

---

## Compliance Inspection Report: July - October 2010

---

<b>RM File No:</b>	RM980426
<b>Description of Activity:</b>	Land use consent for a nature lodge at Waiorua Bay, Kapiti Island offering overnight accommodation and daytime facilities for an eco-tourism operation
<b>Consent Holder:</b>	John Barrett and Amo Clarke
<b>Inspection Dates:</b>	<u>monthly spot check(s):</u> 23 July 13 August 24 September  <u>site inspection:</u> 12 October 2010

---

### **Compliance Summary**

<b>Condition 2:</b>	<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  Review was withdrawn in early June 2007.
<b>Condition 4:</b>	<i>Varies clauses relating to demarcating between the subject site and its neighbours.</i>  Compliant as at 12 October 2010
<b>Condition 5:</b>	<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.
<b>Condition 6:</b>	<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.
<b>Condition 8:</b>	<i>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).</i>

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 was used during the 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 23 July, 13 August and 24 September 2010. There were no visitors travelling to the lodge on these dates. On 12 October lodge visitors were checked in the quarantine room both on the mainland and at the lodge.

*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 12 October 2010.

Clause (f) requires that all building materials must to be 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.*

There were no new plantings 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 July - October 2010 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 2011.

*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 23 July, 13 August & 24 September 2010. No-one was travelling to the lodge on these dates. On 12 October lodge visitors had permits issued.

*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 February 2010.

**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 Nov/Dec 2010.
- Ongoing monthly spot checks

**Signed**

A handwritten signature in black ink, appearing to read 'J Rankin', with a small dot at the end of the line.

**Justine Rankin  
Compliance Officer**

**Date: 22<sup>nd</sup> November 2010**

## Appendix I – July-October 2010

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
28-Jun-10	0	0	0	0	0	0.00
5-Jul-10	0	0	0	0	0	0.00
12-Jul-10	0	10	21	31	1550	221.43
19-Jul-10	0	0	0	0	0	0.00
26-Jul-10	0	0	0	0	0	0.00
2-Aug-10	0	2	21	23	1150	164.29
9-Aug-10	0	0	0	0	0	0.00
16-Aug-10	0	2	21	23	1150	164.29
23-Aug-10	0	0	0	0	0	0.00
30-Aug-10	2	7	21	30	1500	214.29
6-Sep-10	0	18	21	39	1950	278.57
13-Sep-10	0	0	0	0	0	0.00
20-Sep-10	0	0	0	0	0	0.00
27-Sep-10	13	12	21	46	2300	328.57
4-Oct-10	2	21	21	44	2200	314.29
11-Oct-10	21	10	21	52	2600	371.43
18-Oct-10	9	22	21	52	2600	371.43
25-Oct--10	5	0	21	26	1300	185.71
<b>Discharge not to exceed 1300 l/day</b>						

**Appendix II: Reconciliation for July – October 2010**

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Day Visitor (24)	Overnight Visitor (10)	Visiting	Departure Time	Vessel	Comments
8/07/2010	10/6804	1		1	North end	9.00	Te Aihe	cancelled
16/07/2010	10/6805-6810	6		6	North end	9.00	Te Aihe	
16/07/2010	10/6811-6814	4		4	North end	9.00	Te Aihe	

1/08/2010	10/6815.	1	1		North end	9.00	Te Aihe	cancelled
5/08/2010	10/6816-6817	2		2	North end	9.00	Te Aihe	
6/08/2010	10/6818-6819	2		2	North end	9.00	Te Aihe	
21/08/2010	10/6820-6821	2		2	North end	9.00	KMC	

