



Compliance Inspection Report: November - December 2011

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> 12 November 19 December <u>site inspection;</u> 19 December

Compliance Summary

- Condition 2:** *Council may review all conditions of consent or where specified conditions are judged inadequate, unworkable or inappropriate, annually.*
- Review was withdrawn in early June 2007.
- Condition 4:** *Varies clauses relating to demarcating between the subject site and its neighbours.*
- Compliant as at 19 December 2011
- Condition 5:** *The number of daytime visitors is not to exceed 24.*
- The number of daytime visitors complied with consent conditions during the reporting period.
- Condition 6:** *The number of overnight visitors is not to exceed 10.*

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 12 November and 19 December 2011. There were 8 overnight visitors travelling to the lodge on 12 November and 10 daytime and 5 overnight visitors to the lodge on 19 December. Visitors were checked in the quarantine room on the mainland on both dates.

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 19 December 2011.

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 November - December 2011 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 2012.

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 12 November and 19 December 2011. Visitors 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 2011.

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 Feb/Mar 2012 (weather permitting).
- Ongoing monthly spot checks

Signed

**Justine Gurr
Compliance Officer**

Date: 4 January 2012

Appendix I Daily sewage totals for November - December 2011

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
31-Oct-11	0	6	21	27	1350	192.86
7-Nov-11	37	30	21	88	4400	628.57
14-Nov-11	17	44	21	82	4100	585.71
21-Nov-11	3	26	0	29	1450	207.14
28-Nov-11	2	51	0	53	2650	378.57
5-Dec-11	12	33	0	45	2250	321.43
12-Dec-11	4	14	21	39	1950	278.57
19-Dec-11	43	22	21	86	4300	614.29
26-Dec-11	28	15	0	43	2150	307.14

Discharge not to exceed 1300 l/day

Appendix II. Reconciliation for November 2011.

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Day Visitor (24)	Overnight Visitor (10)	Visiting	Departure Time	Vessel	Comments
4/11/2011	11/8266-8267	2	2	1	North end	9.00	Te Aihe	cancelled
4/11/2011	11/8268	1			NR/NE	9.00	Te Aihe	cancelled
5/11/2011	11/8269-8271	3		3	NR/NE	9.00	Te Aihe	
5/11/2011	11/8306	1		1	North end	9.00	KMC	
5/11/2011	11/8307	1		1	North end	pm	KMC	
6/11/2011	11/8272	1		1	North end	pm	Te Aihe	
7/11/2011	11/8273-8279	7	7		North end	9.00	Te Aihe	
8/11/2011	11/8280 - 8286	7		7	NR/NE	9.00	Te Aihe	
8/11/2011	11/8287-8290	4	4		North end	9.00	Te Aihe	
9/11/2011	11/8291-8292	2	2		North end	9.00	Te Aihe	
9/11/2011	11/8293-8294	2		2	North end	pm	Te Aihe	
9/11/2011	11/8295-8296	2		2	NR/NE	9.00	Te Aihe	
11/11/2011	11/8297-8305	9		9	NR/NE	9.00	Te Aihe	
11/11/2011	11/8306-1, 8307- 1, 8308-8329	24	24		North end	9.00	Te Aihe	
12/11/2011 ¹⁾	11/8332-8339	8		8	NR/NE	9.00	Te Aihe	
13/11/2011	11/8330-8331	2		2	NR/NE	9.00	Te Aihe	
14/11/2011	11/8340-8341	2		2	North end	pm	Te Aihe	
15/11/2011	11/8342-8345	4		4	North end	pm	Te Aihe	
15/11/2011	11/8346-8354	9	9		North end	9.00	Te Aihe	
16/11/2011	11/8355-8356	2		2	North end	9.00	Te Aihe	
16/11/2011	11/8357-8358	2	2		North end	9.00	Te Aihe	cancelled
16/11/2011	11/8359-8366	8		8	NR/NE	pm	Te Aihe	cancelled
17/11/2011	11/8367-8270	4		4	NR/NE	9.00	Te Aihe	
17/11/2011	11/8371-8372	2	2		North end	9.00	Te Aihe	
17/11/2011	11/8373	1		1	North end	pm	Te Aihe	
18/11/2011	11/8374-8375	2		2	North end	pm	Te Aihe	
18/11/2011	11/8376-8383	8		8	NR/NE	9.00	Te Aihe	
19/11/2011	11/8386-8391	6		6	NR/NE	9.00	Te Aihe	
19/11/2011	11/8392-8395	4	4		North end	9.00	Te Aihe	
19/11/2011	11/8396-8397	2		2	North end	9.00	Te Aihe	
19/11/2011	11/8398-8399	2	2		North end	9.00	Te Aihe	
19/11/2011	11/8400-8401	2		2	NR/NE	9.00	Te Aihe	

