. The offset requirement as per the submission guidelines is calculated at 15,930kg. Based on the an offset rate of \$50/tonne, the cost to offset is less than \$1,000.00.
		2			Not Targeted			

Appendix 1 Logistics Warehouse Green Star Buildings NZ v 1.0 Scorecard

Scorecard			Strategy					
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Water Use	25	ME	ME		Likely	Credit 18A was achieved under the DAB v1.1 rating tool. 72% reduction was demonstrated when compared to a standard practice building.	Updated water calculator.	The updated water calculator reflects similar reduction when compared to the standard practice building achieving 6 points.
		3	3		Likely			
		3	3		Likely			
Life Cycle Impacts	26	1	1		Likely	1 point under Credit 19.2 was achieved under the DAB v1.1 rating tool.		
		1			Not Targeted			
		33	18	2				
Places								
Movement and Place	27	ME	ME		Likely	Appropriate showers, changing facilities and lockers are provided.		It is typical for smaller warehouses to just have the showers mandated by the building code. A pathway similar to the 'Smaller facilities' could be considered for industrial developments based on occupancy as opposed to GFA.
		3			Not Targeted			
Enjoyable Places	28	2			Not Targeted			
Contribution to Place	29	2			Not Targeted			
Culture, Heritage, and Identity	30	1			Not Targeted			
		8	0	0				
People								
Inclusive Construction Practices	31	ME	ME		At Risk	Typically addressed through tool box talks and other internal policies.	New credit requirement.	The additional requirements are easily achieved as they are typically addressed through tool box talks. Some updating of policies would be required for implementation on site.
		1	1	1	At Risk	Credit 7.3 was achieved under the DAB v1.1 rating tool.		
Tohu Mauri Ora	32	1			Not Targeted			
		1			Not Targeted			
Procurement and Workforce Inclusion	33	2			Not Targeted			
		1			Not Targeted			
Design for Inclusion	34	2			Not Targeted			
		1			Not Targeted			
		9	1	1				

Appendix 1 Logistics Warehouse Green Star Buildings NZ v 1.0 Scorecard

Scorecard				Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Nature								
Impacts to Nature	35	ME	ME		At Risk	Credits 24.1, 26.1 and 26.2 were achieved under the DAB v1.1 rating tool.	Sensitive Ecosystem Management Plan	To be explored further with an ecologist. It might require early engagement of an ecologist.
		2			Not Targeted			
Biodiversity Enhancement	36	2			Not Targeted			
		2			Not Targeted			
Nature Connectivity	37	2			Not Targeted			
Nature Stewardship	38	2			Not Targeted			
Waterway Protection	39	2			Not Targeted			
		2			Not Targeted			
		14	0	0				
Leadership								
Market Transformation	40	5			Not Targeted			
					Not Targeted			
Leadership Challenges	41				Not Targeted			
		5	0	0				

Appendix 2 Commercial Building Green Star Buildings NZ v 1.0 Scorecard

	Points Targeted (Current)	At Risk	Points Forecasted (Worst Case)
Responsible	5	0	5
Healthy	11	2	9
Resilient	2	0	2
Positive	16	2	14
Places	0	0	0
People	1	1	0
Nature	0	0	0
Leadership	0	0	0


35

5


30

Appendix 2 Commercial Building Green Star Buildings NZ v 1.0 Scorecard

PROJECT Commercial Building (Refer Building Characteristics Table)


