

WAITAKERE CENTRAL – A CATALYST FOR URBAN ENRICHMENT

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Waitakere City's new, green civic centre anchors town revitalisation, supports sustainable transport, promotes economic development and epitomises the Eco City's sustainability principles.

When the council brought staff together from several scattered locations onto a site alongside and bridging over the redeveloping Henderson railway station in 2006, it made the \$36 million, 13,400 m² civic centre a showcase for practical green design.

The council also demonstrated the focus on town centres and transport hubs outlined in its growth management strategy. By placing its 700 staff alongside the town centre, the council supported nearby retailers and provided a link and critical mass for development of the "wrong" side of the tracks.

Waitakere City hired architects and consultants who used the council's Better Building Code to ensure economical running costs through energy efficiency. With that came excellent working conditions and durable quality.

Waitakere Central has a six-storey administration wing and a civic wing, housing the council chamber, councillors' facilities and directorate. All display the work of local artists and sculptors. The civic wing has a 'green roof' with drought-tolerant plants that filter and slow the flow of rain. The administration wing uses passive solar design and a form that allows daylight to penetrate, low-energy displacement ventilation and energy-efficient lighting. It has solar water heating, a worm farm and active waste sorting and recycling.

The site is landscaped for on-site rainwater collection and stormwater management – including a beautiful Japanese garden.

A covered entrance adjoins an airbridge to the train platforms, bus interchange and roadway. The council and railway network owner integrated the new railway platforms and station into the centre's design.

A workplace travel plan, combined with restricted parking and subsidised public transport, has successfully encouraged many staff to leave their cars at home.