

## 18. Karo Park

### Description

Location:	Karo Street, Inglewood
Legal description:	Lot 1 DP 16157 Lot 119 DP 16656
Size:	8.64 hectares
Reserve Status:	Subject to the Reserves Act 1977
Reserve Classification	Recreation Reserve



### Physical description

This sports park is located off towards the southern end of the Inglewood township and is accessed from Karo Street. The park has four fields available, large car park and an amenities building. A small stream runs through the park between the playing fields and an undeveloped paddock.

The park is 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. Residential A zoning (including Inglewood High School) is located to the north and north east of the site. The remaining surrounding boundaries are zoned rural.

### Tangata whenua interests

This reserve is within the tribal rohe of Te Atiawa Iwi. The area is of historic and cultural significance to Pukerangiora and Puketapu Hapu.

### **Land status and acquisition history**

Lot 1 DP 16157 was purchased by the Inglewood District Council from an Inglewood farmer in 1988. It is held subject to the Reserves Management Act 1977 for recreation purposes.

Lot 119 DP 16656 was purchased by the Inglewood Borough Council from Moa Lands Limited, an Inglewood Company, in 1984. It is held subject to the Reserves Act 1977 for recreation purposes.

### **History and cultural values**

Karo Park was developed for the use of soccer, hockey and cricket codes. The park was officially opened on 29<sup>th</sup> October 1989 at the clubrooms located at the park and was used for playing sport from Easter 1990. The development of the park was funded by the Council. The cost of constructing the amenity and clubroom buildings was shared between the Council and the Inglewood Combined Sports Club.

### **Existing improvements**

The existing improvements within the reserve include:

Amenities and clubrooms building, two rubbish bins, ten floodlights, seven signs, barriers, fences, gates, and a carpark.

There is a water supply pipe running along the eastern boundary of the park and diagonally to the centre of the park.

### **Uses and activities**

Karo Park is a popular sports park with soccer and cricket fields available. The amenities part of the building including the toilets, showers and kitchen is owned by Council. The clubrooms portion of the building is owned by the resident club.

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

- Inglewood Combined Sports Club for the portion of building they own (lease expires 2012 with one further right of renewal for 21 years)

### **Management objectives and specific policies**

- 1) The developed areas of this park will be managed as a sports park suitable for formal and informal sport and recreation.
- 2) Future development of Karo Park will be in accordance with the development concept including:
  - i. New directional lighting and signage near entrance way
  - ii. Re-levelling of sports fields
  - iii. Developing pedestrian access from Tainui Terrace
  - iv. New goal storage area
  - v. Rehabilitation of vegetated area surrounding stream
- 3) A lease will be maintained with the Inglewood Combined Sports 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.

- 4) In August 2010 the Council resolved an intention to transfer Council owned building or part of buildings to the clubs that use or occupy them. The Council is currently working with clubs to achieve this.
- 5) The undeveloped area of approximately 3200m<sup>2</sup> on the right of the current entrance driveway is considered surplus to the Council's requirements and is on the Council's Land Sale schedule as a Category 2 property. Category 2 is defined as: Properties that are being considered for sale - but have yet to be formally considered or a final decision yet to be made by the Council.
- 6) This undeveloped land is currently being considered for rezoning from an Open Space Environment Area to a Residential Environment Area. This will facilitate disposal of the land however, does not prevent the Council continuing to hold and maintain the land as reserve.
- 7) Future residential development of the adjoining farm land will require development of an extension to Karo Street along the alignment of the north-south section of the park entrance way. At the time this proceeds the park entrance may be realigned and access directly off the new portion of road.
- 8) Should any new legal road development be required prior to the disposal of the surplus park land, a process to change the status of a small portion of the land from reserve to road reserve would need to occur, the developer of the residential land will be responsible for costs associated with this process.
- 9) The undeveloped paddock on the south of the car park is currently leased to the neighbouring property owner for grazing purposes.
- 10) In the short to medium term this paddock will continue to be managed by a lease for grazing purposes.
- 11) If future demand occurs the undeveloped paddock has the potential to be developed into a playing surface for junior sport, alternatively the Council may wish to consider disposing of the land.