# IN THE ENVIRONMENT COURT AT AUCKLAND

#### ENV-2020-AKL-000087

#### I MUA I TE KOOTI TAIAO O AOTEAROA TĀMAKI MAKAURAU

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an appeal pursuant to clause 14(1) of the First

Schedule of the Act

BETWEEN HORTICULTURE NEW ZEALAND

Appellant

A N D WAIKATO REGIONAL COUNCIL

Respondent

#### NOTICE OF PERSON'S WISH TO BE PARTY TO PROCEEDINGS

Section 274 Resource Management Act 1991 29 September 2020



169 London Street PO Box 447 Hamilton

Telephone: 07 858 0815 Email: ljeffries@fedfarm.org.nz Solicitor acting: Nikki Edwards /

Laura Jeffries

To: The Registrar

**Environment Court** 

Auckland

Federated Farmers of New Zealand Inc ("**Federated Farmers**") wishes to be a party to the following proceedings:

## Horticulture New Zealand v Waikato Regional Council ENV-2020-AKL-000087

Federated Farmers made a submission about the subject matter of the proceedings.

Federated Farmers is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.

Federated Farmers is interested in all of the proceedings.

- Federated Farmers represents farmers in the Waikato and Waipā Rivers Catchment.
- Federated Farmers has appealed the decision to on Proposed Waikato
  Regional Council Plan Change 1 Waikato and Waipā River Catchments
  ("PC1"), as amended by the Hearing Panel, in its entirety, i.e. the decision
  as it relates to the introduction and all of the objectives, policies, methods,
  rules, definitions and schedules.
- 3. Federated Farmers supports sustainable management of resources and the use of regulatory and non-regulatory measures to maintain or enhance water quality, and to restore and protect the health and wellbeing of the Waikato and Waipā Rivers. However, Federated Farmers considers that the regulatory and non-regulatory methods proposed in PC1 do not appropriately give effect to the relevant higher order documents, have not appropriately balanced environmental, economic, social and cultural considerations, and are not the most efficient and effective means of achieving the objective of the plan change.
- 4. Federated Farmers is interested in all the issues raised by the Appellant.
- 5. Federated Farmers supports in part and opposes in part the relief sought by the Appellant.

- 6. Without limiting the generality of the above, an explanation of the issues that Federated Farmers has particular interest in is set out in **Appendix A**.
  - 7. Federated Farmers agrees to participate in mediation or other alternative dispute resolution of the proceedings.

N J Edwards / L F Jeffries

Counsel for Federated Farmers

James Jeffores

Date: 29 September 2020

Address for service: PO Box 447, Hamilton 3240

Telephone: 07 858 0815

Fax/email: ljeffries@fedfarm.org.nz Contact person: Laura Jeffries

### **APPENDIX A**

Provision Appealed	Reasons for Appeal	Relief Sought by Appellant	Support/Oppose	Reason
Policies				
Policy 3	Clause c. ii. has been amended for consistency with clause c. i. and to reflect the wording in Schedule B.  This requirement has been deleted because of the effect it has on the discretionary consent pathway. Under the pathway commercial vegetable growers are required to grow within a cap. Therefore they should not always be required to offset/compensate.  The relevance or not of offsetting or compensation for a particular proposed activity	Amend Policy 3 as follows c. ii. The Nitrogen Leaching Loss Rate associated with each commercial vegetable production retation based upon the highest modelled annual nitrogen leaching loss, across the maximum land area, that occurred during a single year (being 12 consecutive months) within the reference period from 1 July 2006 to 30 June 2016; and d. Offsetting or compensation being proposed for commercial vegetable production activity in accordance with Policy 5.	Support in part	Federated Farmers considers that an appropriate timeframe ought to be provided for all farming activities to calculate the NLLR (based on their particular circumstances).
Policy 6	remains a relevant assessment matter via Policy 5.  Amended to align with the responsibilities set out Schedules D and E.	Amend Policy 6 as follows:  Encourage sector schemes to enable greater efficiency in the preparation, implementation and monitoring of Farm Environment Plans through the provision of: existing industry frameworks, education, information, coordination, technical and professional assistance for property owners applicants or operators, as well as preparation, monitoring, and reviewing and auditing of the Farm Environment Plan through the certified sector scheme so as to better achieve the objectives of this Chapter.	Support in part	Federated Farmers considers the proposed wording aligns better with other provisions in the plan.
Methods				
Method 3.11.3.5	Amended to align this method with the changes to Policy 6.	Amend Method 3.11.3.5 as follows: Waikato Regional Council will in conjunction with certified sector schemes where available:	Support	Federated Farmers encourages Waikato Regional Council to work in conjunction with certified sector schemes where this is possible.

