



---

## Compliance Inspection Report: April - May 2012

---

<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> 26 April 22 May  <u>site inspection;</u> 22 May

---

### **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  Review was withdrawn in early June 2007.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 22 May 2012
<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 10.</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.*

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 26 April and 22 May 2012. Visitors were checked in the quarantine room on the mainland on both occasions.

*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 April - May 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 26 April and 22 May 2012. On 26 April there were two visitors travelling to the lodge on the morning boat and on the 22 May there were 4 daytime visitors travelling to the lodge on the morning boat. All visitors 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 July/August 2012 (weather permitting).
- Ongoing monthly spot checks

**Signed**

**Justine Gurr  
Compliance Officer**

**Date: 26 June 2012**

## Appendix I – April - May 2012

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
2-Apr-12	21	16	21	58	2900	414.29
9-Apr-12	46	60	21	127	6350	907.14
16-Apr-12	26	21	21	68	3400	485.71
23-Apr-12	13	26	21	60	3000	428.57
30-Apr-12	28	30	21	79	3950	564.29
7-May-12	14	8	21	43	2150	307.14
14-May-12	5	4	21	30	1500	214.29
21-May-12	29	17	21	67	3350	478.57
28-May-12	9	0	21	30	1500	214.29

**Discharge not to exceed 1300 l/day**

**Appendix II: Reconciliation for April 2012**

<b>Date</b> (1) spot check (2) site visit	<b>Permit Number</b>	<b>Visitor Numbers</b>	<b>Half Day Visitors</b>	<b>Day Visitor (24)</b>	<b>Overnight Visitor (10)</b>	<b>Visiting</b>	<b>Departure Time</b>	<b>Vessel</b>	<b>Comments</b>
6.4.12	12/9358-9359	2			2	NR/NE	9.00	Te Aihe	
	12/9360-9361	2		2		NE	9.00	Te Aihe	
	12/9362-9363	2			2	NE	pm	Te Aihe	
	12/9364-9365	2		2		NE	9.00	Te Aihe	
7.4.12	12/9366-9367	2			2	NR/NE	9.00	Te Aihe	
	12/9368-9369	2			2	NR/NE	9.00	Te Aihe	2 nights
	12/9370-9375	6			6	NR/NE	9.00	Te Aihe	
	12/9382	1		1		NE	9.00	Te Aihe	
	12/9383-9392	10	10			-	9.00	Manorua	
	12/9393-9398	6	6			-	pm	Manorua	
8.4.12	12/9376-9377	2			2	NR/NE	9.00	Te Aihe	
	12/9399-9403	5		5		NE	9.00	Te Aihe	
9.4.12	12/9378-9380	3			3	NR/NE	9.00	Te Aihe	
	12/9381	1		1		NE	9.00	Te Aihe	
	12/9406-9411	6			6	NR/NE	9.00	Te Aihe	
10.4.12	12/9412-9413	2			2	NE	pm	Te Aihe	
	12/9414-9420	7			7	NR/NE	9.00	Te Aihe	
	12/9421-9424	4		4		NE	9.00	Te Aihe	
11.4.12	12/9425-9426	2			2	NR/NE	9.00	Te Aihe	
	12/9427-9432	6			6	NE	pm	Te Aihe	
12.4.12	12/9433-9442	10			10	NE	pm	Te Aihe	
13.4.12	12/9449-9452	4		4		NE	9.00	Te Aihe	
	12/9453-9454	2		2		NE	9.00	Te Aihe	
	12/9451-9460	10	10			-	pm	Manorua	
14.4.12	12/9443-9448	6			6	NR/NE	9.00	Te Aihe	
15.4.12	12/9461-9470	10	10			-	pm	Manorua	
	12/9471-9478	8			8	-	pm	Te Aihe	2 nights
	12/9479-9488	10	10			-	9.00	Manorua	

16.4.12	12/9489-9490 12/9491-9494	2 4		4	2	NE NE	pm 9.00	Te Aihe Te Aihe	
17.4.12	12/9495-9498 12/9543-9544	4 2		2	4	NE NE	pm 9.00	Te Aihe Te Aihe	cancelled cancelled
18.4.12	12/9499-9502 12/9503-9504 12/9545-9550	4 2 6		2	4 6	NE NE NR/NE	pm 9.00 9.00	Te Aihe Te Aihe Te Aihe	
19.4.12	12/9505	1			1	NE	pm	Te Aihe	2 nights
20.4.12	12/9506-9512	7			7	NR/NE	9.00	Te Aihe	
21.4.12	12/9513-9514 12/9515-9522	2 8			2 8	NE NE	pm 9.00	Te Aihe Te Aihe	cancelled
	12/9523-9532	10	10			-	9.00	Manorua	
22.4.12	12/9533-9542	10	10			-	pm	Manorua	
23.4.12	12/9551-9553	3		3		NE	9.00	Te Aihe	
24.4.12	12/9554 12/9555-9556 12/9557-9559 12/9560-9567 12/9568-9573	1 2 3 8 6		1 3 6	2 8	- NE NE NE -	9.00 pm 9.00 pm 9.00	Manorua KMC KMC KMC Manorua	
25.4.12	12/9574-9575 12/9576-9581	2 6			2 6	NR/NE NE	9.00 pm	Te Aihe Te Aihe	
26.04.12 <sup>1)</sup>	12/9582-9583 12/9584-9585 12/9586-9589	2 2 4			2 2 4	NE NR/NE NE	pm 9.00 pm	Te Aihe Te Aihe Te Aihe	
27.4.12	12/9590-9591	2		2		NE	9.00	Te Aihe	cancelled

May 2012;

2.5.12	12/9592-9595 12/9596-9597 12/9598-9600	4 2 3		3	4 2	NE NR/NE NE	pm 9 9	Te Aihe Te Aihe Te Aihe	
4.5.12	12/9601-9610	10			10	NE/NR	pm	Te Aihe	2 nights
5.5.12	12/9633-9641 12/9660-9665	9 6	9	6		- NE	9 9	Manorua Te Aihe	
6.5.12	12/9611-9614 12/9642-9651	4 10	10		4	NE -	pm 9	Te Aihe Manorua	
8.5.12	12/9615-9618 12/9666-9667	4 2		2	4	NE NE	pm 9	Te Aihe Te Aihe	
9.5.12	12/9619-9622 12/9623-9626	4 4			4 4	NR/NE NE	9 pm	Te Aihe Te Aihe	cancelled cancelled
12.5.12	12/9627-9628 12/9629-9632 12/9652-9659 12/9668-9669	2 4 8 2	4 8		2 2	NE NE - NE	9 9 pm pm	Te Aihe Te Aihe Manorua Te Aihe	
15.5.12	12/9670-9675	6			6	NE	pm	Te Aihe	cancelled
17.5.12	12/9676-9679	4			4	NE	pm	Te Aihe	
20.5.12	12/9684 12/9680-9683	1 4		1 4		NE NE	9 9	Te Aihe Te Aihe	
22.05.2012 <sup>1)(2)</sup>	12/9685-9694 12/9695-9697 12/9730	10 3 1		3 1	10	NE NE NE	pm 9 9	Te Aihe Te Aihe Te Aihe	
24.5.12	12/9698-9708	11		11		NE	9	Te Aihe	
26.5.12	12/9709-9715 12/9716-9729	7 14		14	7	NE NE	pm pm	Te Aihe Te Aihe	
31.05.12	12/9731-9739	9	9			-	9	Manorua	