
Compliance Inspection Report: April - June 2013

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> ; 6 April 24 May <u>site inspection</u> ; Nil

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 Review was withdrawn in early June 2007.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 22 March 2013
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:	<i>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).</i> 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 6 April and 24 May. On the 6 April the visitors cancelled, on the 24 May there were 2 overnight guests travelling to the lodge on the morning boat, bag checks were undertaken 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 22 March 2013.

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 - June 2013 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 2014.

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 6 April and 24 May. The 2 loge visitors travelling on the 24 May had their permits prior to travelling to the lodge.

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.

Autumn/Winter newsletter received July 2013

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 2013 (weather permitting).
- Ongoing monthly spot checks

Signed

**Justine Gurr
Compliance Officer**

Date: 4 July 2013

Appendix I – April - June 2013

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
1-Apr-13	19	42	21	82	4100	585.71
8-Apr-13	14	22	21	57	2850	407.14
15-Apr-13	12	18	21	51	2550	364.29
22-Apr-13	5	0	21	26	1300	185.71
29-Apr-13	16	8	21	45	2250	321.43
6-May-13	0	0	0	0	0	0.00
13-May-13	0	0	0	0	0	0.00
20-May-13	0	18	21	39	1950	278.57
27-May-13	9	0	21	30	1500	214.29
3-Jun-13	0	0	0	0	0	0.00
10-Jun-13	0	0	0	0	0	0.00
17-Jun-13	0	0	0	0	0	0.00
24-Jun-13	0	5	21	26	1300	185.71

Discharge not to exceed 1300 l/day

Appendix II: Reconciliation for April - June 2013.

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Half Day Visitors	Day Visitor (24)	Overnight Visitor (16)	Visiting	Vessel	Departure Time	Comments
1.4.13	13/11063-11064	2			2	NR/NE	Te Aihe	9.00	
	13/11065-11066	2		2		NE	Te Aihe	9.00	
	13/11067-11070	4			4	NE	Te Aihe	9.00	
	13/11071	1			1	NR/NE	Te Aihe	9.00	
3.4.13	13/11072-11073	2		2		NE	Te Aihe	9.00	
	13/11074-11075	2			2	NR/NE	Te Aihe	9.00	
5.4.13	13/11076-11085	10			10	NE	Manorua	9.00	2 nights
	13/11086-11090	5			5	NE	Manorua	9.00	
	13/11109-11115	7		7		NE	Te Aihe	9.00	
6.04.2013 ⁽¹⁾	13/11091-11094	4			4	NE	Manorua	9.00	cancelled
7.4.13	13/11095-11102	8			8	NR/NE	Manorua	9.00	
	13/11103-11104	2			2	NE	Manorua	9.00	cancelled
	13/11105-11108	4		4		NE	Manorua	9.00	
	13/11116-11119	4		4		NE	Manorua	9.00	
	13/11120-11127	8	8			NE	Manorua	9.00	cancelled
8.4.13	13/11128-11130	3		3		NE	Manorua	9.00	
9.04.2013	13/11131	1			1	NE	Manorua	pm	
11.4.13	13/11132-11147	16			16	NR/NE	Manorua	9.00	
	13/11148-11149	2		2		NE	Manorua	9.00	
12.4.13	13/11150-11156	7		7		NE	Manorua	9.00	

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Half Day Visitors	Day Visitor (24)	Overnight Visitor (16)	Visiting	Vessel	Departure Time	Comments
13.4.13	13/11157-11161 13/11162-11163	5 2	2		5	NR/NE NE	Manorua Manorua	9.00 9.00	
14.4.13	13/11164-11173	10		10		NE	Manorua	9.00	cancelled
15.4.13	13/11174-11178	5		5		NE	Manorua	9.00	
16.4.13	13/11179-11180 13/11181	2 1			2 1	NE NR/NE	Manorua Manorua	pm 9.00	cancelled cancelled
18.4.13	13/11182-11191	10			10	NE	Manorua	9.00	
20.4.13	13/11192-11200 13/11201-11202 13/11203-11204	9 2 2	9 2	2		- NE -	Manorua Manorua Manorua	9.00 9.00 9.00	cancelled cancelled cancelled
	13/11205-11207 13/11208-11211	3 4		3	4	NE NR/NE	Manorua Manorua	9.00 9.00	
21.4.13	13/11212-11215 13/11216-11218	4 3	4 3			- -	Manorua Manorua	9.00 9.00	 cancelled
	13/11219-11222	4			4	NR/NE	Manorua	9.00	
22.4.13	13/11223-11227	5	5			NE	Manorua	9.00	
23.4.13	13/11228-11231	4		4		NE	Manorua	9.00	cancelled
26.4.13	13/11232-11233	2		2		NE	Manorua	9.00	cancelled
27.4.13	13/11234-11235 13/11236-11237 13/11238-11255	2 2 18		2 18	2	NR/NE NE NE	Manorua Manorua Manorua	9.00 9.00 9.00	cancelled cancelled cancelled
29.4.13	13/11256-11257	2		2		NE	Manorua	9.00	

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Half Day Visitors	Day Visitor (24)	Overnight Visitor (16)	Visiting	Vessel	Departure Time	Comments
30.4.13	13/11258-11273	16			16	NE	Manorua	9.00	cancelled
2.5.13	13/11274-11275	2		2		NE	Manorua	9.00	
3.5.13	13/11276-11279	4		5	4	NR/NE	Manorua	9.00	
	13/11280-11284	5			2	NE	Manorua	9.00	
	13/11285-11286	2				NE	Manorua	9.00	
4.5.13	13/11287-11294	7	7			NE	Manorua	9.00	
	13/11295-11296	2			2	NR/NE	Manorua	9.00	
20.5.13	13/11297-11299	3			4	-	Te Aihe	9.00	4 nights
24.5.2013 ⁽¹⁾	13/11300-11301	2			2	NR/NE	Te Aihe	9.00	
25.5.13	13/11302-11305	4		4		NE	Te Aihe	9.00	cancelled
1.6.13	13/11306-11312	7		7		NE	Manorua	9.00	
	13/11313-11314	2		2		NE	Manorua	9.00	
28.6.13	13/11315-11316	2			2	NR/NE	Manorua	9.00	cancelled
30.6.13	13/11317	1			1	NR/NE	Manorua	9.00	2 nights
	13/11318-11320	3			3	NR/NE	Manorua	9.00	