Rules				
Rule 3.11.4.2 Interim Permitted Activity – Farming prior to obtaining consent	Amended to align with the amendments proposed to other rules.	Amend Rule 3.11.4.2 as follows:  Except as permitted by Rule 3.11.4.1 or 3.11.4.3, or as regulated by Rule 3.11.4.9, any diffuse discharge of nitrogen, phosphorus, sediment and microbial pathogens into water or onto land associated with the use of land for farming, including any associated diffuse discharge of nitrogen, phosphorus, sediment and microbial pathogens into water or onto or into land in circumstances which may result in those contaminants entering water is a permitted activity until the relevant Application Date specified in Table 3.11-3, subject to the following condition:	Support in part Oppose in part	In principle, Federated Farmers considers that the rule sought to be framed as land use rules or hybrid land use/discharge rules rather than discharge rules. However, Federated Farmers understands that the issues facing CVP are slightly different compared with other farming activities due to the need to rotate crops. Federated Farmers considers that a discharge rule may more appropriately deal with this activity but is concerned about the consequential effects for other land uses. It may be that a separate rule is more appropriate to provide for crop rotations (as was proposed in Federated Farmers' submission on PC1).
Rule 3.11.4.4 – Controlled Activity Rule – Moderate intensity farming	The Rule does not link the farming activity to the land that was being farmed over the baseline period – 2006 – 2016. The commercial vegetable production rule (3.11.4.5) has the clear link to the period whereas Rule 3.11.4.4 does not. The addition to the rule avoids the possibility that this activity occurs on areas not previously farmed, which was not what was intended by the 'hold the line' regime. The addition also recognises that the wording from the commercial vegetable production rule should be replicated in the moderate intensity farming rule.	Amend Rule 3.11.4.4 as follows:  1. The property is registered with the Waikato Regional Council if required by and in conformance with Schedule A or A1; and  4. The following information, relating to the land used by the applicant for farming in the period 1 July 2006 to 30 June 2016, is provided to the Waikato Regional Council at the time of the resource consent application: a. The total, maximum area (hectares) of land used for farming for any full year; and b. In relation to the particular year identified in a) above, the maximum areas (hectares) of land used for farming and their locations, per subcatchment [refer to Map 3.11-2]; and	Oppose	Federated Farmers considers the proposed amendments to be unnecessary due to the differences in the approach of the rules.  The baseline period for CVP is important to understand the land use because of the moving nature of CVP activities. This is unnecessary for other farming activities which is more static.
Rule 3.11.4.5 Controlled Activity Rule – Existing	These additional words and amendments ensure that commercial vegetable rotations	Amend Rule 3.11.4.5 as follows:  The use of land for commercial vegetable production including aAny	Support	Federated Farmers considers the amendments appear to better reflect CVP operations.

## commercial vegetable production

are covered by the rule. The CVP activity is better authorised by discharge consent (s15). It is clear from the decision that rotations were intended to be covered. There is a new Schedule A1 for commercial vegetable production.

In the matters of control: Where the activity is managed by a certified sector scheme, the procedures for reviewing and auditing FEPs should be set by the certified sector scheme.

