

HNZC Community Renewal Programme

Building a better place to live in - Talbot Park
2007



Community Renewal launched 2001

Goal:

“Address social exclusion and foster strong sustainable communities”

- Six project sites 2001
 - Aranui, Christchurch
 - Porirua East, Wellington
 - Fordland's, Rotorua
 - Clendon, Manukau City
 - Northcote, North Shore City
 - Talbot Park, Glen Innes, Auckland City

What is Community Renewal?

- Improving the physical and social environments together
- Focusing on building better houses and better communities
- Working with the local community
- Creating employment and training opportunities
- Improving links to community services
- Improving neighbourhood safety and reduce crime
- Building community pride and participation
- Celebrating with the community

Talbot Park Community Renewal Project



Location -

Tamaki is the suburbs of Glen Innes/Panmure in east Auckland.

- Approx. 16,000 people lived in the Tamaki area (additional 10,000 by 2025)
- HNZC ownership= 2800 55% of total
- A wide range of ethnicities represented
- Low-socio economic area -high dependency on social assistance



Talbot Park Community Renewal Project

- Launched in 2002 by HNZC
- Project budget of \$48.5 million (\$46.1 cost)
- Partnership with Auckland City Council and local community
- The project provides the opportunity to:
 - be a demonstration project for medium density housing (Res 8) and current urban design principles
 - provide modern and appropriate housing for some 219 households (167 existing units – 59 removed)
 - involve the local community in Neighbourhood planning

Talbot Park continued

- provide a safer community (based on CPTED design principles)
 - better streetscapes
 - public open space
 - lighting and neighbourhood layout
- sustainable development practices eg. Stormwater disposal systems and solar energy
- Provide a variety of housing types taking into account cultural requirements
- improve the co-ordination between social agencies and support local employment opportunities

Original site at Talbot Park (2001)

- 1960s public housing development in poor condition
- Limited housing choice
- Inefficient use of land – 167 HNZC units – 5ha
- Social and security problems, partly associated with internal park/poor connections



Master Planning

- Collaborative process
- Connections
- Wide range typologies
- Urban road concepts
- CPTED principles of surveillance and defined public/private space
- Location of higher density
- Location of family homes
- Urban Design and Architecture



Consultation Outcomes

- Occupier mix is important for higher density living
- Designs to provide for a range of family types and cultural needs
- Public access through housing areas to reserves
- Variety of housing looks, colours, materials
- Fencing - Avoid close-boarded fencing
- Environmentally sustainable features supported
- Safe streets – street lighting

Physical Delivery - 2003/07

- Current urban design outcomes
- Two new public roads
- Two new parks
- Environmentally Sustainable Design features
- CPTED
- 219 New/Refurbished homes
 - 108 Starblock apartments refurbished
 - 41 family homes (3 to 8 bedroom)
 - 66 new apartments (2 bedroom)
 - 4 single bedroom units

Social Delivery – 2002/2007?

- Reduced tenant turnover, increased demand to live in a previously undesirable area
- Reduced anti-social behaviour (graffiti and property damage, car dumping)
- Local employment opportunities
- Onsite Tenancy management and support
- Talbot Park Village Residents Group
- Collaboration with other agencies
- Tenants feeling safer and happier
- Community engagement

Refurbishment



Removal and Recycling

- 57 existing houses removed
- Recycling of materials (weatherboards, fittings, windows, doors)
- Refurbish houses for other housing programmes



Salvage work on 1st house commences prior to removal – August 2004

From Talbot to Palmerston - 2005



New Streets



New Parks



Family Housing – 4-8 bedroom



Single Bedroom units



3 Bedroom Terrace units



Apartments



Apartments



Accessible Apartments



Environmental Features

✓ Permeable paving



✓ Solar water



✓ Water Tanks



✓ Rain gardens



Project Completed





Celebrate Talbot Park