4/09/2010	10/6822-6823	2	2		North end	9.00	Te Aihe	
4/09/2020	10/6824	1	1		North end	9.00	Te Aihe	cancelled
4/09/2010	10/6825-6831	7		7	North end	9.00	Te Aihe	
9/09/2010	10/6832-6841	10		10	NR/NE	9.00	Te Aihe	
9/09/2010	10/6842-6845	4	4		North end	9.00	Te Aihe	cancelled
11/09/2010	10/6846-6853	8		8	NR/NE	9.00	Te Aihe	
18/09/2010	10/6854-6858	5		5	NR/NE	9.00	Te Aihe	
19/09/2010	10/6859-6861	3	3		North end	9.00	Te Aihe	cancelled
28/09/2010	10/6862-6864	3		3	North end	9.00	Te Aihe	
1/10/2010	10/6865-6866	2		2	North end	9.00	Te Aihe	
1/10/2010	10/6877-6887	11	11		North end	9.00	Te Aihe	
2/10/2010	10/6867-6876	10		10	NR/NE	9.00	Te Aihe	
3/10/2010	10/6888-6889	2	2		North end	9.00	Te Aihe	
4/10/2010	10/6890-6891	2		2	NR/NE	9.00	Te Aihe	2 nights
5/10/2010	10/6892-6894	3		3	NR/NE	9.00	Te Aihe	2 nights
5/10/2010	10/6906-6907	2	2		North end	9.00	Te Aihe	
6/10/2010	10/6895-6899	5		5	NR/NE	9.00	Te Aihe	
7/10/2010	10/6900-6901	2		2	North end	9.00	Te Aihe	
7/10/2010	10/6902-6905	4		4	NR/NE	9.00	Te Aihe	
11/10/2010	10/6908-6909	2		2	North end	9.00	Te Aihe	cancelled
11/10/2010	10/6910-6911	2		2	NR/NE	9.00	Te Aihe	cancelled

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Day Visitor (24)	Overnight Visitor (10)	Visiting	Departure Time	Vessel	Comments
11/10/2010	10/6912-6914	3	3		North end	9.00	Te Aihe	cancelled
11/10/2010	10/6931	1	1		North end	9.00	Te Aihe	
12/10/2010	10/6915-6916	2		2	NR/NE	9.00	Te Aihe	
12/10/2010	10/6917-6930	14	14		North end	9.00	Te Aihe	
16/10/2010	10/6932-6939	8		8	NR/NE	9.00	Te Aihe	
16/10/2010	10/6940-6945	6	6			9.00	Te Aihe	
17/10/2010	10/6946-6947	2		2	NR/NE	9.00	Te Aihe	cancelled
19/10/2010	10/6948-6956	9	9		North end	9.00	Te Aihe	
19/10/2010	10/6957-6964	8		8	North end	9.00	Te Aihe	
20/10/2010	10/6965-6966	2		2	NR/NE	9.00	Te Aihe	cancelled
21/10/2010	10/6967-6973	7	7		North end	9.00	Te Aihe	cancelled
21/10/2010	10/6974-6975	2		2	NR/NE	9.00	Te Aihe	cancelled
22/10/2010	10/6976-6980	5		5	NR/NE	9.00	Te Aihe	cancelled
23/10/2010	10/6981-6986	6		6	NR/NE	9.00	Te Aihe	
23/10/2010	10/6987-6991	5	5		North end	9.00	Te Aihe	cancelled/no show
24/10/2010	10/7030-7034	5		5	NR/NE	9.00	Te Aihe	
24/10/2010	10/7035-7037	3		3	NR/NE	9.00	Te Aihe	
26/10/2010	10/6992-6994	3	3		North end	9.00	Te Aihe	cancelled
26/10/2010	10/6995-6996	2		2	North end	pm	Te Aihe	cancelled
28/10/2010	10/6997-6998	2		2	NR/NE	9.00	Te Aihe	cancelled
28/10/2010	10/6999-7001	3	3		North end	9.00	Te Aihe	cancelled
28/10/2010	10/7041-7042	2		2	North end	9.00	Te Aihe	cancelled
31/10/2010	10/7002-7003	2		2	North end	pm	Te Aihe	cancelled
31/10/2010	10/7042.1- 7046	5	5		North end	9	Te Aihe	