WAIKATO REGIONAL COUNCIL PROPOSED WAIKATO REGIONAL PLAN CHANGE 1
WAIKATO AND WAIPA RIVER CATCHMENTS

Submission Form

Submission on a publically notified proposed Regional Plan prepared under the Resource Management Act 1991.

On: The Waikato Regional Councils proposed Waikato Regional Plan Change 1 - Waikato and Waipa River Catchments

To: Waikato Regional Council
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Complete the following

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I am not a trade competitor for the purposes of the submission but the proposed plan has a direct impact on my ability to farm. If changes sought in the plan are adopted they may impact on others but I am not in direct trade competition with them.

I wish to be heard in support of this submission.

Signature **date** 4/2/2017

Beef+Lamb

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Introduction/Background

Te Toko Station is a 1,236 hectare low intensity sheep and beef farm located north west of Waitomo Caves in the King Country. The terrain is class 7 steep hill country and was first farmed in the early 1900s.

The property consists of three adjoining blocks each in a different catchment - one block is fully in the Moakurarua catchment which is priority 1 under the proposed Plan Change 1. The other two blocks have small parts which are in Moakurarua catchment - however the majority of these blocks are in the West Coast catchment.

The property was purchased by our family in 1984 and is farmed in partnership between the two Osborne generations.

When we purchased the property a considerable amount of the property was covered in gorse which we have since cleared and brought back into pasture. The gullies were left in native bush and were allowed to regenerate to stop any erosion. The farm is still a developing property and more pasture has been brought on gradually over the past thirty years in order to bring the farm to financial viability.

Throughout the property we have protected existing native bush which totals 478 hectares - we have done this to protect biodiversity and to reduce erosion. We have placed approximately 25 hectares into Queen Elizabeth II Trust covenants. We also border Department of Conservation reserves including the nationally significant cave system - Hollow Hill - through which the Moakurarua stream flows. We are very aware of the significant environmental guardianship we have - particularly in relation to the biodiversity within this cave system.

We breed both sheep and beef cattle at 65/35 ratio - wintering approximately 5,000 stock units. Due to the steepness of the land we do not undertake any cropping or strip grazing. We also do not purchase in outside supplements - we farm to what the land will support naturally. We consider ourselves mere custodians of the land and are not here to rape and pillage it.

In terms of water ways - the entire property is laced with seepage and small waterways - the majority are typical steep hill country "finger like" streams in steep V shaped gullies left in native bush. Being straight off the western ranges we have a very high rainfall of approximately three metres a year.

We have very little erosion due to our farming practices and in the minor areas where there is erosion we have been working closely with the Waikato Regional Council staff and have undertaken pole planting programs over the past several years.

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The specific provisions of the proposal that this submission relates to and the decisions it seeks from Council are as detailed in the following table. The outcomes sought and the wording used is as a suggestion only, where a suggestion is proposed it is with the intention of 'or words to that effect'. The outcomes sought may require consequential changes to the plan, including Objectives, Policies, or other rules, or restructuring of the Plan, or parts thereof, to give effect to the relief sought.

The specific provisions my submission relates to are: **State specifically what Objective, Policy, Rule, map, glossary, or issue you are referring to.**	**My submission is that:** **State:** • **whether you support, or oppose each provision listed in column 1;** • **brief reasons for your views.**	**The decision I would like the Waikato Regional Council to make is:** **Give:** • **precise details of the outcomes you would like to see for each provision. The more specific you can be the easier it will be for the Council to understand the outcome you seek**
Objective 1 – Long Term restoration and protection of water quality for each sub-catchment and Freshwater Management Unit.	We support this objective.	Retain this Objective.
Objective 2 – Social, economic and cultural wellbeing is maintained in the long term.	We support this objective - however we are extremely concerned that the economic, social and cultural impacts have not been fully researched. Particularly what will happen to small rural communities as a result of the onerous costs and loss of capital value that will be placed on extensive sheep and beef properties through the Nitrogen Reference Point, proposed stock exclusion requirements and land change restrictions. As currently proposed these requirements will have considerable economic impact for very little (if any) environmental gain in some sub catchments. It will put unneeded financial pressure on the entire community and have a huge social cost.	Retain this objective but undertake further analysis of the economic, social and cultural impacts.

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Objective 3 – Short-term improvements in water quality in the first stage of restoration and protection of water quality for each sub-catchment and Freshwater Management Unit.	We support this objective in principle, however our sub-catchment (Moakurarua) despite being a priority 1 sub-catchment is not included in Table 3.11-1 – 80-year water quality attribute targets – as referred to in Objective 3. With no base measurement and no 80-year target – this objective is therefore impossible for this sub-catchment to achieve. It is inequitable for this Plan Change to impose the blanket rules and requirements it does when there is no scientific evidence of what the water quality attribute issues are (if any).	We seek that scientific data of the current water quality for this sub-catchment is obtained at a point in the catchment prior to the land use changing from low intensity sheep and beef farming to higher intensity farming. We would suggest this monitoring point is westward of Honokiwi before the land use intensity changes. Once this data has been obtained over a suitable recording period then the short term and 80-year attribute targets should be set for this sub-catchment. Until this water quality data is obtained any Farm Environment Plan aiming to improve water quality would be merely "shooting in the dark". We seek that the Plan Change is withdrawn for the Moakurarua sub-catchment until scientific data of current water quality is obtained and short and 80-year targets are set. We are partaking in water quality monitoring trial starting in March 2017. Part of this trial involves two real time water quality monitoring stations will be installed in a contributory of the Moakurarua Stream. Readings for the four attributes will be undertaken 2 hourly. Further monitoring stations are planned for other parts of the Moakurarua sub-catchment.

