



# Sustainability



McConnell Property is constantly looking to incorporate sustainability initiatives across all of its projects through the implementation of a sustainability framework with a focus on four key areas.

## McConnell Property Sustainability Initiatives

### Urban Design Leadership

#### Master planning and context

Development responds to the local and site context.

A clear vision is implemented across all aspects of the development.

#### Placemaking

Development responds to local character and has a clear identity.

#### Density and diversity

Land is efficiently used.

Density and diversity of typology and design are encouraged.

#### Community interaction

Community interaction is encouraged through the built form.

#### Permeability and legibility

The development reads well and is easy to navigate.

#### Connectivity

The development is well connected with the surrounding area.

Alternative forms of transport are encouraged, including walking and cycling.

#### Quality

Quality design standards are applied.

Long term maintenance of quality is considered.

#### Safety and security

Safe and secure places are created.

### Respecting the Environment

#### Water

Improved water quality and efficiency.

#### Energy

Improved energy efficiency.

#### Materials

Select and encourage more sustainable materials.

#### Biodiversity

Protect / restore indigenous flora and fauna where possible

#### Partnering

Identify areas for environmental best practice through innovative partnering.

Work with our builder partners to deliver more sustainable outcomes.

### Places for People

#### Understanding people

Identify the range of stakeholders to a development.

Better understand existing and future communities.

#### Engaging communities

The community is meaningfully engaged in the development.

#### Community development

The development is a safe and healthy place.

Provides positive economic impact and offers economic opportunity.

Community activities support interaction.

Lifelong learning is encouraged.

### Good business

#### Governance

Formal project reporting structure is in place.

#### Risk management

Risk assessment and management forms part of project reporting.

#### Leadership

Partner with government and industry to promote better development outcomes.



McConnell Property  
Great places to live and work



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## Titanium Park Scorecard

Titanium Park Sustainability Initiatives	Achieved / Planned	Future Potential
<b>Urban Design Leadership</b>		
Master planning process has included understanding of context.	■	
Project team has been using a development vision to guide thinking.	■	
Cultural heritage public art project planned with Iwi input.	■	
Flexible lot sizes allow for efficient use.	■	
Precincts have been identified for typology and design variation and flexible lot sizes accommodates a range of uses and tenant types.	■	
The street network has been designed with clearly identifiable arrival and departure points. Signage and landscaping are planned to aid navigation.		■
Access points tie in with regional movement network.	■	
Walking and cycling paths are planned throughout Titanium Park. Future public transport provision has been built into the street network.	■	■
Design Guidelines will attach to each lot and a Design Review Committee will review designs.	■	
Titanium Park Management Limited will be established to manage long term maintenance.	■	
LED street lighting and future potential for CCTV. Design guidelines for each lot include safety objectives.		■
<b>Respecting the environment</b>		
Planned onsite stormwater treatment and runoff management. Use of swales to improve stormwater quality. Conservation initiatives and controls to reduce use of potable water supply.	■	
Buildings to be oriented for optimal energy usage	■	
Tender assessment criteria to include sustainability commitment, including construction waste minimisation.	■	
Special emphasis on erosion and sediment control.	■	
Investigating sustainable hardstand materials, including use of sustainable timber for street furniture and recycled materials for civil construction works.		■
Preference for native and drought resistant plants.	■	
Partnerships with local energy suppliers and retailers.		■

Titanium Park Sustainability Initiatives	Achieved / Planned	Future Potential
<b>Places for People</b>		
Design and planning process included stakeholder identification and engagement.	■	
Local retail / café / crèche to be investigated based on requirements of future tenants and preferences of surrounding community.		■
Cultural heritage to be supported through public art commitment. Design and planning process included open days, focus group research, telephone poll of people in wider catchment and research with business owners / managers.	■	
Will provide jobs and opportunity for investment in local economy.	■	
Potential for development to support business networking.		■
Potential for onsite school education programmes.		■
<b>Good Business</b>		
Development Control Group manages project decision making.	■	
Development Control Group includes risk management.	■	
Investigating application of green star industrial rating tool (when available in New Zealand).		■