

2. *Corbett Park Recreation Reserve*

Description

Location:	South Rd, east of Oakura River
Legal description:	Section 28 Oakura Town Belt (SO 9599) / Section 258 Town of Oakura / Part Section 12 Oakura Town Belt.
Size:	7.22ha
Reserve status:	All reserve with the exception of the road into the reserve and parking lot on the Oakura River (hatched area in the map below).
Reserve Classification:	Recreation Reserve



Physical description

Corbett Park Recreation Reserve is the easternmost of the Oakura reserves. The reserve comprises a wide flat lowland area bounded by the Oakura River as it curves north then east to the sea. The land rises sharply to the east, enclosing the reserve in a bank of native bush. To the south, the land rises more gently through bush to South Road (SH45).

The sportsgrounds are poorly drained and is subject to bogging during wet periods.

The park is within the Open Space A Environment Area in the District Plan. These areas are used primarily for organised sports and recreation. Such areas will normally have associated buildings such as clubrooms, changing sheds or toilet facilities. The park is also wholly within the Coastal Policy Area, including the western corner which is specifically within the sand dunes layer. The seaward allotment - Section 28 Oakura Town Belt (SO 9599) - is within the Coastal Hazard Area. The Park is bounded by rural properties to the north east, Oakura Beach to the north west, State Highway 45 to the south east and Oakura River to the south west. Oakura Pa is located on the opposite side of the River. Residential properties are located on the opposite side of SH45 although they are zoned Rural.

Tangata whenua interests

This reserve is within the tribal rohe of Taranaki Iwi. The area is of historic and cultural significance to Nga Mahanga and Ngati Tairi Hapu.

Land status and history

The main part of this reserve, consisting of the sportsground up to the hilltop, is owned by the Proprietors of Parininihi Ki Waitotara (PKW). The land is leased to the Crown, who has vested the leasehold interest in NPDC as administering body of the reserve. As owners of the reserve land, PKW have the option of choosing what uses are made of the land in the future if it ceases to be leased as a reserve.

The Crown has underlying title to the band of beach along the foreshore (Section 28 Oakura Town Belt). This is land that was reserved from sale under Section 58 of the Land Act 1948 and set aside as a reserve for recreation purposes.

The Crown also has the title to the bush-covered band of land between the PKW land and the highway. This land was formerly road, which was later closed and set aside for a recreation reserve.

The administration of these parcels is vested in the New Plymouth District Council.

The road into the reserve and car park is Council road reserve. Part of this was originally Crown grant road.

Existing improvements

The existing improvements include:

Two sport fields (rugby and soccer), pavilion, an artificial cricket wicket and outdoor netball/tennis court, floodlights, rubbish bins, signs, barriers. Other facilities include a public toilet block, picnic tables and formed parking area. The lowland areas are landscaped. A walkway leads up to and along the hill behind the sportsgrounds.

Uses and activities

This area provides opportunities for a variety of active and casual recreational activities. The sportsgrounds contain a rugby and soccer field and cricket pitch as well as a netball court. There is a pavilion on the grounds. The fields have night lighting. There is parking along the front of the fields.

A walkway along the edge of the sportsgrounds leads to the hill top and view looking west over Oakura Beach and the township.

The beach is accessible from the northern side of the reserve, providing access to beach walking along the waterfront that extends as far as Back Beach. Other seaside activities such as swimming and surfing are accessible from this area.

Corbett Park is used for rugby in winter by the Kaitake Rugby Football Club. The grounds are also used for cricket (Oakura Cricket Club) and junior soccer and athletics (Oakura Junior Sports Club) The amenities part of the building including the toilets, showers and kitchen is owned by Council. The clubroom building is owned by the resident rugby club.

The following club holds a land only lease at Corbett Park:

- Kaitake Rugby Football Club (perpetual lease)

Management objectives and specific policies

- 1) This park will be managed as a sports park suitable for formal and informal sport and recreation, including beach access as well as an attractive backdrop to the eastern end of the Oakura beach and for the purpose of conserving cultural heritage values.
- 2) The Oakura Recreation and Community Facility Study was considered as a submission to the draft Sports Park Management Plan. One of the recommendations was to investigate the potential for an Oakura multi-sport facility. A development concept plan has not yet been prepared for Corbett Park and will be considered following discussions with users and review of the Oakura Recreation and Community Facility Study's recommendations.
- 3) The Council will continue to pursue transfer of the leaseholder interest from DOC to NPDC as part of implementation.
- 4) A lease will be maintained with the Kaitake Rugby Football Club for their clubrooms. Any extensions to the footprint of the existing building will be considered on a case by case basis in accordance with General Policies for Council administered reserves.
- 5) The Proprietors of Paraninihi ki Waitotara, as landowners, will be consulted concerning all works involving significant changes to the land or structures on the land, including plans for additional structures and other new improvements.
- 6) Structures are only permitted on the flat lowland area containing the sportsground and on the low terrace that surrounds the sportsground. No structures are permitted on the hill area on the eastern side of the reserve.
- 7) The high bank on the eastern side will be maintained in its natural state with no intervention except to address plant and animal pests.
- 8) The area bordering the Oakura River will be managed as a shaded picnic area.
- 9) Permanent commercial activities are not contemplated for this reserve. One-off commercial activities may be contemplated during special events where these are in keeping with the nature and purpose of the event and the reserve.
- 10) Drainage structures may be constructed in lowland areas, with the approval of PKW, to improve water run-off from the sportsground. Options for improving drainage at this park will be investigated and added to the plan prior to its adoption.
- 11) Future planning for this reserve will give regard to the adjoining foreshore area being noted as an area of high amenity value in the Regional Coastal Plan for Taranaki. The Oakura River is also zoned a Coastal Management Area B in the regional plan and adjacent activities will be managed accordingly.