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Objective 4 – People and community resilience	We support this objective in principle – but only once scientific data has been established for each sub-catchment. We do not like the fact that the proposed plan change signals targets that its rules and methods do not achieve and that it provides absolutely no certainty of what might happen in 10 years. Yet we are being asked to make considerable capital investments for which we will be paying for over future decades without the certainty that we can keep farming. There has been strong suggestion that forcing hill country farms into forestry (with or without scientific backup) may occur in 10 years and this would be catastrophic for the rural communities.	As per Objective 3 – scientific data needs to be obtained for each sub-catchment and the rules amended for the contaminant issues in each sub-catchment rather than a blanket region wide approach. Adaptive management cannot occur when there are no targets. The current state of each sub-catchment needs to be established scientifically. This needs to happen before any kind of regulation is imposed. The plan needs to provide long term certainty for the significant capital investments we are being asked to make.
Objective 5 – Mana Tangata – protecting and restoring tangata whenua values. Section b – new impediments to the flexibility of the use of tangata whenua ancestral lands are minimized.	We oppose Section b of this Objective. The ownership of the land should not determine what rules are applicable. The issues are contaminant discharge.	Flexibility should be based on contaminant impact from the activity regardless of the ownership of the land. The rules need to be common to all. Delete Section b.

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Policy 1: Manage diffuse discharges of nitrogen, phosphorus, sediment and microbial pathogens Section c – Progressively excluding cattle, horses, deer and pigs from rivers, streams drains, wetlands and lakes.	We oppose Section c of this policy for low intensity/low discharge farming activities on the basis that the impacts of exclusion (social, economic, cultural and environmental) outweigh the unproved (without scientific data) environmental benefits. Under Schedule C below we have commented on the costs and impacts of excluding cattle in detail. Another option would be to change our farming system to sheep only. This would potentially be economic suicide – especially given the volatility of sheep and wool prices of which we have no control over. More importantly the cattle play an integral environmental role in controlling the grass length – otherwise it becomes too long and creates a thatch which does not let the ground absorb the moisture. Therefore during rainfall the water is accelerated into the streams causing erosion. This is particularly relevant with our three metre rainfall and steep contour. We also have concerns regarding the considerable land which would need to be fenced off (and taken out of production at an economic cost). The fenced off land would harbour noxious weeds such as gorse and blackberry which would no longer be controlled by the stock. Weed control of the buffer area would be more harmful to the waterways due to the chemical intervention that would be required and could also cause a fire risk. Both the fencing and the weeds would limit recreational access for swimming, fishing and kai gathering by ourselves and the local whanau. There would also be ongoing costs for maintenance.	We seek that the section c is amended to exclude low intensity farming which has low levels of contaminant discharge. We believe there are other mitigation methods that could be utilized and would be more effective – including good stock management (based on the contour and time of year to minimize the risk of erosion), pole planting, retirement of land etc. These are incorporated in the farm environment plan.

Policy 2: Tailored approach to reducing diffuse discharges from farming activities.	We oppose this policy because it is for farming activities only. We support the principle of section d in that larger dischargers need to make greater reductions and that the scale of water quality improvement for the particular sub-catchment needs to be included in the calculation. We have concerns that section d does not include absolute measures eg if one discharge (a) was at 40 and was required to reduce by 25% they would still be discharging 30 yet another discharger (b) may only be 15 to start with. Discharger (a) is still discharging 2 times that of (b) and this clause doesn't seem to cover this. This rewards people who are currently polluting. The inclusion of "enterprise" in relation to the Nitrogen Reference Point could also result in a perverse nitrogen reference point trading situation with high emitters purchasing low emission properties solely to offset required reductions from the higher emitting property. We oppose section e for the reasons outlined under Policy 1 above.	We believe both diffuse and point source discharges for the entire sub-catchment should be addressed and managed together on a sub-catchment basis. We seek some scientific guidance which includes absolute levels (eg numerical measures) for the discharges allowed by each discharger as opposed to their current discharge level being their base. There should be maximum discharge levels set for each sub-catchment based on the water quality improvement required not based on existing discharges. The ability for perverse nitrogen reference point "trading" needs to be removed.
Policy 3: Tailored approach to reducing diffuse discharges from commercial vegetable production systems.	We are not involved in commercial vegetable production and do not know a lot about it – but as lay people we are concerned that the growing population will require more vegetable production (at an affordable cost) and that the capping of production by this policy may have serious detrimental economic, social and cultural consequences.	

