



28 April 2021

BDG 092T

Julie Price
By email

Dear Julie,

Re: Heritage New Zealand Pouhere Taonga's preliminary comment on proposed Omanwa Falls access and Tourism project.

Thank you for consulting Heritage New Zealand Pouhere Taonga (HNZPT) regarding the proposed new accessway/carpark and toilet and an Omanawa Falls Experience tourism and recreation facility and the possible impact on historic heritage values. The Omanawa Falls Power Station and its setting which is a Heritage New Zealand Listed Category 2 Historic Structure (#5358). A recorded archaeological site U15/714 is also identified. The site is also subject to a heritage covenant between Tauranga City Council and HNZPT.

Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead historic heritage agency.

The Proposal

The proposal, as outlined in the partial draft material has been provided in your email of 14/04/2021. The proposal, while acknowledging the Listed and Scheduled heritage items, does not contain a fulsome description and assessment of the works in so far as they impact on the heritage values of those items.

The proposal is to install a new accessway/carpark and toilet to enable safe and controlled access to the Omanawa Falls as the first stage of works and as the second stage a tourism and recreation process, developing a visitor centre (using an existing building or a new building) with associated tours. It may be that the first and second stage occur concurrently. Part of the proposed track will involve works in the area of the "winch" in an area described as "The Cutting".

The carpark facility and vehicle access will require an area of approximately 2500m² and a volume of 2,300 m³ of earthworks, with additional earthworks works for the development of the walkways/tracks.

Stability works are required including but not limited to the cliff face above the power station.

The proposal, will, for safety reasons, preclude the public access to the enclosed tunnel and also to the platform and steps immediately in front of the powerhouse building. Potentially this may be permanent. Access is still available to those who operate the turbine.

With regard story boards HNZPT has been advised via an email on 18/04/2021 that *"The storyboards will include all aspects of the power station, its history and its infrastructure"*.

Heritage New Zealand response

Archaeology

HNZPT seeks that an archaeological authority is applied for with regard the establishment of the carpark.

Works in proximity of the cutting and the power station building-as shown on the Isthmus drawings, entitled Omanawa Falls, Job Number 4303.

Platform 01: The Cutting Concept

HNZPT understands that Platform 01 is removed from the historic winch, supports and the gouges on the rock face caused the movement of materials at the time the power station was developed. The drawing show works which includes a platform and a fence and railing. HNZPT supports the text on the drawing that advises *"Materially options for low reflectivity, recessive colours and materials"*. This will ensure that heritage values are retained. However, HNZPT also seeks that care and consideration is taken with the scale of any works, such as gates, and that any works are of a small a scale as possible to also ensure that heritage values are not detracted from.

Platform 03: Lower Platform Concept

HNZPT seeks information regarding the design of the method that ensures that there is no access to the existing power station platform. It would be important that care and consideration is taken with the scale of any works, such as gates, and that any works are of a small a scale as possible to ensure that there is no detracting from heritage values.

With regard the other works that are located in front of the power station, HNZPT supports the text on the drawing that advises *"Materially options for low reflectivity, recessive colours and materials"*. This will ensure that heritage values are retained.

Cliff stabilisation works

The draft AEE discusses (1.1.6 Cliff Stabilisation) several methods that can be considered to stabilise the cliff face and a combination of the two proposed methods could be used. Of these methods the scaling method could not be used unless the contractor could confirm it could be successfully implemented without damaging the heritage Power Station. A final detailed design plan is to be submitted to council for certification proper to the commencement of stabilisation works.

With regard these proposed works HNZPT seeks that a condition of consent requires evidence of consultation with HNZPT regarding the final detailed design of the proposed stabilisation works in the vicinity of the Power Station, prior to the submission of the detailed design for approval.

Story Boards

HNZPT welcome the opportunity to be involved in the development of the story boards insofar as they relate to the listed/schedule heritage item.

Heritage New Zealand is supportive of the proposed works insofar as they will improve the safety for those that wish to access Omanawa Falls. HNZPT is satisfied, subject to the provision of the information requested, that the proposal will not detract from the historic values of the Omanawa Falls Power Station.

Heritage New Zealand therefore gives preliminary approval for the proposed works. HNZPT looks forward to receiving a copy of the revised and final application for their formal approval.

If you have any question in relation to this letter, please do not hesitate to contact Carolyn McAlley in the Tauranga office of the Heritage New Zealand.

Yours sincerely



Ben Pick

Manager – Lower Northern