
Compliance Inspection Report: January – March 2012

RM File No:	RM980426
Description of Activity:	Land use consent for a nature lodge at Waiorua Bay, Kapiti Island offering overnight accommodation and daytime facilities for an eco-tourism operation
Consent Holder:	John Barrett and Amo Clarke
Inspection Dates:	<u>monthly spot check(s);</u> 3 January 19 February 15 March <u>site inspection;</u> 15 March

Compliance Summary

Condition 2:	<i>Council may review all conditions of consent or where specified conditions are judged inadequate, unworkable or inappropriate, annually.</i> Review was withdrawn in early June 2007.
Condition 4:	<i>Varies clauses relating to demarcating between the subject site and its neighbours.</i> Compliant as at 15 March 2012
Condition 5:	<i>The number of daytime visitors is not to exceed 24.</i> The number of daytime visitors complied with consent conditions during the reporting period.
Condition 6:	<i>The number of overnight visitors is not to exceed 10.</i> The number of overnight visitors complied with consent conditions during the reporting period.

Condition 8: The ratio of supervisory staff to overnight visitors is 1:6. For daytime visitors the ratio is 1:14, 2:15-29 or 1:10 (where visitor numbers over 30).

Staff numbers complied with consent conditions during the reporting period.

Condition 9b: Visitor's use of helicopter limited to 10 trips per year, two/day, not between 1 October – 31 March.

No helicopter used during reporting period.

Condition 13: All persons travelling to the Lodge are required to check all materials for rodents and weed pests in the quarantine rooms both on the mainland and on Kapiti Island.

I was able to conduct spot checks at the departure point on 3 January, 19 February and 15 March 2012. Visitors were checked in the quarantine room on the mainland on 3 Jan and 15 March. The boat did not sail on 19 February.

Condition 14a-i: Various requirements to protect Kapiti Island from predators and rodents.

Clause (d) requires that all provisions are stored in vermin proof sealed containers. Compliant as at 15 March 2012.

Clause (f) requires that all building materials must to checked for predators and stored in areas where bait stations are located. A schedule is being used to ensure that the area is checked for predators.

Condition 17: All plantings around buildings to be fire retardant.

No new plantings reported during the reporting period.

Condition 18a-h: Various requirements to minimise fire risks.

The grass is mown within 30 metres of the bunk room to the property boundary.

Clause (j, k) requires that all staff undergo regular fire fighting training, and that all fire fighting equipment is monitored and maintained by fire safety specialists. A schedule is being used to track staff fire fighting training, and the monitoring and maintenance of fire fighting equipment.

Condition 25: Sewage treatment system installed and approved.

The daily totals for sewage (calculated as a weekly average) for January – March 2012 are attached as Appendix I and demonstrate that the septic tank discharge has not exceeded 1300 l/day. Septic tank flows are estimated by Greater Wellington Regional Council to be in the order of 50 l/day/person.

Condition 26: Potable water supply with storage capacity of 65,000 litres.

Bottle water supply replenished as required.

Condition 27: Insurance documents updated annually

Renewed insurance have been provided and are due to expire in April 2013.

Condition 30(c)(i): Each visitor shall be issued with an individually numbered permit, where practicable, at least 24 hours in advance of visit.

I was able to conduct spot checks at the departure point on Paraparaumu Beach on 3 January, 19 February and 15 March 2012. Most visitors to the lodge had permits prior to their departure. The boat did not sail on the 19 February.

Condition 30(c)(ii): Council to be advised of visitor numbers at least 24 hours prior to visit occurring.

Condition 30(c)(iii): Information provided to Council to be available electronically to Committee Members.

Council has maintained an electronic register of visitors to the island, which is available for public scrutiny.

Condition 30(c)(iv): The details of each visitor are recorded in logbook and provided to Council on a weekly basis to assist with reconciliation of visitor numbers.

The reconciliation for the current reporting period is attached as Appendix II.

Condition 31: Consent holder to report annually on the conservation activities of the Kaitiaki O Kapiti (Friends of Kapiti Island) Incorporated.

