NZGBC
NEW ZEALAND GREEN BUILDING COUNCIL
TE KAUNIHERA HANGANGA TAUTAIAO

NZGBC IMPACT REPORT 2025/26

Building better together

20 years of transforming
New Zealand's built environment



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Foreword

The built environment is responsible for approximately 20% of our country's carbon footprint, which means our sector has a significant opportunity to reduce it.

Twenty years ago, green building was still considered a niche concept in New Zealand. Today, healthier homes, lower-carbon buildings, energy-efficient workplaces and high-performing communities are increasingly expected by investors, developers, occupiers, homeowners and policymakers. What was once innovative is becoming standard practice.

The New Zealand Green Building Council (NZGBC) was established to help drive that change. Since 2006, we have worked alongside members, partners, government, industry leaders and thousands of professionals to raise expectations and improve outcomes across New Zealand's built environment.

As we mark 20 years, our purpose remains the same: to help make healthier, lower-carbon and better-performing buildings the norm across Aotearoa. Energy resilience is part of that. Buildings and homes that use less energy, place less demand on the electricity system at peak times and stay comfortable when conditions are challenging.

This report captures both perspectives — the impact achieved during FY26 and the longer story of change as NZGBC marks 20 years.

Andrew Eagles
Chief Executive,
NZGBC

Who we are

Te Kaunihera Hanganga Tautaiao | the New Zealand Green Building Council is a not-for-profit industry organisation representing a community of more than 600 members who believe in a better built Aotearoa.

We advocate for regulatory and industry-wide change, provide independent and trusted sustainable buildings certification, and support New Zealand on its path to a low-carbon future.

How we create change

1
BETTER BUILDINGS AND HOMES

Certification and rating tools

- Green Star
- Homestar
- NABERSNZ
- Homefit

2
A MORE CAPABLE INDUSTRY

Education and expertise

- Training
- Accreditation
- Technical guidance



3
A CONNECTED INDUSTRY

Collaboration and engagement

- Events
- Working groups
- Member engagement
- Knowledge sharing

4
HOW WE CREATE CHANGE

Advocacy and influence

- Research
- Policy
- Sustainable finance
- Regulatory change

Together, these areas allow NZGBC to influence individual buildings, build industry capability and help shift the wider market.

Our rating tools support healthier, lower-carbon and higher-performing buildings and homes.



Meridian Building, Wellington, 5 Star Green Star Office Design v1 rating

1

Executive summary

20 years of impact

For 20 years, NZGBC has worked with industry to transform how New Zealand designs, builds and operates homes, buildings and communities.

Since 2006, that work has grown beyond individual certifications. Our rating tools support healthier, lower-carbon and higher-performing buildings and homes. Our training and accreditation programmes build capability across the sector, and our advocacy and research help influence the wider policy, finance and regulatory environment.

The scale of that work is significant. There have been 523 Green Star registrations, 17,833 Homestar homes certified and 1,052 NABERSNZ ratings completed. NABERSNZ has reached 325 participating buildings covering 8.96 million m², while recorded project value across 198 Green Star projects exceeds $8.9 billion.

Importantly, the impact goes beyond certification numbers. Green Star projects reporting environmental outcomes demonstrate reductions in waste, greenhouse gas emissions, peak electricity demand and energy consumption. Independent research referenced later in this report also provides evidence of healthier and more stable indoor temperatures achieved in higher-performing homes.



Future Thinkers Ceremony, Mott MacDonald Offices, Wynyard Quarter, Auckland

A challenging market

FY26 reflected challenging conditions in New Zealand's construction sector. Green Star registrations fell from 62 to 25 and Homestar project registrations from 135 to 50. Despite the slowdown, 1,900 Homestar homes were certified, alongside 38 Green Star Design and 33 Built certifications.

At the same time, existing-building performance continued to grow. Green Star Performance increased from 53 to 86 buildings, while NABERSNZ completed 210 ratings, up 17.3% on FY25, and participating organisations grew from 39 to 48.

Member confidence also held up. In NZGBC's 2026 member survey, 85% of respondents were satisfied with NZGBC overall, up from 83% the year before, and 90% said they value certification standards such as Green Star, Homestar and NABERSNZ.

Together, these results show how NZGBC's role is evolving. Our impact is not only about improving what New Zealand builds next, but improving the buildings and homes we already have, building industry capability, and helping create the conditions for better buildings to become the norm.

'Our impact is not just about what New Zealand builds next, but improving what we already have.'



IKEA Certificate Handover, Auckland,
5 Star Green Star Design & As Built rating v1.0



Sylvia Park NABERSNZ Certificate Handover with Kiwi Property, Hon Shane Jones.
6 Star NABERSNZ rating v1.0



Green Property Summit,
Aotea Events Centre, Auckland.