Scorecard				Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Responsible								
Industry Development	1	1	1		Likely	Credit 1 - GSAP and Credit 29.4 - Financial Transparency were achieved under the DAB v1.1 rating tool.	Marketing Sustainability Achievements is a new requirement under the GS Building Framework. This is easily achieved by - Providing inputs to NZGBC for a case study. - Detailing sustainability achievements to its stakeholders. - Displaying Green Star certification achieved in a prominent location that is visible to public and visitors.	The additional requirements are easily achieved. The additional requirements were part of an Innovation Challenge in the DAB tool (Marketing Excellence) with the exception of the market research.
Responsible Construction	2	ME	ME		Likely	Credits 7.1, 7.2 & 22.2A were achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project. To note. However, that all projects over \$25m need to have an EMS certified to ISO14001 or Enviromark Diamond implemented.
		1	1		Likely	Credits 22.1 & 22.2A were achieved under the DAB v1.1 rating tool.	No additional requirements.	
Verification and Handover	3	ME	ME		At Risk	Credits 6.1, 6.2, 2.1, 2.2 and 4.1 were targeted under the DAB v1.1 rating tool.	Air barrier systems shall be incorporated into design and air tightness reviews to be carried out during design. An Air Tightness testing plan shall be prepared and implemented as part of building commissioning. Air Testing shall be undertaken by a suitably qualified Practitioner.	The Air Tightness testing could be undertaken retrospectively given there are no prescriptive air leakage targets to be achieved. The project did not incorporate air barrier systems and was not designed specifically for air tightness. However, the unitised facade system is expected to perform well for air tightness. The reference project does not comply with the ME since the design requirements were not met. It is important to note that realistic air tightness targets are set earlier in the project so it can be verified by the test following completion. Early engagement of a specialist is recommended so it is integrated into the design.
		1	1		Likely	Credit 2.3 was targeted under the DAB v1.1 rating tool.	No significant additional requirements other than meeting the minimum requirements.	Criteria for Credit Achievement met by engagement of an ICA.
Responsible Resource Management	4	ME	ME		Likely	Credit 8B was achieved under the DAB v1.1 rating tool.	Operational Waste Management Plan to be signed off by a Qualified Waste Auditor.	No significant additional requirements impacting compliance in this project, as advice was received from a Qualified Waste Auditor.
Responsible Procurement	5	1			Not Targeted			
Responsible Structure	6	3			Not Targeted			
		2			Not Targeted			

Appendix 2 Commercial Building Green Star Buildings NZ v 1.0 Scorecard

Scorecard				Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Responsible Envelope	7	2			Not Targeted			
		2			Not Targeted			
Responsible Systems	8	1			Not Targeted			
		1			Not Targeted			
Responsible Finishes	9	1	1		Likely		New credit requirement.	40% of the internal finishes in the project are expected to comprise plasterboard, ceilings, floor coverings and joinery. Product selection made on the project achieves the requirements. Additional cost to QS and contractor to prepare the required breakdowns. However, no additional construction costs.
		1	1		Likely		New credit requirement.	The Plasterboard products with the Eco Choice certification achieved a RPV of 14. The carpet products with their EPD as well as Declare red list free certification achieved RPV of 13. The ceiling tiles with their EPD as well as Declare red list free certification achieved RPV of 13. These products put together comprise 10% of all building finishes. Product selection made on the project achieves the requirements. Additional cost to QS and contractor to prepare the required breakdowns. However, no additional construction costs.
		17	5	0				

Healthy								
Clean Air	10	ME	ME		Likely	Credits 9.1, 9.2 & 9.3 were targeted under the DAB v1.1 rating tool.		No additional requirements impacting this project.
		2	2		Likely	Credits 9.1 & 9.2 were targeted under the DAB v1.1 rating tool.		No additional requirements impacting this project.
Light Quality	11	ME	ME		Likely	Credits 11.1, 11.2 and 12.2 were targeted under the DAB v1.1 rating tool.	Light sources must have a minimum Colour Rendering Index (CRI) of 85 or higher, in all internal and external applications.	All office light fittings had a CRI of over 85. A TC ruling has been issued confirming external areas if not occupied regularly can have a CRI of 80, which is the threshold on the DAB tool. So light fittings comply with the additional requirements.
		2	2		Likely	Credits 12.1 & 12.2 were achieved under the DAB v1.1 rating tool.	Daylight: Spatial design to ensure all regular occupants are placed in or near daylight areas with reasonable proximity to glazed facades, windows etc.	No additional requirements impacting this project.