Newsletter received March 2012.

Action required by consent holder

- Continuing compliance with consent conditions

Action required by Kapiti Coast District Council

- Present monitoring report at next committee meeting
- Next site visit to the island to be conducted May 2012 (weather permitting).
- Ongoing monthly spot checks

Signed

**Justine Gurr
Compliance Officer**

Date: 18 April 2012

Appendix I – January – March 2012

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
27-Dec-10	0	0	0	0	0	0.00
2-Jan-12	37	45	21	103	5150	735.71
9-Jan-12	10	9	21	40	2000	285.71
16-Jan-12	16	18	21	55	2750	392.86
23-Jan-12	8	23	21	52	2600	371.43
30-Jan-12	38	24	21	83	4150	592.86
6-Feb-12	30	21	21	72	3600	514.29
13-Feb-12	29	8	21	58	2900	414.29
20-Feb-12	21	23	21	65	3250	464.29
27-Feb-12	4	3	21	28	1400	200.00
5-Mar-12	35	37	21	93	4650	664.29
12-Mar-12	12	26	21	59	2950	421.43
19-Mar-12	2	15	21	38	1900	271.43
26-Mar-12	5	15	21	41	2050	292.86
Discharge not to exceed 1300 l/day						

Appendix II: Reconciliation for January 2012

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Day Visitor (24)	Overnight Visitor (10)	Visiting	Departure Time	Vessel	Comments
3.1.12 ¹⁾	12/8684-8691	8		8	NR/NE	9.00	Te Aihe	
	12/8692-8702	11	11		NE	9.00	Te Aihe	
4.1.12	12/8703-8711	9		9	NR/NE	9.00	Te Aihe	
	12/8712	1		1	NE	9.00	Te Aihe	
5.1.12	12/8713-8714	2		2	NR/NE	pm	Te Aihe	
	12/8715-8718	4		4	NR/NE	9.00	Te Aihe	
	12/8719-8727	9	9		NE	9.00	Te Aihe	
6.1.12	12/8728-8734	7		7	NR/NE	9.00	Te Aihe	5 guests stayed 2 nights
	12/8735-8741	7	7		NE	9.00	Te Aihe	
7.1.12	12/8742-8745	4		4	NR/NE	9.00	Te Aihe	
	12/8746	1		1	NE	pm	Te Aihe	
	12/8747-8756	10	10		NE	9.00	Te Aihe	
8.1.12	12/8757-8760	4		4	NR/NE	9.00	Te Aihe	
10.1.12	12/8761-8770	10		10	NR/NE	9.00	KMC	
11.1.12	12/8771-8772	2		2	NE	9.00	Te Aihe	
	12/8773-8774	2		2	NE	pm	Te Aihe	
12.1.12	12/8775-8776	2		2	NE	9.00	Te Aihe	
	12/8777	1		1	NR/NE	9.00	Te Aihe	
	12/8778-8779	2	2		NE	9.00	Te Aihe	
13.1.12	12/8780-8781	2		2	NR/NE	9.00	Te Aihe	cancelled
14.1.12	12/8782-8783	2		2	NE	pm	Te Aihe	cancelled
	12/8784-8787	4	4		NE	9.00	Te Aihe	cancelled
15.1.12	12/8788-8792	5		5	NR/NE	9.00	Te Aihe	cancelled
16.1.12	12/8793-8794	2	2		NE	9.00	KMC	
	12/8795-8796	2		2	NE	pm	KMC	
	12/8796-8798	2	2		NE	9.00	KMC	
	12/8799-8801	3		3	NR/NE	9.00	KMC	
	12/8802-8805	4	4		NE	9.00	KMC	
	12/8806	1		1	NE	pm	KMC	
17.1.12	12/8807-8808	2	2		NR/NE	9.00	Te Aihe	
	12/8809-8810	2	2		NE	9.00	KMC	