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TE KAUNIHERA HANGANGA TAUTAIAO

Growth by numbers

20 YEARS

523
greenstar
Registrations

17,833
homestar
Homes certified

1,052
NABERS NEW ZEALAND
Ratings completed

FY26

25
greenstar
Registrations

1,900
homestar
Homes certified

210
NABERS NEW ZEALAND
Ratings completed

NZGBC
TE KAUNIHERA HANGANGA TAUTAIAO

20 years of change



2006

NZGBC established



2010

Homestar launched with NZGBC, BRANZ and Beacon Pathway



2013

NABERSNZ launched



2016

Green Star communities launched



2022

First Green Star performance certification



2024

Green Star marks 300 new build and fitout certifications



2026

Green Star Fitouts launched (replaces Green Star Interiors)
+
New Zealand's first two private sector Green Star Communities certified



2007

Green Star NZ for office buildings launched
+
First Green Star rated projects



2011

First Homestar certifications



2014

Homestar taken over entirely by NZGBC



2019

First Green Star communities project



2023

Green Star Buildings NZ launched



2025

Homestar v5.1 introduces compulsory targets for heating, electricity and overheating
+
Helped influence improvements to Healthy Homes Standards

FY26: What the results tell us

Registrations and certifications tell different parts of the story. Fewer new registrations indicate a smaller pipeline entering certification, while certifications record projects progressing through it. Growth in existing-building ratings shows that NZGBC's reach is not tied solely to new development, owners are also using independent measurement to understand and improve assets already in use.

Snapshot

New build
Activity slowed

	FY25		FY26
Green Star registrations	62	→	25
Homestar certifications	3,536	→	1,900



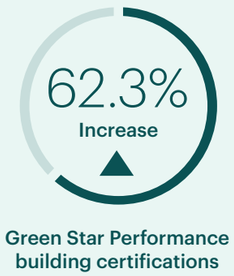
Green Star registrations



Homestar certifications

Existing buildings
Momentum continued

	FY25		FY26
Green Star Performance building certifications	53	→	86
NABERSNZ ratings	179	→	210



Green Star Performance building certifications



NABERSNZ ratings

Spark HQ, Cathedral Square, Christchurch, 5 Green Star Office Design v3

Green Star continues to lead the way in sustainable buildings and communities across Aotearoa New Zealand.



Chief Post Office refurbishment, Auckland, 6 Star Green Star Design and As Built NZ v1.0 rating

2

Better buildings

Green Star

For sustainable commercial buildings, fitouts and communities

Green Star provides independent certification across the design, construction and performance of buildings and communities. Green Star continues to be New Zealand's leading sustainability rating system for buildings and communities.

Although registrations declined during the year as fewer projects entered the market, project teams continued moving developments through certification pathways, resulting in increased Design Certifications and ongoing Built Certifications.

20-Year reach

523
Projects registered

253
Design projects

214
Built projects

3,624m^2
Certified floor area

$8.9b+
Recorded project value across **198** projects

From certification to impact

Reported Green Star environmental outcomes over the years



107,761
TONNES

Waste diverted from landfill across 103 reporting projects

69%

Average predicted GHG emissions reduction* — **across 112 projects**

47%

Average predicted peak electricity demand reduction — **across 113 projects**

19%

Average predicted energy consumption reduction* — **across 110 projects**

* Against a reference building code compliant building. Reporting varies between projects.

'Building better means lower emissions, greater energy efficiency and less waste.'

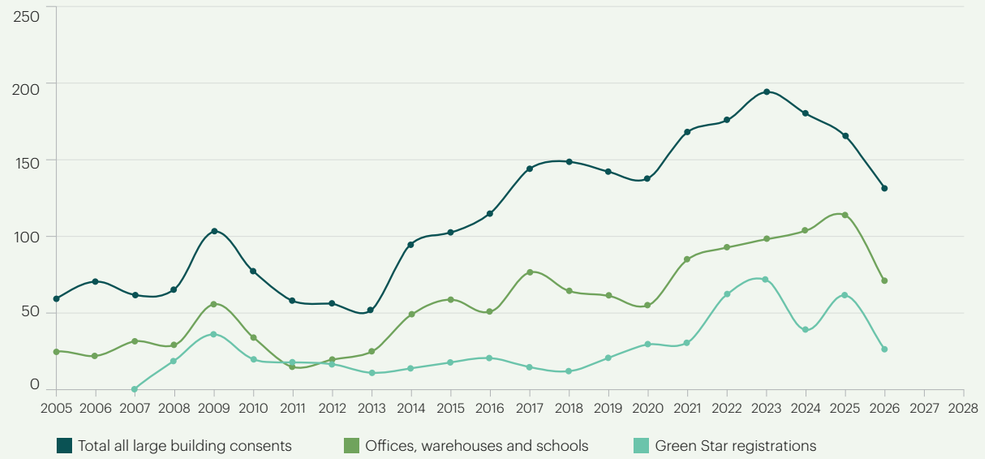
FY26: Progress against prior year

Green Star registrations and certifications

Metric	FY25	FY26	% Change	
Green Star new registrations	62	25	**–59.7%**	▼
Green Star Design certifications/ Designed assessments achieved	30	38	**26.7%**	▲
Green Star Built certifications achieved	42	33	**–21.4%**	▼
Green Star Performance certifications — portfolios	11	15	**36.4%**	▲
Green Star Performance certifications — buildings	53	86	**62.3%**	▲
Green Star Communities registrations	0	1	**n/a**	
Green Star Communities certifications	0	2	**n/a**	