Appendix 2 Commercial Building Green Star Buildings NZ v 1.0 Scorecard

Scorecard				Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
		2	2		Likely	Credits 11.1, 11.2 and 11.3 were targeted under the DAB v1.1 rating tool.		No additional requirements impacting this project. Retail areas to be excluded from the requirement to have blinds.
Acoustic Comfort	12	ME	ME		At Risk		There are additional requirements to be addressed in the Acoustic report.	The additional requirements are easily achieved if known during the design stages of the project. At this point, they have not been addressed. However, to be reviewed with an Acoustic consultant.
		2	2		Likely	Credits 10.1 & 10.3 were achieved under the DAB v1.1 rating tool.		Should the ME be achieved, these points are expected to be achieved.
Exposure to Toxins	13	ME	ME		Likely	The requirements generally align with credits 13.1 and 13.2 of the DAB v1.1 rating tool. Credit 13.2 was targeted under the DAB v1.1 rating tool. Credit 13.1 was not targeted. However, appropriate product selections were made.	Collation of datasheets of all specified paints, adhesives and sealants.	The additional requirements are easily achieved. To note intumescent paints are excluded from the ME.
		2	2	2	At Risk		VOC testing to be undertaken confirming the prescriptive TVOC levels.	The additional requirements are easily achieved. There is an associated cost which is minor in the scale of the development. Intumescent paint is excluded from the ME. However, could impact on-site VOC levels. It is recommended to complete any on-site intumescent paint application early enough to allow for off-gassing period prior to testing and occupancy.
Thermal Comfort and Amenity Spaces	14	ME	ME		Likely	Credit 14.1 was achieved under the DAB v1.1 rating tool.		
		1	1		Likely	Credit 14.2 was achieved under the DAB v1.1 rating tool.		
		1			Not Targeted			
Connection to Nature	15	1			Not Targeted			
		1			Not Targeted			
		14	11	2				


Appendix 2 Commercial Building Green Star Buildings NZ v 1.0 Scorecard

Scorecard				Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Resilient								
Climate Change Resilience	16	ME	ME		Likely	Credit 3.1 was achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project.
		1	1		Likely	Credit 3.2 was achieved under the DAB v1.1 rating tool.		No additional requirements impacting this project.
Operations Resilience	17	2			Not Targeted			
Community Resilience	18	1			Not Targeted			
Heat Resilience	19	1	1		At Risk		New credit requirement.	Over 85% of the site area has building coverage. A lighter color roof could enable compliance. To be explored further.
		5	2	0				
Positive								
Grid Resilience	20	2			Not Targeted			
		2			Not Targeted			
Upfront Carbon Emissions	21	ME	ME		Likely	28% upfront carbon reduction was achieved under credit 19 of DAB tool.	The minimum upfront carbon reduction requirement has been increased from 15% to 20% in the GSB rating tool. The project is expected to achieve this with the higher target, without further design enhancements.	
		4	3		Likely	28% upfront carbon reduction was achieved under credit 19.1 of DAB tool.		
		4			Not Targeted			
Energy Use	22	ME	ME		Likely	Credit 16.2 was achieved under the DAB v1.1 rating tool.	Final air tightness test results to be incorporated into the model.	The incorporation of the air testing results might affect the percentage reduction in energy use considerably. With the Air permeability rate unknown, we expect the reduction to be 5%. About 40% reduction to energy use estimated.
		3	3		Likely	Credit 16.2 was targeted under the DAB v1.1 rating tool. The project demonstrated 45% improvement to the reference building.		
		4	2		Likely	Credit 16.2 was targeted under the DAB v1.1 rating tool. The project demonstrated 45% improvement to the reference building.		
Energy Source	23	ME	ME		At Risk	The building is 100% electric and does not have any direct use of fossil fuels.	New credit requirement - Zero Carbon Action Plan.	For buildings where the building owner doesn’t retain operational control of the site, the scope is all electricity and energy as required to be accounted for in the Energy Use credit. Zero Carbon Action Plan to be explored further.
		1	1		Likely	On-site energy generation contributed to about 15% of total estimated energy consumption.	No significant additional requirements.	Previously innovation points under credit 29.1.
		1			Not Targeted			

