

Compliance Inspection Report: November - December 2012

<i>RM File No:</i>	RM980426
<i>Description of Activity:</i>	Land use consent for a nature lodge at Waiorua Bay, Kapiti Island offering overnight accommodation and daytime facilities for an eco-tourism operation
<i>Consent Holder:</i>	John Barrett and Amo Clarke
<i>Inspection Dates:</i>	<u>monthly spot check(s);</u> 6 November 14 December <u>site inspection;</u> 22 November 2012

Compliance Summary

<i>Condition 2:</i>	<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 Review was withdrawn in early June 2007.
<i>Condition 4:</i>	<i>Varies clauses relating to demarcating between the subject site and its neighbours.</i> Compliant as at 22 November 2012
<i>Condition 5:</i>	<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.
<i>Condition 6:</i>	<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.

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.

Helicopter used once on 14th November and again on the 2nd December 2012. Explanations from the consent holder are attached as appendix III.

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 6 November and 14 December 2012. There were 6 overnight visitors travelling to the lodge on the morning of 6 November. There were 4 overnight and 4 day visitors travelling to the lodge on the morning of 14 December. Bag checks were undertaken in the carpark as access to the quarantine room was unavailable.

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 22 May 2012.

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 Nov - Dec 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 6 November & 14 December 2012. Most visitors travelling to the lodge had permits prior to their departure.

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 January 2013 (weather permitting).
- Ongoing monthly spot checks

Signed

**Justine Gurr
Compliance Officer**

Date: 28 January 2013

Appendix I – November - December 2012

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
29-Oct-12	17	2	21	40	2000	285.71
5-Nov-12	4	38	21	63	3150	450.00
12-Nov-12	1	11	21	33	1650	235.71
19-Nov-12	8	40	21	69	3450	492.86
26-Nov-12	14	23	21	58	2900	414.29
3-Dec-12	3	21	21	45	2250	321.43
10-Dec-12	12	13	21	46	2300	328.57
17-Dec-12	22	44	21	87	4350	621.43
24-Dec-12	38	7	21	66	3300	471.43
31-Dec-12	0	0	0	0	0	0.00

Discharge not to exceed 1300 l/day

Appendix II: Reconciliation for November - December 2012

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Half Day Visitors	Day Visitor (24)	Overnight Visitor (10)	Visiting	Departure Time	Vessel	Comments
2.11.12	9959	1	1			-	12pm	Manorua	cancelled
	9960	1			1	NR/NE	9.00	Te Aihe	cancelled
3.11.12	12/9961-9964	4			4	NR/NE	9.00	Te Aihe	cancelled
	12/9965-9966	2		2		NE	9.00	Te Aihe	cancelled
	12/9967-9968	2			2	NR/NE	9.00	Te Aihe	cancelled
4.11.12	12/9969-9970	2		2		NE	9.00	Te Aihe	
	12/9971-9985	15	15			NE	9.00	Te Aihe	
	12/9986-9987	2			2	NE	pm	Te Aihe	
5.11.12	12/9988-9991	4			4	NE	pm	Te Aihe	
	12/9992-9993	2		2		NE	9.00	Te Aihe	
	12/9994-9995	2			2	NR/NE	9.00	Te Aihe	
	12/10026-10029	4			4	NR/NE	9.00	Te Aihe	
6/11/2012 ¹⁾	12/9996-9997	2			2	NR/NE	9	Te Aihe	cancelled
	12/9998-10003	6			6	NR/NE	9	Te Aihe	
	12/10004-10005	2			2	NR/NE	9	Te Aihe	cancelled
7.11.12	12/10006-10009	4			4	NE	pm	Te Aihe	
	12/10010-10011	2			2	NR/NE	9	Te Aihe	
	12/10012-10015	4			4	NE	pm	Te Aihe	
8.11.12	12/10026.1- 10027.1	2		2		NE	9	Te Aihe	cancelled
9.11.12	12/10016-10019	4			4	NR/NE	9	Te Aihe	
	12/10020-10021	2			2	NE	pm	Te Aihe	
10.11.12	12/10022-10023	2		2		NE	9	Te Aihe	
	12/10024-10025	2			2	NR/NE	9	Te Aihe	
	12/10028.1- 10029.1	2			2	NE	9	Te Aihe	2 nights
13.11.12	12/10030-10031	2			2	NR/NE	9	Te Aihe	
14.11.12	12/10032	1			1	NR/NE	9	Te Aihe	cancelled