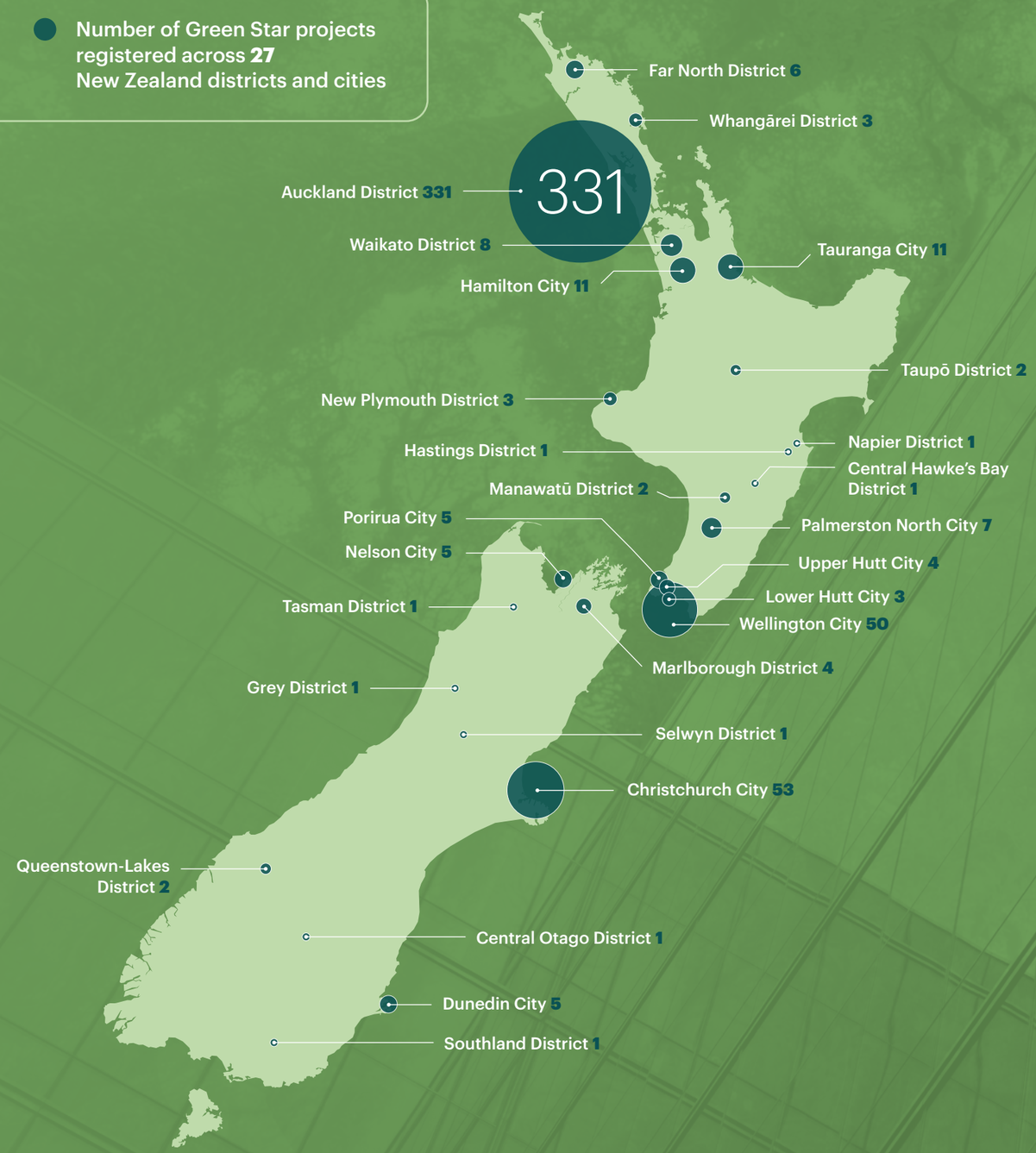
How many Green Star registrations compared to projects consented

Projects consented over **$10M** vs Green Star registrations adjusted for construction cost inflation



Distribution of Green Star ratings across New Zealand

Number of Green Star projects registered across **27** New Zealand districts and cities



North Island vs South Island



86%
North Island

14%
South Island

The Numbers at a Glance

523
Projects registered

157
Design certificates

68
Built certificates

'Green Star's nationwide footprint reflects a shared commitment to better buildings.'

Evolving Green Star for the New Zealand market

Green Star continued to evolve during FY26, with NZGBC working with the Green Building Council of Australia (GBCA) and members to strengthen the tools, guidance and resources available to New Zealand projects.

A key milestone was adapting **Green Star Fitouts**, which included updates to calculators, guides, brochures and supporting project documentation.

Throughout the year, NZGBC also continued to respond to industry feedback and emerging technical needs, releasing 43 new or updated Technical Clarifications.

