
Compliance Inspection Report: February – April 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> ; 13 February 14 March 28 April <u>site inspection</u> ; 17/18 February 2014 (audit)

Compliance Summary

Condition 2:	<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 Review was withdrawn in early June 2007.
Condition 4:	<i>Varies clauses relating to demarcating between the subject site and its neighbours.</i> Compliant as at 17/18 February 2014
Condition 5:	<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.
Condition 6:	<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.

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 13 February, 14 March & 28 April. On 13 February, 14 overnight visitors to the lodge had their bags checked in the Kapiti Boating Club, the 6 daytime visitors cancelled. No-one visited the lodge on the 14 March & 28 April as both trips were cancelled due to bad weather.

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 17/18 February 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 Feb – April 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 at Paraparaumu Beach on 13 February, 14 March & 28 April. The February visitors to the lodge had their permits prior to travelling. The March and April trips were cancelled due to poor weather.

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.

Newsletter due Autumn/Winter 2014

Note: The consent holders have advised that the lodge will be closed for the winter period June – September 2014 inclusive.

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 October 2014 (weather permitting).
- Monthly spot checks will resume in October 2014.

Signed

**Justine Gurr
Compliance Officer**

Date: 19 May 2014

Appendix I – February - April 2014

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
27-Jan-14	17	7	21	45	2250	321.43
3-Feb-14	39	22	21	82	4100	585.71
10-Feb-14	46	56	21	123	6150	878.57
17-Feb-14	42	45	21	108	5400	771.43
24-Feb-14	56	40	21	117	5850	835.71
3-Mar-14	41	23	21	85	4250	607.14
10-Mar-14	4	24	21	49	2450	350.00
17-Mar-14	26	68	21	115	5750	821.43
24-Mar-14	35	15	21	71	3550	507.14
31-Mar-14	16	53	21	90	4500	642.86
7-Apr-14	0	16	21	37	1850	264.28
14-Apr-14	24	37	21	82	4100	585.71
21-Apr-14	9	27	21	57	2850	407.14
28-Apr-14	0	0	0	0	0	0.00

Discharge not to exceed 1300 l/day

Appendix II: Reconciliation for February – April 2014

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Half Day Visitors	Day Visitor (24)	Overnight Visitor (16)	Visiting	Departure Time	Vessel	Comments
1.2.14	12111-12113 12114-12122	3 9		9	3	NR/NE NE	am am	Manorua Manorua	
2.2.14	12123-12126 12127-12130 12131-12133 12134-12137	4 4 3 4		4 4	4	NE NE NE NE	pm am am am	Manorua Manorua Manorua Manorua	cancelled
3.2.14	12138	1			1	NR/NE	am	Manorua	
4.2.14	12139-12141	3			3	NE	pm	Manorua	
5.2.14	12142-12146 12147	5 1			5 1	NR/NE NE	am pm	Manorua Manorua	
6.2.14	14/12148-12149 14/12150-12161 14/12162-12173	2 12 12	12	12	2	NR/NE NE NE	am am am	Manorua Manorua Manorua	
7.2.14	14/12174-12175 14/12176-12180 14/12181-12192	2 5 10	10	5	2	NR/NE NE NE	am am am	Manorua Manorua Manorua	
8.2.14	14/12193-12196 14/12197-12200 14/12201-12211 14/12212-12225	4 4 11 14	14	11	4 4	NE NR/NE NE NE	pm am am pm	Manorua Manorua Manorua Manorua	cancelled cancelled
9.2.14	14/12226-12227 14/12228-12229	2 2		2	2	NE NE	pm am	Manorua Manorua	cancelled cancelled
10.2.14	14/12193.1-12194.1 14/12195.1-12197.1 14/12198.1-12212.1	2 3 15	15		2 3	NE NR/NE NE	pm am am	Manorua Manorua Manorua	cancelled cancelled cancelled
11.2.14	14/12213.1-12220.1 14/12221.1-12223.1	8 3	3		8	NE NE	pm am	Manorua Manorua	
12.2.14	14/12224.1-12229.1 14/12230 14/12231	6 1 1		6 1	1	NE NE NR/NE	am am am	Manorua Manorua Manorua	

