
Compliance Inspection Report: October - November 2014

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> 27 October 13 November <u>site inspection:</u> 13 November

The nature lodge was closed June/July/August 2014

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- Review was withdrawn in early June 2007.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 13 November 2014
- 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 16.*
- 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 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 27 October and 13 November. On 27 October the trips were cancelled due to bad weather, on 13 November the, 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 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 Oct - Nov 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 on 27 October and 13 November. On 27 October the trips were cancelled due to bad weather, on 13 November the lodge visitors 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.

2014/15 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 Jan/Feb 2015 (weather permitting).
- Ongoing monthly spot checks

Signed

**Justine Gurr
Compliance Officer**

Date: 22 December 2014

Appendix I – Oct - Nov 2014

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
29-Sep-14	0	5	21	26	1300	185.71
6-Oct-14	4	26	21	51	2550	364.29
13-Oct-14	22	32	21	75	3750	535.71
20-Oct-14	7	26	21	54	2700	385.71
27-Oct-14	0	16	21	37	1850	264.29
3-Nov-14	21	67	21	109	5450	778.57
10-Nov-14	7	36	21	64	3200	457.14
17-Nov-14	23	90	21	134	6700	957.14
24-Nov-14	4	5	21	30	1500	214.29
				Discharge not to exceed 1300 l/day		

Appendix II: Reconciliation Oct – Nov 2014

Date (1) spot	Permit Number	Visitor	Half	Day	Overnight	Visiting	Departure	Vessel	Comments
01.10.14	14/13198 - 13202	5			5	NR/NE	am	Manorua	
02.10.14	14/13203 - 13205	3			3	NR/NE	am	Manorua	cancelled
03.10.14	14/13206 - 13211	6			6	NE	pm	Manorua	cancelled
	14/13212	1	1			NE	am	Manorua	cancelled
04.10.14	14/13213 - 13218	6			6	NE	pm	Manorua	cancelled
	14/13219 - 13223	5			5	NR/NE	am	Manorua	cancelled
09.10.14	14/13224 - 13225	2		2		NE	am	Manorua	
10.10.14	14/13226 - 13227	2			2	NE	pm	Manorua	2 nights
	14/13228 - 13229	2			2	NE	pm	Manorua	
	14/13230 - 13231	2			2	NE	pm	Manorua	2 nights
	14/13232 - 13239	8			8	NE	pm	Manorua	
11.10.14	14/13240 - 13241	2			2	NE	pm	Manorua	
	14/13242 - 13243	2			2	NR/NE	pm	Manorua	
	14/13244 - 13247	4			4	NE	pm	Manorua	
	14/13247 - 13249	2			2	NR/NE	am	Manorua	
	14/13250 - 13251	2		2		NE	am	Manorua	
16.10.14	14/13252 - 13253	2			2	NR/NE	am	Manorua	
17.10.14	14/13254 - 13255	2			2	NR/NE	am	Manorua	3 nights
	14/13256 - 13257	2			2	NR/NE	am	Manorua	
	14/13258 - 13263	6			6	NE	am	Manorua	
	14/13264 - 13266	3		3		NE	am	Manorua	
18.10.14	14/13267 - 13282	16			16	NE	pm	Manorua	
19.10.14	14/13283 - 13284	2			2	NE	pm	Manorua	
	14/13285 - 13286	2			2	NE	pm	Manorua	cancelled
	14/13287 - 13290	4		4		NE	pm	Manorua	
	14/13291 - 13305	15	15			NE	am	Manorua	
21.10.14	14/13306 - 13307	2			2	NR/NE	am	Manorua	
22.10.14	14/13308 - 13309	2			2	NE	am	Manorua	
	14/13310 - 13313	4		4		NE	am	Manorua	
	14/13314 - 13315	2		2		NE	am	Manorua	
23.10.14	14/13316 - 13317	2			2	NR/NE	pm	Manorua	
	14/13318 - 13321	4			4	NR/NE	am	Manorua	
	14/13322	1		1		NE	am	Manorua	
25.10.14	14/13323 - 13336	14			14	NR/NE	am	Manorua	
	14/13337 - 13338	2			2	NE	pm	Manorua	
	14/13339 - 13340	2		2		NE	am	Manorua	cancelled
26.10.14	14/13341 - 13342	2			2	NR/NE	am	Manorua	cancelled
	14/13343 - 13350	8			8	NE	pm	Manorua	cancelled
	14/13351	1			1	NR/NE	am	Manorua	cancelled
	14/13352 - 13353	2		2		NE	am	Manorua	cancelled
27.10.14	14/13354	1			1	NE	pm	Manorua	cancelled
	14/13355 - 13356	2			2	NR/NE	am	Manorua	cancelled
30.10.14	14/13357 - 13358	2			2	NR/NE	am	Manorua	
31.10.14	14/13359 - 13360	2			2	NE	pm	Manorua	cancelled
	14/13361	1			1	NR/NE	am	Manorua	cancelled