Working with industry, we also developed practical resources to support Green Star project teams including:

- Climate Adaptation Plan Guidance
- Online database of known waste companies with Compliance Verification Summaries
- Environmental Management Plan template for contractors







Green Star in action

Case studies from FY26

CASE STUDY

Te Matapihi ki te Ao Nui, Wellington Central Library

Wellington City Council, 5 Star Green Star Design & As Built v1.0 Design rating



"Wellington City Council councillors voted for pushing toward a 5 Star Green Star building with associated actions. Te Matapihi accordingly was an opportunity to demonstrate great green leadership in the city," — says WCC Project Director Paul Perniskie.

Adaptive reuse

This project was a significant example of adaptive reuse combining sustainability, resilience, heritage preservation and civic investment.

5 Star Green Star Design

- **Only 6% of the original structure was demolished**
- **Reusing the building delivered a 28% reduction in upfront embodied carbon emissions compared to new construction**
- **Greenhouse gas emissions reduced by 51% through reuse and renovation, energy-efficient systems and removal of gas.**

Source: *Te Matapihi ki te Ao Nui - Wellington Central Library redevelopment*

CASE STUDY

Te Whare Whakamaru o Te Rangihīroa, University of Otago

6 Star Green Star Design & As Built NZ v1.0 Built rating



"Green Star is one of the foremost benchmarking tools in Aotearoa allowing us to provide a recognised and practical measurement of our project. It was also an opportunity for us to test our design and facility standards against Green Star – assisting us with some internal benchmarking," — says University of Otago senior project manager Kim Sneddon.

World-leading student accommodation

New Zealand's first 6 Star Green Star student accommodation building, setting a new benchmark for low-carbon, high-performance living and learning environments.

6 Star Green Star Design & As Built

- Insulation more than double the Building Code requirements applying at the time
- More than 60% of nominated area receives high daylight levels
- Predicted potable water consumption almost 40% lower than that of a standard building

Source: *Te Whare Whakamaru o Te Rangihīroa University of Otago*

CASE STUDY

Deloitte Centre, Tāmaki Makaurau

Precinct Properties, 6 Star Green Star Office v1 Built rating



"We're committed to measuring, reducing, and offsetting upfront carbon emissions. Adaptive reuse offered a more sustainable way to unlock the full potential of an underutilised asset, delivering meaningful outcomes through a low-carbon pathway," says Precinct Head of Sustainability, Lisa Hinde.

Commercial adaptive reuse

From ageing commercial tower to trailblazing 6 Star Green Star mixed-use hotel and office building. The Deloitte Centre sits at the summit of sustainability.

6 Star Green Star Built

- Existing structure retained
- 67% reduction in upfront carbon at As Built Life Cycle Assessment stage
- At least 30% reduction in peak energy demand compared with a reference project

Source: *Deloitte Centre, Tāmaki Makaurau*

Homestar is raising the standard for healthier, more efficient homes across Aotearoa New Zealand.



Cardrona River Terrace House, Wānaka, 8 Homestar rating v4.1

3

Better homes

Homestar

Building healthier homes

Since its launch in 2010, Homestar has helped strengthen the focus on healthy, efficient housing in New Zealand.

Homestar is an independent rating tool for the health, efficiency and environmental performance of New Zealand homes.

Despite challenging residential construction conditions, almost 1,900 homes achieved certification during FY26, taking lifetime certifications to 17,833 homes.

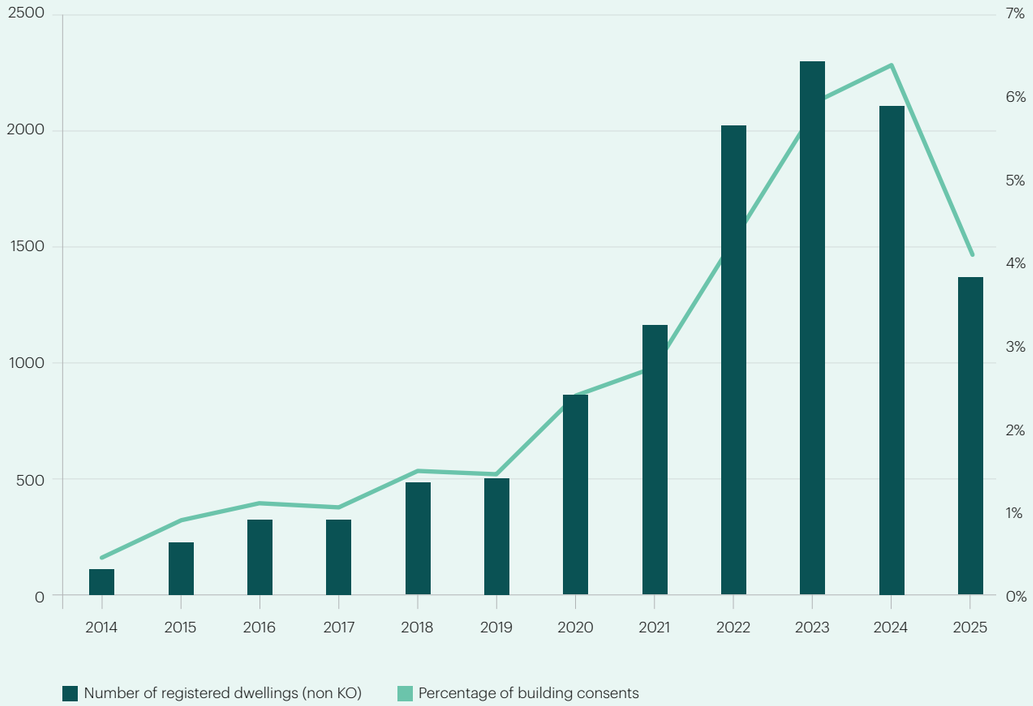
Examples of Homestar adoption include Fletcher Living's 140+ housing development in Auckland's Morrin Road and Bupa's use of Homestar in retirement living. Together, they illustrate how the tool is being used across different housing types, from residential developments to homes for retirement.

