



Sisters of Mercy Wiri

14 Trevor Hosken Drive, Wiri. P.O. Box 98923, Manukau, Auckland 2241
Telephone: (09) 263 0210

4 July 2016

Mr Geraint Martin
Chief Executive
Counties Manukau Health
Private Bag 94052
Manukau
AUCKLAND 2241

Feedback on the proposed future of Counties Manukau Health land

In response to the Public notices which appeared in the July issues of the Manukau Courier and the NZ Herald Sisters of Mercy Wiri make the following observations and raise questions regarding what Counties Manukau Health want to achieve for the people of Counties Manukau in the next five years.

Future Health Services

We support the intention “to develop the site for community health and wellness purposes, including rehabilitation and wellbeing services”.

The *Transform Manukau* plan has at its disposal four parcels of land totalling 8.6ha cleared for sale and available for development. If the development of the land results in terrace housing or smaller apartments there will be a significant increase in Manukau’s population both in the short term and long term not to mention Manurewa and surrounding suburbs.

If part of the Counties Manukau Health land (10.85 hectares) is made available to the Crown for housing will this, in addition to the above, contribute to population growth.

Question: Is Counties Manukau Health sure that it does not require the land to meet the future health needs of a growing population?

Question: What projections of population growth has informed your analysis?

Sisters of Mercy Wiri would like to see in addition to the expansion of existing clinical services

- a drug and alcohol rehabilitation centre
- radiology services (x-rays and scans)
- a swimming pool for community use

Other

We also recommend a mental health residential and non-residential service for people experiencing mental health issues. This would be in addition to the non-residential Manukau clinic located in Lambie Drive.

Land in the north-western corner potentially for housing

In view of the current housing shortage this sounds like a good idea on the face of it. However, there are some 'fish hooks' which would need to be addressed before any agreement to the proposal could be given.

It is our view that land needs to be kept in public ownership. If the land is disposed of to the Government for housing it is very likely it will be sold on to private developers who will profit largely from it. The benefit of the land in question should be retained for the good of all who live in the Counties Manukau region.

Question: What surety can Counties Manukau Health give that any housing development will ensure the provision of good quality affordable housing to enhance healthy living and wellness for low income families and children?

Question: What does the phrase "alternative use" mean?

The roads around the site are already being used to capacity at peak times. The issue of the extra traffic which would be generated from additional housing on the site is of particular concern. At the present time there are only two roads joining Kerrs Road and Browns Road, namely the Great South Road and Dalgety Drive. In the afternoon after 3.00 pm these roads including Druces Road and Kerrs Road are bumper to bumper with traffic. Students from Manurewa High School use the intersection, especially enroute to and from school. They also use a walkway between Kerrs Road and Browns Road.

Question: What roading infrastructure has been identified to alleviate traffic congestion?

Question: Is any land being made available for a new road, which would be the extension of Druces Road along the western boundary of the site?

New Open Space on the north-eastern part of the site

We welcome the addition of open space to be made available to the public. At present the section of the Puhinui Stream that passes through the site is not available to the public. The path alongside the stream has become a well-known and well used walkway but is interrupted at the point where the land belongs to Counties Manukau Health.

Question: Will the new open space incorporate the Puhinui Stream and continue through the Counties Manukau Health section of the stream and become part of the Te Araroa national trail?

General Comments

Thank you for the opportunity to provide feedback and comment on the proposed future of the Counties Manukau Health Manukau site.

Sisters of Mercy Wiri want to be informed of the outcome of the consultation.

Names: Sister Anne Hurley and Sister Margaret Martin
Postal Address: P. O. Box 98923, Manukau, Auckland 2241
Street Address: 14 Trevor Hosken Drive, Wiri, Auckland 2104
Phone 09 263 6464
Email: anne@sistersofmercywiri.org.nz or margaret@sistersofmercywiri.org.nz

