



1 April 2026

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**WHAKATĀNE 3158**

Dear Malory,

## **RM24-0350-AP: CALAND HOLDINGS LIMITED**

### **1.0 Introduction**

Bay of Plenty Regional Council (BOPRC) has engaged Pattle Delamore Partners Limited (PDP) to undertake a technical review of a hydrogeological assessment prepared by Goff Groundwater Science Limited (the Applicant's consultant) on behalf of Caland Holdings Limited (the Applicant), associated with a residential development project located at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Rotorua.

The Applicant is seeking consents for this project via a Fast Track application, including a groundwater take consent from bore BN-11522. At the time of this review, the assessment provided by the Applicant is associated with a draft referral application to the Fast Track Panel which has yet to be submitted. This technical review was undertaken on behalf of Bay of Plenty Regional Council as part of providing pre-application comments.

### **2.0 Background**

Bore BN-11522 has previously been used for a permitted activity water take of less than 35 m<sup>3</sup>/day, with the Applicant now seeking to take groundwater at a rate of up to 3.3 L/s with an annual take volume of up to 43,800 m<sup>3</sup>/year. The bore is 132 m deep and cased to 77 m, with a bore diameter of 100 mm. The bore appears to be screened across rhyolite, according to the driller's logs, however the geological unit indicated by the GNS Geological model is the Mamaku Formation ignimbrite.

It is noted that the location of Applicant's bore used to complete the hydrogeological assessment appears to differ from the location available in the Bay of Plenty Regional Council Bay Explorer online tool, based on the distances to surrounding features mentioned in the assessment. As such, in the absence of a plan of the bore location, PDP has taken the location information provided by the Applicant's consultant as read.

The nearest bore to the Applicant's production bore is BN-3469, located 790 m away. This bore is 124.7 m deep, cased to 80.2 m. The nearest named waterway appears to be the Awahou Stream (distance not provided in Applicant's consultant's report), with a series of wetlands also nearby. Additionally, the Applicant's bore is 1.9 km away from the Taniwha Spring and 4.1 km away from the Hamurana Springs, both of which are used for municipal water supply.



### 3.0 Pumping Test

A 12-hour pumping test was undertaken in 2008 at a rate of 3.3 L/s. The Applicant's consultant stated that drawdown was less than 6 m, given that the pump was placed at 48 m depth or 6 m below the static water level at 42 m. It is noted that no pumping test results or drawdown data from the test were provided as part of the assessment, and therefore the findings of this test (i.e. estimated aquifer properties) are unknown. However, assuming total drawdown in the bore was less than 6 m during the 12-hour pumping test and in the long-term during operation, this provides information which constrains the degree of potential effects that could occur in neighbouring bores.

### 4.0 Effects on Neighbouring Bores

Despite the lack of quantitative drawdown assessment completed, PDP considers the impact on this bore and other more distant bores is likely to be less than minor. The reasons for this are:

- ✧ the large distance to the nearest neighbouring bore (790 m away),
- ✧ the maximum potential drawdown in the pumping bore being limited to 6 m, and
- ✧ the relatively small scale of the proposed take.

### 5.0 Effects on Surface Water and Wetlands

The Applicant's consultant assessed effects on the Taniwha and Hamurana Springs water supply sites, stating that due to the difference in elevation between the springs (282 m and 280 m above sea level (ASL), respectively) and the bore static water level (308 mASL), the proposed water take is unlikely to impact the two springs.

PDP agrees that pumping in the bore and resulting drawdown in the aquifer would be very unlikely to induce any leakage from the springs or connected waterways. Given the distance of the bore to both Taniwha and Hamurana Springs, and the difference in elevation, the likelihood of short-term impacts from pumping on reduced spring flows is considered very low. Hence, potential effects on these springs are considered less than minor.

The Applicant's consultant did not quantitatively assess effects on the nearby wetland or streams, stating that the difference in depth between the static water level (42 m) and the surface is significant enough to prevent stream depletion impacts. Although there do not appear to be any confining layers between the surface and the bore screen zone, PDP consider that any potential effects on streams and wetlands are likely to be less than minor given the elevation offset, suggesting they are unlikely to be hydraulically connected to the bore.

Therefore, PDP agree with the Applicant's consultant's conclusion that effects on surface water and wetlands are likely to be less than minor.

### 6.0 Saline Intrusion

The Applicant's bore is located approximately 38 km from the Bay of Plenty coastline at its closest point, and therefore saline intrusion effects of the proposed groundwater take are nil.

### 7.0 Groundwater Quality

Groundwater quality impacts discussed in the assessment related to potential groundwater contamination effects arising from construction activities and the site's stormwater management system design, rather than the proposed groundwater take from BN-11522. As no further information was provided regarding

stormwater management, PDP was unable to provide comment on groundwater quality impacts from these activities at this time.

## 8.0 Conclusions

PDP consider that effects of the proposed groundwater take from BN-11522 on neighbouring bores, surface water bodies, saline intrusion to be less than minor.

## 9.0 Limitations

This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Bay of Plenty Regional Council and Goff Groundwater Science Limited. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the report. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This report has been prepared by PDP on the specific instructions of Bay of Plenty Regional Council for the limited purposes described in the report. PDP accepts no liability if the report is used for a different purpose or if it is used or relied on by any other person. Any such use or reliance will be solely at their own risk.

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Yours faithfully

### PATTLE DELAMORE PARTNERS LIMITED

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