16 years in numbers

17,833

Homestar homes certified

Homestar uptake compared to total building consents



FY26: Progress against prior year

Homestar registrations and certifications

Metric	FY25	FY26	% Change
New registrations	135 projects	50 projects	–63%
New certifications	317 projects	80 projects	–74.8%
Homes certified	3,536	1,900	–46.3%

What better-performing homes can deliver

BRANZ's Household Energy End-use Project 2 provides independent evidence of what better-performing homes can deliver.

In research part-funded by NZGBC and MBIE, a small Christchurch cohort built to significantly above minimum Building Code requirements maintained healthier, more consistent indoor temperatures across winter and summer than Code-minimum homes and a general Christchurch sample.

The Code cohort included homes rated 7–10 Homestar, alongside Passive House and Superhome homes.



18°C+

Average winter bedroom temperatures in the above-Code cohort remained above 18°C throughout the day. This describes the cohort average, not every individual reading.

30%

of overnight bedroom readings in the above-Code cohort fell below 18°C

compared with

63%

Code-minimum homes

74%

Christchurch general sample

The higher-performance cohort achieved healthier temperatures without more frequent reported heating.

1 in 5

Winter bedroom readings in the wider monitored sample exceeded 75% relative humidity, a level associated with increased condensation and mould risk.

Warmth and moisture control go together. BRANZ's HEEP2 moisture report found that many homes with high relative humidity were too cold for the moisture present, rather than unusually moisture-laden. This reinforces the importance of considering thermal performance and moisture control together — both areas addressed by Homestar — to reduce conditions that favour condensation and mould.

Research note: BRANZ, Household Energy End-use Project 2, temperature research and Moisture in New Zealand homes (SR512, August 2026). The temperature findings relate to a small, mixed above-Code cohort, not Homestar homes alone. The moisture findings relate to the wider monitored sample and do not measure reductions attributable specifically to Homestar certification.



Homestar in action

Case studies from FY26





"I'd been impressed by several post-quake Green Star rated commercial buildings in central Christchurch and thought there must be a residential rating tool too. Our enquiries led to the NZGBC and we discovered Homestar." — Homeowner Chris Hurley

Healthy, resilient living

Demonstrating how thoughtful design, sustainability and self-sufficiency can come together to create a healthy, resilient home that performs exceptionally in Central Otago's demanding climate.

8 Homestar rating

- 17,500 litres of rainwater storage
- 6 kW solar array
- 80%+ of anticipated heating, cooling, hot water, lighting and appliance load offset by solar

Source: *Cardrona River Terrace House*

CASE STUDY

Opawa Road, Christchurch

6 Homestar v5 Design rating



"Homestar was super helpful with our design objectives. When considering the idea of comfort - Homestar ECCHO thermal modelling quickly outlined the practical benefits of distilling down ideas and keeping it simple." — KR Living architectural designer and Homestar assessor David Kent

Better-performing medium-density housing

A small-scale townhouse development showing how good design and performance modelling can improve comfort, wellbeing and long-term value for homeowners.

6 Homestar Design rating

- Thermally modelled to improve year-round comfort and performance
- Healthier interiors through good ventilation and low-VOC materials
- Lower power bills and potential access to green finance

Source: *Opawa Road*

CASE STUDY

One Three Five Victoria, Wellington

7 Homestar v5 Built rating



"Instead of contributing to demolition waste or urban sprawl, it's unlocked new residential potential in the heart of the city. It proves with creative thinking and sustainable intent, even tired commercial buildings can become vibrant, future-focused places to live." — DGSE architect Manasawinee Vataiyaporn

