

15 February 2017

File Ref: P00858

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BC320711 Ranolf Business Centre
C/- APL Property Rotorua Ltd
PO Box 2121
Rotorua 3010

Dear Sir / Madam

SAFETY CONCERNS OVER BORE RR875

Over the past few years Council and other emergency services have been called to 1328 Pukuatua Street in response to large amounts of steam venting from the cellar where the above bore is housed.

Rotorua Lakes Council and Regional Council staff recently carried out an audit of this bore. However due to the boiling water and steam coming from the North West corner of the cellar a detailed inspection was not able to be carried out.

Lakes Council records show this bore is coming up to 35 years old, and the boiling water in the cellar has been a reoccurring feature for a number of years.

As per section 5.20 of the Rotorua District Council Geothermal Bylaw 2016 (copy attached) Rotorua Lakes Council consider this bore to be a potential threat to the safety of any person entering onto the property (*or living in the unit closest to the bore*) on the following grounds.

- 1) The working casing under the cellars concrete floor is most likely sitting in water and cannot be inspected of corrosion damage.
- 2) Bore RR875 is known to contain high levels of Hydrogen Sulphide (H₂S). Should the casing fail this lethal gas will be released into the boiling ground water and in turn released into the air via the steam which at times fills the court yard above the bore; where there is a window which opens into one of the units bedrooms. Should this happen anyone sleeping in that room or possibly anywhere else in the unit are in danger of being overcome by the gas leading to their deaths.
- 3) Due to the boiling water and the threat of H₂S exposure it is considered to be dangerous for contractors to enter the cellar and remove the concrete flooring to allow inspection of the casing.

Rotorua Lakes Council gives notice to you as the owner's agent to make this bore safe by way of closing it down and grout sealing it to the approved standard this work is to be carried out forthwith or once a replacement bore has been commissioned, further, evidence of this work program is to be supplied to Rotorua Lakes Council Geothermal Inspector within 14 days of the date of this letter.

Please note the only company in Rotorua able to carry out this work is Rotorua Well Drillers Ph 0274 770 636

Yours faithfully

Peter Brownbridge Geothermal Inspector
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