Policy 4: Enabling Activities with lower discharges to continue to be established while signaling further change may be required in future.	We support this policy if undertaken on a subcatchment profile basis.	Retain this policy

Policy 5: Staged approach	We support the principle of this policy but it needs to be backed up by scientific data at a sub-catchment level. As stated above there are no targets in table 11-1 which relate to our sub-catchment so we have no scientific evidence of the current water quality or a target to work towards.	Each sub-catchment needs to have detailed water quality monitoring data over a suitable period of time. The staged approach needs to be sub-catchment based and targeted to the specific water quality attributes of that sub-catchment – eg concentrate on only those attributes which are an issue in the particular sub-catchment.

Policy 6: Restricting land use change.	We support this policy in principle however there needs to be some absolute water quality measurements incorporated or this may have the effect of rewarding those who have existing high discharges. For example if an existing discharge (a) is at 30 and another property in the sub-catchment applies to change their land use which would result in a change from 10 to 15. If this is disallowed the discharger with the existing high discharge of 30 is being advantaged. The existing higher discharge property is also likely to receive a higher price for their land if they were to sell (due to the higher flexibility of the existing discharge level) – thus rewarding the polluter and penalizing the property which had existing lower discharges.	We seek that the provision is amended to include consideration of the numerical values of the proposed discharges (from the land use change) compared to existing discharges in the sub-catchment. Consideration also needs to be given to the level of water quality improvement needed in the sub-catchment. A base allowable discharge for the sub-catchment should be set based on total discharges in the catchment and the level of water quality improvement needed to meet the short term and 80 year targets. Eg. If total discharges for the sub-catchment total 1,500 and there are 100 properties then the base allowable discharge might be set at 15. Higher dischargers should be required to move towards these targets and lower dischargers should be provided with flexibility to increase their discharges up to the acceptable level rather than being penalized for having existing low discharges.

Policy 7: Preparing for allocation in the future.	We support the principle of this policy on the condition that it is backed up with robust scientific data. We do not support clause b on the basis that this policy is about land suitability and contaminants - not ownership ethnicity. The issue of working towards healthy rivers is one for all of us – regardless of our ethnicity.	We seek that clause b is removed.

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Policy 8: Prioritised implementation.	We support this policy. But note again that our sub-catchment – listed as number 42 in table 3.11-2 – Moakurarua is NOT included in table 3.11-1 – so there are NO quality targets provided – yet the sub-catchment is priority 1. We have not been informed what the water quality issues are. It is inequitable for the Plan Change to impose costs that have the potential to bankrupt our business without providing evidence or targets of water quality to meet.	Scientific data for all the sub-catchments listed in table 3.11-2 needs to be provided before this Plan Change is implemented. If the scientific data is not available the Plan Change needs to be withdrawn for these sub-catchments until it is available.
Policy 9: Sub-catchment (including edge of field) mitigation planning, co-ordination and funding.	We support this policy and are already working towards it – both in our farm management practices and in actively participating in water quality trials being undertaken by Wintec on behalf of Beef + Lamb to ascertain cause and effect on water quality.	The Waikato Regional Council or the River Authority having funding available for both the planning and implementation of these mitigations would be proactive to the cause.

Policy 10: Provide for point source discharges of regional significance.	We oppose this policy on the basis that the issue is contaminants into the river – regardless of their source. We note that agriculture is a regionally significant industry and it would inequitable to treat industry involving point source discharges differently. The point source discharges need to be assessed in the same way as the diffuse discharges – eg balancing of environmental, social, cultural and economic implications.	We seek that all point source discharge resource consents are reviewed immediately in line with Plan Change 1. We seek that all industry/infrastructure is treated equally regardless of the industry and that a sub catchment approach looking at ALL sources of contaminants is looked at collectively – eg natural, point source and diffuse.

Policy 11: Application of Best Practicable Option and mitigation or offset of effects to point source discharges.	We oppose this clause as it provides an avenue for polluters to keep polluting and undo all the good work the rest of us are doing for Healthy Rivers. We oppose the ability to have an offset in a separate sub-catchment. If this was to occur the other dischargers in the affected sub-catchment would be penalized because the water quality targets are not being met. Conversely dischargers in a sub-catchment where the offset is occurring will benefit. This is inequitable. All consents for point source discharge need to meet the same criteria and targets as diffuse discharges.	We seek that this clause is removed or amended so that it does not benefit potential polluters. All discharges from industry/infrastructure must be treated and meet the same criteria/contaminant levels as diffuse discharges.
Policy 12: Additional considerations for point source discharges in relation to water quality targets.	We oppose this policy if it is only applied to Point Source discharges – it needs to apply to diffuse discharges as well. A contaminant is a contaminant regardless of how it is getting in the river – the rules should not be different for one sector of the community.	We seek that the rules for point source discharges are equal to those for diffuse discharges. We seek that environmental, social, cultural and economic implications are considered for both types of discharges equitably.