Giving existing buildings a new life

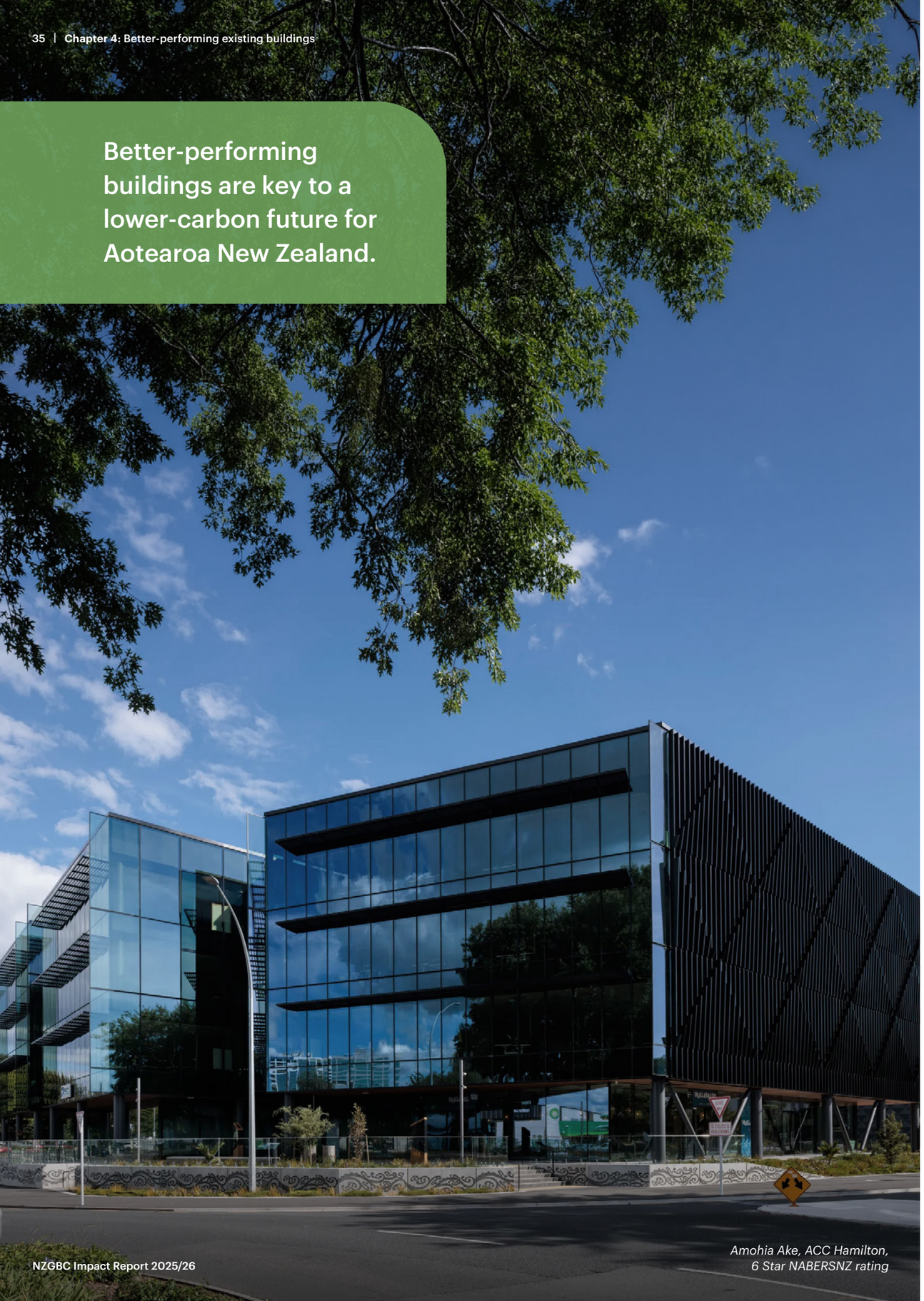
From a tired 1980s commercial asset to highly sustainable inner-city living spaces. One Three Five Victoria showcases a stunning green office-to-apartment building conversion.

7 Homestar Built

- 51% reduction in embodied carbon through structural reuse
- High-performance thermal envelope designed to reduce heat loss and thermal bridging
- Heat-recovery ventilation and optimised windows to support comfort, fresh air and daylight

Source: *One Three Five Victoria*

Better-performing buildings are key to a lower-carbon future for Aotearoa New Zealand.



Amohia Ake, ACC Hamilton, 6 Star NABERSNZ rating

4

Better-performing existing buildings

Buildings can operate for decades, making the performance of New Zealand's existing building stock an important part of reducing energy use and emissions, and of building a more resilient energy system by lowering demand. FY26 saw growth across both Green Star Performance and NABERSNZ.

Building owners are increasingly seeking independent verification and benchmarking to improve asset performance and support long-term value.

Green Star Performance

For improving the ongoing performance of existing buildings and portfolios.

This complements Green Star's new-build tools by focusing on buildings once they are operating.

