

SUSTAINABLE COMMUNITIES – TALBOT PARK: A CASE STUDY

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Talbot Park is one of six Community Renewal projects currently being undertaken by Housing New Zealand Corporation. Based in Glen Innes, Auckland, it is also part of the Auckland City Council 'Tamaki Edge' project. Launched in October 2002, it was completed in early 2007. The aims of the project were to address social exclusion by redeveloping the existing state housing block to create safe, healthy and confident communities.

The renewal involved:

- Providing better housing by refurbishing 108 Star Block units
- Providing 111 new homes
- Providing a mix of housing types to meet demands of larger families requiring up to eight bedrooms, as well as one- and two-bedroom properties
- Developing two new safe, open and useable parks to replace the existing reserve
- Closing some roads and creating safer, new internal roads that help residents access shops, parks and public transport
- Providing additional street lighting
- Retaining features such as significant trees
- Appointing a community development worker responsible for increasing social networks and building local community capacity
- Relocating existing buildings for refurbishment
- Salvaging materials
- Undergrounding of overhead wires.

Funding was received to showcase low impact urban design and development features in the development of the new properties, including rain gardens, rain tanks, solar water heating and permeable paving.

Nine existing Star blocks– 3-storey apartment blocks – have been refitted internally. All electrical and services have been replaced. Passive ventilation has been installed around existing windows. Mechanical ventilation has been installed in bathrooms and kitchens in all but the first block. Balconies have also been added.

Site areas have been redeveloped based on crime prevention through environmental design principles, including visibility fences, a new car park, landscaping and security lighting.