	12/10033-10034	2			2	NE	pm	Te Aihe	
16.11.12	12/10035	1			1	NE	pm	Te Aihe	
	12/10036-10037	2			2	NE	pm	Te Aihe	
17.11.12	12/10038-10042	5			5	NR/NE	9	Te Aihe	cancelled
	12/10043-10044	2			2	NR/NE	9	Te Aihe	
	12/10045-10046	2			2	NE	pm	Te Aihe	cancelled
	12/10047-10048	1		1		NE	9	Te Aihe	
18.11.12	12/10049-10050	2			2	NR/NE	9	Te Aihe	
20.11.12	12/10055-10064	10			10	NR/NE	9	Te Aihe	
21.11.12	12/10065-10066	2			2	NR/NE	9	Te Aihe	
	12/10067-10070	4			4	NE	pm	Te Aihe	
	12/10071-10072	2			2	NR/NE	9	Te Aihe	
22/11/2012 ¹⁾⁽²⁾	12/10073-10074	2			2	NE	pm	Te Aihe	
	12/10075-10076	2			2	NR/NE	9	Te Aihe	
	12/10077-10078	2		2		NE	9	Te Aihe	
	12/10079	1		1		NE	9	Te Aihe	
	12/10080-10082	3		3		NE	9	Te Aihe	
23.11.12	12/10083-10084	2			2	NE	9	Te Aihe	
	12/10085-10092	8			8	NR/NE	9	Te Aihe	
24.11.12	12/10093-10094	2			2	NE	pm	Te Aihe	
	12/10095-10100	6			6	NR/NE	9	Te Aihe	
25.11.12	12/10101-10102	2		2		NE	9	Te Aihe	
27.11.12	12/10103	1			1	NR/NE	9	Te Aihe	
	12/10104	1		1		NE	9	Te Aihe	
	12/10105-10106	2		2		NE	9	Te Aihe	
	12/10107-10108	2			2	NR/NE	9	Te Aihe	
	12/10109-10112	4		4		NE	9	Te Aihe	
	12/10113-10114	2			2	NE	pm	Te Aihe	
	12/10115/10116	2			2	NE	pm	Te Aihe	
28.11.12	12/10117-10126	10			10	NR/NE	9	KMC	
30.11.12	12/10127-10128	2			2	NE	pm	Te Aihe	cancelled
	12/10129	1			1	NE	pm	Te Aihe	cancelled
	12/10130-10131	2			2	NE	pm	Te Aihe	cancelled

1.12.12	12/10132-10135 12/10136-10139 12/10140-10141 12/10142 12/10143-10144	4 4 2 1 2		4 1 2		4 2	NE NR/NE NR/NE NE NE	9 9 9 9 9	Te Aihe Te Aihe Te Aihe Te Aihe Te Aihe	
2.12.12	12/10145	1		1			NE	9	Te Aihe	cancelled
3.12.12	12/10146	1		1			NE	9	Te Aihe	cancelled
4.12.12	12/10147 12/10148-10151 12/10152-10153 12/10175-10176	1 4 2 2		1 2		4 2	NE NE NR/NE NE	9 pm 9 9	Te Aihe Te Aihe Te Aihe Te Aihe	cancelled cancelled cancelled cancelled
5.12.12	12/10154	1				1	NR/NE	9	Te Aihe	cancelled
6.12.12	12/10155-10164	10				10	NR/NE	9	Te Aihe	
7.12.12	12/10165-10166	2				2	NE	pm	Te Aihe	cancelled
8.12.12	12/10167-10171	5				5	NR/NE	9	Te Aihe	
9.12.12	12/10172 12/10173-10174 12/10177-10178 12/10179-10182	1 2 2 4		1 2 4		2 4	NE NR/NE NE NR/NE	9 9 9 9	Te Aihe Te Aihe Te Aihe Te Aihe	
10.12.12	12/10183 12/10184 12/10185-10186	1 1 2		1 1 2			- NE NE	9 9 9	Te Aihe Te Aihe Te Aihe	
11.12.12	12/10187	1				1	NR/NE	9	Te Aihe	cancelled
14/12/2012 ¹⁾	12/10188-10191 12/10192-10193 12/10194-10195	4 2 2		4		2 2	NE NE NR/NE	9 9 9	Te Aihe Te Aihe Te Aihe	
15.12.12	12/10196-10199 12/10200-10202	4 3				4 3	NE NE	9 pm	Manorua Manorua	