1.11.14	14/13362 - 13365	4			4	NE	am	Manorua	
	14/13366 - 13373	8			8	NE	pm	Manorua	
	14/13374 - 13375	2			2	NR/NE	am	Manorua	
02.11.14	14/13376 - 13378	3			3	NE	pm	Manorua	cancelled
03.11.14	14/13379 - 13381	3			3	NR/NE	am	Manorua	
	14/13382 - 13383	2			2	NE	pm	Manorua	cancelled
04.11.14	14/13384 - 13389	6			6	NR/NE	am	Manorua	
	14/13390	1			1	NE	pm	Manorua	cancelled
	14/13391 - 13392	2			2	NR/NE	am	Manorua	
	14/13393 - 13396	4	4			NE	am	Manorua	
	14/13397 - 13398	2	2			NE	am	Manorua	cancelled
	14/13399 - 13400	2	2			NE	am	Manorua	
	14/13401 - 13402	2	2			NE	am	Manorua	
05.11.14	14/13403 - 13415	13			13	NR/NE	am	Manorua	
	14/13416 - 13417	2	2			NE	am	Manorua	
06.11.14	14/13418 - 13433	16			16	NE	am	Manorua	
07.11.14	14/13434 - 13447	14			14	NE	pm	Manorua	
	14/13448 - 13452	5	5			NE	am	Manorua	
	14/13453 - 13454	2	2			NE	am	Manorua	
08.11.14	14/13455 - 13462	8			8	NE	pm	Manorua	
	14/13463 - 13464	2	2			NE	am	Manorua	
	14/13465 - 13467	3			3	NE	am	Manorua	
09.11.14	14/13468 - 13469	2			2	NR/NE	am	Manorua	
10.11.14	14/13470 - 13471	2			2	NE	pm	Manorua	cancelled
	14/13472 - 13473	2			2	NE	am	Manorua	cancelled
11.11.14	14/13474 - 13487	14			14	NR/NE	am	Manorua	cancelled
12.11.14	14/13488 - 13493	6			6	NE	pm	Manorua	
13.11.14	14/13494 - 13497	4			4	NE	pm	Manorua	
	14/13498 - 13499	2			2	NR/NE	am	Manorua	
	14/13500 - 13051	2	2			NE	am	Manorua	
13.11.14	14/13516	1	1			NE	am	Manorua	
	14/13563 - 13564	2	2			NE	am	Manorua	
14.11.14	14/13517 - 13528	12			12	NE	pm	Manorua	2 nights
	14/13529 - 13530	2	2			NE	am	Manorua	
16.11.14	14/13531 - 13532	2			2	NE	pm	Manorua	cancelled
	14/13533 - 13540	8			8	NR/NE	am	Manorua	cancelled
	14/13541 - 13544	4			4	NR/NE	am	Manorua	cancelled
	14/13545	1			1	NE	pm	Manorua	cancelled
17.11.14	14/13546 - 13549	4			4	NR/NE	pm	Manorua	cancelled
	14/13565 - 13576	12			12	NR/NE	am	Manorua	cancelled
18.11.14	14/13550 - 13553	4			4	NE	pm	Manorua	cancelled
	14/13554 - 13555	2	2			NE	am	Manorua	cancelled
19.11.14	14/13556 - 13559	4			4	NE	pm	Manorua	cancelled
	14/13560 - 13562	3			3	NR/NE	am	Manorua	cancelled
20.11.14	14/13577 - 13582	6			6	NR/NE	am	Manorua	cancelled
	14/13583 - 13587	5	5			NE	am	Manorua	cancelled
23.11.14	14/13588 - 13589	2		2		NE	am	Manorua	
	14/13590 - 13591	2			2	NR/NE	am	Manorua	
	14/13592 - 13593	2			2	NE	pm	Manorua	2 nights
	14/13594 - 13596	3			3	NR/NE	pm	Manorua	
	14/13597 - 13608	12	12			NE	pm	Manorua	
24.11.14	14/13609 - 13611	3			3	NR/NE	am	Manorua	
	14/13612 - 13617	6			6	NE	pm	Manorua	
25.11.14	14/13618 - 13630	13			13	NR/NE	am	Manorua	
	14/13631 - 13633	3			3	NE	pm	Manorua	cancelled
	14/13634 - 13640	7	7			NE	am	Manorua	
26.11.14	14/13641 - 13656	16			16	NR/NE	am	Te Aihe	2 nights
28.11.14	14/13657 - 13668	12			12	NR/NE	am	Manorua	cancelled
	14/13669 - 13670	2			2	NR/NE	am	Manorua	
	14/13671 - 13676	6	6			NE	pm	Manorua	cancelled
29.11.14	14/13677 - 13678	2		2		NE	am	Manorua	
	14/13679 - 13694	16			16	NE	pm	Manorua	
30.11.14	14/13695 - 13703	9			9	NE	pm	Manorua	
	14/13704 - 13705	2			2	NE	pm	Manorua	cancelled
	14/13706 - 13717	12	12			NE	pm	Manorua	cancelled