Policy 13: Point sources consent duration.	We oppose this policy in its entirety as it provides longer periods of duration for point source discharges than it does for diffuse discharges and this is inequitable. Both types of discharges have costs of investment and it is inequitable that the investment of some sectors is protected for longer periods than others.	We seek that consents be shortened in duration to allow advances in technology to be incorporated when they become available. The consents also need to fit the timeframe of the next set of short term water quality goals being set.

Policy 16: Flexibility for development of land returned under Te Tiriti o Waitangi settlements and multiple owned Maori land.	We oppose this policy. The reasons for this are: The ownership of the land should not determine what rules are applicable. The issues are contaminant discharge and the rules should be the same for all.	We seek that is policy is removed.
Policy 17: Considering the wider context of the Vision and Strategy.	We support this policy.	Retain this policy
Implementation Methods 3.11.4.1 Working with Others	We support and commend this implementation method.	Retain this clause
Implementation Methods 3.11.4.2 Certified Industry Scheme	We support this implementation method.	Retain this clause
Implementation Methods 3.11.4.3 Farm Environment Plans	We support this implementation method.	Retain this clause

Implementation Methods 3.11.4.5 Sub-catchment scale planning	We support and commend this implementation method.	We feel that this sub-catchment approach is the only practicable and sensible approach to the issues and that the Plan Change should not be implemented until the data is available for each sub-catchment.
Implementation Methods 3.11.4.6 Funding and Implementation	We support this implementation method.	The costs of implementation need to be borne by all rate payers in the region as the outcomes of this Plan Change are for public benefit.

Implementation Methods 3.11.4.7 Information needs to support any future allocation	We support and commend this implementation method.	We seek that all information and data (in total and not edited) including that down to property level is made publicly available through the Waikato Regional Council's website.
Implementation Methods 3.11.4.8 Reviewing Chapter 3.11 and developing an allocation framework for the next Regional Plan	We support and commend this implementation method.	We seek that all information and data (in total and not edited) including that down to property level is made publicly available through the Waikato Regional Council's website.
Implementation Methods 3.11.4.9 Managing the effects of urban development	We support this implementation method.	Retain this clause
Implementation Methods 3.11.4.10 Accounting system and monitoring	We support this implementation method.	We see that the information is easily accessible and understandable to the layperson.
Implementation Methods 3.11.4.11 Monitoring and evaluation of the implementation of Chapter 3.11	We support this implementation method.	Retain this clause

Implementation Methods 3.11.4.12 Support research and dissemination of best practice guidelines to reduce diffuse discharges.	We support this implementation method.	Research and dissemination needs to include not only best management practice but also best practicable options examples. Eg. fencing of waterways in many cases will not meet best practicable option.

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Rules 3.11.5.1 Permitted Activity Rule – Small and Low Intensity farming activities	We support a permitted activity rule for small and low intensity farming activities however we oppose the blanket requirement to exclude livestock (2) and believe the stocking rate threshold is too low.	We seek that clause 2 exclusion of livestock from waterways is removed and replaced with best practicable option and/or national stock exclusion standards as discussed under Schedule C. We seek that the stocking rate in clause 5 is increased to 10 stock units per hectare based on total land area. We also seek clarification as to whether a Nitrogen Reference Point is required for all properties over 20 hectares as stated in Schedule B but not included in this rule 3.11.5.1

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Rules 3.11.5.2 Permitted Activity Rule – Other farming activities	We support a permitted activity rule for farming activities however we oppose the blanket requirement to exclude livestock (2) and oppose the three metre requirement in clause (e)(ii) As previously stated the fencing of all waterways on this property is simply not viable. The requirement for three metre setbacks is totally unrealistic and would require the clearing of approximately 500 hectares of native bush. The environmental impact would be catastrophic. We oppose clause 4(b) as it allows existing high discharge rates to continue if they have been set as part of the Nitrogen Reference Point. This rewards existing polluters. We oppose clause 4(c) as the majority of this farm exceeds this slope and there is no scientific evidence of grazing on this land affecting water quality in this sub-catchment.	We seek that clauses 2 and (e)(ii) are removed and replaced with best practicable option and/or national stock exclusion standards as discussed under Schedule C. We seek that quantitative maximum nitrogen discharge amounts are set for each sub-catchment through scientific means taking into account the existing nitrogen levels and the improvements required in each catchment. We seek that clause 4(c) is removed. We seek that the provision is amended to include consideration of the numerical values of the proposed discharges (from the land use change) compared to existing discharges in the sub-catchment. Consideration also needs to be given to the level of water quality improvement needed in the sub-catchment. A base allowable discharge for the sub-catchment should be set based on total discharges in the catchment and the level of water quality improvement needed to meet the short term and 80 year targets. Eg. If total discharges for the sub-catchment total 1,500 and there are 100 properties then the base allowable discharge might be set at 15. Higher dischargers should be required to move towards these targets and lower dischargers should be provided with flexibility to increase their discharges up to the acceptable level rather than being penalized for having existing low discharges.