	14/12232	1		1		-	am	Manorua	
	14/12233-12236	4		4		NE	am	Manorua	
	14/12237-12246	10	10			NE	pm	Manorua	cancelled
13/2/14 ⁽¹⁾	14/12247-12260	14			14	NR/NE	am	Manorua	
	14/12261-12266	6		6		NE	am	Manorua	cancelled
14.2.14	14/12267-12268	2			2	NR/NE	am	Manorua	
	14/12269-12270	2			2	NE	pm	Manorua	
	14/12271	1			1	NR/NE	am	Manorua	
	14/12272-12277	6			6	NE	pm	Manorua	
15.2.14	14/12278-12281	4			4	NE	pm	Manorua	
	14/12282-12283	2			2	NE	pm	Manorua	2 nights
	14/12284-12289	6			6	NE/NR	pm	Manorua	
	14/12290-12293	4			4	NE	pm	Manorua	
	14/12294-12303	10		10		NE	am	Manorua	
16.2.14	14/12304-12307	4			4	NR/NE	am	Manorua	
	14/12308-12314	7		7		NE	am	Manorua	
	14/12315-12328	14	14			NE	am	Manorua	
17/2/14 ⁽²⁾	14/12329-12333	5			5	NE	pm	Manorua	
	14/12334-12335	2			2	NR/NE	am	Manorua	
	14/12336	1			1	-	am	Manorua	
	14/12337-12343	7		7		NE	am	Manorua	
	14/12344-12349	6	6			NE	pm	Manorua	
18.2.14	14/12350-12351	2			2	NE	pm	Manorua	
	14/12352-12357	6			6	NE	am	Manorua	
	14/12358-12361	4			4	NR/NE	am	Manorua	
	14/12362-12363	2		2		NE	am	Manorua	
19.2.14	14/12364-12366	3			3	NE	pm	Manorua	
	14/12367-12368	2			2	NE	pm	Manorua	
	14/12369-12370	2			2	NR/NE	am	Manorua	cancelled
	14/12371-12374	4		4		NE	am	Manorua	
	14/12375-12382	8	8			NE	pm	Manorua	
20.2.14	14/12383-12386	4			4	NR/NE	am	Manorua	
	14/12387-12388	2		2		NE	am	Manorua	
	14/12389-12392	4	4			NE	pm	Manorua	cancelled
21.2.14	14/12393-12396	4			4	NE	pm	Manorua	
	14/12397-12409	13		13		NE	am	Manorua	
22.2.14	14/12410-12421	12			12	NR/NE	am	Manorua	
	14/12422-12434	13		13		NE	am	Manorua	cancelled
23.2.14	14/12435-12450	16			16	NR/NE	am	Manorua	cancelled

	14/12451-12452	2		2		NE	am	Manorua	cancelled
24.2.14	14/12453-12454	2			2	NE	pm	Manorua	
	14/12455-12456	2			2	NR/NE	am	Manorua	
25.2.14	14/12457-12458	2			2	NE	pm	Manorua	
	14/12459-12462	4			4	NR/NE	am	Manorua	
	14/12463-12467	5		5		NE	am	Manorua	
	14/12468-12483	16	16			NE	pm	Manorua	
26.2.14	14/12484-12487	4		4		NE	am	Manorua	
	14/12488-12498	11	11			NE	pm	Manorua	
27.2.14	14/12499-12502	4			4	NE	pm	Manorua	
	14/12503-12506	4			4	NR/NE	am	Manorua	
	14/12507	1			1	NE	am	Manorua	
	14/12508-12514	7	7			NE	pm	Manorua	
28.2.14	14/12515-12516	2			2	NR/NE	am	Manorua	
	14/12517-12518	2			2	NE	pm	Manorua	
	14/12519-12520	2			2	NR/NE	am	Manorua	
	14/12521-12523	3		3		NE	am	Manorua	

