

I309. Cornwall Park Precinct

I309.1. Precinct Description

Cornwall Park is a privately owned and managed landscaped park designed for public recreation and enjoyment and is a highly used and valued open space.

The park is governed by the Cornwall Park Trust Board through a Trust Deed that requires the land to be maintained as parkland for the benefit of the public.

The park is comprised of 172 hectares of land that lies both north and south of Green Lane West Road. The area south of Green Lane West Road has a picturesque semi-rural pastoral setting, with sheep and cattle grazing, natural features, stone walls, and expanses of green open space that provide a 'country' experience in the city. The park is renowned for its landscape design and wide variety of mature trees.

The park enables a diverse range of recreation activities and provides sports fields, barbeque areas, seats, information and education facilities, a restaurant and café. The park contains two buildings (Acacia cottage and Huia Lodge) that are scheduled for their significant historic heritage values.

The park flanks a volcanic cone, Maungakiekie/One Tree Hill, which includes the scoria cone that largely lies in the adjacent One Tree Hill Domain, and the surrounding volcanic landforms. A pre-European Māori fortification (pa) was built on the cone, many features of which can still be seen.

The significant natural and historic values of the park have been scheduled and are managed through overlays including the Historic Heritage Overlay, the Notable Trees Overlay, as an outstanding natural feature in the Outstanding Natural Features Overlay and the Outstanding Natural Landscapes Overlay, and the Volcanic Viewshafts.

The area of the park south of Green Lane West Road is zoned Open Space - Informal Recreation Zone. The area of the park north of Green Lane West Road is zoned Open Space - Sport and Active Recreation zone, apart from the area within Campbell Crescent which is zoned Open Space – Informal Recreation Zone.

The purpose of the Cornwall Park Precinct is to provide for the on-going operation and development of the park for public use and enjoyment while protecting the scheduled features within the park. To assist in achieving these outcomes the precinct provides for activities in appropriate locations within the park through sub-precincts (Refer to the Plan maps), namely:

Sub-precinct A: Parkland conservation

This sub-precinct includes the lower slopes of Maungakiekie/One Tree Hill and the grove of scheduled olive trees. The topography combined with the scheduled historic heritage, notable trees and outstanding natural feature values in this sub-precinct support its use for informal recreation and limit its suitability for development.

Sub-precinct A is zoned Open Space – Informal Recreation Zone.

Sub-precinct B: Parkland informal recreation

This sub-precinct includes the majority of the open parkland used for informal recreation, events and farm activities; predominantly grazing. It also applies to the area within Campbell Crescent adjoining Manukau Road where the statue of Sir John Logan Campbell and fountain is located.

Sub-precinct B is zoned Open Space – Informal Recreation Zone.

Sub-precinct C: Parkland development

This sub-precinct includes open parkland used for informal recreation, events, farm, restaurant and café activities. Cornwall Hospital was located in this sub-precinct from 1942-1975 which resulted in the land being modified more than most of the other open parkland areas. As a result the area is less sensitive to future development.

Sub-precinct C is zoned Open Space – Informal Recreation Zone.

Sub-precinct D: Parkland sport and active recreation

This sub-precinct includes the parts of the park used for sport and active recreation including associated fields and facilities for tennis, bowling, rugby, rugby league and cricket. In the area north of Green Lane West Road it also includes the adjoining Puriri Drive.

The Sub-precinct D areas north of Green Lane West Road are zoned Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone.

The Sub-precinct D area south of Green Lane West Road is zone Open Space – Informal Recreation Zone.

Sub-precinct E: Parkland visitor/information

This sub-precinct includes the park's visitor and information centre and restaurant/kiosk, the scheduled historic Acacia Cottage and Huia Lodge buildings and the car parking areas.

Sub-precinct E is zoned Open Space – Informal Recreation Zone.

Sub-precinct F: Parkland farm activities

This sub-precinct includes facilities associated with farming including farm implement and shearing sheds. It is also appropriate for park administration, horticulture and education activities related to farming.

Sub-precinct F is zoned Open Space – Informal Recreation Zone.

Sub-precinct G: Parkland administration and operations

This sub-precinct includes the park administration and operations buildings, including park depot and storage facilities, and the park's plant nursery.

The Sub-precinct G area is zoned Open Space – Sport and Active Recreation Zone.

I309.2. Objectives

- (1) Cornwall Park retains its significant value as a farm park and expansive open space that provides for a range of recreational use and enjoyment by the public.

- (2) The significant historic, natural and amenity values of Cornwall Park are protected while enabling on-going use, development, operation and maintenance activities to be undertaken.

The relevant overlay, Auckland-wide and zone objectives apply in this precinct, in addition to those specified above.

I309.3. Policies

- (3) Provide for use and development that is consistent with the use and values identified for each sub-precinct.
- (4) Enable on-going daily park operations, including farming operations.
- (5) Provide for future use and development in appropriate locations, including farming, recreation, restaurant, cafe and visitor centre activities.
- (6) Limit formed and sealed parking areas adversely affecting the conservation and amenity values of Cornwall Park by not requiring any additional parking to be provided for new activities.

The relevant overlay, Auckland-wide and zone policies apply in this precinct, in addition to those specified above.

I309.4. Activity table

The provisions in the relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I309.4.1 Activity table specifies the activity status of land use and development activities in the Cornwall Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in the activity status for an activity in Table I309.4.1 Activity table below means that the provisions of the overlay/s, zone or Auckland-wide apply.

