

# **William Fraser Memorial Park on Pohe Island**

**Reserve Management Plan - 2013**

## William Fraser Memorial Park on Pohe Island - Reserve Management Plan 2013

### Reserves Act 1977

This is a true and corrected copy of the William Fraser Memorial Park on Pohe Island Management Plan 2013, which was approved by resolution of Council pursuant to Section 41 of the Reserves Act 1997 on 25 September 2013, to become operative on 25 September 2013.

The Common Seal of Whangarei District Council

are hereto affixed this 11th day of October 2013

in the presence of

  
\_\_\_\_\_  
Signature



### Acknowledgements

Whangarei District Council (Council) wishes to thank those people who have contributed their ideas in the preparation of this management plan.

## Table of Contents

<b>Section 1</b>	<b>Introduction .....</b>	<b>4</b>
1.1	Purpose of this Management Plan .....	4
1.2	Plan Implementation and Review .....	4
<b>Section 2</b>	<b>The Reserve.....</b>	<b>5</b>
2.1	Location and General Description .....	5
2.2	History of the Site .....	6
2.3	Existing Uses and Activities .....	10
2.4	Future Uses and Activities .....	13
<b>Section 3</b>	<b>Vision and Objectives.....</b>	<b>14</b>
3.1	Vision.....	14
3.2	Objectives.....	14
3.3	Concept Plan.....	14
<b>Section 4</b>	<b>Landfill Rehabilitation .....</b>	<b>17</b>
4.1	Background .....	17
4.2	Pohe Island Landfill - Post Closure Plan.....	17
4.3	Monitoring.....	17
4.4	Objective – Landfill Rehabilitation .....	20
4.5	Policies and Actions .....	20
<b>Section 5</b>	<b>Recreation Access, Use and Activities.....</b>	<b>21</b>
5.1	General.....	22
5.2	Access Links to William Fraser Memorial Park on Pohe Island.....	22
5.3	Internal Access and Parking .....	22
5.4	Land-based Recreation .....	23
5.5	Water-based Recreation .....	24
5.6	Commercial Activities .....	25
5.7	Community Activities Buildings .....	25
5.8	Objective – Recreation Access and Use.....	26
5.9	Policies and Actions .....	26
<b>Section 6</b>	<b>Landscape Enhancement.....</b>	<b>30</b>
6.1	General.....	30
6.2	Objective – Landscape Enhancement .....	31
6.3	Policies and Actions .....	31
<b>Section 7</b>	<b>Protection of William Fraser Memorial Park on Pohe Island’s Future Interests .....</b>	<b>32</b>
7.1	Statutory Provisions .....	32
7.2	Future Growth Potential .....	32
7.3	Development of the Bell Block .....	32
7.4	Objectives – Protection of William Fraser Memorial Park on Pohe Island’s Future Interests.....	32
7.5	Policies and Actions .....	32
<b>Appendix 1</b>	<b>Land Parcels Comprising Pohe Island.....</b>	<b>33</b>

## Table of Figures

Figure 1	Sketch Plan of ‘Pohe’s Island’ - 1907 .....	6
Figure 2	Pohe Island – Existing Features .....	12
Figure 3	Pohe Island – Concept Plan.....	16
Figure 4	Services Reticulation and Landfill Monitoring .....	19

## Section 1 Introduction

### 1.1 Purpose of this Management Plan

The William Fraser Memorial Park on Pohe Island Reserve Management Plan contains specific provisions for the future management and development of Pohe Island as a recreation reserve.

The management plan has been prepared in accordance with Section 41 of the Reserves Act 1977. Section 41(3) of the Act sets out the purpose of a reserve management plan, which is to:

*'provide for and ensure the use, enjoyment, maintenance, protection, and preservation...and...development, as appropriate, of the reserve for the purposes for which it is classified.'*

Relevant statutory obligations, bylaws and approvals of the Government, Northland Regional Council (NRC) and Council will be complied with in the implementation of this plan. They include the following provisions.

- Reserves Act 1977
- Local Government Act 2002
  - Long Term Council Community Plan
- Resource Management Act 1991
- Regional Policy Statement for Northland
  - Northland Regional Plans
  - Whangarei District Plan
  - Whangarei Urban Growth Strategy
- Whangarei Coastal Management Strategy
- Council Open Space Strategy
- Walking and Cycling Strategy for Whangarei District 2012
- Whangarei District Public Places Bylaw
- Whangarei District Dog Management Policy and associated Dog Management Bylaw.

### 1.2 Plan Implementation and Review

The management plan has a proposed ten-year life. At the end of that period the effectiveness of the plan will be reviewed by Council.

The vision and its associated objectives for Pohe Island, as set out in this plan, are long term and are intended to go beyond the 10 year timeframe of this particular plan. Community support and commitment in achieving the vision and in implementing the policies and actions in the plan will be encouraged.

## Section 2 The Reserve



**Skate park user in flight**

Photo source: Council Parks (2005)

### 2.1 Location and General Description

Pohe Island lies adjacent to the mouth of the Hatea River and Whangarei Harbour; Whangarei Terenga Paraoa (Figure 2). The Harbour has been recognised as a nationally significant Wildlife Refuge and is an important cultural taonga for local Māori.

Across the Hatea River to the northwest are Council's Hihiaua Reserve, the Town Basin and Central Business District. There is a clear visual link between Hihiaua Reserve and Pohe Island. The elevated Parihaka and Riverside residential areas adjoin Pohe Island to the north on the opposite side of Riverside Drive. The site is particularly visible from many of the properties in these areas. Properties located to the west and south of Pohe Island on the opposite side of the Hatea River have predominantly commercial and industrial land uses. Some of the properties in the Okara Park, Port Road and Morningside areas to the south have a clear view to the site.

Vehicle and pedestrian access to Pohe Island is from both Riverside Drive and Dave Culham Drive.

Pohe Island is approximately 54 hectares in area contained in several Certificates of Title. Details of the land parcels are shown in Appendix 1.

Pohe Island is owned and managed by Council, who has responsibility for its maintenance and general administration as a recreation reserve under the provisions of the Reserves Act 1977, the District Plan and Council bylaws.

Pohe Island is unique in that it is a relatively large coastal open space located within close proximity to central Whangarei. It was Whangarei's largest urban landfill site. Future use and development of Pohe Island for recreation is constrained by past landfill operations. Recreation activities and uses currently on the site include a skate park, BMX track, sports fields and water-based facilities (e.g. clubrooms, ramp).

Pohe Island has an undulating topography as a result of the past landfill operations. In effect, the swales and earth mounds form, and have created, definition to the site, providing relief and an element of interest in a wide expanse of open space. The site is a relatively open and exposed area. Mature mangroves are located around much of the coastal edge. A number of semi-mature trees exist along the frontage to Riverside Drive.

## 2.2 History of the Site

### 2.2.1 Names used for the Site

A Sketch Plan produced by the Māori Land Court in 1907, labelled 'Pohe's Island', shows clearly the existence of an island surrounded by sandy mudflats covered at high tide, fringed by mangroves on the coastal edge and a channel on the landward side. (Plan Reference: ML7418 – see Figure 1). The area of 'Pohe's Island', according to the Sketch Plan, was 1 acre 1 rood. Its height was two feet above sea level, covered in manuka. 'Pohe's Island' is noted as being included within the Whangarei Harbour Board's Endowments.