Rules 3.11.5.3 Permitted Activity Rule – Farming activities with a Farm Environment Plan under a Certified Industry Scheme	We support a permitted activity rule for farming activities however we oppose the blanket requirement to exclude livestock (3). We oppose the grandparenting of the Nitrogen Reference Point as it allows existing high discharge rates to continue and limits the flexibility of other enterprises which may have low emission rates. This rewards existing polluters.	We seek that clause 2(ii) of Schedule 1 "for areas with a slope exceeding 25° and where stream fencing is impracticable, the provision of alternative mitigation measures" be amended to be a blanket provision for all areas – eg "Where stream fencing is impracticable and/or would cause environmental damage, the provision of alternative mitigation measures" – not just for areas over 25°. We seek that the provision is amended to include consideration of the numerical values of the proposed discharges (from the land use change) compared to existing discharges in the sub-catchment. Consideration also needs to be given to the level of water quality improvement needed in the sub-catchment. A base allowable discharge for the sub-catchment should be set based on total discharges in the catchment and the level of water quality improvement needed to meet the short term and 80 year targets. Eg. If total discharges for the sub-catchment total 1,500 and there are 100 properties then the base allowable discharge might be set at 15. Higher dischargers should be required to move towards these targets and lower dischargers should be provided with flexibility to increase their discharges up to the acceptable level rather than being penalized for having existing low discharges.

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Rules 3.11.5.4 Controlled Activity Rule – Farming activities with a Farm Environment Plan not under a Certified Industry Scheme	We oppose the blanket requirement to exclude livestock (3). We oppose the grandparenting of the Nitrogen Reference Point as it allows existing high discharge rates to continue and limits the flexibility of other enterprises which may have low emission rates. This rewards existing polluters. We strongly support that the resource consents will not need to be notified or obtain written approval of affected persons. The length of the Resource Consent needs to be long enough to ensure the financial costs of complying can be spread over a sustainable period of time to provide certainty for the capital investment required and to maintain land values through the confidence that the farming activity is able to continue long term. The costs to comply for this farm (even if fencing of all waterways is amended to practicable measures) will take decades to pay for.	We seek that clause 2(ii) of Schedule 1 "for areas with a slope exceeding 25° and where stream fencing is impracticable, the provision of alternative mitigation measures" be amended to be a blanket provision for all areas – eg "Where stream fencing is impracticable and/or would cause environmental damage, the provision of alternative mitigation measures" – not just for areas over 25°. We seek that the provision is amended to include consideration of the numerical values of the proposed discharges (from the land use change) compared to existing discharges in the sub-catchment. Consideration also needs to be given to the level of water quality improvement needed in the sub-catchment. A base allowable discharge for the sub-catchment should be set based on total discharges in the catchment and the level of water quality improvement needed to meet the short term and 80 year targets. Eg. If total discharges for the sub-catchment total 1,500 and there are 100 properties then the base allowable discharge might be set at 15. Higher dischargers should be required to move towards these targets and lower dischargers should be provided with flexibility to increase their discharges up to the acceptable level rather than being penalized for having existing low discharges.

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Rules 3.11.5.6 Restricted Discretionary Activity Rule – The use of land for farming activities.	We strongly support that the resource consents will not need to be notified or obtain written approval of affected persons. This farm would fall under this Rule as it is not viable to exclude cattle from all the waterways and any attempt to do so would cause considerable environmental damage and decrease water quality. It is extremely unlikely that the farm would be able to bear the $500,000 plus cost financially and therefore the social and economic impacts would be severe for both us as families and the businesses that we support in our local community. There are parts that we are able to fence and exclude cattle from the waterways which may result in reduced ecoli and sediment and these will be in the Farm Environment Plan. However it is yet to be confirmed scientifically whether our sub-catchment even has an issue with these contaminants – it is not included in Table 3.11-1. It is entirely inequitable that we suffer such extreme impacts for no proven environmental gain for anyone. At this stage this Plan leaves us with no certainty as to being able to farm beyond 1 January 2020 and that is after 34 years of looking after the environment and farming sustainably.	We seek more recognition for situations such as ours where adhering to the proposed rules would cause considerable environmental damage. We seek that clause 2(ii) of Schedule 1 "for areas with a slope exceeding 25° and where stream fencing is impracticable, the provision of alternative mitigation measures" be amended to be a blanket provision for all areas – eg "Where stream fencing is impracticable and/or would cause environmental damage, the provision of alternative mitigation measures" – not just for areas over 25°.

Rules 3.11.5.7 Non-Complying Activity Rule – Land Use Change	We support this rule.	Retain this rule.
Rules Schedule A – Registration with Waikato Regional Council	We see clarification on clause f.	We seek clarification on clause f – is this a closing 30 June stock rate – if so which year? Or is it an average stock rate across the year? This needs to be clarified.
Rules Schedule B – Nitrogen Reference Point	We support calculating a Nitrogen Reference Point for every farm in order to build a picture for each sub-catchment. However we oppose a Nitrogen Reference Point being mandatory on an ongoing basis, and to it being a regulatory tool in sub-catchments where there is no problem with nitrogen or phosphates. Nitrogen and Phosphorus are not water quality issues in our Fresh Water Management Unit or sub-catchment. The requirements of Schedule B impose unjustified costs and ongoing compliance and costs for an issue which does not exist. There will be significant demand and limited supply of Certified Farm Nutrient Advisors which is likely to further increase costs in getting the initial Nitrogen Reference Point certified before March 2019.	We seek that the Nitrogen reference point is only required in sub-catchments where there is an issue with nitrogen. We also seek clarification as to whether a Nitrogen Reference Point is required for all properties greater than 20 hectares as this is inconsistent with Rule 3.11.5.1.

