

## Retirement village opposed

By JANIE SMITH

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Neighbours are raising concerns about a multi-storey retirement village development in Three Kings.

Plans for Ranfurly Veterans House include a new hospital and 177 new resthome units.

St Andrews Rd resident Noel Jackson says he and others in the area are unhappy with the plans.

"It will be a blot on the landscape and cast a shadow on a lot of properties on Hillsborough Rd," he says.

Resource application documents say the new buildings will be between three and eight storeys, exceeding council restrictions by 11.7 metres.

Mr Jackson is worried about the extra traffic generated by the 43 fulltime staff and the extra residents.

The proposal also requires the felling 53 trees and relocating 18 others.

"I think it's a shame to cut down trees and replace them with buildings. We hope it won't go ahead or will be cut back so it is a little bit more friendly to the area."

Mt Roskill Community Board chairman Richard Barter also has concerns about the parts of the proposal that fall outside the district plan rules.

"If we're going to have high-density housing we'll have to adapt. But there is a district plan and they are going way outside of it."

He says the board will discuss the project and make a submission.

The development is a joint project between the Ranfurly Trust, which administrates the veterans house, and Christchurch-based Retirement Assets.

Retirement Assets chief executive Peter Cross says the company will own the resthome and part of the profit will go to the trust to run the hospital.

The existing retirement home will also be restored.

He says the eight-storey building is built on a slope in two four-storey sections.

Engineers have been employed to look at traffic issues around the main entrance on Warren Ave and two minor entrances on Mt Albert Rd.

"It might sound like a lot, but traffic will not be as high as from a residential development," Mr Cross says.

He says many trees will be preserved and some "scruffy" ones cut down.

The development will cost about \$120 million and if approved building could start in August or September.

Submissions on the resource consent must be made in writing by Monday. The application can be viewed at the Mt Roskill library or the Auckland City Council service centre in Graham St in the city centre.