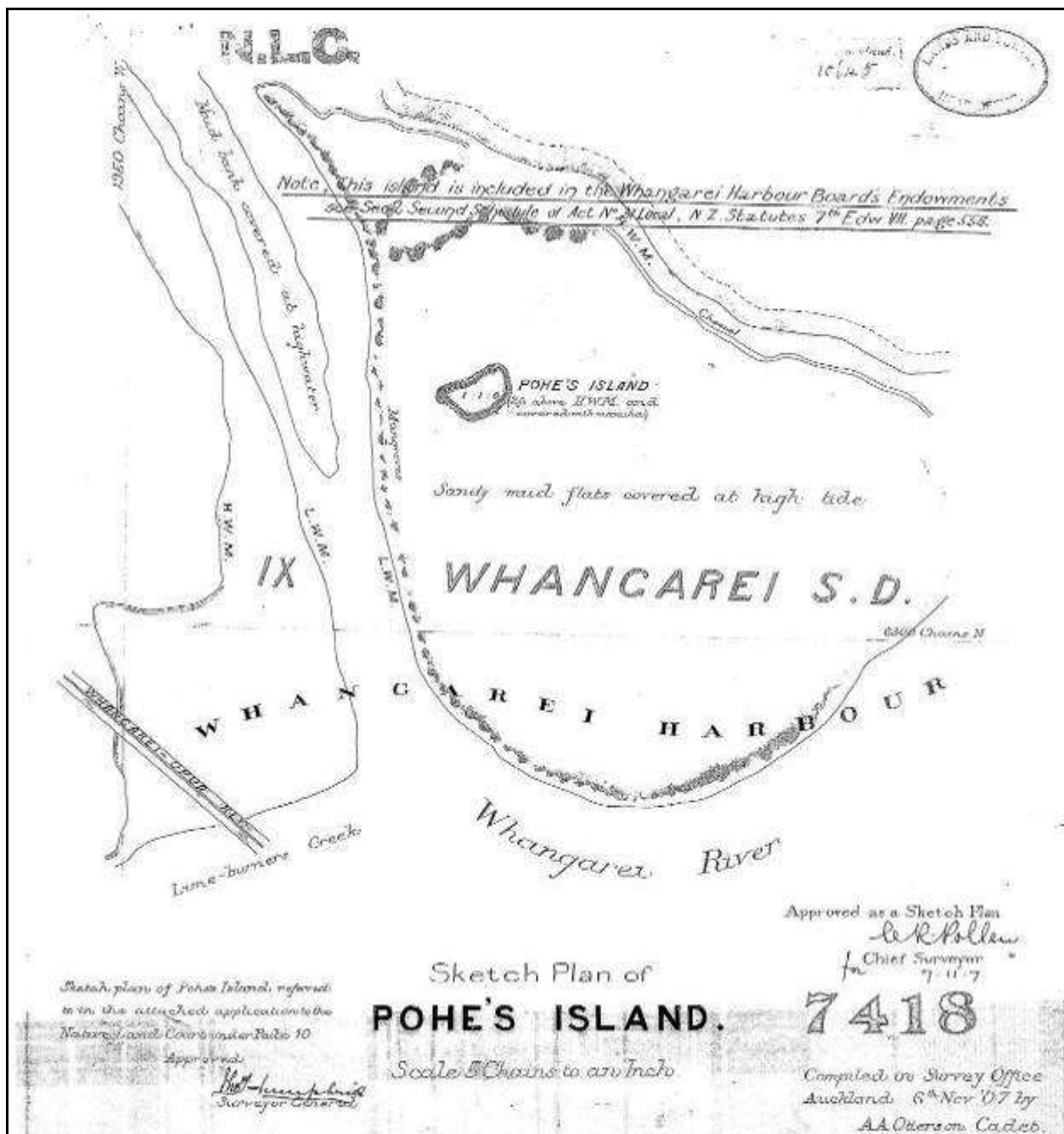


Figure 1 Sketch Plan of 'Pohe's Island' - 1907

Source: N.Z. Gazette, 1907, No. 31, pp. 558-559

The site was referred to as 'Pohe Island' at around 1973 (articles - 'The Northern Advocate' - Florence Keene Collection, Northland Room, Whangarei City Library - for example, the acquisition of Pohe Island – 18/07/1967 and the development of Pohe Island – 04/11/1964, 03/05/1966, 28/08/1968, 08/07/1971.)

In 1973, Whangarei sports bodies were invited 'to submit suggestions to Whangarei City Council for developing William Fraser Memorial Park on Pohe Island.' (article – 'The Northern Advocate' - 05/07/1973)

Also in 1973, the City Engineer, Whangarei City Council, was quoted as saying that Pohe Island was now renamed William Fraser Memorial Park. (article – 'The Northern Advocate' - 1973 - Florence Keene Collection, Northland Room, Whangarei City Library.)

By 1977, Whangarei City Council had set up a William Fraser Park Development Committee, and the media were using both 'Pohe Island' and 'William Fraser Park' (article - 'The Northern Advocate' – 27/07/1977).

By 1988, the media referred to the site as Pohe Island, but added that Pohe Island is 'now also known as the William Fraser Memorial Park' (article - 'The Northern Advocate' – 15/04/1988).

It is alleged that in the early 1970's the former Whangarei City Council made a decision to change the name of the site from Pohe Island to William Fraser Park. During Council's discussions on this item, it was alleged Councillor J D Williams objected to the name change but was over-ruled. No prior consultation with Māori had been carried out, according to Māori. A check of Council Minutes between 1966 and 1981 has been unable to find proof of this decision and the process involved.

While some people still refer to the site as William Fraser Memorial Park, informally through media releases and members of the public community, the name 'Pohe Island' is still in use when referring to the site; even as a landfill, it was known as 'Pohe Island Landfill'.

Following a resolution of Council of 26 August 2009, it is the intention of this plan to refer to the overall site as 'William Fraser Memorial Park on Pohe Island'.

### 2.2.2 Tikanga Māori

Tāngata whenua have always known and referred to this site as Pohe Island, or more correctly, Te Matau o Pohe. The area was very important for kai moana gathering, and it appears the ancestors of the present day Pohe whānau (family) made fishing hooks on the site.

Māori ask of Pakeha to acknowledge the name 'Pohe' for the site. Further, they request that the entire site reflect and honour the Pohe whānau (family) in its name.

William Carruth, one of Whangarei's first settlers, was brought up Whangarei Harbour/Whāngārei Terenga Parāoa by Wiremu Pohe in the late 1830's. Wiremu Pohe is remembered for protecting early settlers in Whangarei from attack by other Māori. This gesture emphasises the mana of Wiremu Pohe and the recognition he had as rangatira (chief) of the Whangarei rohe (area). William Carruth subsequently became a good friend of the Pohe whānau. Wiremu Pohe, and his son, Wiremu Eru Pohe, were very involved in land sales on the northern side of the harbour. A canal was dug on the orders of a local chief to enable him to take his long war canoes by a more direct route to his landing near Oram's boat yard. Until 1930s, it was possible to row a boat through this canal. It was near here where a female slave, having angered her owner, was buried in the soft mud. Her skeleton has never been found and is probably still buried underneath mountains of landfill material.

(Source: Weekend Magazine, 'Yesterday Today', article by Bruce Collier, 18 July 1981).

### 2.2.3 Mr William Mackenzie Fraser (1878-1960)

Mr William Mackenzie Fraser was a labourer, civil engineer, local politician, conservationist and ethnological collector. He had connections to the site by way of the former Whangarei Harbour Board's land reclamation efforts.

William Mackenzie Fraser was born at Auckland on 6 April 1878, the son of Simon Fraser, a farmer, and his wife, Margaret Ann McKenzie. His father, who was attributed with finding gold at Taieri, Otago, was born in Scotland and his mother in Nova Scotia. The family lived at Point Chevalier, Auckland, until about 1890. They then settled at Maungatapere near Whangarei, where for a short time Billy Fraser attended school. He left after Standard Three to learn bush craft from Māori friends and surveying from his future brother-in-law, Harcourt Buttress. For a number of years he was gum-digging, bush-felling, roadmaking and contract surveying in the Mangakahia District. During this time, he studied by candlelight and obtained civil engineering qualifications.

From 1907 to 1918, Fraser was Whangarei County Council's engineer. In 1920, he began a 27-year association with the Whangarei Harbour Board, working as engineer, secretary, harbourmaster, treasurer and later as superintendent. At one stage, when in the Harbour Board: as secretary, he wrote to himself as

engineer, and then sent letters to himself in return. With energy, skill and foresight he created an efficient organisation and initiated major changes to the harbour. Under his supervision, hundreds of acres of land were reclaimed from the sea. This facilitated the development of a deep-sea port, provided sites for industry and recreation and added to the income of local authorities. He also prepared the way for the establishment of fertiliser works and envisaged the construction of an oil refinery.

Fraser resigned his position as an employee of the Harbour Board in 1947, when he stood successfully for both the Board and Whangarei County Council at the local body elections. In 1950 and 1953, he was elected to the County Council, Harbour Board and Whangarei Borough Council. In 1956 he stood only for the County Council.

From the time he was a young surveyor in the Northland bush, Fraser was interested in the native flora and fauna of the area. In the 1920s, he became honorary caretaker of island sanctuaries within the Whangarei District and was a member of several expeditions to offshore islands. In 1924, he assisted a Dominion Museum expedition to the Poor Knights Islands to collect the rare lily, *Xeronema callistemon*, which is unique to the islands. A foundation member of the New Zealand Native Bird Protection Society (which became the Forest and Bird Protection Society of New Zealand), he was vice president for over 30 years from 1927, wrote for the Society's magazine and represented it on the Waipoua Forest Sanctuary Advisory Society. He was instrumental in having large areas of native bush at Whangarei Heads, Bream Head and the District's outlying islands set aside as reserves, and in having Whangarei Harbour declared a bird sanctuary in the early 1940s.

Over the years through friendship, personal gift, purchase or his own searching, Fraser accumulated about 700 Māori artefacts. Despite subsequent controversy over some acquisitions and legal problems concerning ownership, the Fraser collection, cared for by the Whangarei Museum, is a memorial to his lifetime interest in Māori lore. Fraser was himself honorary curator of the Museum from 1925 until the mid 1930s. He also served on the Borough Library Committee.

Fraser owned several properties, including a coastal dairy farm at Pataua. He was a director of the Kamo Colliery Company and of the limeworks on Matakoho/Limestone Island. He was always proud of his Scottish ancestry: as well as maintaining an interest in the Old Settlers' Association. He belonged to the Waipu Caledonian and the Whangarei and County Pipe Band societies. In 1953, he created the displays of artefacts for the Waipu centennial celebrations.

William Fraser was married twice. On 31 January 1907, in Auckland, he married Caroline Featherstone Griffin, the daughter of a baronet. After her death in 1931, he married Myra Annette Vaile in Whangarei on 24 April 1937. Fraser died in Whangarei on 13 September 1960. He was survived by his wife, four sons of his first marriage and an adopted son and adopted daughter of his second marriage. He was a man of diverse interests with a 'fertile and facile mind', and is commemorated in the William Fraser Memorial Park on reclaimed land in upper Whangarei Harbour.

(Source: Dictionary of New Zealand Biography at [www.dnzb.govt.nz](http://www.dnzb.govt.nz))

#### 2.2.4 Reclamation and Farming

In 1922, the Whangarei Harbour Board adopted an internal report recommending the stopbanking and draining of a 200 acre harbourside area for an eventual multi-sports ground for Whangarei. It would include sports fields, a racecourse and gardens. Although the report did not specify where, it is believed to be Pohe Island. This idea seems to have then been put to one side for a period of time.

Sir Charles Kingsford Smith's aircraft, the *Southern Cross*, landed on Pohe Island in 1928. This event was recorded in The Northern Advocate local newspaper.