Schedule C – Stock Exclusion	We oppose this schedule as it is currently written as it would require all permanently flowing waterways to be fenced. Schedule 1 (Farm Environment Plan) does allow for alternative mitigation methods on slopes exceeding 25 degrees – however this is not included in Schedule C. We have attached photos and maps showing the extent of fencing that would be required by the schedule as it currently stands. Fencing of the multiple "fingered" seepages and small streams in the v-shaped native bush lined gullies would cause a perverse environmental outcome. The damage to land and water would greatly exceed the status quo and would not help achieve the objectives of this plan. On one block alone there would be 34.6 kilometres of fencing required to exclude cattle from the waterways and wetlands. Even using the cheapest option of single hotwire ($5 per metre) this would cost approximately $173,000 in materials alone. A stock water reticulation system would also be required – we estimate we could do this (with our own labour) for approximately $150,000. Four stock crossing bridges and 20 culverts would also be required – approximate cost $80,000. The costs involved would unviable for the farming enterprise. The existing fencing has been developed over the past 100 years for ease of stock movement in conjunction with access to natural water. Massive change to internal infrastructure would be required and would be detrimental to the environmental outcomes sought. The economic cost of changing 100 years of infrastructure development in less than 10 years is economically crippling and possibly not even physically possible.	We propose that the national stock exclusion rules are used for this plan change – in particular the rules for over • Over 15 degrees of slope; • Streams being 1 metre or more wide before exclusion is required; and • Stock crossing less frequently than once a week being allowed. We also seek that these rules are included in this schedule along with "best practicable option" and "mitigation measures" which are allowed for in the Farm Environment Plans for steeper land and/or where fencing is impracticable.

Schedule C – Stock Exclusion (Continued)	The detrimental environmental impacts of the fencing (as outlined earlier) on water quality would exceed any gains It is impracticable not to be able to bring the livestock through stock fords. Having to walk stock an extra 10 kilometres (as would be needed on this farm) would cause detrimental erosion effects which would also affect water quality through future runoff from the steep terrain and public roadways. We do not oppose fencing the main waterways (over 1 metre wide) on the flatter land if it can be scientifically proven that there are environmental gains which exceed the other impacts. These gains need to be quantified on a sub-catchment basis – for example the water ways on this farm originate from native bush and we do not know what the ecoli base level coming out of the bush is. It would be inequitable for us to be held accountable for something that is outside of our control – eg ecoli from native species.	Needs scientific analysis and data specific to each sub-catchment. Every farm is unique and all facets need to be analysed – including native aquatic life in the waterways and native bird life in order to give us an educated baseline so we know what (if any) impact our farming system is having on contaminants in the waterways.

Rules Schedule 1 – Requirement for Farm Environment Plans	We support the principle of this Schedule. We believe that Farm Environment Plans are an important part of farm management practices for sustainable farming. However as previously stated our sub-catchment is not included Table 3.11-1 so there is no data available as to existing water quality issues and subsequently no targets in which to have regard to as referred to in clause 2 of this Schedule. Therefore any Farm Environment Plan will be merely "shooting in the dark". We are also concerned as to the supply and demand (and therefore cost) of both Certified Farm Environment Planners and the use of Overseer and/or other software compliance costs. There is potential for price gouging and/or the creation of a monopoly situation. Given the short time frames Waikato Regional Council need to urgently confirm a list of who meets their requirements to be a Certified Farm Environment Planner. There are already people in the market place purporting to meet these requirements – yet they have not been set. We oppose clause 5(a) as it allows existing high discharge rates to continue and limits the flexibility of other enterprises which may have low emission rates. This rewards existing polluters and for our farm will limit our ability to manage profitability and seasonal environmental conditions through changing our mix of sheep and cattle.	Where sub-catchment targets are not included in Table 3.11-1 we seek that the Schedule 1 requirement to produce a Farm Environment Plan does not apply until suitable scientific data has been gathered and targets have been included in Table 3.11-1.

