

**INDEPENDENT AUDIT KAPITI ISLAND NATURE LODGE
RESOURCE CONSENT.**

FEBRUARY 2014



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1. EXECUTIVE SUMMARY

The purpose of this document is to present and discuss the findings of the fifth independent audit of the of the Kapiti Nature Lodge on Kapiti Island undertaken on the Island on the 17th and 18th February 2014, and at the Council offices at 175 Rimu Road, on 27th February 2014.

The audit period for this audit is May 2012 to February 2014.

The audit requires a review of all the relevant consent conditions agreed by parties and set by a Consent Order of the Environment Court in September 2003, (reference RMA 0647/02, RMA 0656/02, and RMA 0659/02). Conditions 2 and 30 of the Consent Order are the most important with regard to how compliance monitoring is to be undertaken. As discussed in previous Audits the objectives of the monitoring programme are to;

1. Measure the social and environmental impacts.
2. Confirm the conditions of consent are adequate and workable.
3. Check that the conditions of consent are being complied with

The independent audit has confirmed that satisfactory levels of compliance have been achieved by the Consent Holder. The Council's compliance has all met all required parameters with no breaches recorded.

2. INTRODUCTION

Kapiti Coast District Council (The Council) granted land use consent for a nature lodge at Waiorua Bay Kapiti Island offering overnight accommodation and daytime facilities for an eco-tourism operation, and for guided, and unguided walks. The Council consent reference is RM 980426

John Barrett and Amo Clarke are the consent holders, and have run the lodge since 2003.

Dave Armour Resource Management Solutions Limited (2007) has been engaged by the Kapiti Coast District Council, in consultation with the Kapiti Island Nature Lodge Monitoring Committee, to undertake the fifth independent audit of the Kapiti Island Nature Lodge Consent.

The first four audits were undertaken by Enviro-Check Limited (2006). The first audit identified a number of actions to be undertaken to be compliant. All these matters had been addressed by the time of the second audit. The third audit deemed the consent holders compliant with all conditions. The fourth audit undertaken in April 2012 confirmed compliance had been achieved apart from condition 24 (b) (xii). This condition requires kiwi tours to be only undertaken on alternate nights. Following communication from the Council this breach was addressed by the operators.

3. RESULTS

CONSENT HOLDER MONITORING

CONDITION; BRIEF DESCRIPTION	COMPLIANCE	COMMENT
1. Consent holders, and duration	Complying	
2. Duration; the duration of the consent is ten years from 8 September 2003	Complying	Section 124 of the RMA <u>Exercise of resource consent when applying for new consent</u> provides that if the holder of a resource consent applies at least 6 months before the expiry of the consent applies for the same activity they may continue to operate under the consent until the consent authority determines the new consent The Consent Holders have lodged the required resource consent application.
3. Visitors confined to informal partition	Complying	Areas lodge visitors not permitted clearly identified by signage. Visitor briefing explains visits to DOC land requires permits. Compliance has been achieved for the full audit period
4. Demarcation requires boundary of informal partition Waiorua Kapiti 6C delineated by signs	Complying	Demarcation points/barriers in place including signs on the western entry to the nature reserve. Signs in place. Compliance has been achieved for the full audit period.
5. Daytime visitors not to exceed 24 persons	Complying	Maximum number of daytime visitors during visit

		was 16. Site visit and review of Council compliance visit results, and consent holder log book, shows that for the duration of the audit period daytime visits have not exceeded the maximum number permitted
6. Over night visitors shall not exceed 10, unless access granted to Crown land when maximum number shall be 16	Complying	Maximum number of night time visitors during visit was 8 (NOTE - the consent holder has been granted access to Crown land and the number of overnight guests increased to 16). Site visit and review of Council compliance visit results, and consent holder log book shows that for the duration of the audit period night visits have not exceeded the maximum number permitted
7. The maximum total visitors at any one time shall not exceed 50 persons	Complying	Site visit and review of Council compliance visit results, and consent holder log book shows that for the duration of the audit period total visitor numbers have not exceeded the maximum number permitted
8. For over night visitors one staff member per six visitors. For daytime visitors one per 14 visitors	Complying	At all times there were at least 4 supervisory staff available. Compliance has been achieved for the full audit period
9a All visitors, staff and bulk food stuffs must be transported to and from the Island by DOC accredited boat	Complying	Lodge vessel MV is DOC accredited. All bulky food checked at boating club before leaving. Gangplank used for all visitors. Compliance has been achieved for the full audit period
9b Helicopter transport	Complying	No helicopter transport during visit. However see attached note 1,
10 Requirement for	Complying	Kapiti Boating Club rooms used as quarantine room.