In the early 1930's a suggestion was put forward to reclaim land at both Pohe Island and Kioreroa Road. At the same time, a Government scheme to settle returned servicemen and other people on small farms was in progress. It was in conjunction with this 'Small Farms Scheme' that the reclamation of Pohe Island and Kioreroa Road was undertaken. Land was reclaimed by the Whangarei Harbour Board using unemployed or relief workers. Stopbanks were erected around the perimeter of the site, a drain and ditches dug and manuka fascines laid to facilitate drainage of the site. The drain was no longer required when subsequently the level of the site was raised to just above high tide mark with the addition of dredgings from the Hatea River channel. However, during times of high rainfall and/or tides, the site was still prone to flooding.

The land was cut into small blocks, houses and sheds built and farm units leased out. The Harbour Board provided the occupier with a loan of machinery to prepare the land and a weekly allowance to help them get started. Stock purchase and management of the animals on the land was the responsibility of the occupier. The first house on Pohe Island, close to the road to Onerahi, was officially opened in 1932. An aerial photograph in Council's offices shows that by 1946, the site contained several farm houses and associated



buildings and a metalled farm access track around the western edge. At one time the Harbour Board's Tugmaster was living on one of the small farm holdings on Pohe Island.

The site was later used as an aerodrome. In the 1940s, Pohe Island was used for games of competitive cricket.

Information in these sections has been sourced from the following:

- Previous employees of the Whangarei Harbour Board: Mr Ces Whimp, Mr Jim Houlihan and Mr Jack Crispin, and
- Whangarei Library records - 'Yesterday Today' Weekend Magazine, Bruce Collier, 18 July 1981; Florence Keene Collection – articles from 1922 and 1973.

### 2.2.5 Vesting and Subdivision

The Whangarei Harbour Board, in 1962, donated 93 acres (referred to as Lot 1 DP 50843) to the Whangarei City Council as 'full settlement of the Board's past, present and future subdivisional reserve contribution.' It included the lands as defined in the Tenth Schedule to the Whangarei Harbour Board Vesting and Empowering Act 1962. Four years later (1966), the City Council bought the remaining 9.5 acres (Lots 2 and 3 DP 50843) along Riverside Drive from the Board for £34,000. In the same year, Council adopted a plan for developing the island as a 'concentrated organised sports area'. This included an indoor stadium in association with playing fields. However, concern was expressed regarding the stability of underlying soils to withstand any substantial filling for buildings.

In 1962, the Harbour Board subdivided part of Pohe Island, which it leased to the Whangarei Rowing Club.

### 2.2.6 Pohe Island Landfill

In 1964, following the closure of the Okara landfill site, Council began using the Pohe Island site for refuse disposal, particularly as this was seen to be the only feasible method of raising the ground level above flood height.

An experimental planting of trees on the site in 1971 resulted in nearly a 100% mortality rate due to the noxious gases and putrefaction created by the refuse fill. As a result of these concerns, a geotechnical assessment was commissioned by Council, its findings recommending continued use of the site as a refuse tip. The site was shown to have 'serious stability problems', a result of it being a reclaimed tidal mudflat. The report also warned that 'the soft silty subsoils were likely to settle as much as three feet for every 10 feet of fill placed on site'. It was estimated settlement 'could take as long as 100 years'.

A further assessment was undertaken in 1976 to examine the feasibility of converting the tip operation into an engineered sanitary landfill. The recommendations of this assessment were adopted and the landfill operation was undertaken with the aim of achieving a long-term contour, roading and landscape scheme as envisaged in a conceptual master plan.

Reports specifically on landfill management were written by Council in 1984, 1989, 1992 and 1996. They are available to members of the public by contacting staff in Council's Waste and Drainage Department.

See also Section 4: Landfill Rehabilitation for information on tasks being undertaken immediately following closure of Pohe Island site as a landfill.

### 2.2.7 Changing the Focus to Recreation

A Council-commissioned report in 1977 revealed the difficulties in providing suitable high quality playing surfaces for some of the sports envisaged for the site. The report emphasised the need to avoid unnecessary duplication of facilities already available or being developed elsewhere in Whangarei. It advocated that the site be developed in a staged manner. Refuse filling was accordingly relocated to the north west corner of the site in 1978, and construction of five playing fields were envisaged with two fields completed by 1984. (As at the beginning of 2006, there is one playing field and one 'practice field', both of which require attention).

The former Whangarei City Council prepared a Draft Management Plan for William Fraser Memorial Park in 1984. This plan proposed that the site should be managed

*'to provide for recreational and sporting activities, the enhancement of the physical welfare and enjoyment of the public and the protection of the natural environment and beauty of the area with emphasis on the retention of open space and on outdoor recreational activities'.*

and

*'to provide facilities for activities based on the use of the adjacent Hatea River'.* (1994, 4)

The site was to be developed in stages, as dictated by the landfill operations, with detailed development plans produced for each stage.

Council's 'Pohe Island Landfill: Closure Plan', 1997, presented various closure options for the landfill operations, though envisaged part of the site continuing to be the 'service point' for the public to dispose of waste and recyclables. The remaining land would be developed for a mixture of active and passive recreational uses, as outlined within a Development Concept Plan contained in the 1997 report. A lot of the elements of the 1997 Development Concept have been incorporated into the present management plan.

Council's 'Open Space Strategy: Open Spaces – Special Places', 2001, establishes a vision for how the open spaces in the District are to be managed. Pohe Island (referred to as William Fraser Memorial Park in that Strategy) is seen as part of the Whangarei Harbour/Terenga Paraoa open space area, with potential linkages to the Town Basin open space area. The Strategy notes the site as a proposed Recreation Hub. These are centres of recreation activity for the District. Development of the site for aquatic recreation activities was viewed as a medium priority for Council.

Council's 'Urban Growth Strategy, 2003' shows Pohe Island as a future 'Open Space Development' area.

## 2.3 Existing Uses and Activities

### 2.3.1 Vehicular Access and Car Parking

Pohe Island is bounded to the northeast by Riverside Drive. Dave Culham Drive provides vehicle entry to the dog park to the east and a future connection near the former paper recycling building to the west. This is in addition to the two existing vehicular entry/exit points located off Riverside Drive. In the short term the entry near the paper recycling building will be retained as a left in / left out intersection, however this entry may be removed in the future. A new vehicle entry is proposed that would bisect the Active Formal Recreation Area. The gravel entry at the north-western end of the site is still used by the Rowing Club and other clubs in this area. While there is an internal road network providing vehicular access around Pohe Island to existing activities, this will need to be re-established to take account of new entry points. No formalised car parking is provided, however small areas for informal car parking are utilised adjacent to some existing activities (e.g. BMX track, Rock 'n' Roll Club building). Figure 2 illustrates uses and activities which currently exist on Pohe Island.

### 2.3.2 Recreational Activities

The following major recreational activities and their associated facilities are currently practiced on Pohe Island:

- A public skate park that is owned and maintained by Council (a small toilet facility is located adjacent to the skate park)
- The international grade BMX track (designed by UCI and Olympic track builder Tom Ritzenthaler who also designed the Beijing Olympics BMX track) was the site of the 2009 National Championships. This track is located on land leased by Whangarei BMX Club from Council. The site is regularly visited by teams from around New Zealand, Canada, Australia, USA and Spain. An older BMX track is open for public use.
- Rowing clubrooms and boat ramp owned and maintained by the Whangarei Rowing Club Inc., while the Whangarei Young Mariners, the Navy League and Sea Scouts are located on land sub-leased from the Rowing Club
- Soccer fields, with associated clubrooms and lights (owned and maintained by the Madhatters' Football Club Inc.), are located on Council land. The Madhatters' Football Club has been in operation since 1977. Initially a social soccer club, it now has 65 members in 2013. The Madhatters' Football Club share their clubroom with the Ultimate (Frisbee) Group

- Whangarei Rock 'n' Roll club has it's own building located on land leased from Council
- A dog exercise area was constructed in 2008, providing a safe and secure area for dogs and their owners to run freely and undertake dog training activities
- The rally of New Zealand has, since 2006 undertaken a special stage on Pohe Island, utilising the site for racing one day each year with associated stage set-up and dismantling as well as time trials
- Supporting recreational activities include walking, picnicking, the operation of stalls and markets and other occasional events.

**Figure 2 Pohe Island – Existing Features**



### 2.3.3 Existing Buildings and Structures

While Pohe Island is an expansive open space, it contains a number of existing built structures that have been constructed in association with the various activities on site.

The former waste management operations on Pohe Island included a recycling (salvage) centre for the disposal and re-use of salvageable items. With the closing of the landfill in October 2005, this building was no longer required for its waste management purposes. Noting the constraints placed on the construction of any future buildings and structures on Pohe Island from past landfill activities, it is desirable to retain this building on site for indoor recreational use by Bike Northland, with the lease to Bike Northland for the recycling building.

The Rowing Club, Navy League Young Mariners and Sea Scouts currently utilise four buildings as clubrooms and storage located on the north-western edge of Pohe Island. The Rowing Club leases an area of 0.52 hectares from Council and is head lease to other clubs on this land. A small clubroom for the Madhatters' Football Club is located adjacent to the existing sports fields, one of which has lighting provision. The Rock 'n' Roll Club leases land from Council for its building. Its lease commenced 1 March 2003 and does not expire until 2023. Both the Madhatters' Football Club clubrooms and the Rock 'n' Roll Club clubrooms are relocatable buildings.

To the west of these buildings lies a skate park and an older, BMX track. A small public toilet block is located adjacent to these structures.