WAIKATO REGIONAL COUNCIL PROPOSED WAIKATO REGIONAL PLAN CHANGE 1 - WAIKATO AND WAIPA RIVER CATCHMENTS

Rules Schedule 2 – Certification of Industry Schemes	We support this Schedule.	Retain this clause

Yours sincerely

Graeme Roberts (Bob) Osborne

Signature Date 4-2-17

Judith Anne Osborne

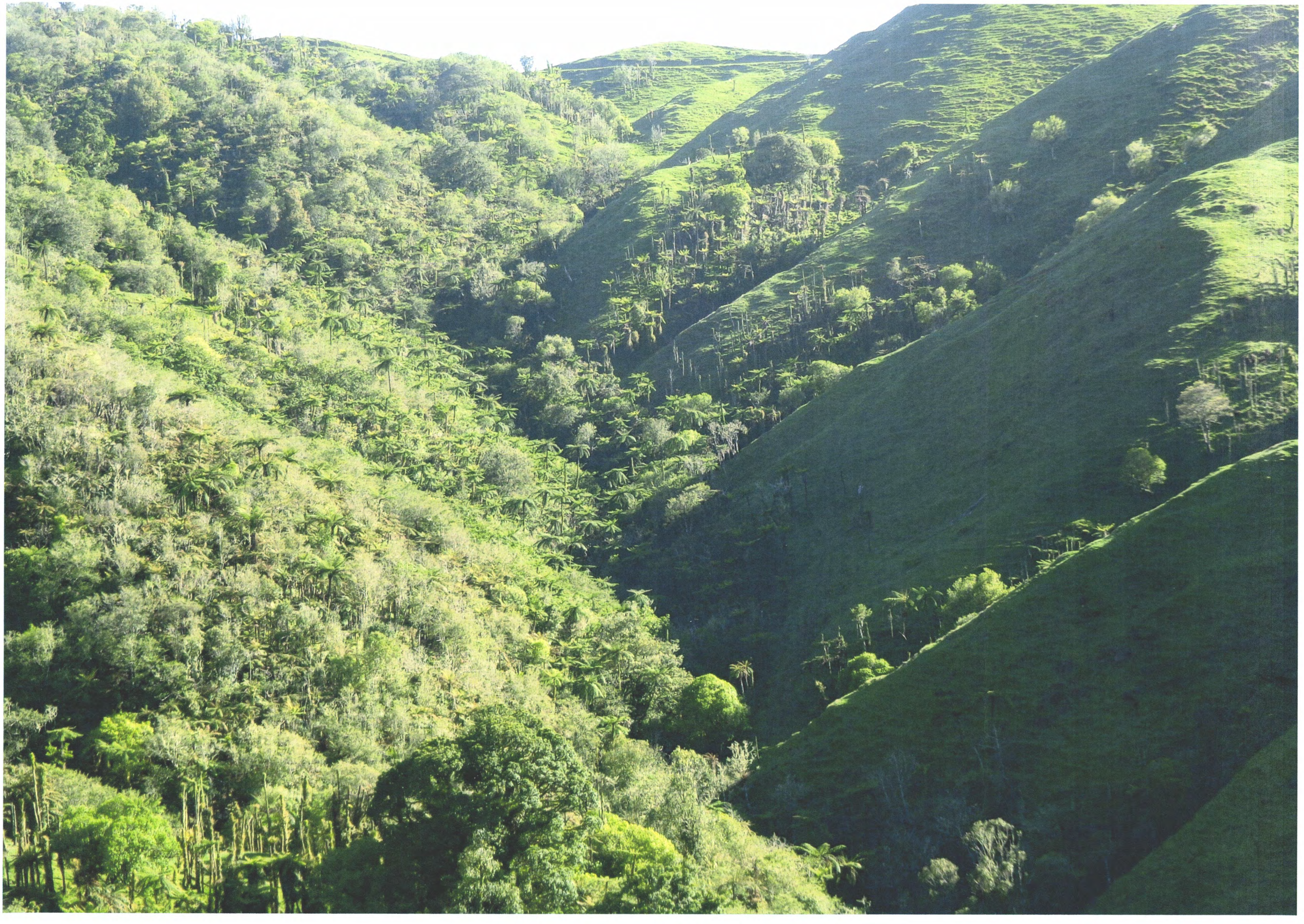
Signature Date 4.2.2017

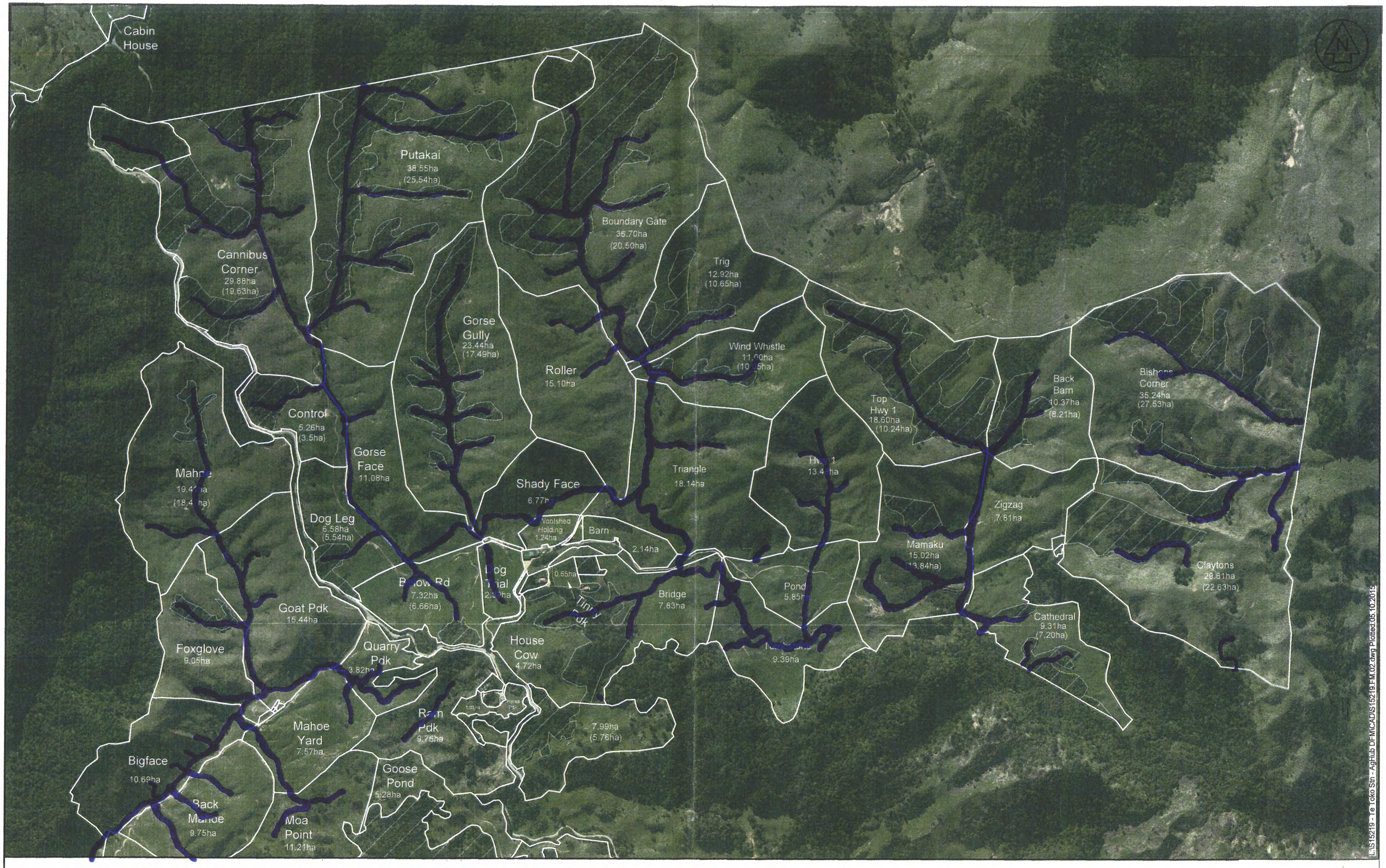
Kim Graeme Osborne

Signature Date 4/2/17

Janette Ruth Osborne

Signature Date 4/2/2017




Cabin House
Putakai
38.55ha
(25.54ha)
Boundary Gate
36.70ha
(20.50ha)
Cannibus Corner
29.88ha
(19.63ha)
Trig
12.92ha
(10.65ha)
Gorse Gully
23.44ha
(17.49ha)
Roller
15.10ha
Wind Whistle
11.00ha
Control
5.26ha
(3.5ha)
Top Hwy 1
18.60ha
(10.24ha)
Back Barn
10.37ha
(8.21ha)
Gorse Face
11.08ha
Shady Face
6.77ha
Triangle
18.14ha
Zigzag
7.81ha
Dog Leg
6.58ha
(5.54ha)
Woolshed Holding
1.24ha
Barn
2.14ha
Mamaku
15.02ha
(13.84ha)
Claytons
28.61ha
(22.63ha)
Goat Pdk
15.44ha
Bridge
7.83ha
