

TAKE THE TOUR · ABOUT 5 MINUTES

Building Better. Building Smarter.

This dashboard is where Simplicity Living publishes how its buildings actually perform — the carbon, the energy, the waste and the cost — measured rather than asserted, and set against an independent benchmark.

This tour explains what you're looking at, why we built it, and where to start.

No jargon required. Everything here is explained as you go.

We build with a lot of concrete. So we decided to prove it out.

If you only look at the carbon locked into materials at the factory gate, a concrete building looks like a problem. That reading is incomplete — but rather than argue the point, we measured the whole thing and published the result either way.

A building is manufactured, delivered, lived in for decades, maintained, and eventually taken down. Judge it on its first week and you miss where most of the carbon actually sits.

What we're trying to find out: compared with how the rest of the industry would build this, where do we actually land?

01

Materials cost carbon up front

We measure it honestly and publish it, even where it doesn't flatter us.

02

But the building goes up fast

A quicker, tighter site claws a meaningful share of that back.

03

And the materials last

Fewer replacements over fifty years means carbon we simply never spend.

04

And it's cheaper to live in

Concrete's thermal mass steadies the temperature, so less energy is needed every year.

Four real communities, not a case study

Every figure on this dashboard comes from a Simplicity Living project in Tāmaki Makaurau Auckland — built, being built, or designed.

Reiputa

Mt Wellington

297

homes

COMPLETED

New Zealand's largest build-to-rent community

Waiatarua

Remuera

330

homes

UNDER CONSTRUCTION

130 Ascot Avenue — the most fully modelled project

Lake Road

Northcote

93

homes

PLANNED

137 Lake Road

Morningside Drive

Morningside

264

homes

UNDER CONSTRUCTION

10 Morningside Drive

Each project is compared against the one before it, and against an independent benchmark. That second comparison is the unusual part — we model what the same building would have cost in carbon if it had been built the way the rest of the industry would build it.

A building's carbon, in four chapters

You'll see these labels everywhere on the dashboard. This is all they mean.

A1–A3

Making the materials

Quarrying, firing the cement, rolling the steel. Paid before anything arrives on site.



A4–A5

Getting it built

Trucks to site, cranes, generators, and the material that gets thrown away rather than built in.



B

Living in it

Fifty years of heating, cooling and lighting — plus repainting, re-roofing and replacing.



C

Taking it down

Demolition, carting away, and what happens to the material at the very end.

“Upfront” carbon means A1 to A5.

Everything paid before anyone moves in. It's the number you can never fix later, which is why we design against it hardest.

“Whole-of-life” means all four.

The fair question for a building designed to stand for fifty years — and the one where the answer changes.

Seven tools, one building

Each section of the dashboard answers a different question. You can read them in any order.

1

Embodied Carbon

The carbon locked into the materials, counted from the quarry to the finished building.

3

Site Activity

How fast and how efficiently the building goes up, and what that saves.

5

Maintenance

What the building costs to own over twenty to fifty years, not just to build.

7

A4–A5 Calculator

A free tool anyone can use to model construction-stage carbon against real site data.

2

Energy

Whole-building simulation of what each apartment will actually cost to run.

4

Waste

Construction waste measured as a depth on the building's own footprint.

6

Scoring

A self-assessment across the seven credits that matter most, each scored on its own merit.

The A4–A5 calculator is free and public. It's a teaching tool as much as a project tool.

What we compare ourselves against

Measuring your own improvement is easy and not very meaningful. So we also model the alternatives.

-  **The reference building** A code-minimum building on the same footprint, built the way the industry norm would build it. This is the start line every chart measures from.
-  **Typical in-situ concrete** Our own system but with a standard cement mix, to isolate what the low-carbon mix is actually worth.
-  **Precast concrete** Panelised walls — usually assumed to be the efficient option.
-  **Steel frame** A structural steel frame with timber infill walls and concrete floors.
-  **Mass timber / CLT** The low-carbon alternative we are most often asked about.

Reading the race charts

Several charts on the dashboard are laid out as a race.

The reference building is the start line, at zero. A bar to the right means carbon avoided against it — longer is better. A bar to the left means falling short of it.

The same chart is redrawn as each new measure is added, so you can watch the order change as more of the building's life is counted. That reordering is the finding.

WHERE TO START

Pick a thread and pull it.

Just want the headline?

Open Waiatarua on the home page and read the full report. It's the whole argument in twenty slides.

Here about carbon?

Start with Embodied Carbon, then come back for the whole-of-life view.

Here about running costs?

Go to Energy. It's the section that matters most to residents.

Work in construction?

The A4–A5 calculator and the Waste tool are free, and both are yours to use.

Everything here is measured, sourced and dated. Where a number is still an estimate, we say so on the page it appears.