The deletion of the last matter of control is because the NLLR for commercial vegetable production is at the operational level not at the property level and the onus should not be on the current activity to identify the NLLR and procedures and limitation to be applied for a future activity.

associated diffuse discharge of nitrogen, phosphorus, sediment and microbial pathogens associated with the use of land for commercial vegetable production into water or onto or into land in circumstances which may result in those contaminants entering water, is a controlled activity subject to the following conditions:

- 1. The property and any property changes through rotations are is registered with the Waikato Regional Council if required by and in conformance with Schedule A1; and 2. A Nitrogen Leaching Loss Rate is produced for the property and any property changes through rotations in conformance with Schedule B; and
- 3. The following information, relating to the land used by the applicant for commercial vegetable production in the period 1 July 2006 to 30 June 2016, is provided to the Waikato Regional Council at the time of the resource consent application:
- a. The total, maximum area (hectares) of land used for commercial vegetable production for any full year; and b. In relation to the particular year identified in a) above, tThe maximum areas (hectares) of land used for commercial vegetable production and their locations, per sub-catchment [refer

...

5. A Farm Environment Plan:

to Map 3.11-2]; and

. . .

d. is updated to reflect any property changes through rotations; and

Waikato Regional Council reserves control over the following matters:

..

x. Procedures for reviewing, amending and re-approving the Farm Environment

	T	B		T
		Plan <u>unless managed under a certified</u>		
		sector scheme.		
		xi. The procedures and limitations,		
		including Nitrogen Leaching Loss Rate,		
		to be applied to land that leaves the		
		commercial vegetable growing activities.		
Rule 3.11.4.7 - Discretionary	The CVP activity component of	Amend Rule 3.11.4.1 as follows:	Support in part	While Federated Farmers considers
Activity Rule – Farming in a collective, high intensity	a collective farming activity is better authorised by discharge	The Any diffuse discharges of nitrogen, phosphorus, sediment and microbial		that land use (or hybrid) rules may be more appropriate, it can se why CVP
farming, and farming not	consent (s15).	pathogens into water or onto land		seeks a discharge rule to provide for
otherwise authorised	These changes will enable	associated with the use of land for farming including any associated diffuse		crop rotations. Federated Farmers considers that it may be more
	rotations for commercial	discharge of nitrogen, phosphorus,		appropriate to provide for this with a
	vegetable growers in a	sediment and microbial pathogens into		separate discharge rule (i.e. so there is
	collective.	water or onto or into land in		both a land use / hybrid rule for the use
	collective.	circumstances which may result in those		of the land and a discharge rule that
		contaminants entering water is a		enables consents to be transferred to
		discretionary activity only if one or more		provide for crop rotations).
				provide for crop rotations).
		of the following circumstances apply:		
		Out to at the first full continue and distance		
		Subject to the following conditions:		
		1. The property is registered with the		
		Waikato Regional Council if required by		
		and in conformance with Schedule A <u>or</u>		
		A1; and		
Rule 3.11.4.8 - Discretionary	The CVP activity is better	Amend Rule 3.11.4.8 as follows:	Oppose	Federated Farmers considers that the
Activity Rule – Commercial	authorised by discharge	The use of land for commercial		Decisions Version of Rule 3.11.4.8 is
vegetable production	consent (s15).	vegetable production on land which is		more appropriate.
expansion		additional to that regulated by Rule		
	The original table presented in	3.11.4.5, including aAny associated		
	evidence for the Block 3	diffuse discharge of nitrogen,		
	hearings included 23 sub-	phosphorus, sediment and microbial		
	catchments. This was the	pathogens associated with the use of		
	minimum area required to meet	land for commercial vegetable		
	future demand for fresh	production, which is additional to that		
	vegetables based on	regulated by Rule 3.11.4.5, into water or		
	population growth projections	onto or into land in circumstances which		
	and reflected a 1% increase to	may result in those contaminants		
	N load per sub-catchment. The	entering water, is a discretionary activity		
	Panel's reasons for the	subject to the following conditions:		
	reduction in the number of sub-	The property is registered with the		
	catchments is not opposed, but	Waikato Regional Council if required by		
	the remaining area of land in	and in conformance with Schedule A1;		
	the Decisions Version of Table	and		
	1 is insufficient to meet the			
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future demand for fresh vegetables. The amended table includes sub-catchments from the wider Waipa and Waikato catchments, excluding those that meet the same criteria as those excluded from the Table 1 decision version. The area caps identified in each catchment are based on the same principles as those in decision version table 1 and represent a 1% increase in N for those sub-catchments.