Pond
5.85ha
Cathedral
9.31ha
(7.20ha)
Foxglove
9.05ha
Quarry Pdk
3.82ha
House Cow
4.72ha
9.39ha
Mahoe Yard
7.57ha
7.99ha
(5.76ha)
Bigface
10.69ha
Goose Pond
5.28ha
Back Mahoe
9.75ha
Moa Point
11.21ha
500m
0km
500m
Scale 1:5000
TE TOKO STATION - FARM MAP
HOLLOW HILL BLOCK
LANDPRO
Make the most of your land
Ag Hub
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Prop No.4022810

TE TOKO STATION - FARM MAP
CABIN BLOCK

LANDPRO
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Ram
Pdk
9.76ha
7.99ha
(5.76ha)
Mahoe
Yard
7.57ha
Bigface
10.69ha
Goose
Pond
5.28ha
Back
Mahoe
9.75ha
Moa
Point
11.21ha
Pigroot Pt
5.58ha
Road
Pdk
5.34ha
87.78ha
130.34ha
12.92ha
Middle
Valley
Ragwort
12.19ha
4.12ha
1.80ha
Pukatea
11.07ha
Black
Gate
8.01ha
Bottom
Yard
1.46ha
Billabong
19.39ha
Stubbs
10.77ha
500m
0km
500m
Scale 1:5000
Prop No.4022810
TE TOKO STATION - FARM MAP
LIMESTONE BLOCK
LANDPRO
Make the most of your land
AgHub
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