

## 10. Sutherland Park

### Description

Location:	Fernleigh Street, New Plymouth
Legal description:	Lot 23 DP 10622 Lot 16 DP 12617 Lot 3 DP 12325 Lot 1 DP 14395 Lot 1 DP 11769 Part Section 898 Grey District
Size:	2.6 hectares
Reserve Status:	Subject to the Reserves Act 1977
Reserve Classification:	Recreation reserve



### Physical description

Sutherland Park is a sports park located in the suburb of Ferndale. Access is located off Fernleigh Street with additional access from Anne Street. Sutherland Park has two fields to the east of Fernleigh Street and to the west are one large field and three junior fields.

The eastern fields slope approximately 1.5m between the two fields. The western fields are within a Flood Detention Area and is part of the Councils Flood Protection Scheme which has been designed to impound water.

The majority of 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. The park is Open Space B Environment Area to the south which is characterised by those areas that are predominantly focused towards informal recreational pursuits, usually of a more passive nature, such as walking or playing. They are more open, with less built features than the Open Space A Environment Area. The park is surrounded by Residential A Environment Area.

The sports played at the fields are currently athletics, cricket, soccer and junior soccer. The fields are used separately for training and games.

There are currently no buildings on the western side of the park. In 2007 the Council approved a storage shed for the western side of the park, to date this development has not taken place.

#### **Tangata whenua interests**

This reserve is within the tribal rohe of Te Atiawa Iwi. The area is of historic and cultural significance to Ngāti Te Whiti.

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

Lot 23 DP 10622 was acquired for the New Plymouth City Council in 1979 from a New Plymouth contractor. It was classified as a recreation reserve in 1983 and is subject to the provisions of the Reserves Act 1977.

Lot 1 DP 11769 was acquired by New Plymouth city in 1977 and subject to the provisions of the Reserves Act 1977 was classified as a recreation reserve in 1983.

Lot 16 DP 12617 was purchased by New Plymouth City Council in 1979 for the purpose of a recreation reserve.

In 1978 Lot 3 DP 12325 was purchased by New Plymouth City Council as a recreation reserve.

Lot 1 DP 14395 was acquired by New Plymouth city for a public utility in 1977. Pursuant to Section 306(3) of the Local Government Act 1974 the land was originally vested in the Council as road. In 1977 the land was vested in the New Plymouth City Council as a recreation reserve and subject to the Reserves Act 1977.

The remaining Part Section 898 Grey District was acquired by the New Plymouth City Council in 1985 from a New Plymouth Farmer, and classified for river control purposes and subject to a right to drain stormwater.

The later four parcels were classified as recreation reserve as part of the preparation of this management plan.

### **History and cultural values**

In 1975 authorisation to develop Sutherland Park was granted following a survey completed by the Town Planning Office and Parks Department that showed that the major gap in playing field sites throughout the city was in the Frankleigh Park/Ferndale area. The park fields were completed in 1981.

The New Plymouth City Council Reserves Act 1977 Management Plan for Fernleigh Street Reserve (including Sutherland Park) was approved on 21 July 1980. This plan allowed for the area to be used as recreation space. The eastern field was intended to provide for two winter sportsfields and a childrens play area. The western section was developed at a latter stage and provided for two winter sports areas and a ponding area for the city flood control systems. Provision for a site lease of a sports club (Woodleigh Sports Club) was also provided.

Summer lease of two fields at Sutherland Park was granted on 13 December 1990 to Taranaki Cricket Association. A third field was also leased to Woodleigh Sports Club Athletics. Currently the Woodleigh athletics, soccer and cricket clubs lease the grounds from the Council, and together as Woodleigh Sports and Social Club have a ground lease for the clubrooms and two other small buildings they own on the eastern end of the park.

### **Existing improvements**

Existing improvements include:

Amenities building (toilets/changing rooms), clubrooms, storage shed, temporary container, rubbish bin, five flood lights, sign, eight seats, two picnic tables, water feature, fences, gates, barriers, wall, path, bridge, courts, playground, and gravel carpark.

There is a storm water pipe running diagonally through lot 23 of the park starting at the southern boundary, and another running through Lot 1 from the eastern boundary. There is a waste water pipe running along the western boundary of Lot 23.

### **Uses and activities**

Sutherland Park has five fields available which are used for cricket, athletics and soccer. The Council owned facilities (changing rooms/toilets) are available for hire. The club rooms and storage shed are owned by the resident club. The courts are also owned by the resident club and are used for netball practices.

The following club has a land only lease at Sutherland Park:

- Woodleigh Sports and Social Club for the clubrooms (lease expires 2029).

### **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 Sutherland Park will be in accordance with the development concept including:

- i. Extensive re-levelling of the sports fields on the eastern side to create one level area.
  - ii. New goal storage areas
  - iii. New signage at all entrances
  - iv. Sealing the existing car park
- 3) A lease will be maintained with the Woodleigh Sports and Social 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 buildings or part of buildings to the clubs that use or occupy them. The Council is currently working with Woodleigh Sports and Social Club to achieve this.
- 5) As part of the building transfer process the Council intends to vary the lease with the club to include the current Council owned building.
- 6) A licence will be established with the club for the occupation of part of the park by the netball courts should the club wish to bring this facility up to an acceptable standard and use. Should the club no longer require the netball courts these must be removed by the Club. Leases/licences will also be established for the existing storage shed, cricket nets and floodlights.
- 7) In 2007 the Council resolved to approve a lease in favour of the Woodleigh Sports and Social Club to build a new storage facility on the western side of the park. The Club has previously obtained a resource consent for a building in 2004 and a building consent in 2008, both consents have now lapsed as no works has progressed on the building.