Provision should be made for new commercial vegetable production that can prove low or moderate NLLR, as is consistent for other farming activities in the plan.

The application dates are not relevant for new activities.

3. A Farm Environment Plan:

...

c. is provided to the Waikato Regional Council by the relevant Application Date specified in Table 3.11-3; and

...

5. The land for which consent is sought must be located entirely within the sub catchments specified in Table 1 below; and The N leaching is low or moderate according to Schedule B, Table 1; or 6. Where the N leaching is high ∓the land for which consent is sought must be entirely located entirely within the subcatchments specified in Table 1 below on LUC 1 and/or 2 land; and 7. The total area of land for which consent is sought must not, in combination with any extant resource consents, exceed the maximum sub catchment area limits specified in Table 1 below.

Sub-catchment number and name	EMU	Area limits of land for Commercial Vesetable Production use per sub- catchment (hectares)
23 Kirikiriroa	Central Waikato	4.3
29 Mangaonua	Central Waikato	28.2
27 Waikato at Bridge St Br	Central Walkato	20.3
25 Waikato at Horotiu Br	Central Waikato	18.4
32 Karapiro	Central Waikato	18.4
30 Maneakotukutuku	Central Waikato	14.4
35 Mangawhero	Central Waikato	22.3
1 Maneatawhin	Lower Walkato	3.6
7 Ohaeroa	Lower Waikato	6
11 Opuatia	Lower Waikato	15.2
9 Waikato at Mercer Br	Lower Waikato	107.6
6 Walkato at Port Walkato	Lower Waikato	73.8
4 Walkato at Tuakau Br	Lower Walkato	29.6
20 Waikato at Huntly-Tainui Br	Lower Walkato	84.2
44 Little Waioa	Upper Walkato	93.9
45 Pokaiwhenua	Upper Walkato	185.1
41 Waikato at Karaoiro	Upper Walkato	258.2
21 Firewood	Waipa	6.6
24 Waipa at Wainaro Rd Br	Waipa	42.8
63 Maneaokewa	Waina	37.2
38 Mangapiko	Waipa	163.5
53 Maneapu	Waipa	58.5
61 Manearama	Waipa	14.4
55 Mangarapa	Waipa	18.6
47 Maneatutu	Waipa	40
42 Moakurarua	Waipa	41.8
40 Puniu at Bartons Corner Rd Br	Waipa	145.3
43 Waipa at Pirongia-Ngutunui Rd Br	Waipa	273.8
60 Waipa at Otewa	Waipa	50.8
51 Waipa at Otorohansa	Waipa	81.3
46 Waitnmo at SH31 Otorobanea	Waina	10.2

