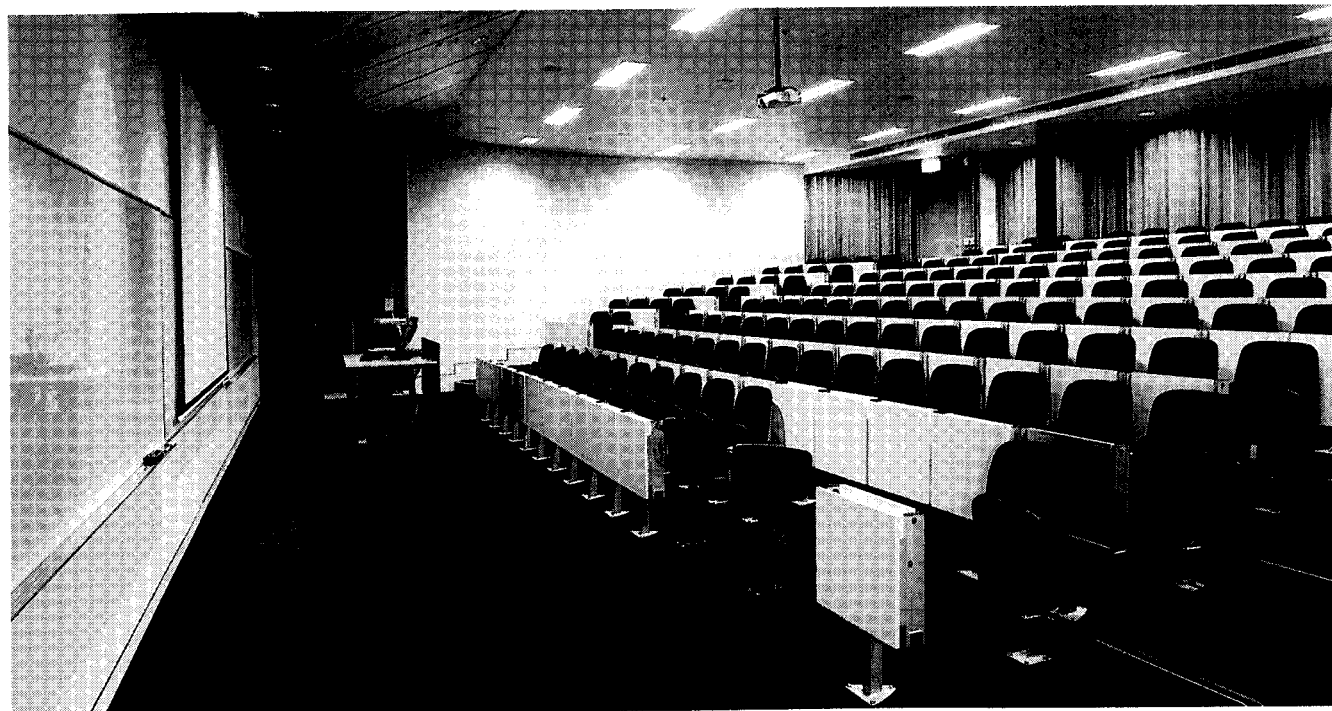
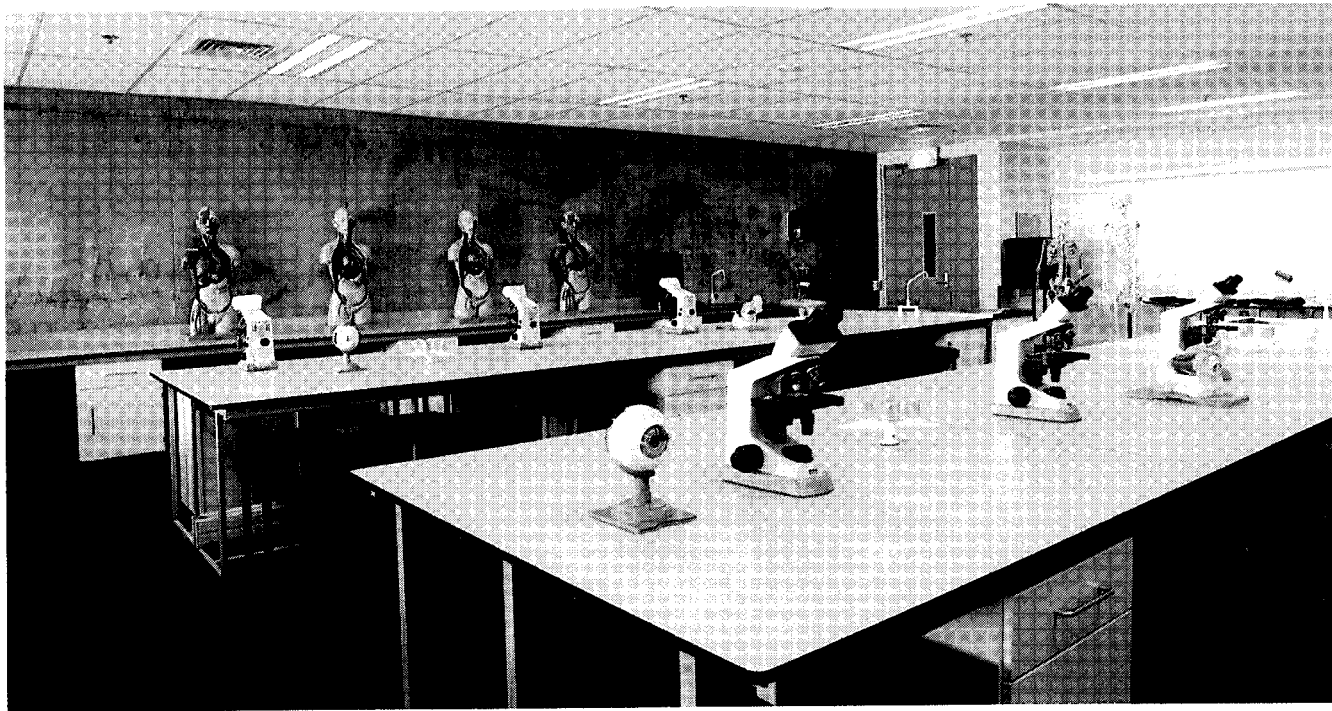


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functional urban hub. Government departments have their offices here. All the main banks are here, as is the biggest retail operation, so the centre of local government should also be here," she says.

"All our new developments are investments in Waitakere's business, community and cultural heart. The city has grown over eight percent in just five years, compared to the national average of just over three percent, so developing the city to deal with growth is a priority. Exporting 60% of the future working population down the motorway every day is something we want to avoid. Creating a tertiary institution and stimulating the

local economy will help contain and ultimately reduce those numbers."

The Civic Centre was designed by Architectus, in association with Athfield Architects. Artists Kate Wells and Matthew von Sturmer also played a key design role, ensuring that the art integrated into the buildings reflected the community.

"With the Civic Centre, our intention was to create an international best practice model of sustainable development. The project will eventually incorporate demonstration and education projects to help people visualise a more environmentally sustainable future," says Hulse.

Facing page: Te Henga boulders, configured to represent the Matariki constellation, were placed in the public courtyard. The library's interior is ventilated by an exposed ducted system that maximises energy efficiency.

This page: Sensors throughout the Unitec building automatically adjust the air conditioning levels when a room is occupied.