Sub-precincts

Sub-precinct A: Parkland conservation

Sub-precinct B: Parkland informal recreation

Sub-precinct C: Parkland development

Sub-precinct D: Parkland sport and active recreation

Sub-precinct E: Parkland visitor/information

Sub-precinct F: Parkland farm activities

Sub-precinct G: Parkland administration and operations

Table I309.4.1. Activity Table

Activity		Sub-precinct activity status						
		A	B	C	D	E	F	G
Use								
Accommodation								
(A1)	Caretaker's, park ranger's, or groundsman's accommodation	D	P	P	P	D	P	P
Commerce								
(A2)	Restaurants and cafes (excluding drive-through restaurants) that are: <ul style="list-style-type: none"> • accessory to a permitted activity; and • not within 50m of a residential zone 	D	RD	P	P	P	RD	RD
(A3)	Restaurants and cafes (excluding drive-through restaurants) that are: <ul style="list-style-type: none"> • accessory to a permitted activity; and • within 50m of a residential zone 	D	RD	RD	RD	RD	RD	RD
Community								
(A4)	Art galleries	D	P	P	D	P	D	D
(A5)	Clubrooms	D	D	D	P	D	D	D
(A6)	Grandstand	NC	NC	NC	RD	NC	NC	NC
(A7)	Offices and administration accessory to a permitted activity	D	P	P	P	P	P	P
(A8)	Organised sport and recreation	RD	RD	RD	P	RD	D	D
(A9)	Recreation facilities	D	D	D	P	D	D	D
(A10)	Visitor centre	D	P	P	NC	P	P	D

Rural								
(A11)	Farming	P	P	P	P	P	P	P
(A12)	Horticulture						P	P
(A13)	Conservation planting (including in scheduled areas)	P	P	P	P	P	P	P
(A14)	Tree trimming or alteration (including scheduled notable trees)	P	P	P	P	P	P	P
Development								
(A15)	Parks depots, storage and maintenance	RD	P	P	P	P	P	P
(A16)	Rock walls (including on the front boundary)	RD	P	P	P	P	P	P
(A17)	Sport and recreation structures	NC	RD	RD	P	RD	RD	RD

I309.5. Notification

- (1) Any application for resource consent for an activity listed in Table I309.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I309.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below. All permitted activities listed in Table H1.4.1. Activity table must comply with the following standards.

I309.6.1. Farming

- (1) Farming activities in Sub-precinct A must be limited to grazing of sheep.

I309.6.2. Maximum height

- (1) In Sub-precinct A the maximum height of any building must not exceed 5m and the height of exterior lighting, fittings and supports must not exceed 8m.
- (2) In Sub-precinct D the maximum height of any building must not exceed 15m.
- (3) In Sub-precinct G the maximum height of any building must not exceed 8m and the height of exterior lighting, fittings and supports must not exceed 10m.

I309.6.3. Gross floor area threshold

- (1) The gross floor area of individual buildings in Sub-precinct B must not be more than 250m².
- (2) The gross floor area of individual buildings in Sub-precincts C, E and F must not be more than 300m².
- (3) The gross floor area of individual buildings in Sub-precinct D must:
 - (a) not be more than 150m² where the building is within 20m of a residential zone; or
 - (b) not be more than 500m² where the building is further than 20m from a residential zone.

I309.6.4. Parking

- (1) A minimum of 800 car parking spaces must be retained in the Cornwall Park precinct.
- (2) No additional car parking is required for new activities.

I309.6.5. Conservation planting (including in scheduled areas)

- (1) Conservation planting in Sub-precinct A must be limited to the restoration of vegetative cover on the cone's slopes.
- (2) Conservation planting in all other sub-precincts must not result in earthworks that extend more than 300mm below the surface.

I309.6.6. Tree trimming and alteration (including scheduled notable trees)

- (1) The maximum branch diameter must not exceed 150mm.
- (2) No more than 20 per cent of live growth of the tree can be removed in any one calendar year.
- (3) The works must meet best arboricultural practice.
- (4) All trimming or alteration must retain the natural shape, form and branch habit of the tree.

I309.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I309.8. Assessment – restricted discretionary activities

I309.8.1. Matters of discretion

For development that is a restricted discretionary activity in the Cornwall Park Precinct, the Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Open

Space – Informal Recreation Zone or the Open Space – Sport and Active Recreation Zone.

(1) Rock walls:

- (a) design, external appearance and landscaping; and
- (b) effects on heritage and the natural environment.

(2) Sport and recreation structures:

- (a) intensity and scale;
- (b) development design, external appearance and landscaping; and
- (c) effects on heritage and the natural environment.

I309.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

I309.8.2.1. Rock walls

(1) The extent to which the design, external appearance and any landscaping:

- (a) is compatible with the character of the area and height and form of any existing rock walls;
- (b) minimises any adverse effects, including visual amenity through use of materials and colour; and
- (c) integrates with the existing landscape character of the area.

(2) Whether the construction of the wall will have adverse effects on any areas with scheduled values, and the extent to which these can be remedied or mitigated.

(3) The extent to which any disturbance to the existing landform and vegetation is minimised and any adverse effects can be remedied or mitigated.

I309.8.2.2. Sport and recreation structures

(1) The extent to which the intensity and scale of the structures will detract from the amenity value of any adjoining residential areas, and the measures to remedy or mitigate any adverse effects.

(2) Whether the structures are located to minimise adverse effects on public access to, and use of, the open space.

(3) The extent to which any disturbance to existing landform and vegetation is minimised.

- (4) The extent to which any adverse effects on natural values or amenity values are avoided, remedied or mitigated through location, design, external appearance and landscaping.

I309.9. Special information requirements

There are no special information requirements in this precinct.

I309.10. Precinct plans

There are no precinct plans in this precinct.