1.3.14	14/12524-12538	15			15	NR/NE	am	Manorua	
	14/12539-12540	2		2		NE	am	Manorua	
	14/12541-12542	2		2		NE	am	Manorua	cancelled
	14/12543-12552	10	10			NE	am	Manorua	cancelled
	14/12553-12555	3		3		NE	am	Manorua	cancelled
2.3.14	14/12556-12563	8		8		NE	am	Manorua	
6.3.14	14/12564-12569	6			6	NR/NE	am	Manorua	
7.3.14	14/12570-12571	2			2	NE	pm	Manorua	
	14/12572-12577	6		6		NE	am	Manorua	
8.3.14	14/12578-12587	10			10	NE	pm	Manorua	
	14/12588-12605	18		18		NE	am	Manorua	
	14/12606-12617	12	12			NE	pm	Manorua	
9.3.14	14/12618-12622	5			5	NE	am	Manorua	
	14/12623-12627	5		5		NE	am	Manorua	
10.3.14	14/12628-12629	2			2	NE	pm	Manorua	2 nights
	14/12630-12631	2			2	NE	pm	Manorua	
	14/12632-12635	4			4	NR/NE	am	Manorua	
11.3.14	14/12636-12637	2			2	NE	pm	Manorua	
	14/12638	1			1	NE	pm	Manorua	2 nights
12.3.14	14/12639-12644	6			6	NE	pm	Manorua	
13.3.14	14/12645-12646	2			2	NE	pm	Manorua	

	14/12647-12650	4		4		NE	am	Manorua	
14/3/14 ⁽¹⁾	14/12651-12656	6			6	NE	pm	Manorua	cancelled
15.3.14	14/12657-12660	4			4	NR/NE	am	Manorua	cancelled
	14/12661-12663	3			3	NR/NE	am	Manorua	cancelled
	14/12664	1			1	NE	pm	Manorua	cancelled
	14/12665-12672	8		8		NE	am	Manorua	cancelled
16.3.14	14/12673-12676	4			4	NE	pm	Manorua	cancelled
	14/12677-12678	2			2	NR/NE	am	Manorua	cancelled
	14/12679-12685	7		7		NE	am	Manorua	cancelled
	14/12686-12695	2	2			NE	am	Manorua	cancelled
17.3.14	14/12696-12698	3		3		NE	am	Manorua	
18.3.14	14/12699-12702	4			4	NE	pm	Manorua	
	14/12703	1			1	NR/NE	am	Manorua	cancelled
	14/12704-12705	2			2	NR/NE	am	Manorua	
19.3.14	14/12706-12721	16			16	NR/NE	am	Manorua	
20.3.14	14/12722-12729	8			8	NE	pm	Manorua	
	14/12730	1			1	NR/NE	am	Manorua	
21.3.14	14/12731-12739	9			9	NE	pm	Manorua	
	14/12740	1			1	NR/NE	am	Manorua	
22.3.14	14/12741-12753	13			13	NR/NE	am	Manorua	
	14/12754-12758	5		5		NE	am	Manorua	
	14/12759-12772	14	14			NE	am	Manorua	
23.3.14	14/12773-12774	2			2	NE	pm	Manorua	
	14/12775-12778	4			4	NR/NE	am	Manorua	
	14/12779-12780	2			2	NR/NE	am	Manorua	2 nights
	14/12781-12782	2			2	NR/NE	am	Manorua	
	14/12783-12784	2			2	NE	pm	Manorua	
	14/12785-12788	4		4		NE	am	Manorua	
25.3.14	12789-12794	6			6	NE	am	Manorua	
27.3.14	12795-12797	3			3	NR/NE	am	Manorua	
28.3.14	12798-12808	11	11			NE	am	Manorua	
29.3.14	12809-12812	4			4	NR/NE	am	Manorua	
	12813*12814	2			2	NE	pm	Manorua	
	14/12789.1-12813.1	24	24			NE	am	Te Aihe	
30.3.14	14/12815-12824	10	10			NE	am	Manorua	cancelled
31.3.14	14/12814-12829	16			16	NE	am	Manorua	