Six existing private boat sheds owned by two people are located within the coastal marine area off the south-western margin (Hatea River) of Pohe Island. Northland Regional Council-re-issued resource consent for these boat sheds in 2010 for a period of 10 years. Whangarei District Council did not support renewal of the resource consents, and provided detailed comment on the application, including an intention to submit to the next revision of the Regional Coastal Plan for Northland to have these sheds removed from Schedule 2 (Controlled Structures), so that consenting would be more difficult in the future. It remains the intention of Whangarei District Council that these structures be removed or be available for public amenity use.

Various structures, including lighting poles, associated with the BMX tracks, and a number of utility structures have been located adjacent to the existing skate park. Floodlighting adjacent to the BMX tracks provide for the use of the track to 10pm daily.

As a result of earlier submissions to this plan, a dog exercise area was constructed in 2008 at the eastern end of the site. The area is fenced and contains timber structures suitable for dog discipline training and free running.

## 2.4 Future Uses and Activities

### 2.4.1 Rugby Clubrooms

A shared facility is proposed to be constructed to house the Old Boys Marist Rugby Club, the NRU and the Northland Rugby Referees Association (NRRRA), with the possibility for additional sports to be accommodated. The clubrooms would be constructed between the existing soccer fields and the three fields under construction.

The plans provided by the NRU show a two storey building with a ground floor area of 1640m<sup>2</sup>, an upstairs area of 910m<sup>2</sup>, and a height of approximately 7.5 metres. Downstairs the building would contain clubrooms including a kitchen and bar, eight changing rooms and associated showers and additional toilet facilities accessible from the outside of the building. Upstairs the building would contain a gymnasium and office rooms.

### 2.4.2 Cycling Infrastructure

Whangarei BMX Club has an existing BMX track on the site. Bike Northland has submitted a development plan for additional cycling facilities on William Fraser Memorial Park on Pohe Island. Proposed facilities, which would be subject to Council and resource consent approvals and funding consist of the following:

- Purchase the former recycling building from Council so that it can be redeveloped to include function and meeting areas, administration, storage and training areas
- A dirt jump area
- A mountain bike obstacle course / cyclocross course
- Shared paths around the park
- Future criterium course.

## Section 3 Vision and Objectives

### 3.1 Vision

*William Fraser Memorial Park on Pohe Island provides a variety of predominantly passive, marine and land-based recreational and sporting activities and programmes for the well-being and enjoyment of the community, within a coastal reserve environment.*

### 3.2 Objectives

#### Landfill Rehabilitation (See Section 4 below)

To ensure the process for landfill rehabilitation is carried out in a structured manner.

#### Recreation Access, Use and Activities (See Section 5 below)

To develop William Fraser Memorial Park on Pohe Island for a range of appropriate land and water based passive and supporting active recreational opportunities and activities for the use and enjoyment of the public of all ages.

#### Landscape Enhancement (See Section 6 below)

To rehabilitate and enhance the landscape and amenity of William Fraser Memorial Park on Pohe Island.

#### Protection of the Reserve's Future Interests (See Section 7 below)

To ensure all relevant statutory and bylaw requirements pertaining to William Fraser Memorial Park on Pohe Island are met.

To integrate the management and development of William Fraser Memorial Park on Pohe Island with nearby existing and planned reserves.

The management of William Fraser Memorial Park on Pohe Island as an integral part of Council's parks and reserves network will help to achieve the above Vision and Objectives.

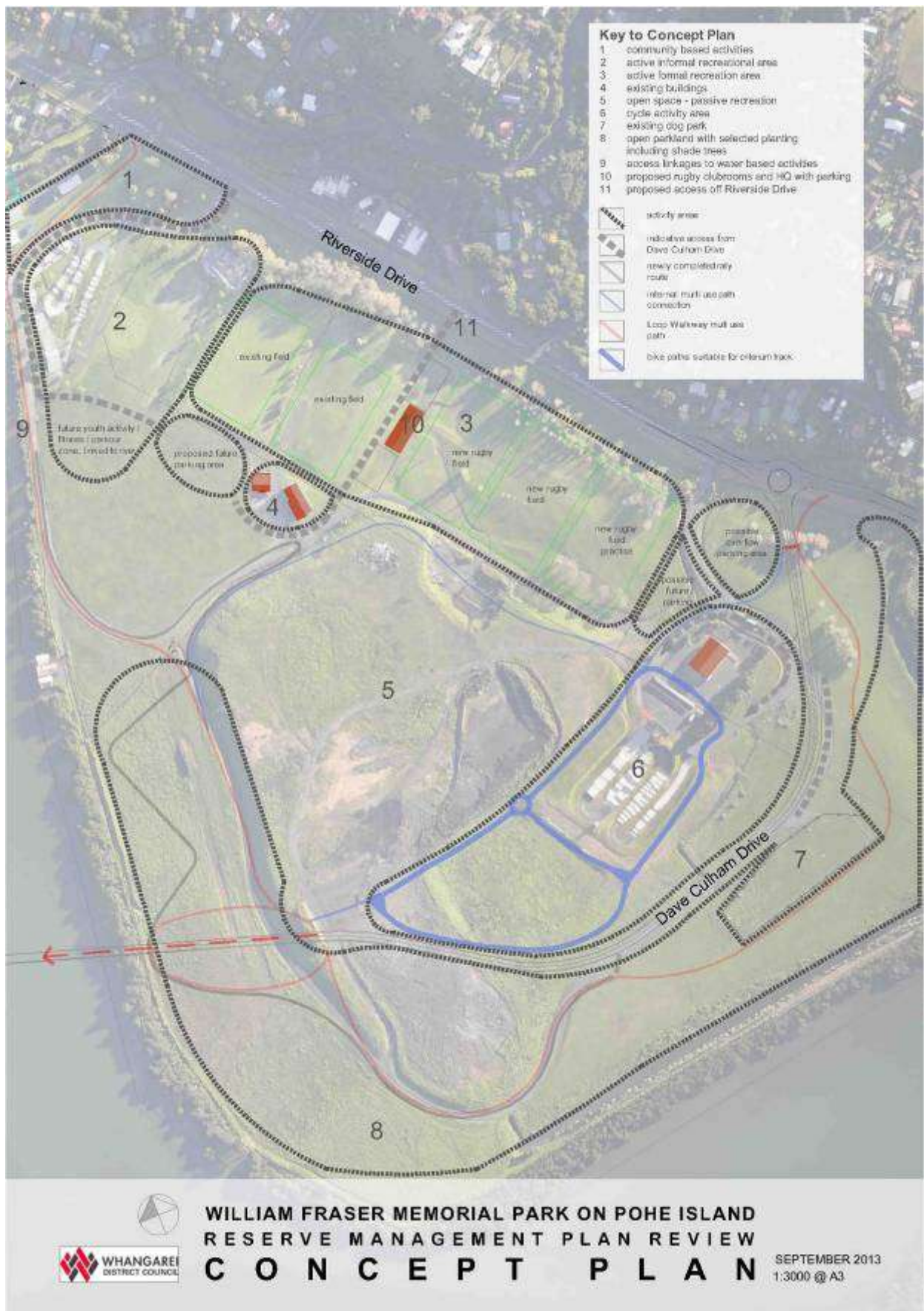
### 3.3 Concept Plan

An indicative Concept Plan has been prepared for William Fraser Memorial Park on Pohe Island (see Figure 3, below). This plan provides an overview of how Pohe Island could be developed in line with the above Vision and Objectives. The Concept Plan is proposed as an enabling device and, while specific uses are identified within each indicative area (as below), it is anticipated that these uses are not all-encompassing and that future uses may be altered in line with changing Community recreation requirements:

- 1 Community Based Activities
  - Rowing Club Boatshed and Clubrooms
  - Sea Cadet Boatshed and Clubroom
  - Sea Scout Boatshed and Clubroom
  - Young Mariners Boatshed and Clubroom
  - Navy League Buildings
  - Possible Community Use Buildings
- 2 Active Informal Recreation Area
  - Circus, Market, Alternative Entertainment Area
  - Skate Park
  - Future youth activity area / Parkour zone, linked to river
- 3 Active Formal Recreation Area
  - Sports Fields
- 4 Existing Buildings
  - Madhatters' Football Club Clubrooms (includes Whangarei Ultimate (Frisbee) group)
  - Rock and Roll Club

- 5 Open Area - Passive Recreation
  - Open Space
  - Proposed Shared Cycle and Walking Tracks
  - Cycle and Pedestrian Links to Surrounding Areas
  - Rally of New Zealand
- 6 Cycle Activity Area
  - BMX Track and Facilities
  - Recycling building to be converted to clubrooms
  - Cycle paths suitable for use as criterium track
- 7 Dog Park
  - Dog Exercise Area
  - Car parking
- 8 Open Parkland with selected planting including shade trees
  - Existing Intertidal Mangrove Forest
  - Proposed Coastal Enhancement Planting area
  - Proposed Boardwalk/Promenade
- 9 Access and Linkages for Water Based Activities (e.g. Pontoons, Boat Launching Facilities etc)
- 10 Future Rugby clubrooms and HQ with parking
- 11 Future access off Riverside Drive

**Figure 3 Pohe Island – Concept Plan**





## Section 4 Landfill Rehabilitation

### 4.1 Background

Until November 2005, all refuse from Whangarei District's transfer stations and bins was delivered to the landfill at Pohe Island for disposal. The site catered for various waste flows from domestic, commercial and industrial sectors. Clean fill (clay, topsoil and some wood wastes) and vegetation were also disposed of on the site. To reduce the total volume of waste flows entering the landfill, a recycling facility was set up. Recyclable materials, such as cardboard, paper, plastic, glass and metals were collected at the site. A salvage centre also operated at the site's landfill for the reuse of salvageable items.