20/11/2011	11/8402-8404	3			3	NR/NE	9.00	Te Aihe	2 nights
20/11/2011	11/8405-8406	2			2	North end	pm	Te Aihe	
20/11/2011	11/8407 - 8409	3			3	North end	9.00	Te Aihe	
21/11/2011	11/8410-8412	3			3	North end	pm	Te Aihe	
22/11/2011	11/8413-8414	2			2	North end	pm	Te Aihe	
22/11/2011	11/8415-8418	4			4	North end	9.00	Te Aihe	
23/11/2011	11/8419-8420	2			2	North end	pm	Te Aihe	
23/11/2011	11/8421-8424	4			4	NR/NE	9.00	Te Aihe	
25/11/2011	11/8425-8427	3			3	NR/NE	9.00	Te Aihe	
25/11/2011	11/8428-8434	7			7	North end	pm	Te Aihe	cancelled
26/11/2011	11/8435	1	1		1	North end	9.00	Te Aihe	
26/11/2011	11/8436-8439	4			4	NR/NE	9.00	Te Aihe	
26/11/2011	11/8440-8441	2			2	North end	pm	Te Aihe	
27/11/2011	11/8442-8443	2	2		2	North end	9.00	Te Aihe	
27/11/2011	11/8444-8445	2			2	North end	pm	Te Aihe	
28/11/2011	11/8446-8451	6			6	North end	pm	Te Aihe	
28/11/2011	11/8452-8453	2			2	NR/NE	9.00	Te Aihe	2 nights
29/11/2011	11/8454-8455	2			2	North end	9.00	Te Aihe	
29/11/2011	11/8456-8457	2			2	North end	pm	Te Aihe	
29/11/2011	11/8458-8459	2			2	North end	pm	Te Aihe	
29/11/2011	11/8460-8461	2	2		2	North end	9.00	Te Aihe	
29/11/2011	11/8464-8465	2			2	North end	pm	Te Aihe	
30/11/2011	11/8462-8463	2			2	NR/NE	9.00	Te Aihe	
30/11/2011	11/8466-8473	8			8	NR/NE	9.00	KMC	

Reconciliation for December 2011;

1/12/2011	11/8474-8475	2			2	North end	pm	Te Aihe	3 nights
2/12/2011	11/8476-8481	6			6	NR/NE	9.00	Te Aihe	
2/12/2011	11/8482-8483	2			2	North end	pm	Te Aihe	
3/12/2011	11/8484-8485	2			2	North end	pm	Te Aihe	
3/12/2011	11/8486-8489	4			4	NR/NE	9.00	Te Aihe	
4/12/2011	11/8490 - 8492	3			3	NR/NE	9.00	Te Aihe	
5/12/2011	11/8493-8494	2			2	NR/NE	9.00	Te Aihe	
5/12/2011	11/8495-8496	2			2	North end	pm	Te Aihe	
5/12/2011	11/8497-8500	4	4		4	North end	9.00	Te Aihe	
5/12/2011	11/8501-8503	3	3		3	North end	9.00	Te Aihe	
6/12/2011	11/8504-8513	10			10	North end	pm	Te Aihe	
7/12/2011	11/8514-8515	2			2	North end	pm	Te Aihe	
7/12/2011	11/8516-8517	2	2		2	North end	9.00	Te Aihe	cancelled

8/12/2011	11/8525-8526	2	2	10	North end	9.00	Te Aine
8/12/2011	11/8527-8536	10			North end	pm	Te Aine
10/12/2011	11/8518-8521	4		4	NR/NE	9.00	Te Aine
10/12/2011	11/8522	1		1	North end	9.00	Te Aine
10/12/2011	11/8523-8524	2	2		North end	9.00	Te Aine
10/12/2011	11/8537-8538	2		2	North end	pm	Te Aine
10/12/2011	11/8539	1	1		North end	9.00	Te Aine
12/12/2011	11/8540-8546	7		7	NR/NE	9.00	Te Aine
13/12/2011	11/8547	1		1	North end	pm	Te Aine
15/12/2011	11/8548-8550	3		3	NR/NE	9.00	cancelled
15/12/2011	11/8551	1		1	NR/NE	pm	cancelled
15/12/2011	11/8552-8555	4		4	North end	pm	cancelled
17/12/2011	11/8556-8565	10		10	North end	pm	cancelled
18/12/2011	11/8566-8571	6		6	NR/NE	9.00	Te Aine
18/12/2011	11/8572-8575	4	4		North end	9.00	Te Aine
19/12/2011 ¹⁽²⁾	11/8576-8579	4		4	North end	pm	Te Aine
19/12/2011	11/8580	1		1	NR/NE	9.00	Te Aine
19/12/2011	11/8581-8585	5	5		North end	9.00	Te Aine
19/12/2011	11/8586-8588	3	3		North end	9.00	Te Aine
19/12/2011	11/8615-8616	2	2		North end	9.00	Te Aine
20/12/2011	11/8589-8594	6		6	NR/NE	9.00	Te Aine
20/12/2011	11/8595	1	1		North end	9.00	Te Aine
20/12/2011	11/8596-8597	2	2		North end	9.00	Te Aine
21/12/2011	11/8598-8601	4		4	North end	9.00	Te Aine
21/12/2011	11/8602-8614	13	13		North end	9.00	Te Aine
22/12/2011	11/8617-8621	5		5	NR/NE	9.00	Te Aine
22/12/2011	11/8622-8623	2	2		North end	9.00	cancelled
23/12/2011	11/8624-8625	2		2	North end	pm	Te Aine
23/12/2011	11/8626-8637	12	12		North end	9.00	Te Aine
24/12/2011	11/8638 - 8642	5	5		North end	9.00	Te Aine
29/12/2011	11/8643-8647	5	5		North end	9.00	Te Aine
29/12/2011	11/8648-8655	8		8	NR/NE	9.00	Te Aine
29/12/2011	11/8656-8670	15	15		North end	9.00	Te Aine
29/12/2011	11/8671-8672	2	2		NR/NE	9.00	Te Aine
30/12/2011	11/8673-8674	2	2		North end	9.00	Te Aine
30/12/2011	11/8675-8676	2		2	North end	9.00	Te Aine
30/12/2011	11/8677-8680	4	4		North end	9.00	Te Aine
30/12/2011	11/11/8681*	1		1	NR/NE	9.00	Te Aine
30/12/2011	11/8682-8685	4		4	NR/NE	9.00	Te Aine