18.1.12	12/8811-8812 12/8813-8814 12/8815-8817 12/8818	2 2 3 1	2	2 3 1	NE NE NE NE	pm 9.00 9.00 pm	Te Aihe Te Aihe Te Aihe Te Aihe	
19.1.12	12/8819-8826 12/8827-8829	7 3	7 3		NE NE	9.00 9.00	Te Aihe Te Aihe	
20.1.12	12/8830-8832 12/8833-8834	3 2		3 2	NR/NE NE	9.00 pm	Te Aihe Te Aihe	
21.1.12	12/8835-8841	7		7	NR/NE	9.00	Te Aihe	
22.1.12	12/8842-8843 12/8844-8845 12/8846-8847 12/8848	2 2 2 1	2	2 2 1	NR/NE NE NR/NE NE	9.00 9.00 9.00 pm	Te Aihe Te Aihe Te Aihe Te Aihe	cancelled cancelled cancelled cancelled
24.1.12	12/8849-8852 12/8853-8857	4 5	4	5	NE NR/NE	9.00 9.00	Te Aihe Te Aihe	
25.1.11	12/8858-8861 12/8862-8863 12/8864-8865	4 2 2	2	4 2	NR/NE NE NR/NE	9.00 9.00 9.00	Te Aihe Te Aihe Te Aihe	
27.1.12	12/8866-8867	2	2		NE	9.00	Te Aihe	
29.1.12	12/8868-8869	2		2	NR/NE	9.00	Te Aihe	
30.1.12	12/8870-8879	10		10	NR/NE	9.00	Te Aihe	
31.1.12	12/8880-8881 12/8882-8883 12/8884-8906	2 2 24	24	2 2	NR/NE NE NE	9.00 pm 9.00	Te Aihe Te Aihe Te Aihe	2 nights 2 nights

February 2012;

1.2.12	12/8907-8910	4		4	NR/NE	9.00	Te Aihe	cancelled
2.2.12	12/8911-8912 12/8913-8915 12/8916-8923	2 3 8	3	2 8	NR/NE NE NR/NE	9.00 9.00 9.00	Te Aihe Te Aihe Te Aihe	cancelled cancelled cancelled
3.2.12	12/8924-8925 12/8926-8927	2 2		2 2	NE NR/NE	pm 9.00	Te Aihe Te Aihe	
4.2.12	12/8928-8935 12/8936	8 2	2	8	NR/NE NE	9.00 9.00	Te Aihe Te Aihe	

5.2.12	12/8937-8940	4	4		NE	9.00	Te Aihe	
	12/8941-8942	2		2	NR/NE	9.00	Te Aihe	
	12/8951	1	1		NE	9.00	Te Aihe	cancelled
6.2.12	12/8943-8944	2		2	NR/NE	9.00	Te Aihe	cancelled
	12/8945-8950	6	6		NE	9.00	Te Aihe	cancelled
	12/8952-8955	4	4		NE	9.00	Te Aihe	
	12/8956-8957	2		2	NR/NE	9.00	Te Aihe	
	12/8958-8961	4	4		NE	9.00	Te Aihe	
7.2.12	12/8962-8963	2		2	NR/NE	9.00	Te Aihe	
	12/8964-8967	4		4	NE	9.00	Te Aihe	
	12/8968-8972	5	5		NE	9.00	Te Aihe	
8.2.12	12/8973-8974	2		2	NE	pm	Te Aihe	
	12/8975-8976	2		2	NR/NE	9.00	Te Aihe	
	12/8977-8983	7	7		NE	9.00	Te Aihe	
9.2.12	12/8984-8985	2		2	NE	pm	Te Aihe	
	12/8986	1		1	NR/NE	9.00	Te Aihe	
	12/8987-8991	5	5		NE	9.00	Te Aihe	
10.2.12	12/8992-8993	2	2		NR/NE	9.00	Te Aihe	
	12/8994-8995	2	2		NE	9.00	Te Aihe	cancelled
	12/8996-8998	3	3		NR/NE	9.00	Te Aihe	
11.2.12	12/8999-9000	2	2		NE	9.00	Te Aihe	
	12/9001	1		1	NR/NE	9.00	Te Aihe	
12.2.12	12/9002-9003	2		2	NE	pm	Te Aihe	
	12/9004-9005	2	2		NE	9.00	Te Aihe	
	12/9006-9009	4	4		NE	9.00	Te Aihe	
13.2.12	12/9010-9011	2		2	NE	pm	Te Aihe	
	12/9012-9014	3		3	NR/NE	9.00	Te Aihe	
14.2.12	12/9015-9016	2	2		NE	9.00	Te Aihe	
	12/9017-9018	2		2	NE	pm	Te Aihe	
16.2.12	12/9019-9021	3	3		NE	9.00	Te Aihe	
17.2.12	12/9022-9024	3	3		NE	9.00	Te Aihe	
	12/9025-9039	15	15		NE	9.00	Te Aihe	
	12/9040-9043	4		4	NR/NE	9.00	Te Aihe	
18.2.12	12/9052-9053	2	2		NE	9.00	Te Aihe	
19.2.12 ¹⁾	12/9044-9051	8		8	NR/NE	9.00	Te Aihe	cancelled