quarantine room on the 'mainland"		All visitors required to check in at the boating club at least 30 minutes before scheduled sailing time. Compliance has been achieved for the full audit period
11 A quarantine room and rodent safe area to be provided at the lodge.	Complying	A room is set aside in the lodge for the storage of provisions. Compliance has been achieved for the full audit period
12. Each quarantine room is to be sufficient size for its purpose	Complying	Both the quarantine rooms on the mainland and on the island are of sufficient size. Compliance has been achieved for the full audit period.
13(a), (b). All boat, and helicopter visitors required to check baggage, stores, food, equipment and clothing for rodents, and weed pests in both quarantine rooms	Complying	Visitors were appropriately briefed and required to undertake supervised checks of baggage, and equipment. Visitors not permitted to leave island quarantine room until checks completed. Compliance has been achieved for the full audit period
14. Visitors not permitted to bring in fauna, remove indigenous fauna, or bring in bulk foods, building materials to be checked, and the consent to provide bedding	Complying	Visitors appropriately briefed. All bedding provided. All food was unpacked in the quarantine room, and bulk food stored in vermin proof containers in the kitchen. Compliance has been achieved for the full audit period
15. All visitors to be provided with information at the earliest opportunity on rules, and predator free status of the island	Complying	Extensive information is provided on the consent holder's web site. Required information provided to each visitor by way of; <ul style="list-style-type: none"> • Booking details; • Kapiti Island Conditions of Entry; • Kapiti Island Visitor Permit and • Initial briefing and dvd Compliance has been

		achieved for the full audit period
16. Visitors to be informed on risks of unwanted flora, check footwear. Fruit stones and pips to be disposed of in designated containers, no indigenous plants to be removed from the Island	Complying	Visitors appropriately briefed. Containers provided for fruit stones and pips. Compliance has been achieved for the full audit period
17. All plantings around the buildings to be fire retardant	Complying	Compliance has been achieved for the full audit period
18. Identified methods to be undertaken to minimise fire risk	Complying	Visitors appropriately briefed including DVD. All staff undertake regular fire drill training with DOC. Compliance has been achieved for the full audit period
19. No visitors permitted when the Nature Reserve or Crown Land is closed due to high fire risk	Complying	No visitors permitted during times of high fire risk. Compliance has been achieved for the full audit period
20. Visitors required to observe off-limits for the shoreline, and shoreline platform north and north east of Waiorua Bay	Complying	Sign posted. Compliance has been achieved for the full audit period
21. Introductory talk required for all visitors	Complying	Introductory talks took place either in the lodge buildings or the interpretation centre. Compliance has been achieved for the full audit period
22. Alcoholic Drinks in main building and vicinity only	Complying	Compliance has been achieved for the full audit period
23. All non-compostable rubbish to be removed from the Island	Complying	The consent holder has compost bins for sorting and all non-compostable material is removed from the island.
24. To ensure visitor activities do not disturb the Little Spotted Kiwi night tours must adhere to the identified rules	Complying	The night tour groups were four persons per ranger. Visitors were well briefed. Lighting was restricted to one red torch light per ranger. No flash

		photography was permitted. Compliance has been achieved for the full audit period
25. An approved sewage treatment plant to be installed.	Complying	
26. The consent holder shall provide a potable water supply with storage capacity of 65,000 litres	Complying	The consent holder has 75,000 litre storage comprising 3 25,000 litre tanks. This water is used for showers, and laundry. All drinking water is brought in from the mainland in bottles. Compliance has been achieved for the full audit period
27. The consent holder shall have the identified public indemnity and public liability insurance	Complying	Copies of documentation held by Council.
28. All costs of compliance monitoring to be met by consent holder unless expressly provided	Complying	
29. The consent holder shall contribute towards any monitoring carried out by the Department of Conservation	Complying	The consent holder has a close working relationship with the Department and assists with programmes such as the Takahe project. Compliance has been achieved for the full audit period.
30a Monitoring programme to measure social and environmental impacts	Complying	
30b Monitoring programme procedures	Complying	Appropriate procedures are in place for monitoring; <ul style="list-style-type: none"> • Visitor numbers (daytime and overnight); • Rodent/pest sighting; • Fire risk, and • Litter Compliance has been achieved for the full audit period
30c. Monitoring permits and information; each visitor required to have an	Complying	Electronic booking and reporting systems are used which allows for each

