

Green Star NZ Design and As-Built - Eligibility Criteria

All buildings aiming to achieve a Green Star NZ - Design & As-Built rating are subject to the following eligibility criteria:

Building Type

Green Star NZ - Design & As Built is intended to rate new buildings and major refurbishments. The majority of building types are eligible to be rated including mixed use developments.

Note: New Zealand based developments that have a residential component should consult with the NZGBC. Homestar is the preferred rating tool available for use by new build residential developments with primarily sole occupant dwellings (whether standalone, terrace housing or apartments).

If clarification is needed on how a specific type of building can fit within this rating tool, please submit a Technical Question or contact NZGBC.

Spatial Differentiation

To meet the Spatial Differentiation criterion, the project must be clearly distinct. Only distinct projects are eligible for assessment; project components are not eligible.

Shared building services (such as HVAC plant or water treatment) or amenities (such as waste rooms or bicycle facilities) do not affect the building's eligibility for Green Star assessment.

Sub-tenancies are considered part of the fitout and cannot be excluded from the rating.

Timing of Submission for Certification

All projects registered for Green Star NZ - Design & As Built must achieve an As Built certified rating. Registered projects have the option of achieving a Design Review certified rating as an interim step towards As Built certification.

Design Review Certified Rating

Submissions for a Design Review certified rating can be lodged as soon as the required evidence is available, but prior to practical completion. The Design Review is intended as an opportunity for assessment at an early stage, to lend confidence where desired by project teams.

As Built Certified Rating

Submissions for an As Built certified rating can be lodged after practical completion.

Time Requirements:

Certain timeframes and thresholds must be adhered to in order for a project to achieve a certified rating. The following milestones are mandatory for all registered projects, and if any are not met a project's certified rating will either expire or will be cancelled according to Green Star Certification Agreement.

- As Built certified rating must be achieved within 24 months of practical completion.
- As Built certified rating does not expire.
- Design Review certified rating must be achieved prior to practical completion.
- Design Review certified rating will expire when either of the following occurs:
 - a) The project achieves an As Built certified rating; or
 - b) The project reaches 24 months post practical completion.
- A Design Review certified rating will be cancelled at any time if there is no intent to achieve an As Built certified rating.
- A project must be certified within three years of registering the project as per Section 11 of the Certification Agreement. This can be for the Design certification.

Conditional Requirements

To achieve a certified rating under the Green Star NZ - Design and As Built rating tool, the project must meet the 'Conditional Requirements' criteria outlined in the [Credit 15 'Greenhouse Gas Emissions'](#) and [Credit 24 'Sustainable Sites'](#). A project will not be eligible for a Green Star certified rating unless both of these conditional requirements have been met.

Projects are required to contact the NZGBC if they are unsure if they comply or believe they should not be made subject to the Conditional Requirements.

1. Greenhouse Gas (GHG) Emissions

Project teams must demonstrate that the operational greenhouse gas (GHG) emissions from the Proposed Building are less than those of the equivalent Benchmark Building. The Benchmark Building represents a 10% improvement on the Reference Building

2. Sustainable Sites

To achieve a certified rating under the Green Star NZ - Design and As Built rating tool the project must not be located on a site of high ecological value. This requirement is met where, at the date of site purchase or option contract, the project site did not:

- Include land containing significant native plants or old growth forest that cannot be practically retained within the proposed development
- Include prime agricultural land.
- Include or be located within 100m of a wetland of 'High National Importance'
- Include land containing threatened plant communities or organisms.
- Include land defined as a conservation area under the Conservation Act 1987
- Impact on Matters of National Importance as defined in the Resource Management Act, 1991, Section 6 which covers:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;

- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

If the site is part of a greenfield development, NZGBC recommend use of local authority GIS mapping to determine compliance. Please contact NZGBC for further guidance.

Green Star NZ - Design and As-Built Criteria for Prime Agriculture Land:

Green Star NZ - Design and As Built tool have as a conditional requirement that the land to be built on is not Prime Agricultural Land. The Government is proposing a National Policy Statement for Highly Productive Land (NPS-HPL) to improve the way highly productive land is managed under the Resource Management Act 1991, more information here <https://www.mpi.govt.nz/news-and-resources/consultations/proposed-national-policy-statement-for-highly-productive-land/>

In light of our recent survey and developments in central government around this issue NZGBC has decided the forthcoming Highly Productive Land guidance is very likely to be used in Green Star. From this point forward any mention of "Prime Agricultural Land" will be replaced with "Highly Productive Land." Once the final NPS-HPL Statement is issued, if any significant modifications to this TQ is necessary, an updated TQ will be issued.

The criteria for Highly Productive Land will be:

- 1.** The capability and versatility of the land to support primary production based on the LUC classification system (currently this will be LUC1-3 land using this website <https://iris.scinfo.org.nz/layer/48076-nzlri-land-use-capability/>)
- 2.** Highly Productive Land excludes all urban zoned areas and all future urban zoned areas in district plans.

Project teams are highly encouraged to ensure their site fulfil the minimal requirements in the Sustainable Sites credit prior to expending time on a project. If there are any questions about this credit the project team is highly encouraged to contact NZGBC for clarification.

Where any of the above listed conditions is present on a project site, the project team should notify and discuss with NZGBC to determine whether this affects the project's eligibility. If the development does not require a Resource Consent, then it is deemed to be compliant with this Conditional Requirement.

Other Requirements

Further requirements are set out in the certification agreement. It is the responsibility of the applicant to comply with all legal requirements in respect of their project.