Rule 3.11.4.9 – Non- Complying Activity Rule – Land use change	The amendment to this rule ensures that any activity not provided for by the rules is non-complying, rather than only applying to specific commercial vegetable production and dairy activities.	Amend Rule 3.11.4.9 as follows: Notwithstanding any other rule in this Plan, the following changes in the use of land are any activity not otherwise covered by these rules is a noncomplying activityies:  1. Any change in the use of land to commercial vegetable production that, either itself or in combination with any extant resource consents, is not regulated by Rule 3.11.4.5 and does not meet the conditions of Rule 3.11.4.8.  2. Any of the following changes in land use within a property, where the change exceeds a cumulative net total of 4.1 ha from that which was occurring at 22 October 2016:  a. woody vegetation to farming; or b. any land use to dairy farming.	Oppose	Federated Farmers opposes a "catch all" non-complying rule. While not specifically referring to land use change, the effect of the proposed amendment is that land use will continue to be non-complying. Federated Farmers considers land use change for all farm activities (except commercial vegetable production) ought to be a discretionary activity.
Schedule A – Registration with Waikato Regional Council	Amend heading to reflect new Schedule A1.	Amend Schedule A as follows: Schedule A – Pastoral Farming Registration with Waikato Regional Council	Support in part	While Federated Farmers considers there may be merit in having a different registration process/requirements for pastoral farming compared with CVP, Federated Farmers is concerned that this still ensures all relevant and appropriate information is provided.
New Schedule A – Commercial Vegetable Production Registration with Waikato Regional Council	Insert a new Schedule A1 to reflect the fact that commercial vegetable production has different characteristics from pastoral farming.	Insert new Schedule A1: Schedule A1 – Commercial Vegetable Production Registration with Waikato Regional Council All properties used for commercial vegetable production must be registered with the Waikato Regional Council in the following manner:  1. Registration information set out in Clause 4, and where relevant in Clause 5, below must be provided. 2. Proof of registration must be provided to the Waikato Regional Council within 7 working days of a request by Waikato Regional Council being made. 3. Registration information must be updated: a. Where a property changes hands, within 30 working days of the new	Support in part	While Federated Farmers considers there may be merit in having a different registration process/requirements for pastoral farming compared with CVP, Federated Farmers is concerned that this still ensures all relevant and appropriate information is provided.

		occupier taking possession of the		
		property, or		
		b. At the request of the Waikato		
		Regional Council.		
		4. All commercial vegetable production		
		activities must provide the following		
		information:		
		a. in respect of the property owner, and		
		the person responsible for using the		
		land (if different from the property		
		owner):		
		i. Full name.		
		ii. Trading name (if applicable, where		
		the owner is a company or other entity).		
		iii. Full postal and email address.		
		iv. Telephone contact details.		
		b. Legal description and certificate(s) of		
		title references (computer freehold		
		registers) for the maximum hectares of		
		land used by the commercial vegetable		
		production for any full year in the period		
		1 July 2006 to 30 June 2016, including:		
		a. The total, maximum area (hectares)		
		of land used for commercial vegetable		
		production for the full year selected; and		
		b. the maximum areas (hectares) of		
		land used for commercial vegetable		
		production and their locations, per sub-		
		catchment;		
		c. Physical address of the property(s).		
		5. Where properties graze livestock, a		
		map must be provided showing the		
		location of:		
		a) property boundaries; and		
		c) Waterbodies listed in Schedule C for		
		stock exclusion within the property		
		boundary and fences adjacent to those		
		water bodies; and		
		d) Livestock crossing points over those		
		water bodies and a description of any		
		livestock crossing structures.		
Schedule B - Nitrogen	Amended to be consistent with	Amend Schedule B as follows:	Support in part	In principle, Federated Farmers
leaching loss rate for FMUs	Policy 3.	3. A Nitrogen Leaching Loss Rate		supports a "whole farm" approach but
-		established via an alternative, approved		reserves its position on this while the
		model.		implications of such an approach
-	•			