20.2.12	12/9054-9057	4	4		NE	9.00	Te Aihe	
	12/9058-9058.1	2		2	NR/NE	9.00	Te Aihe	
21.2.12	12/9059	1		1	NR/NE	9.00	Te Aihe	
	12/9060-9061	2	2		NE	9.00	Te Aihe	
22.2.12	12/9062-9063	2	2		NE	9.00	Te Aihe	
23.2.12	12/9064-9065	2	2		NE	9.00	Te Aihe	
	12/9066-9067	2		2	NR/NE	9.00	Te Aihe	
24.2.12	12/9068-9073	6	6		NE	9.00	Te Aihe	
	12/9074-9075	2		2	NR/NE	9.00	Te Aihe	
	12/9076-9077	2		2	NE	pm	Te Aihe	
25.2.12	12/9078-9079	2		2	NE	pm	Te Aihe	
	12/9080-9083	4		4	NE	9.00	Te Aihe	
	12/9089-9090	2	2		NE	9.00	Te Aihe	
	12/9091-9092	2		2	NE	9.00	Te Aihe	
26.2.12	12/9084-9088	5	5		NE	9.00	Te Aihe	
27.2.12	12/9093-9098	6		6	NR/NE	9.00	Te Aihe	
	12/9099-9100	2		2	NR/NE	9.00	Te Aihe	
	12/9101-9102	2	2		NE	9.00	Te Aihe	
28.2.12	12/9103	1		1	NR/NE	9.00	Te Aihe	
29.2.12	12/9104-9105	2	2		NE	9.00	Te Aihe	

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2.3.12	12/9104-9105	2		2	NE	pm	Te Aihe	cancelled
	12/9106-9107	2		2	NR/NE	9.00	Te Aihe	cancelled
	12/9108-9109	2		2	NE	pm	Te Aihe	cancelled
	12/9110-9111	2	2		NE	9.00	Te Aihe	
3.3.12	12/9112-9120	9		9	NR/NE	9.00	Te Aihe	cancelled
	12/9121-9124	4	4		NE	9.00	Te Aihe	cancelled
4.3.12	12/9125-9126	2		2	NE	pm	Te Aihe	cancelled
	12/9127-9136	10	10		NE	9.00	Te Aihe	cancelled
5.3.12	12/9137-9138	2		2	NE	9.00	Te Aihe	