In November 2005, Pohe Island's use as a public landfill site ceased. A new Urban Transfer Station (Re:Sort) was opened in Kioreroa Road to replace Pohe Island and to service Whangarei City.

### 4.2 Pohe Island Landfill - Post Closure Plan

The process for landfill rehabilitation on Pohe Island has involved progressive stages from waste management to waste closure, remediation, park development and finally park management.

The landform of Pohe Island does not necessarily meet the functional requirements of proposed recreational activities and site landscaping, and further contouring works continue to be required. There will be limited disposal of sewage sludge until April 2014.

### 4.3 Monitoring

A site specific monitoring programme has been designed and included in the Post Closure Plan to monitor potential problems and to ensure closure of the landfill will not lead to adverse environmental effects. Extensive historical monitoring has given a good indication as to which discharges and structures require ongoing monitoring. Council will undertake monitoring until 2025 and beyond, as may be required. Sites on Pohe Island associated with the monitoring are shown on Figure 4.

#### 4.3.1 Groundwater Monitoring

There was no indication of significant changes in groundwater quality between 1996 and 2003. Seepage to groundwater directly below the landfill appears to be minor and slow. Although groundwater discharge is not considered a significant problem, borehole monitoring will continue into the future.

#### 4.3.2 Stormwater Monitoring

Post closure stormwater monitoring is carried out at three locations on and adjacent to the site. Monitoring at the floodgate (eastern end of Pohe Island, near Riverside Drive) is considered to be the most suitable location for water quality monitoring, as both the Riverside Drive drain and the Houseboat drain discharge to the floodgate. The stormwater quality monitoring programme is considered to be the best indicator of the losses of leachate from the landfill to these drains.

Leachate from the landfill is currently collected at a small pump station located on the site. From the pump station the leachate is pumped under the Hatea River and across to the Wastewater Treatment Plant on Kioreroa Road. No leachate currently goes from the landfill direct into Whangarei Harbour and this situation will be continually monitored as required by the Post Closure Plan.

Organic compounds do not appear to be a major concern at this stage. Heavy metals do not appear to be causing significant environmental effects.

Stormwater monitoring will continue into the future.

#### 4.3.3 Physical Inspection Monitoring

This involves inspections of the site and its perimeter (fences, gates, signs, ground cover), outer walls (bund wall, sea wall), the landfill cap and settlement. Evidence of erosion, wind blown litter, subsidence and displacement will be looked for and repairs or re-vegetation carried out as necessary. Historically, the sea wall has required attention approximately every five years due to erosion. To measure the settlement of the site, it is proposed to place 15 benchmarks over the entire site for surveying. Some of these benchmarks will not, however, be established until contouring with clean fill is complete.

Physical Inspection Monitoring will continue until 2025 and beyond, as may be required.

#### 4.3.4 Contaminants to Air Monitoring

The monitoring programme used for contaminants to air is based on the Centre for Advanced Engineering landfill gas monitoring guidelines, and includes complaints monitoring, visual monitoring (e.g. distressed vegetation, evidence of cap cracking), monitoring in buildings (measuring methane and carbon dioxide concentrations) and sub-surface gas monitoring.

#### 4.3.5 Landfill Gas Management

NRC's Resource Consent #7145 allows for discharges of contaminants to air (among other things) from a closed landfill until May 2025. The Regional Air Quality Plan for Northland (RAQP) contains provisions regarding the discharge of contaminants to air. More specifically, Rule 9.1.7 of the RAQP states that 'the discharge shall not result in any offensive or objectionable odour, or any noxious or dangerous levels of gases, beyond the boundary of the subject property.' These provisions came into effect when the previous consent for the use of the site for landfill activities expired on 31 May 2007.

The Post Closure Plan notes that methane gas concentrations in the landfill have the potential to ignite or explode. It recommends that new buildings should incorporate gas intrusion blocks. Protection against explosive methane gas should be investigated for any development that includes above or underground structures.

Testing has been carried out twice annually since April 2007 and an annual report prepared on the findings. Of the 31 sites monitored, typically between 3 and 5 show the presence of methane indicative of landfill gas venting to atmosphere. This gas will continue to be generated for another 20 years or more. Best practice for gas management involves engineered solutions for venting the gas safely. This may be by passive vents or more active destruction of the gas by use as fuel or flaring to burn the methane.

Council in the Long Term Plan 2012-2022 has budget provision for gas management investigation at this site, and construction in years 2014-2017. Until landfill gas has been vented and further tests done, camping on the reserve needs to be carefully controlled.

It is noted that 40 years of past refuse disposal at Pohe Island will place constraints on future recreational activities, buildings and structures planned for Pohe Island. This includes differential settlement affecting foundations, build-up of methane gas in or under buildings and potentially contaminated leachate. There is a possibility that gas leakage from the landfill may occur. It is essential any design work must include mitigation measures for these issues. Further, future activities and structures must not penetrate the clay cap situated between 200 - 800mm below ground surface.

Landfill areas cover almost the entire site. Landfill areas have been capped with a minimum of 500mm of clay. There are sufficient soil volumes overlaying this clay to support grass growth but insufficient soil for other vegetation. A large mature tree requires significant volumes of soil to ensure long term survival (30m<sup>3</sup> or more),

Council's Parks and Recreation and Waste and Drainage Departments undertake regular meetings during the 'transition' from waste closure to remediation to park development to discuss site management issues.



#### **4.4 Objective – Landfill Rehabilitation**

To ensure the process for landfill rehabilitation is carried out in a structured manner.

#### **4.5 Policies and Actions**

- 1 The disposal of inert clean fill materials and treated sewage sludge may continue in order to achieve desired contouring for the development of the reserve.
- 2 Future earthworks, buildings and structures, and landscaping works will be planned and constructed in a manner which takes account of site constraints, including, but not limited to, the unknown nature of the compacted fill, differential settlement, build up of methane gas and the need to protect the clay cap.
- 3 Recreational activities will be developed so as to avoid conflict with the clean fill operations.
- 4 Council's Parks and Recreation and Waste and Drainage Departments will maintain close liaison during the staged progression of the site from waste management to reserve management and development.

## Section 5 Recreation Access, Use and Activities



Action on the BMX track at William Fraser Memorial Park on Pohe Island (2009)

## 5.1 General

**Note** References to areas identified in the Concept Plan (**Figure 3 above**) are linked to the text below.

Future development and use of William Fraser Memorial Park on Pohe Island will have an emphasis on passive recreation for both families and individuals, with some active recreation, mainly concentrated in the Riverside Drive edge of the site. Clear visual and physical linkages to the harbour and Town Basin will be established. Community use of the reserve will be consistent with its recreation reserve classification under the Reserves Act.

The continued and future use of William Fraser Memorial Park and Pohe Island as a recreational resource will require both careful planning and also tight control over conflicting uses. As examples, clear restrictions on noise control would accompany potentially noisy activities (such as concerts), or restrictions on the way intermittent active recreation use could overlap into passive public areas (such as the 'Rally of New Zealand').

Security and safety during night hours will become increasingly important as Pohe Island is developed with upgraded or additional infrastructure. Protection of assets and facilities (e.g. clubrooms, sports equipment and sports fields, sculptures, car parks and park furniture) will be required. Adoption of clear security measures for the reserve, such as limiting night-time vehicle access may be required. Traffic calming devices such as speed humps, and speed restrictions along internal roads and in car parks will be considered as appropriate. Additional bollards and/or fencing in areas around the park may also be required. A permanent site Custodian for the reserve may also be considered in the future.

Development of William Fraser Memorial Park on Pohe Island may involve proposals that require new buildings or extensions to existing buildings and structures, which may require earthworks on potentially contaminated soils. The guidance of engineering consultants will be required to ensure compliance with the Whangarei District Plan and other safety measures. Council will ensure that sufficient amenities (e.g. toilets, shelter, sunshade structures, seating, picnic tables, artwork, signs, information boards, lighting, rubbish bins, and drinking water outlets etc) are provided so that the public can continue to enjoy William Fraser Memorial Park on Pohe Island in a way consistent with its recreation reserve classification under the Reserves Act.

While existing toilets are located adjacent to the existing skate park in the north-western corner of the reserve, it is envisaged that additional toilets may be required either adjacent to the existing facilities or closer to the main car park. Community support and involvement in the development of Pohe Island is encouraged. Tāngata whenua groups, including the Pohe whānau, have also expressed their wish to be involved.

## 5.2 Access Links to William Fraser Memorial Park on Pohe Island

A shared cycleway/walkway along Riverside Drive between Onerahi/Waimahanga Track and the Town Basin is provided for in Council's District Cycle Strategy.

Council will promote alternative methods of access to William Fraser Memorial Park on Pohe Island, including public transport and walking/cycling from surrounding suburbs as may be required in future.

## 5.3 Internal Access and Parking

There are presently four entrances to William Fraser Memorial Park on Pohe Island off Riverside Drive; one near the existing skate park, a second being the existing road into the landfill, exits from Dave Culham Drive, and the metalled road close to the creek at the western end of the site that provides access to the Rowing Club and nearby clubrooms. While it remains useful to the current users and fits in with the development plan for the reserve, it is suggested the metalled road near the creek be retained. The existing entrance to the skate park may be retained and upgraded, continuing as a gated or ungated additional entry point following the construction of the new main vehicle entrance. Vehicle access may be limited in the evenings or other times.