<p>individually numbered permit, the consent holder required to maintain a log book.</p>		<p>visitor to have an individually numbered permit. Each visitor receives a 'visitors permit'. The consent holder's logbook has been reviewed, and meets all relevant information requirements. Compliance has been achieved for the full audit period</p>
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1. The consent holders were in breach of condition 9(b) three times within the audit period being; 14 November 2012, 2nd December 2012, and 7 February 2013. These helicopter trips were outside of the permitted months allowed. The consent holders provided written explanations of the use, explaining that the trips were for human emergencies. These explanations were accepted by Council Officers. However the view of the Monitoring Committee was that enforcement action should have been taken against the consent holders. There is a difficulty with administering condition 9(b) in that there is no definition of emergency included in the condition. The matter was discussed further with the Monitoring Committee and a letter sent to the consent holder in April 2013. The letter advised that the monitoring committee was not satisfied that the explanation justified an emergency, and the consent holder should bear this in mind should they face a similar situation in the future.

Under the advice note to the consent conditions the Council has agreed to certain provisions being built into the monitoring procedures. A review of Council documentation shows that the Council has met all obligations under the consent. At times Council visits to the Island are constrained by weather conditions or the availability of space on the MV Manorua. Compliance visits to the Island where carried out by Compliance staff at the following times;

November 2012
 January 2013
 March 2013

August	2013
November	2013
January	2014.

The next visit will take place in March 2014.

4. DISCUSSION

All 31 conditions of consent have been complied with.

In undertaking this Audit previous Audits that were undertaken in 2006, 2008, and 2012 have been reviewed. The findings of those three audits are summarised as follows;

- For the 2006 audit conditions 1,2,3,4,5,6,and 7.were identified as only being *partially complied with*. These conditions covered; lack of signage in relation to the DOC nature reserve, visitor bag checking, pre- information and permits for visitors, and Council monthly questionnaires. The audit noted that the booking system was *cumbersome and time consuming*;
- The 2008 audit identified that all 31 conditions of consent were complied on the date of inspection and that all 7 partial compliances from the 2006 audit were closed off.
- The 2012 Audit identified that 30 of the 31 conditions were complied with, and that condition 24(b) that relates to undertaking kiwi tours on alternate nights was breached. The cause of the breach of the condition being a lack of communication between lodge staff undertaking the night tours.

In response to the breach of condition 24 (b) the Council sought a letter of explanation from the consent holder and sought a mechanism to ensure that this breach does not occur again. An analysis of visitors surveys cross referenced to the visitor register for this Audit shows that this non compliance has been addressed.

For the 2008 Audit, and in response to question from the Monitoring Committee, an interpretation was provided of condition 30(a) with reference to social and environmental impacts. I agree with this interpretation.

During the course of the investigations at the Council offices the surveys from lodge customers was reviewed. Ten surveys were completed. The only identified non-compliance was that three of the completed surveys identified fire prevention measures as not being included in topics covered in the introductory talk. This is included as an advice note only as during my inspection a full and clear explanation was given of the fire risks on the Island. All the surveyed visitors that undertook the kiwi spotting night tour rated the tour as 'excellent". When asked to give an

observation as to the impact of the Lodge on the island's ecology the following three responses were received;

- *We were very happy with the lodge. An overnight stay gives us a lot of bird watching opportunities, also listening to the bird evening and morning. We think it is a very sensible and sustainable tourism here. Being both biologists I think we have a feeling for ecological tourism;*
- *The people here are very very aware of the fragility of the ecology and totally responsible in this regard. It has been a wonderful experience; and*
- *The whole experience was exceptional in every way the sensitivity to the environment, cleanliness, service, nature etc .*

5. CONCLUSIONS

At the time of this audit the consent holder was meeting all requirements of the consent. The Council has met al of the requirements of the monitoring programme.

Appendix One Photographs



Figure 1 Lodge Building



Figure 2 Visitors Arriving at the north end landing point.



Figure 3 Quarantine Room Check at Lodge.



Figure 4 Visitor Briefing At The Lodge



Figure 5 Lodge Water Tanks, and Solar Panels.



Figure 6 Food Storage in Pantry.



Figure 7 Compost Bins in Kitchen.



Figure 8 Secure Fuel Storage