2.4.14	14/12830	1		1		NE	am	Manorua	
	14/12831-12834	4			4	NR/NE	am	Manorua	
	14/12835-12836	2			2	NE	pm	Manorua	
3.4.14	14/12837-12840	4			4	NR/NE	am	Manorua	
4.4.14	14/12841-12855	15			15	NE	pm	Manorua	
	14/12856-12857	2		2		NE	am	Manorua	
5.4.14	14/12858-12860	3			3	NR/NE	am	Manorua	
	14/12861-12866	6			6	NE	pm	Manorua	
	14/12867-12868	2			2	NR/NE	am	Manorua	
	14/12869-12875	7		7		NE	am	Manorua	
	14/12876-12878	3		3		NE	am	Manorua	cancelled
6.4.14	14/12879	1			1	NR/NE	am	Manorua	
	14/12880-12885	6		6		NE	am	Manorua	
7.4.14	14/12886-12893	8			8	NE	am	Manorua	2 nights
12.4.14	14/12894-12897	5			5	NR/NE	am	Manorua	cancelled
	14/12899-12900	2			2	NE	pm	Manorua	cancelled
	14/12901-12902	2			2	NR/NE	am	Manorua	cancelled
	14/12903-12909	7			7	NE	pm	Manorua	cancelled
	14/12910-12922	13		13		NE	am	Manorua	cancelled
13.4.14	14/12923-12924	2			2	NE	pm	Manorua	cancelled
	14/12925-12926	2			2	NE	pm	Manorua	cancelled
	14/12927-12928	2		2		NE	am	Manorua	cancelled
14.4.14	14/12929-12938	10			10	-	am	Manorua	
	14/12939-12941	3		3		NE	am	Manorua	
	14/12942	1			1	NE	am	Manorua	
18.4.14	14/12943-12946	4			4	NE	pm	Manorua	2 nights
19.4.14	14/12947-12948	2			2	NR/NE	am	Manorua	
	14/12949-12954	6			6	NE	pm	Manorua	
	14/12955-12956	2			2	NR/NE	am	Manorua	
	14/12957-12967	11		11		NE	am	Manorua	
	14/12968-12977	10	10			NE	am	Manorua	
20.4.14	14/12978-12980	3			3	NE	am	Manorua	
	14/12981-12984	4			4	NE	pm	Manorua	
	14/12985	1			1	NE	am	Manorua	
21.4.14	14/12986-12987	2			2	NR/NE	am	Manorua	
	14/12988-12989	2			2	NE	pm	Manorua	
	14/12990-12991	2		2		NE	am	Manorua	
22.4.14	14/12992-12996	5		5		NE	am	Manorua	

23.4.14	14/12997-12998	2			2	NE	pm	Manorua	
	14/12999-13000	2			2	NR/NE	am	Manorua	
	14/13001-13003	3			3	NE	pm	Manorua	
25.4.14	14/13004-13005	2			2	NR/NE	am	Manorua	
	14/13006-13007	2			2	NE	pm	Manorua	
	14/13008-13009	2		2		NE	am	Manorua	
26.4.14	14/13010-13011	2			2	NR/NE	am	Manorua	
	14/13012-13021	10			10	NE	am	Manorua	
	14/13022-13023	2			2	NE	am	Manorua	cancelled
27.4.14	14/13024-13030	7			7	NE	pm	Manorua	cancelled
	14/13031-13032	2		2		NE	am	Manorua	
28/3/14 ⁽¹⁾	14/13033-13034	2			2	NR/NE	am	Manorua	cancelled
29.4.14	14/13035-13036	2			2	NE	pm	Manorua	cancelled
30.4.14	14/13037-13038	2			2	NR/NE	am	Manorua	cancelled