Public vehicle access will be via an internal road network. Site maintenance and emergency vehicles only, will be permitted to cross over or park on grassed areas of the reserve except at the discretion of Council's Parks and Recreation Manager.

Vehicle parking areas will be established close to the active recreation facilities (i.e. skate park, sports fields, children's playground, marine leisure area and for walkers/cyclists) at the western end of the reserve. A small car park may be constructed close to any community recreation facility for users of that facility. A small car park has been constructed in association with the dog park. Additionally, an area will be set aside for parking for users of the Madhatters' Soccer Club and Rock 'n' Roll Club clubrooms adjacent to these clubrooms.

Shared pedestrian and cycle tracks on the reserve will be developed. Design and construction will take on board requirements for user groups such as walkers, cyclists and bladders. Where appropriate, provision will be made for access for people with disabilities and special needs. It is further envisaged that the specific routes of these tracks will incorporate consideration of the requirements of the once-yearly Rally of New Zealand event. A pedestrian crossing has been provided to cross Dave Culham Drive near Riverside Drive to allow access from one side of the park to the other.

Pedestrian access around Pohe Island will be enhanced, including maximising harbour viewing opportunities and utilising the space opposite Hihiaua Reserve. Partial removal of mangroves in 2013 has improved views across the river, and further mangrove removal may be considered. Development may include new boardwalk areas through coastal mangroves.

## 5.4 Land-based Recreation

The following activities are currently undertaken on William Fraser Memorial Park on Pohe Island. It is not the purpose of this Management Plan to prevent alternative activities from being undertaken, however this list provides a useful guide to the types of recreation uses that will be considered acceptable on this park.

### 5.4.1 Passive Open Space Areas

It is anticipated that the predominant use of William Fraser Memorial Park on Pohe Island will be for the purpose of passive recreation, with significant areas being set aside for activities such as picnicking, volleyball or kite flying, as well as future passive recreational uses such as a child's learn to ride (cycle) area or an 18 hole flying disc (Frisbee) course.

### 5.4.2 Outdoor Concerts and Cultural Activities

It is envisaged that some passive areas of the reserve could be utilised for outdoor concerts and cultural activities. Such concerts and activities would be limited to those generating no or low levels of amplified noise and would comply with noise requirements for the Open Space Environment as set out in the Whangarei District Plan.

### 5.4.3 Sports Fields

The park currently contains two existing playing fields, one of which was upgraded in 2013 and will be available for use from 2014. The other existing field will be upgraded by 2015. The platforms for 3 additional fields have been recently developed and will require further development before they are useable. The two original fields have been used primarily for soccer, and also for baseball. Cricket wickets can be incorporated into both the new and the original fields and provision made for other suitable Summer sports codes.

As early as 1962, and perhaps back to 1922, the former Whangarei Harbour Board talked about the development of the site for playing fields. In the late 1970s, the construction of 5 playing fields was envisaged, and these have recently been completed.

### 5.4.4 Dog Park

Whangarei has one of the highest number of dogs per head of population in New Zealand. The need for a dog park in Whangarei has been identified in the last few years, particularly through public submissions on this management plan. They are operating successfully in Auckland, Hamilton and Christchurch. Dog parks are seen as a good way to exercise and socialise dogs and their human friends. Dogs are thought to be less likely to attack people if they can socialise freely amongst their own.

To this end, a dog park has been established in the eastern portion of the reserve, between the proposed arterial road and the eastern perimeter of the site. It is fenced, with double gated entry, vehicle parking close by and drinking water, dog faeces disposal facilities, seating for dog owners, dog obedience and exercise obstacles and signs.

William Fraser Memorial Park on Pohe Island will continue to be recognised by Council as a Dog Exercise Area, where dogs must be kept under control. The establishment of the dog park area does not prevent dogs being allowed in other parts of Pohe Island *except* on the sports fields, on the BMX track and on the skate park facilities.

### 5.4.5 Cycling Events

The Marsden Wheelers Cycle Club has requested the construction of a fully self-contained criterium course, 1-2 km in length, on the reserve to be used for competitive cycling events. A combination of pedestrian/cycleways are considered suitable to the Club. However, it would be necessary for the cycleways to be

closed to the public during cycle events. Once a track is established, any closure of wider areas of the park for events would be at the discretion of Council's Parks and Recreation Manager.

#### **5.4.6 Rally of New Zealand**

Motor sport activities will be generally considered unsuitable on the reserve due to their potential noise nuisance for residents nearby and other reserve users. However The Rally of New Zealand has successfully established a short-course circuit operating for one race day a year (exclusive of organisation and time trials) and is an existing use of the site. This activity will remain very strictly controlled.

#### **5.4.7 Bike Northland**

Bike Northland is a multi-disciplinary cycling organisation. The former recycling building on the reserve has been retained for future indoor recreational use. Bike Northland uses this building for storage.

It is anticipated that these types of activities will continue at this site with leases being entered into where required. It is intended to have a management agreement for use of facilities regarded as mixed public and organised use. This will enable streamlined bookings and a single point of contact for Council.

While unfenced facilities will be open to the public, it is anticipated that the Bike Northland groups will have first right of bookings and refusal based on their own events. Groups other than those affiliated with Bike Northland would make arrangements for the exclusive use of facilities through Bike Northland and Council.

Council acknowledges the current popularity of BMX and a newly developed international grade track was opened April 2009 with the support of the Whangarei BMX Club.

#### **5.4.8 Unsuitable Activities**

Council does not consider a golf course or golf driving range is suitable on the reserve as there are sufficient existing golfing facilities in Whangarei.

No provision for horse trails, equestrian activities or facilities is anticipated.

Activities requiring flat stable land such as bowling and croquet are better suited to alternative sites, with further consolidation and shifting in ground levels expected on the site.

Other than the single, yearly rally event no vehicle based recreational activities are anticipated or will be permitted on this site.

### **5.5 Water-based Recreation**

#### **5.5.1 Regional Coastal Plan**

Waters surrounding Pohe Island and eastwards to, but excluding, Kissing Point are in a Marine 2 (Conservation) Management Area as defined in NRC's Regional Coastal Plan for Northland (RCP) 2004. (Kissing Point is recognised as a Marine 4 (Mooring) Management Area.) This Management Area requires areas to be managed to conserve ecological, cultural and amenity values. The erection or placement of new structures, marina development and the removal of mangroves will require resource consent from the NRC.

#### **5.5.2 Marine Leisure Area**

Council supports enhanced water-based leisure activities for the public in the adjacent Hatea River, with access facilities on Pohe Island within an area generally extending from and including the Rowing Club/Young Mariners area (club-focused activities) southwards to the site of the existing private boat sheds. Associated activities would have a passive use focus and high importance is placed on public access around the river margins. Separate club and public launching facilities are envisaged within this area. Public facilities including a floating pontoon for the launching of small craft (e.g. kayaks, canoes, and radio controlled yachts) are anticipated in this area. Ideally, all-tide access and use is preferable for both the club and public launching facilities.

Land-based activities along the coastal edge supported by Council may include assembly of radio controlled yachts, beach volleyball or similar. Vehicle parking in association with public marine leisure activities will be provided as part of the main car park close to the marine leisure area.

Development of the marine leisure area could include the removal of mangroves between the existing club launching ramp and the site of the present private boat sheds. Selective clearance of mangroves south of the private boat sheds as far as the proposed Hatea River road crossing to enhance views out over Hatea River is also a possibility. These proposals will require prior consent from NRC, as indicated above.

Currently, poor water quality and associated health risks of the Hatea River mean it is unrealistic to promote the area for swimming, kite surfing or wind surfing type activities.



### 5.5.3 Club Facilities

Key issues associated with the existing facilities of the water-based clubs are sub-standard service supplies (water, sewage disposal and power), the poor condition of buildings (including non-compliance with minimum floor level requirements that were applied after construction) and limited access to the Hatea River.

Limited sanitary facilities are currently available at the Whangarei Rowing Club building and new toilets and showers will be constructed as part of a proposed new building.

Co-ordination of shared facilities for all users of Community Based Activity Area (Concept Plan - Area 1) and other buildings on the reserve is encouraged. Preference will be given to the development of multi-purpose buildings, which may incorporate equipment storage areas, toilets, kitchen, meeting rooms, short term accommodation, an internal parade ground and administrative offices. While Council encourages the development of these co-ordinated facilities, Council reserves the right to determine the suitability of any such building following consultation with any person or persons they consider affected by the proposal. Should the existing club facilities currently used by the Rock'n'roll and Madhatters clubs no longer be required, these should be removed from the park or relocated to the Community Based Activity Area.

Current access to the water for launching club boats is down a small concrete ramp terminating in accumulated mud layers on the edge of the river. The ramp can only be used in high tide conditions, which are approximately one week in two and requires upgrading. A floating pontoon in this area is also anticipated.

Provision for the development of shared facilities for water sports on Pohe Island is preferred. Council will encourage the various organisations to co-ordinate the development of the Rowing Club lease area and the associated Hatea River frontage. Improvements to club facilities should assist in attracting increased numbers of competitors and spectators to the rowing events, and enhance enjoyment for members of all the water-based clubs using the facilities.

### 5.5.4 Unsuitable Water-Based Activities

Private boat sheds are located in the coastal marine area off the western margin of the reserve. Private access to and use of the boat sheds is inconsistent with proposals for development as a public recreation reserve and this management plan provides for the discontinuation of vehicle access to the private boat sheds and of vehicle parking in association with the boat sheds. It is anticipated that the future use of this site is to develop it as the southern end of the proposed marine leisure area (as above). The boat sheds may be retained for public amenity use.

