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## Compliance Inspection Report: May – September 2014

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<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> 7 May 29 September <u>site inspection:</u> 29 September

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### The nature lodge was closed June/July/August 2014

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#### 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  Review was withdrawn in early June 2007.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 29 September 2014
<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 16.</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 use reported 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 7 May and 29 September. On both days, lodge visitors had their bags checked in the Kapiti Boating Club.

*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 29 September 2014.

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.*

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 May – Sept 2014 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*

Insurance due to expire April 2015.

*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 at Paraparaumu Beach on 7 May and 29<sup>th</sup> September.. All visitors to the lodge had their permits prior to travelling.

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

Complying

*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.*

2014 Spring/Summer newsletter due

**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 November (weather permitting).
- Ongoing monthly spot checks

**Signed**

**Justine Gurr  
Compliance Officer**

**Date: 8 October 2014**



**Appendix II: Reconciliation May & September 2014**

<b>Date (1) spot</b>	<b>Permit Number</b>	<b>Visitor</b>	<b>Half</b>	<b>Day</b>	<b>Overnight</b>	<b>Visiting</b>	<b>Departure</b>	<b>Vessel</b>	<b>Comments</b>
1.5.14	14/13039-13040	2			2	NE	pm	Manorua	cancelled
	14/13041-13042	2			2	NR/NE	am	Manorua	
3.5.14	14/13043-13046	4			4	NE	pm	Manorua	
	14/13045-13046	2			2	NE	pm	Manorua	
	14/13047-13048	2			2	NE	pm	Manorua	cancelled
	14/13049-13050	2			2	NE	pm	Manorua	
	14/13051-13053	3			3	NE	pm	Manorua	cancelled
7.5.14	14/13054-13055	2			2	NR/NE	am	Manorua	
10.5.14	14/13056-13057	2			2	NE	pm	Manorua	cancelled
	14/13058-13069	12			12	NE	pm	Manorua	
17.05.14	14/13070 -13084	15			15	NE	pm	Manorua	
	14/13085 - 13090	6			6	NE	am	Manorua	
18.05.14	14/13114	1			1		am	Manorua	3 nights
19.05.14	14/13115-13117	3			3		am	KMC	2 nights
20.05.14	14/13119-13120	2			2				already on island - DOC range
24.05.14	14/13091 - 13101	11			11	NE	pm	Manorua	cancelled
25.05.14	14/13102 - 13105	4			4	NE	pm	Manorua	cancelled
27.05.14	14/13106 - 13107	2			2	NE/NR	am	Manorua	
31.05.14	14/13108 - 13109	2			2	NE	pm	Manorua	cancelled
	14/13110 - 13113	4		4		NE/NR	am	Manorua	
<b>Closed June/July/August</b>									

02.09.14	14/13121 - 13123	5			5	NR/NE	am	Manorua	
	14/13140 - 13141	2			2	NE	am	Manorua	
05.09.14	14/13126 - 13129	4			4	NR/NE	am	Manorua	
06.09.14	14/13130 - 13133	4			4	NR/NE	am	Manorua	cancelled
	14/13134 - 13135	4			4	NE	pm	Manorua	cancelled
07.09.14	14/13138 - 13139	2		2		NE	am	Manorua	
10.09.14	14/13142 - 13143	2			2	NR/NE	am	Manorua	
12.09.14	14/13144 - 13145	2			2	NE	pm	Manorua	
	14/13146 - 13148	3		3		NE	am	Manorua	
13.09.14	14/13149 - 13150	2			2	NR/NE	am	Manorua	
	14/13151 - 13152	2			2	NE	pm	Manorua	
15.09.14	14/13153 - 13163	11			11	-	am	Manorua	cancelled
25.09.14	14/13164	1	1			NR/NE	am	Manorua	cancelled
	14/13165-13170	6		6		NE	am	Manorua	cancelled
26.09.14	14/13171 - 13172	2			2	NE	pm	Manorua	cancelled
27.09.14	14/13173	1			1	NR/NE	am	Manorua	
	14/13174 - 13177	4			4	NE	pm	Manorua	
	14/13178 - 13181	4		4		NE	am	Manorua	
28.09.14	14/13182 - 13183	2			2	NE	pm	Manorua	cancelled
	14/13184-13187	5			5	NR/NE	am	Manorua	cancelled
29.09.14	14/13188-13197	10		10		NE	am	Manorua	