		c i. for commercial vegetable production the Nitrogen Leaching Loss Rate shall be based on the highest modelled annual nitrogen leaching loss across the total maximum land area that occurred during a single year (being 12 consecutive months) within the reference period from 1 July 2006 to 30 June 2016; or ii. for any land use approved under Rule 3.11.4.9, the Nitrogen Leaching Loss Rate shall be determined by a Certified Farm Nutrient Advisor and submitted through the resource consent process.		(including at a farm level, grower level, sub-catchment, FMU and regional level) are not clear.
Schedule C - Minimum	Amended to add clause 10 as	Amend Schedule C as follows:	Oppose	Federated Farmers considers CVP
farming standards	commercial vegetable	Exclusions: Clauses 6, and 7 and 10 do		ought to be subject to appropriate
	production is excluded from the	not apply to commercial vegetable		cultivation setbacks (with the ability to
	cultivation setback	production.		tailor those through FEPs as is
Schedule D1 – Requirements	requirements.	Amend Schedule D1 as follows:	Support	proposed for farmers). Federated Farmers supports the
for Farm Environment Plans	This change allows a map or	Part A	Support	amendments proposed for the reasons
for farming under Rule	aerial photo as an FEP, not	An FEP must be submitted to Waikato		outlined by the Appellant.
3.11.4.3	just a digital FEP (D1) or GIS	Regional Council using either:		cumined by the reponding
	digital FEP (D2).	a. A <u>map, aerial photo, or</u> council digital		
		FEP tool, that includes the matters set		
	Part C, Clause 2	out in Part C below to the relevant		
	Change for clarity.	extent; OR		
		b. A <u>map, aerial photo or</u> industry digital		
	Part D, Clause 1	FEP tool capable of recording		
	The change inserts the HortNZ	information consistent with the council		
	Code of Practice into Schedule D1 as an accepted Industry	data exchange specifications that includes the matters set out in Part C		
	Standard Code of Practice in	below to the extent relevant		
	order to be appropriately	DOIOW to the extent relevant		
	included as a specified sector	Part C, Clause 2		
	specific on-farm practice	2. Description of whole farm		
	booklet.	management practices and general requirements:		
	Part E and F	a) Identification and description of the		
	The addition allows an	key characteristics of the farm system		
	appropriately qualified Certified	including all those inputs, outputs and		
	sector scheme to review the	management practices relevant to the		
	FEP rather than requiring only	management of diffuse discharges.		

			1	
	ertified Farm Environment			
P	lanner.	Part D, Clause 2		
		(iii) Horticulture New Zealand's Code of		
		Practice for Nutrient Management. The		
		COP can be found here: https://www.hortnz.co.nz/our-		
		work/natural-resources/code-of-		
		practice-for-nutrient-management/		
		practice-for-fluttient-fluinagement		
		Part E and F		
		An FEP shall be reviewed by a Certified		
		Farm Environment Planner or Certified		
		sector scheme who holds a reviewing		
		endorsement (issued by Waikato		
		Regional Council), as follows:		
		a. Within 12 months of the date that the		
		FEP is required and thereafter at		
		intervals of no more than 3 years;		
		b. An FEP shall also be reviewed in the		
		event of any material increase in the		
		intensity of farming.		
		The purpose of the review is to provide		
		an expert opinion as to whether the		
		farming activities on the property are		
		being undertaken in a manner that		
		meets the Part D minimum standards.		
		The results of the review shall be provided to the Waikato Regional		
		Council within 20 working days of the		
		review date.		
		Toview date.		
		Changes can be made to the FEP		
		without triggering the need for review by		
		a CFEP or Certified sector scheme,		
		provided:		
		a. The amended FEP continues to		
		comply with the requirements of this		
		schedule		
		b. The change to the FEP does not		
		contravene any mandatory requirement		
		of any resource consent held in respect		
		of the property, or any requirement of		
		the Regional Plan that is not already		
		authorised;		