The possibility of constructing an artificial pond or lake, for uses such as radio controlled model boats has been explored by both Council's Parks and Waste and Drainage Departments. Due to the use of the site for 40 years as a landfill, the practicality, technical feasibility and cost bring this idea into serious question. Council recognises a demand in the Whangarei area for an artificial pond for passive recreation, which is safe and clean for the public. However, this reserve is not considered a suitable location.

## 5.6 Commercial Activities

### 5.6.1 General

William Fraser Memorial Park on Pohe Island will cater for activities such as musicals, theatrical events such as Shakespeare in the Park, bands, circus and markets. These activities may provide a revenue source for further development of the site. Although the emphasis will be on activities and uses that are not for profit, licenses may be granted for mobile shops or stalls to sell food and drinks. Liquor licenses may also be granted on occasion. Approved commercial activities will be limited in number and frequency and will complement the recreational uses of Pohe Island.

A small café may be considered at an appropriate location in the future although this would require consideration through a resource consent process.

It is proposed that the new facility for the Old Boys Marist Club would incorporate the Northland Rugby Union.

## 5.7 Community Activities Buildings

Council would give consideration to the development of community activity focussed facilities, to be constructed adjacent to other existing buildings at the western end of the reserve and within Concept Plan – Area 1.

Activities occurring in such a building would be required to identify a relationship to the site and its status as Recreation Reserve (Reserves Act 1977), and to show how consideration has been given to other reserve users and the public.

Such an activity may contain a commercial aspect.

Council will retain full discretion regarding the approval, or otherwise, of any Community Activities Building.

## **5.8 Objective – Recreation Access and Use**

To develop William Fraser Memorial Park on Pohe Island for a range of appropriate passive and supporting active recreational opportunities and activities for the use and enjoyment of the public.

## **5.9 Policies and Actions**

### **5.9.1 Use/Activities – General**

- 1 Community support and involvement in the development will be encouraged and actively sought by Council Parks.
- 2 Council Parks will consult with neighbouring and affected landowners on large development projects that may impact on them.
- 3 Council will provide for distinct areas where required to minimise conflict between active and passive recreational activities.
- 4 Council will be responsive to the changing recreational needs of the community.
- 5 Recreational access, opportunities and facilities will be considered and provided for people with disabilities and special needs as funding becomes available.
- 6 Council will provide safe sport and leisure equipment and surfaces so as to comply with relevant health and safety provisions including crime prevention through environmental design (CPTED) and a safe playing environment in accordance with the relevant NZ Standards of the time.
- 7 Council will take appropriate steps to minimise damage from unauthorised and inappropriate activities.
- 8 All uses and activities will comply with the noise requirements set out in the Whangarei District Plan.
- 9 Council will provide limitations on the hours of use and access to certain activities that have the potential to cause excessive noise that may adversely affect the amenity of occupants of residential properties that neighbour the site.
- 10 Council will upgrade the water supply reticulation system and the sewerage system to meet required standards as development funding becomes available.
- 11 The carrying or use of firearms or any other offensive weapon is prohibited.
- 12 Council may place temporary or permanent restrictions on the consumption of alcohol within areas of the park.

### **5.9.2 Access Links to Pohe Island**

- 1 Council will encourage the use of public transport and the construction of a suitable bus shelter(s) on Riverside Drive for users of Pohe Island in consultation with Northland Regional Council,

### **5.9.3 Internal Access and Parking**

- 1 Vehicle access will continue to be from Riverside Drive and Dave Culham Drive.
- 2 In the longer term, it is anticipated that the primary entry point into Pohe Island will be via a new vehicle entrance off Riverside Drive, to the west and opposite Tanekaha Drive. The timing of construction will depend on the completion of detailed planning for the proposed arterial road across Pohe Island, and the availability of funding. Traffic management investigations will be undertaken in consultation with the Roading Department, for the new main entrance.
- 3 The vehicle entry to the recycling building may be removed in the future, and internal circulation adjusted to take account of this and a new entry through the Active Formal Recreation Area.
- 4 Council may retain and upgrade the existing vehicle entrance close to the skate park, subject to budgetary process. This entrance may continue to be used as a secondary entry point following the construction of the main vehicle entrance and may be gated.

- 5 Council will retain the existing metalled road off Riverside Drive at the north-western corner of the reserve.
- 6 As funding permits, Council will provide suitable paving surfaces to internal access roads to minimise dust, reduce maintenance costs and provide for an improved vehicle traffic surface.
- 7 Council will install traffic calming devices and speed restrictions as required on internal access roads and car parks.
- 8 Council will construct vehicle parking areas in the vicinity of the active recreation nodes at the western end of Pohe Island, with construction subject to budget availability. A vehicle parking area may be constructed in the vicinity of the Bike Northland facility. A car park has been constructed in association with the dog park. An area will be provided adjacent to the Madhatters' Football Club and Rock'n'Roll Club clubrooms for vehicle parking by club users.
- 9 Council will provide a network of well-defined pedestrian/cycle tracks on Pohe Island, with construction subject to appropriate funding availability. These tracks will connect with the proposed cycleway/walkway along Riverside Drive. Subject to resource consent, a section of the internal tracks may be constructed as a boardwalk through or close to the coastal mangroves. These tracks may form part of a future criterium track.

#### 5.9.4 Land-based Recreation

- 1 Council Parks will investigate, in consultation with the Marsden Wheelers Club and affected parties, the holding of cycling events run by the Marsden Wheelers Club and other cycle groups on reserve cycleways. The granting of permission for these events will be at the discretion and satisfaction of Council.
- 2 Council will encourage the development of a 'learn to ride' cycle facility for children, in conjunction with other cycling interests on the park.
- 3 Council recognises the continuing use of the BMX track and skate park and encourages the continued development of those facilities. Consideration will be given to covering the new BMX track and to covering and future lighting of the skate park.
- 4 The continued presence of the Rock 'n' Roll Club and the Madhatters' Football Club is recognised and encouraged. Consideration will be given, in consultation with both clubs, to the future re-location of buildings associated with the clubs to positions adjacent to Riverside Drive, in anticipation of reducing the impacts of buildings within the predominantly passive part of the reserve.
- 5 Rugby clubrooms will be established within the Active Formal Recreation Area to be used by Old Boys Marist Rugby Club, Northland Rugby Union, Northland Rugby Referees and other compatible clubs.
- 6 Motor sport activities, excluding the Rally of New Zealand event, but including the racing of all other motor vehicles, will not be permitted on Pohe Island due to their potential noise nuisance. Rally of New Zealand event shall be limited as to days at the discretion of Council.
- 7 Council will develop a total of five sports fields. The existing 'practice field' and playing field will be upgraded as a priority, their timing subject to budgetary availability. No further sports fields will be developed on the site.
- 8 Dogs are permitted on all areas of the reserve with the exception of the sports fields, BMX and skate park areas. They must be kept under control at all times.
- 9 Council has established a fenced dog park and associated facilities at the eastern end of Pohe Island.
- 10 The former recycling building will remain on site and be sold or leased to Bike Northland. Leasing /sub-leasing to other cycling disciplines, and other compatible clubs will be encouraged.
- 11 Areas of the reserve will be set aside as open space for passive recreation uses and activities.
- 12 Future earthworks, buildings, structures and planting will recognise and provide for existing site constraints including the unknown nature of the compacted fill and the requirement to protect the clay cap.
- 13 With the exception of areas identified for building development within this plan, including proposed Community Activities Buildings and the new Rugby Clubrooms, Council will seek to limit new or additional buildings to a maximum of 50 m<sup>2</sup> to limit their environmental effects and maintain the amenity of the Open Space Environment zoning for Pohe Island as stated in the Whangarei District Plan. The full agreement of Council will be required prior to any building, temporary or permanent, being constructed on this site.

- 14 The construction or alteration of all buildings and other developments on Pohe Island will comply with the requirements of the Whangarei District Plan and be at the discretion of Council. Council will exercise its discretion in terms of design, external appearance and colour as the proposal relates to:
  - optimum use of existing buildings
  - nearby buildings
  - existing landscape/streetscape, and
  - proximity of residential properties.
- 15 Signs will be provided for visitor information, interpretation, direction, advertising via the naming of building(s) and to promote safe and enjoyable use of the reserve by the public.
- 16 Sponsorship signs on buildings will be limited to the naming of the building(s).
- 17 Council will maintain visual cohesiveness and amenity values of the reserve by limiting the size, scale, location and nature of all signs and advertising hoardings so that they do not detract from the primary features and recreation purpose of the reserve.
- 18 The size of signs naming buildings must be in scale with the building itself, and required to be of a design and colour scheme which complements the site, as determined and approved by Council's Parks and Recreation Manager.
- 19 Temporary signs installed on Riverside Drive roadside will be discouraged.
- 20 Lighting of the BMX track and sports field is an approved activity under this plan.
- 21 Amenity lighting will be provided in vehicle parking areas and near toilet facilities to increase public and personal safety and help deter crime.
- 22 Low level amenity lighting may be provided along pedestrian/cycle tracks to clearly mark the route, dependant on the availability of funding.
- 23 Park furniture (e.g. seating, picnic tables, and rubbish bins) will be provided where considered suitable and as funding becomes available.
- 24 Proposals for creative art and sculptures from the community will be encouraged and assessed for suitability. Council will make the final decision regarding the implementation of any artwork on the reserve.
- 25 Camping will need to be carefully controlled in terms of location and allowed activities until landfill gas has been vented and tests done to assess the safety of a particular area. Camping will generally only be allowed if it is associated with an approved recreation activity on the site (e.g. BMX event, circus performers, Tinkers and Traders fair and Motor Campervan Association event). Otherwise camping will be at the discretion of Council's Parks and Recreation Manager.
- 26 User charges may be established for recreation events and other events.
- 27 The playing or practicing of golf is prohibited.
- 28 Horses are not permitted except as part of approved circus events.
- 29 Council will give consideration to professionally organised fireworks displays to be held within the passive-use area of the reserve.
- 30 Council may choose not to maintain the old BMX track and future activities at that location may require its removal.
- 31 Madhatters Football Club has indicated that it may make a modest extension to its building and raise the existing building to construct additional rooms at a lower level. This is considered to be consistent with the objectives of the plan.

