

AGENDA

Sunfield (FTAA-2503-1039)

Expert Conferencing – Highly Productive Land

Scheduled for: 17 November 2025

Agenda issued: 14 November 2025

Participants

For the Applicant:

Dr Reece Hill (**RH**)

Sean Alexander (**SA**)

Jeremy Hunt (**JH**)

For the Council family:

Dr Dani Guinto (**DG**)

Ruth Underwood (**RU**)

Dr Richard Meade (**RM**)

Observers

Ian Smallburn

Russell Butchers

Scribe of JWS

Nicky Sedgley

- A. Does the site meet the definition of highly productive land in the NPS:HPL?
- B. Is land-based primary production (**LBPP**) already occurring on any relevant HPL, and if so, what is the relevance of that to the assessment under clause 3.10 NPS:HPL?
- C. Are there permanent or long term constraints (over 30 years) on the HPLs use for LBPP?
- D. Are there any reasonably practicable options to address any permanent or long term constraints that would retain the productive capacity of the HPL?

- E. Are there any permanent or long-term constraints that mean the use of the HPL on the site (including in the area affected by the NOR for Mill Road) for land-based primary production is not able to be economically viable for at least 30 years?
- F. Does the Sunfield project result in:
 - a. any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district;
 - b. the fragmentation of large and geographically cohesive areas of highly productive land; and any potential reverse sensitivity effects on surrounding land-based primary production;
- G. What are the costs associated with the loss of the highly productive land on the site (including in the area affected by the NOR for Mill Road) for land-based primary production, taking into account both tangible and intangible values?