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Schedule D2 – Requirements for Farm Environment Plans for farming that requires consent	Part A The change allows a map or aerial photo as an FEP, not just a digital FEP (D1) or GIS digital FEP (D2).  Part C Amended for clarity  Part E and F The addition allows an appropriately qualified Certified	c. The nature of the change is documented in writing and made available to any CFEP undertaking a review, or to the Waikato Regional Council, on request.  Amend Schedule D2 as follows: Part A  An FEP must be submitted to Waikato Regional Council using either:  1. A map, aerial photo or council digital FEP tool including the matter set out in Part B below to the extent relevant, with maps and data provided as spatial GIS layers; OR  2. An industry digital FEP tool that: a) Complies with the council's data exchange specifications; and	Support in part Oppose in part	Federated Farmers supports the amendments to parts A, E and F.  Part C  Federated Farmers opposes the amendments proposed by the Appellant and considers that paragraph 3b ought to be amended so that a map showing the LUC classes is only required "where relevant" and there is no requirement to undertake property scale mapping.
	aerial photo as an FEP, not			Part C
consent		1. A map, aerial photo or council digital		amendments proposed by the
	Part C			
		maps and data provided as spatial GIS		that a map showing the LUC classes is
	Part E and F			
				property scale mapping.
	sector scheme to review the	b) Includes all matters set out in part C		
	FEP rather than requiring only	– E below to the extent relevant; and		
	Certified Farm Environment	c) includes maps and data provided as		
	Planner.	spatial GIS layers d) has been approved by the Chief		
		Executive of Waikato Regional Council		
		as meeting the criteria in (a) – (c) above.		
		above.		
		Part C		
		3. A map(s) or aerial photo at a scale		
		that clearly shows:  a. The property boundaries of the land		
		being farmed;		
		b. Land Use Capability (LUC) classes		
		using the Land Use Capability (LUC) Survey Handbook or as determined on		
		a site specific basis by a suitably		
		qualified and experienced practitioner;		
		5. The evidence to demonstrate the		
		Nitrogen Leaching Loss Rate for the		
		farm property in conformance with Schedule B where applicable.		
		Part E and F		

The FEP shall be reviewed by a Certified Farm Environment Planner or Certified sector scheme for consistency with this schedule:

- 1. Within 12 months of the granting of the consent application; and
- 2. In accordance with the review intervals set out in the conditions of the resource consent.

The purpose of the review is to provide an expert opinion whether the farming activities on the property are being undertaken in a manner consistent with the goals and principles set out in Part D of this schedule.

The review shall be undertaken by reassessing the FEP in accordance with the requirements set out in this schedule.

The results of the review shall be provided to the Waikato Regional Council, within 20 working days of the review due date.

Unless otherwise required by the Waikato Regional Council in accordance with any conditions of the resource consent, changes can be made to the FEP without triggering the need for review by a CFEP or Certified sector scheme, provided:

- 1. The farming activity and FEP remain consistent with Parts B, C and D of this schedule.
- 2. The change to the FEP does not contravene any mandatory requirement of the resource consent, or any requirement of the Regional Plan that is not already authorised.
- 3. The nature of the change is documented in writing and made available to any CFEP undertaking a review, or to the Waikato Regional Council, on request.

Property	This amendment is necessary to ensure commercial vegetable production can rotate across the operation as is intended in Policy 3.	Amend the definition of property as follows: For the purposes of Chapter 3 .11, means, to the extent that the land is within the Waikato and Waipā River catchments shown in Map 3.11-1, one or more allotments contained in single Computer Freehold Register (certificate of title), and also includes all adjacent land that is in common ownership but contained in separate certificates of title, including certificates of title separated only by a road, river or utility corridor, and is a single operating unit for the purpose of management.	Support in part Oppose in part	Federated Farmers supports the amendment of the definition of property to achieve a farm enterprise approach, however it considers that the same approach should be adopted for all farming activities and not just CVP. Further, in respect of CVP, the appropriate enterprise approach will depend on the approach taken to the rules (e.g. whether they are discharge rules) and elsewhere in the plan.
		For the purposes of commercial vegetable production, means an enterprise of one or more allotments (whether or not they are contiguous) that are managed as a single operation.		