

Community Charter —
Ashburton, New Zealand

I. Statement of Purpose

IORA believes that good governance is transparent, directive, and dynamic. Our Community Charter embodies these principles, aiming to balance the **needs of the present** with the **demands of the future**.

Recognizing the ever-changing landscape of sustainability, this Charter provides a **living framework** that is adaptable and open to continual improvement.

Through this Charter, IORA commits to fostering a resilient and innovative community. We thrive on collaboration, continuous learning, and a steadfast dedication to achieving our ambitious vision of a carbon-negative, people-positive eco-industrial campus.

By adhering to and evolving this Charter, we aim to create a sustainable, inclusive, and regenerative environment that serves as a model for global climate action.

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II. Vision

IORA is the world's first carbon-negative, people-positive eco-industrial campus, designed to transform Ashburton, New Zealand, into a global model for sustainability and climate action.

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III. Core Objectives

At IORA, our core objectives are to:

- 1. **Achieve Carbon Negativity.**
Implement immediate carbon-neutral solutions and develop future-focused carbon-negative procurement, processes, and policies, achieving carbon negativity over the phased life cycle of the project.
- 2. **Foster a People-Positive Environment.**
Design and maintain facilities that adhere to biophilic design principles and achieve the Living Building Challenge CORE certification, ensuring a healthy, inclusive, and regenerative space for all.
- 3. **Promote Industrial Symbiosis.**
Optimize resource flows by facilitating the exchange of materials, energy, water, and byproducts among park members to maximize efficiency, minimize waste, and create shared value.

4. Encourage Innovation, Collaboration and Trust.

Support innovative solutions and cross-company collaboration to achieve sustainable and efficient practices, while building a foundation of trust through transparent communication, robust governance structures, and equitable contracts.

5. Engage with the Community.

Actively involve community stakeholders, respecting and integrating the knowledge and values of indigenous populations, to ensure transparency, mutual benefit, and foster thriving, sustainable communities.

Through these commitments, IORA aims to create a sustainable, inclusive, and regenerative environment that serves as a model for global climate action and sustainable development.

IV. Value Driven Commitments

To achieve IORA's vision of a carbon-negative, people-positive eco-industrial park, stakeholders will adhere to these commitments. These guidelines ensure that each tenant actively contributes to our shared goals of sustainability, innovation, and community integration.

1. Commit to Carbon Reduction.

Implement specific measures to reduce carbon emissions, with clear targets and timelines. Tenants must report their progress annually and work towards achieving net-negative carbon impact.

2. Adopt Biophilic Design Standards.

Integrate biophilic design principles in all facility developments and renovations, following established guidelines and standards. Compliance will be regularly audited to ensure adherence.

3. Document and Optimize Resource Symbiosis.

Actively participate in resource sharing and collaborative waste management practices. Tenants must document and report their resource exchanges and efficiencies, with regular reviews to ensure continual improvement.

4. Ensure Comprehensive Transparency.

Maintain transparent business practices by providing detailed annual sustainability reports, undergoing third-party audits, and fully disclosing environmental impacts and mitigation strategies.

5. Implement Equitable Contract Practices.

Adhere to specific contract terms that ensure fairness and shared benefits among all members. Contracts will be legally enforced to maintain equity and mutual respect.

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6. Engage and Support Community and Indigenous Populations.

Actively involve local and indigenous communities in decision-making processes. Tenants should provide funding for community projects, offer employment opportunities, and incorporate indigenous knowledge into their business practices.

7. Invest in Sustainable Innovation.

Allocate a minimum percentage of the budget to research and develop sustainable technologies. Tenants should pilot and scale successful innovations within specified timeframes, demonstrating a commitment to continuous improvement.

8. Develop and Implement Resilience Strategies.

Establish and maintain specific resilience strategies, including climate adaptation plans, regular risk assessments, and emergency response protocols, to ensure operational sustainability and adaptability.

9. Integrate Cultural Heritage Respectfully.

Collaborate with local cultural leaders to integrate cultural heritage into business operations. Tenants should contribute to the preservation and promotion of local culture through actionable steps.

10. Contribute to Economic and Social Well-being.

Commit to investing in local economic and social initiatives. Tenants should regularly report on their contributions and demonstrate tangible benefits to the community, ensuring their operations support overall community well-being.

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V. Community Building

Building a strong, interconnected community is vital to achieving IORA's vision. By fostering relationships with our tenants, local and indigenous communities, businesses, research institutions, and government agencies, we create a collaborative environment that enhances innovation, sustainability, and community integration.

Our community building framework is built on the following principles:

1. Shared Values.

Ensuring all members of the IORA community share our commitment to sustainability, innovation, and well-being.

2. Mutual Support.

Creating partnerships that provide clear benefits and support for all members.

3. Open Communication.

Maintaining transparent and honest communication within the community.

4. Collective Goals.

Setting and pursuing shared goals with mechanisms for tracking collective progress.

5. Knowledge Exchange.

Encouraging the exchange of ideas and expertise to drive continuous improvement.

Through these strategic partnerships, IORA and its community members benefit from enhanced innovation and a greater impact on sustainability efforts. Resource optimization and community integration are achieved through shared initiatives, improving efficiency and reducing waste. By working together, we position IORA and its community as global leaders in sustainability and eco-industrial development, setting a new standard for environmentally responsible practices.

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VI. Stakeholder Engagement

The application of IORA's Community Building Framework involves engaging with a diverse group of stakeholders. These stakeholders are integral to our collaborative efforts and contribute to achieving our vision of a sustainable, innovative, and inclusive eco-industrial park. The stakeholders identified at present include:

1. Local and Indigenous Community Partnerships.

IORA is deeply committed to integrating the needs and values of the local community and indigenous populations into our operations. We actively involve these groups in our decision-making processes, ensuring their knowledge and values are respected and integrated. Collaborations with cultural institutions help promote and preserve local heritage, fostering an inclusive environment that honors and respects the community's history and traditions. These partnerships ensure that IORA's development benefits all stakeholders and strengthens community ties.

2. Tenant Engagement.

Tenants are at the heart of IORA's community. We prioritize tenants committed to sustainable practices, including carbon-neutral or carbon-negative operations. By integrating cutting-edge sustainable technologies and actively participating in IORA's community initiatives, our tenants lead by example in innovation and environmental stewardship. Tenants benefit from shared resources, collaborative opportunities, and a supportive community aligned with their sustainability goals.

3. Business Collaborations.

IORA collaborates with sustainable suppliers and technology providers who enhance tenant operations with environmentally friendly materials and advanced sustainable solutions. These partnerships drive innovation and efficiency, fostering a business ecosystem that supports the overall sustainability of the park.

4. Research Collaborations.

Partnerships with academic institutions, think tanks, and research centers are crucial for advancing sustainable practices at IORA. Joint research and development projects focused on renewable energy and resource optimization keep our community at the forefront of innovation. These collaborations align with our value of continuous improvement and benefit the community through shared knowledge and cutting-edge technologies.

5. Government and Policy Engagement.

Engaging with local, national, and international government bodies is essential for Iora's success. We work closely with local governments to support regulatory compliance and community initiatives, seek funding and support from national agencies for large-scale sustainability projects, and align with international best practices. These partnerships are built on transparency and shared goals, ensuring mutual benefit and regulatory alignment.

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