6.3.12	12/9139-9141	3	3		NE	9.00	Te Aihe	
	12/9142	1		1	NR/NE	9.00	Te Aihe	4 nights
	12/9143	1		1	NR/NE	9.00	Te Aihe	
	12/9144-9147	4	4		NE	9.00	Te Aihe	
	12/9148-9149	2		2	NR/NE	9.00	Te Aihe	
	12/9150	1	1		NE	9.00	KMC	
	12/9151-9156	6		6	NE	pm	KMC	
10.3.12	12/9157-9161	5	5		NE	9.00	KMC	
	12/9162-9167	6		6	NR/NE	9.00	KMC	
	12/9168-9171	4	4		NE	9.00	KMC	
	12/9172-9175	4		4	NR/NE	9.00	KMC	
	12/9176-9177	2	2		NE	9.00	KMC	
11.3.12	12/9178	1		1	NR/NE	9.00	KMC	
	12/9179-9194	16	16		NE	9.00	KMC	
	12/9195-9198	4		4	NR/NE	9.00	KMC	
12.3.12	12/9199-9207	9		9	NE	pm	KMC	
13.3.12	12/9208	1		1	NE	pm	Te Aihe	cancelled
	12/9209-9212	4		4	NR/NE	9.00	Te Aihe	
	12/9213	1		1	NE	pm	Te Aihe	cancelled
14.3.12	12/9214-9223	10		10	NR/NE	9.00	Te Aihe	cancelled
15.03.2012 ¹⁾⁽²⁾	12/9224-9226	3		3	NR/NE	pm	Te Aihe	
	12/9227-9228	2	2		NE	9.00	Te Aihe	
	12/9271-9275	5	5		NE	9.00	Te Aihe	
16.3.12	12/9229-9231	3		3	NR/NE	9.00	Te Aihe	
	12/9232-9233	2		2	NE	pm	Te Aihe	
	12/9234	1		1	NE	pm	Te Aihe	
	12/9235	1		1	NR/NE	9.00	Te Aihe	
	12/9236	1	1		NE	9.00	Te Aihe	
	12/9276-9277	2		2	NR/NE	9.00	Te Aihe	
17.3.12	12/9237-9246	10		10	NR/NE	9.00	Te Aihe	
	12/9247-9256	10			-	9.00	Manorua	1/2 day tour group
	12/9257-9266	10			-	pm	Manorua	1/2 day tour group
	12/9278-9279	2	2		NE	9.00	Te Aihe	
18.3.12	12/9267-9268	2		2	NE	pm	Te Aihe	cancelled
	12/9269-9270	2	2		NE	9.00	Te Aihe	

22.3.12	12/9280-9281	2		2	NE	pm	Te Aihe	
	12/9282-9283	2		2	NE	9.00	Te Aihe	
24.3.12	12/9284-9287	8		8	NR/NE	9.00	Te Aihe	
	12/9292-9293	2		2	NE	pm	Te Aihe	
	12/9294-9295	2	2		NE	9.00	Te Aihe	
	12/9296-9305	10			-	9.00	Manorua	1/2 day cancelled
	12/9306-9313	8			-	pm	Manorua	1/2 day cancelled
	12/9323-9327	5	5		NE	9.00	Te Aihe	
25.3.12	12/9314-9315	2		2	NE	pm	Te Aihe	
	12/9316-9317	2		2	NR/NE	9.00	Te Aihe	2 nights
26.3.12	12/9318	1		1	NR/NE	9.00	Te Aihe	
	12/9319-9320	2		2	NR/NE	9.00	Te Aihe	
	12/9321-9322	2		2	NR/NE	9.00	Te Aihe	
	12/9328-9329	2	2		NE	9.00	Te Aihe	
	12/9330-9331	2		2	NR/NE	9.00	Te Aihe	
27.3.12	12/9332-9333	2		2	NE	pm	Te Aihe	cancelled
28.3.12	12/9334-9337	4		4	NE	pm	Te Aihe	
29.3.12	12/9338-9339	2		2	NE	pm	Te Aihe	
	12/9340-9341	2		2	NR/NE	9.00	Te Aihe	
30.3.12	12/9342	1		1	NR/NE	9.00	Te Aihe	
	12/9343-9350	8		2	NE	9.00	Te Aihe	2 nights
31.3.12	12/9351-9353	3	3		NE	9.00	Te Aihe	
	12/9354-9355	2		2	NR/NE	9.00	Te Aihe	
	12/9356-9357	2	2		NE	9.00	Te Aihe	