### 5.9.5 Water-based Recreation

- 1 In consultation with NRC, Council will establish a marine leisure area on the western perimeter of Pohe Island to cater for passive water-based recreation. Separate launching facilities for club use and public use will be established within the marine leisure area. These facilities are likely to include a floating pontoon and jetty or ramp.
- 2 Swimming, kite surfing and windsurfing in Hatea River adjacent to Pohe Island are not recommended due to poor water quality and associated health risks.
- 3 New and extended facilities for organised water based activities are planned at the north western corner of the park. Current interest would indicate a new building for the Navy League, Cadet Forces

and Young Mariners. Whangarei Rowing Club has indicated a need to extend its building and raise floor levels. Any development in this area should ensure that public access is maintained around the harbour edge most of the time. These indicated developments are considered to be consistent with the objectives of the plan.

- 4 The reserve is not considered suitable for the construction of an artificial lake or pond due to doubts over its practicality, technical feasibility and cost.

#### **5.9.6 Commercial Recreation**

- 1 Commercial use of the reserve will be ancillary to recreational use.
- 2 Commercial uses and activities are required to comply with relevant Council policies (e.g. 'Leases on Reserves Policy').
- 3 Leases, licences or permits issued to current and future user groups and organisations will aim to maximise the recreational and community use potential of the reserve, be consistent with the 'recreation reserve' classification of the land and be consistent with the vision and objectives of this plan.
- 4 A lease, licence or permit will be required for all commercial activities.
- 5 A bond for damages may be charged for commercial and non-recreation events, as directed by Council's Parks and Recreation Manager.
- 6 Commercial mobile shops or stalls selling food, drinks or any other goods are not permitted on the reserve unless with the prior permission of Council.
- 7 Council may grant liquor licenses where this is appropriate to the operation of the user groups, and the sale and consumption of liquor are ancillary to a primary recreational use.
- 8 Council will consider options for the future use of the existing landfill entry kiosk, after it is no longer required for clean fill operations.
- 9 Council will consider, as a lower priority, the possibility of a café. This would be subject to resource consent, with provision made for public comment at that time.

#### **5.9.7 Community Activities Buildings**

- 1 Council will give consideration to applications for community activities buildings, that may or may not contain commercial activities, provided that:
  - i Any building is to be located in Concept Plan – Area 1
  - ii A cultural and/or other relationship to the site can be identified
  - iii Regard is shown for existing users and the public
  - iv A correlation can be shown with the purpose of a recreation reserve, as identified at section 17 of the Reserves Act 1977.

Council retains the right to support or refuse any such application and to undertake any public consultation considered necessary (including as may be required by the Reserves Act 1977) prior to determining the suitability of any such building.

- 2 The policies relating to 'Commercial Recreation' (immediately above) shall apply.
- 3 Buildings outside of the Community Based Activity Area (Area 1 on concept plan), shall be removed should they no longer be required.

## Section 6 Landscape Enhancement



### Changing the use of Pohe Island

Photo source: Malcolm Pullman © 2005

#### 6.1 General

A number of intrinsic and amenity considerations should always be considered when undertaking a large scale reserve redevelopment such as is the case with the change in land use from a landfill to a recreational reserve. Important considerations on this reserve include:

- landscape impacts
- topographical variations
- visual impacts
- open space provision
- linkages to the surrounding area
- enhanced coastal edge biodiversity (including the habitat restoration area) with appropriate coastal and estuarine vegetation, and creation of a range of suitable coastal habitats or gardens
- further removal of mangroves along the western and southern harbour edge may be undertaken to enhance views
- provision of appropriate plants that have botanic value and will encourage biodiversity, with an emphasis on native trees and shrubs
- amenity planting along roads and tracks and along the Riverside Drive frontage
- recognition of landfill-associated constraints placed on plantings, and
- educational opportunities.

The preparation of a landscape development plan would aid in addressing these issues. This would also consider cultural landscape matters, including on-site information on the history of the Island and reserve.

## 6.2 Objective – Landscape Enhancement

To rehabilitate and enhance the landscape and amenity of William Fraser Memorial Park on Pohe Island.

## 6.3 Policies and Actions

- 1 A landscape development plan for William Fraser Memorial Park on Pohe Island will be prepared and presented to Council for consideration within 2 years from the approval of this plan. Planting shown on the plan will include shade trees and other selected planting.
- 2 A variety of coastal habitats will be developed to enhance native biodiversity, potentially as part of a network of interconnected native habitats within the greater Whangarei area.
- 3 Existing coastal vegetation on Pohe Island will be maintained and enhanced, with the exception of:
  - the removal of mangroves in the marine leisure area to provide for public access to the Hatea River and Whangarei Harbour and to the west of the proposed second harbour crossing
  - the selective removal of mangroves along the western and southern harbour edge to provide for enhanced public views and use.
- 4 Planting near the walkway will be designed to allow open views to and from the loop walkway.
- 5 Planting and structures within the area facing Hihiaua Peninsula will allow views from William Fraser Memorial Park on Pohe Island to Hihiaua Peninsula.



**Pohe Island and Surrounds**

Photo source: Council Parks (2013)

## **Section 7 Protection of William Fraser Memorial Park on Pohe Island's Future Interests**

### **7.1 Statutory Provisions**

William Fraser Memorial Park on Pohe Island comprises four land parcels, as detailed in Appendix 1, owned and managed by Council. Lots 1-3 DP 50843 are held in fee simple and are formally classified as recreation reserve under the Reserves Act 1977. Lot 1 DP 50410 is leased to the Whangarei Rowing Club and is currently not formally classified under that Act.

Amalgamation of the land parcels may assist site management. However, amalgamation could not be carried out until the new arterial road is surveyed.

The site has an Open Space Environment zoning under the Whangarei District Plan, which provides for both community well-being and environmental health, in addition to the provision of a wide range of social and recreational opportunities, activities and facilities.

### **7.2 Future Growth Potential**

The population of the Whangarei District continues to grow, with over 80,000 people estimated to be living here in 2012. Approximately sixty percent of this population increase is currently occurring in the District's rural and coastal areas. Whangarei has an ageing population and a large proportion of children under the age of fifteen. *'The provision of, and access to, open space that meets the demands of a growing population'* was recognised as a key issue in Council's Whangarei Urban Growth Strategy, 2003.

Council acknowledges that the demands on existing recreational areas and the provision of new recreational areas will continue to increase and diversify. In order to provide people with high quality recreational experiences, future planning and diversity for recreational requirements is needed. The provision of recreation areas and facilities is critical with increased pressure from urban subdivision and subsequent population growth.

### **7.3 Development of the Bell Block**

Located on the north side of Riverside Drive, between Mackesy Road and Waioneone Creek, is 20 hectares of coastal fringe land known as the Bell Block. Much of it is below sea level, with flood gates at its most northern point to keep out the seawater. Vested from the former Harbour Board to Council during the 1989 local government re-organisation, it is subject to the Foreshore and Seabed Endowment Revesting Act.

A written agreement between Council and the Whangarei Harbour Marina Management Trust states that land, currently Bell Block, shall be provided for the purpose of disposal of dredging materials from the Town Basin and Kissing Point. The intention is to utilise the compacted dredgings to build up the land by 3-4 metres for potential future sports fields development. This process is anticipated as being longer term, possibly more than 20 years.

### **7.4 Objectives – Protection of William Fraser Memorial Park on Pohe Island's Future Interests**

To ensure all relevant statutory and bylaw requirements pertaining to William Fraser Memorial Park on Pohe Island are met.

To integrate the management and development of William Fraser Memorial Park on Pohe Island with nearby existing and planned reserves.

### **7.5 Policies and Actions**

- 1 The management, use and development of William Fraser Memorial Park on Pohe Island will comply with relevant legislation and Council bylaws.
- 2 Council will consider amalgamation of existing titles, following the construction of the proposed arterial road and vesting of the road area as road reserve to better reflect its recreational use and management.
- 3 Consideration will be made to the investigation of pedestrian, cycle and water based linkages to adjacent reserves and the provision of appropriate signage.



## Appendix 1 Land Parcels Comprising Pohe Island

Legal Description	Certificate of Title	Area (Ha)	Details	Reserve Status	Deed No
Lot 1 DP 50843	1B/927	37.6358	Land held in fee simple but subject to the Reserves and Domains Act 1953	Classified under section 16	1538
Lot 2 DP 50843	17D/194	10.3675	Land held in fee simple but subject to the Reserves and Domains Act 1953	Classified under section 16	1533
Lot 3 DP 50843	17D/195	5.9691	Land held in fee simple but subject to the Reserves and Domains Act 1953	Classified under section 16	1534
Lot 1 DP 50410	301105	0.5261	Land held in fee simple but subject to a 21 Year Lease from 1/8/2005. Whangarei Rowing Club Inc.		
<b>Total Area</b>		<b>54.4985</b>			