	12/10203-10204	2			2	NR/NE	9	Manorua	
	12/10205-10206	2		2		NE	9	Manorua	
16.12.12	12/10207-10208	2		2		NE	9	Manorua	
17.12.12	12/10209-10210	2			2	NE	pm	Manorua	
18.12.12	12/10211-10212	2			2	NR/NE	9	Manorua	2 nights
	12/10213-10217	5			5	NR/NE	9	Manorua	
	12/10218-10219	2			2	NE	pm	Manorua	2 nights
19.12.12	12/10220-10221	2			2	NE	pm	Manorua	
20.12.12	12/10222-10236	15		15		NE	9	Manorua	
21.12.12	12/10237-10240	4			4	NR/NE	9	Manorua	
22.12.12	12/10241-10243	3		3		NE	9	Manorua	
	12/10244-10245	2	2			NE	9	Manorua	
	12/10246-10247	2		2		NE	9	Manorua	
	12/10248-10259	12			12	NR/NE	9	Manorua	
23.12.12	12/10260-10272	13			13	NR/NE	9	Manorua	
	12/10273-10274	2			2	NE	pm	Manorua	
24.12.12	12/10275-10284	10		10		NE	9	Manorua	
26.12.12	12/10285-10286	2			2	NE	pm	Manorua	cancelled
28.12.12	12/10321-10331	11		11		NE	9	Manorua	
29.12.12	12/10287-10288	2		2		NE	9	Manorua	
	12/10289-10293	5		5		NE	9	Manorua	
	12/10294	1			1	NR/NE	9	Manorua	
	12/10295-10296	2			2	NE	pm	Manorua	
	12/10297-10298	4			4	NR/NE	9	Manorua	
30.12.12	12/10301-10302	2			2	NE	pm	Manorua	cancelled
	12/10303-10306	4			4	NE	pm	Manorua	cancelled
	12/10307-10308	2			2	NR/NE	9	Manorua	cancelled
	12/10309-10311	3			3	NE	9	Manorua	cancelled
31.12.12	12/10312-10320	9		9		NE	9	Manorua	cancelled

Appendix III: Explanations from consent holder in relation to helicopter use.

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Justine Gurr

From: Minnie - Kapiti Island Nature Tours [minnie@kapitiislandnaturetours.co.nz]
Sent: Thursday, 15 November 2012 10:07 a.m.
To: Justine Gurr
Subject: Use of helicopter - 14 Nov 12
Use of helicopter on Wednesday 14th November 2012.

Kia ora Justine,

Following our phone conversation yesterday, here is the reason we had to helicopter our guests off the north end yesterday afternoon (Wednesday, 14th November 2012).

Our guests were booked on with Kāpiti Tours to come off the north end yesterday. Kāpiti Tours did not sail today as they did not have enough passengers to sail. I rang Ross – Kāpiti Marine Charter on Wednesday morning to book them on with him and he said he was not going to the north end in the afternoon. His reason was he was too busy with a school group to come off and people who had plane flights to catch from Wellington. I asked if he could leave a little earlier to pick our guests up and he said 'no, I am not going to the north end this afternoon'.

Following my phone conversation with Ross, I rang Kāpiti Tours to charter their ferry to pick our guests up at 3pm. They had no skipper available to do the charter in the afternoon.

We then rang the helicopter to pick our guests up. Our guests needed to be at the Wellington ferry terminal by 7:30am today (Thursday, 15th Nov) to catch a ferry they are booked on.

Regards,

Minnie
Kāpiti Island Nature Tours
Waiorua Bay, Kāpiti Island, NZ
P O Box 28, Otaki 5542

Ph: +64 06 362 6606 | **Mob:** +64 021 126 7525 | **Fax:** +64 06 364 5828
Email minnie@kapitiislandnaturetours.co.nz | **Web** www.kapitiislandnaturetours.co.nz
Skype minnie-kapitiisland



2012 Regional Māori Business Awards - Winner of the Manaakitanga Award

2012 Regional Māori Business Awards - Winner of the Rangatiratanga Award

2012 Finalist Rankers Traveller Voted award for Best Bird Watching Activity in New Zealand

2010 Winner Rankers Traveller Voted award for Best Bird Watching Activity in New Zealand

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16/11/2012

Justine Gurr

From: Minnie - Kapiti Island Nature Tours [minnie@kapitiislandnaturetours.co.nz]
Sent: Monday, 3 December 2012 11:08 a.m.
To: Justine Gurr
Cc: john@kapitiislandnaturetours.co.nz; Amo
Subject: use of helicopter - 2 Dec 2012

Use of helicopter on Sunday, 2nd December 2012.

Kia ora Justine,

Following our phone conversation today, here is the reason we had to helicopter our guests off the north end yesterday afternoon (Sunday, 2nd December 2012).

Our guests were booked on with Kāpiti Tours to come off the north end yesterday. Kāpiti Tours did not sail due to the weather forecast.

We asked for a charter to be arranged to get our guests off the island. The skipper was in contact with John and said he would do a pick up off the north end in the afternoon. The weather deteriorated and the ferry was not able to sail yesterday afternoon.

We then rang the helicopter to pick our guests up. Our guests needed to be at work today (Monday, 3rd Dec).

Regards,
Minnie
Kāpiti Island Nature Tours
Waiorua Bay, Kāpiti Island, NZ
P O Box 28, Otaki 5542

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Skype minnie-kapitiisland



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3/12/2012