Metric	FY25	FY26	% Change	
Portfolios	11	15	36.4%	▲
Buildings	53	86	62.3%	▲

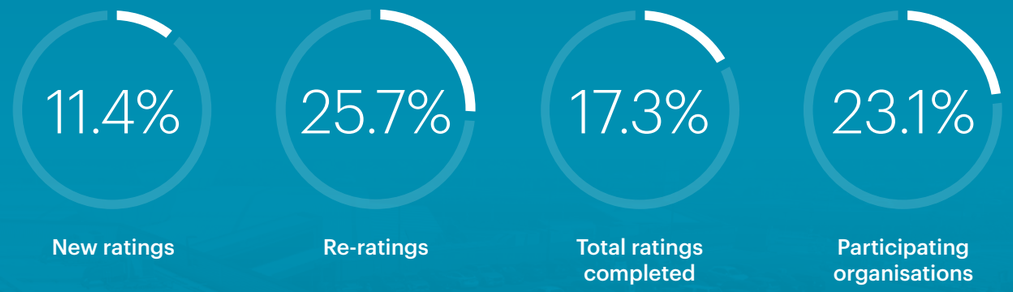
NABERSNZ

Driving better building performance

For measuring how efficiently buildings perform in operation.

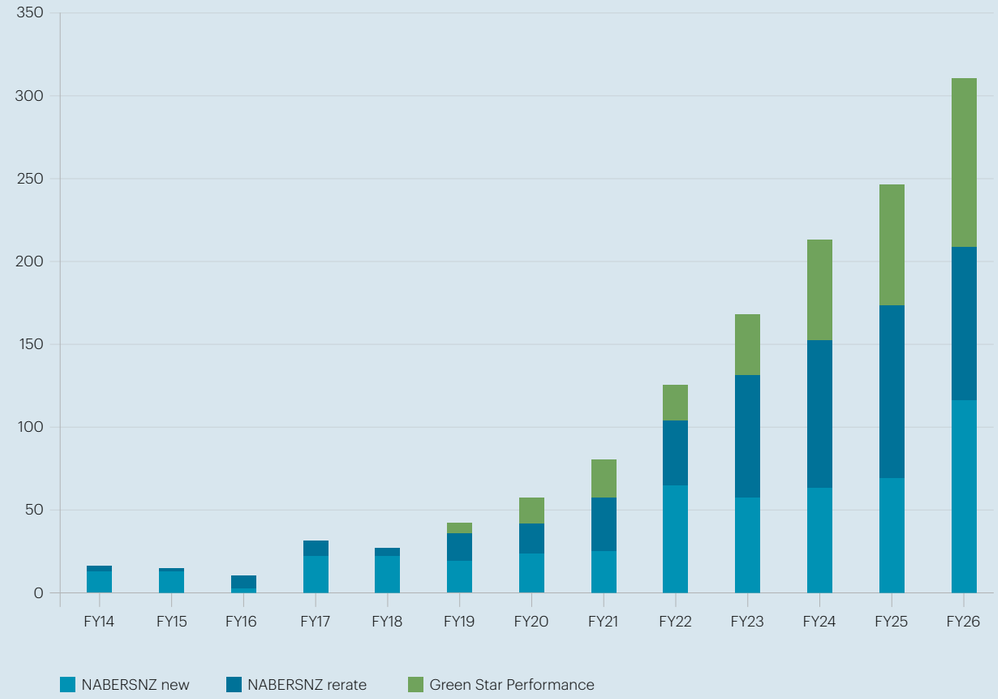
NABERSNZ provides an independent rating of the energy performance of existing buildings.

Metric	FY25	FY26	% Change	
New ratings	105	117	**11.4%**	▲
Re-ratings	74	93	**25.7%**	▲
Total ratings completed	179	210	**17.3%**	▲
Participating organisations	39	48	**23.1%**	▲



Growing uptake of NABERSNZ reflects a stronger focus on real-world building performance.

Lifetime uptake of NABERSNZ and Green Star Performance





John Lysaght Building, Wynyard Quarter, Auckland, 4.5 NABERSNZ rating

Building industry capability is key to transforming Aotearoa New Zealand's built environment.



5

Building capability across New Zealand

Market transformation happens through people. Behind every certified building, home and rating are professionals committed to improving New Zealand's built environment.

Capability snapshot

Measure	FY26	Total Trained
Homestar assessors trained	135	**553**
Homestar Designer accredited assessors	149	**323**
Green Star Accredited Professionals	47	**749**
NABERSNZ Assessors	33	Not available

Shared knowledge and collective action are driving meaningful change across the industry.

GreenSpeak Event, Auckland

6

Bringing the industry together

Market transformation is collaborative. NZGBC brings people and organisations together to share knowledge, tackle common challenges and accelerate better practice across the sector.



Green Property Summit Morning Tea, August 2026

1,000+

People attended NZGBC online and in-person events in FY26

25+

Events, Green Speaks and webinars delivered

20+

People participated in technical or industry working groups

Shaping policy and investment to accelerate a healthier, lower-carbon built environment.

BNZ Place, Wellington, 6 Star Green Star Office Built Rating v3

7

Changing the system

Advocacy, influence and industry leadership

Transforming the built environment requires more than certifying individual buildings. It also requires policies, investment criteria and reliable evidence that support better outcomes across the market.

For 20 years, NZGBC has worked with government, industry and financial institutions to make the case for healthier, lower-carbon and more efficient buildings. This work combines technical advice, research and industry engagement, recognising that policy change is a collective effort.