Appendix 2 Commercial Building Green Star Buildings NZ v 1.0 Scorecard

Scorecard					Strategy			
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments
Other Carbon Emissions	24	2	2	2	At Risk	Credit 28 was achieved under the DAB rating tool and a leak detection system was not required.	100% of carbon emissions from refrigerants must be offset.	The office is conditioned with HFC-32 refrigerant with an initial charge of about 630 kg of HFC-32 refrigerant. The offset requirement as per the submission guidelines is calculated at 425.25 tonnes. Based on the offset rate of \$50/tonne, the cost to offset is less than \$25,000.
		2			Not Targeted			
Water Use	25	ME	ME		Likely	Credit 18A was achieved under the DAB v1.1 rating tool. 50% reduction was demonstrated when compared to a standard practice building.	Updated water calculator with improved performance of standard practice building.	The updated water calculator reflects 40% reduction when compared to a standard practice building reflecting in 4 points.
		3	3		Likely			
		3	1		Likely			
Life Cycle Impacts	26	1	1		Likely	1 point under Credit 19.2 was achieved under the DAB v1.1 rating tool.		
		1			Not Targeted			
		33	16	2				
Places								
Movement and Place	27	ME	ME		Likely	Appropriate showers, changing facilities and lockers are provided.	No additional requirements.	
		3			Not Targeted	Credits 17.1, 17.3, 17.4 and 17.5 were targeted in the DAB rating tool with 7 points achieved.	<p>Sustainable Transport Plan to be prepared and movement and place calculator to be completed informing the sustainable transport infrastructure requirements.</p> <p>Separate entrance to bicycle parking.</p> <p>15% of all car parks require EV chargers (previously 5%). And 50% of all car parks shall be futureproofed for EV charger installation including appropriate load management infrastructure.</p> <p>In addition to the 50% of car parks, all car share parking spaces shall be provided with a connection point for EV installation.</p> <p>A minimum of 10 amenities required in close proximity (previously 8).</p>	<p>Sustainability Transport plan has not been prepared for the development. However, can be prepared.</p> <p>Separate entrance to bike parking was included in design based on safety in design considerations.</p> <p>Amenities as required are available based on project location.</p> <p>Additional EV charging as required to be established. The design only followed a 5% minimum requirement as required under the DAB rating tool. However, the transformer was sized appropriately for future installation of EV chargers.</p>
Enjoyable Places	28	2			Not Targeted			
Contribution to Place	29	2			Not Targeted			
Culture, Heritage, and Identity	30	1			Not Targeted			
		8	0	0				

Appendix 2 Commercial Building Green Star Buildings NZ v 1.0 Scorecard

Scorecard					Strategy				
	Code	Points	Points Targeted (Current)	Points at Risk	Point(s) Status	Credit Criteria Achieved	Additional Requirements	Comments	
People									
Inclusive Construction Practices	31	ME	ME		At Risk	Typically addressed through tool box talks and other internal policies.	New credit requirement.	The additional requirements are easily achieved as they are typically addressed through tool box talks. Some updating of policies would be required for implementation on site.	
		1	1	1	At Risk	Credit 7.3 was achieved under the DAB v1.1 rating tool.	Number of programmes increased from 3 to 5 and physical health training programmess mandated as well. An evaluation report to be prepared and issued to the client and sub-contractors.	The additional requirements should be easily achieved as they are quite similar to 7.3 of DAB v1.1 rating tool.	
Tohu Mauri Ora	32	1			Not Targeted				
		1			Not Targeted				
Procurement and Workforce Inclusion	33	2			Not Targeted				
		1			Not Targeted				
Design for Inclusion	34	2			Not Targeted				
		1			Not Targeted				
		9	1	1					
Nature									
Impacts to nature	35	ME	ME		At Risk	Credits 24.1, 26.1 and 26.2 were achieved under the DAB v1.1 rating tool.	Sensitive Ecosystem Management Plan	To be explored further with an ecologist. However, with the site location, this is not expected to impose additional requirements. It might require early engagement of an ecologist.	
		2			Not Targeted				
Biodiversity Enhancement	36	2			Not Targeted				
		2			Not Targeted				
Nature Connectivity	37	2			Not Targeted				
Nature Stewardship	38	2			Not Targeted				
Waterway Protection	39	2			Not Targeted				
		2			Not Targeted				
		14	0	0					
Leadership									
Market Transformation	40				Not Targeted				
Leadership Challenges	41				Not Targeted				
		0	0	0					

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Terminology

1. **ESG:** Environmental, Social, and Governance
2. **EMS:** Environmental Management System
3. **GRESB:** Global Real Estate Sustainability Benchmark
4. **DAB:** Green Star Design & As-Built tool, for the purposes of this assessment, it refers to version v.1.1
5. **GSB:** Green Star Buildings tool
6. **ME:** Minimum Expectations in Green Star Buildings NZ are 16 mandatory criteria that every project must meet to be eligible for certification. They ensure a building meets the basic definition of a green building.
7. **NZGBC:** New Zealand Green Building Council
8. **UN SDGs:** 17 Sustainable Development Goals adopted by all United Nations Member States in 2015 as part of the 2030 Agenda for Sustainable Development.
9. **TCFD:** Task Force on Climate-related Financial Disclosures



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