Twenty years of advocacy and influence

Protecting insulation standards

Working alongside the wider sector, NZGBC helped make the case for retaining improved insulation requirements for new homes. Our advocacy also supported the decision to remove the H1 Schedule Method, encouraging greater use of calculation and modelling approaches to assessing energy efficiency.

Connecting certification with investment

NZGBC's sustainable finance guidance gives lenders and borrowers a common reference for using independent building ratings in financing decisions. First issued in August 2024 and updated in September 2025, the guidance connects design and construction standards with verification of buildings' operational performance.

Demonstrating the financial case for better homes

NZGBC commissioned Infometrics to analyse the financial benefits of 6 Homestar homes. Published in May 2025, the research found that, under its modelled lending and electricity-price assumptions, lower interest payments and electricity costs could outweigh the additional upfront cost within two years for a terraced home and three years for a standalone home.

The analysis focused on ANZ's Healthy Home Loan as an example of green mortgage lending. Its findings demonstrate potential benefits under those assumptions, rather than guaranteed savings for every household.

'Advocacy is helping create the conditions for a lower-carbon built environment.'

FY26 advocacy highlights

Election Manifesto and engagement

Ahead of the 2026 election, we launched Building a smarter, lower cost energy future for Kiwi families, setting out proposals to improve energy efficiency and reduce household energy costs.

The manifesto was endorsed by property and construction associations including the New Zealand Construction Industry Council, New Zealand Institute of Architects and Engineering New Zealand. We met with all major political parties and the Prime Minister to discuss the proposals.







Gas-transition support for building owners

NZGBC advocated for building owners to have access to the Gas Transition Loan Guarantee, making the case for support to move buildings away from gas. Building owners were subsequently included in the scheme's eligibility, creating a potential financing pathway for upgrades.







Widening sustainable finance pathways

In September 2025, NZGBC released the second edition of its sustainable finance guidance following consultation with the sector. It added an upgrade pathway using NABERSNZ to demonstrate improvements in energy efficiency following refurbishment, and a Green Star Communities pathway for master-planned developments.

The update also introduced a 4 Star Green Star Buildings benchmark and alignment of Homestar with the Climate Bonds Initiative. These changes gave lenders and borrowers clearer ways to assess both new development and improvements to existing buildings. The guidance does not guarantee access to finance; lending decisions remain with financiers.



Taking building-efficiency evidence into energy policy

NZGBC used its Protecting Our Gas Supply report and LNG Response paper in a briefing to the incoming Energy Minister on 3 June 2026. The briefing connected building efficiency with energy security and affordability, alongside specific proposals on efficient heating, building upgrades and better energy-performance information.

This analysis estimated that converting all residential and commercial space and water heating to heat pumps could deliver electricity savings of 3,900 GWh, alongside direct reductions in gas and LPG use. These are modelled potential savings, not reductions already achieved.

The briefing demonstrates how NZGBC translated research into specific policy proposals. It does not establish that those proposals were adopted.

Connecting sustainable finance and evidence-based policy to accelerate better building outcomes.

80 Queen Street, Auckland,
5 Green Star Office Design

Building Better Together: 20 Years of Transforming New Zealand's Built Environment



Twenty years of progress. A shared ambition for a better built environment.

Lower Saddle Passive House, Tāhekeroa, 10 Homestar v5 Built rating

8

What's next

Twenty years of change has created a strong foundation, but the work ahead remains substantial.

The next phase will require continued collaboration between industry, government, investors, regulators and communities, alongside evidence-based policy, stronger market signals and investment frameworks that support healthier homes, better buildings and a more resilient built environment.

We'll continue working with Government to help lower energy bills for Kiwi families and businesses, tackle the growing challenge of overheating in our homes, drive even greater uptake of ratings for existing buildings, and support financial institutions to offer lower-cost finance for greener, more energy-efficient homes and buildings.

Build better

Continue raising the standard of new buildings and homes.

Perform better

Accelerate improvement of existing buildings, cutting energy demand and strengthening energy resilience.

Change the system

Strengthen the policy, finance and market conditions supporting better buildings.

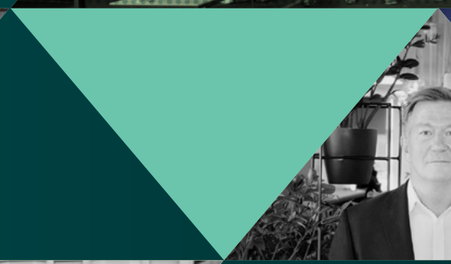
20 YEARS OF IMPACT

For 20 years, NZGBC and its members have helped raise the standard of New Zealand's built environment. Together, we are building healthier, lower-carbon, more resilient places for people and communities across Aotearoa.

















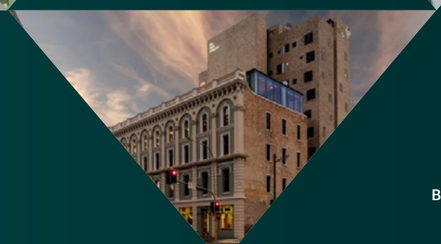












NZGBC

TE KAUNIHERA HANGANGA TAUTAIAO