

Before the Expert Panel appointed under the
Fast-track Approvals Act 2024

FTAA-2604-1207

Under	the Fast-track Approvals Act 2024
In the matter	of the Southern Link Inland Port
By	Southern Link Property Limited

**MEMORANDUM OF COUNSEL ON BEHALF OF SOUTHERN LINK PROPERTY
LIMITED RE MINUTE 1 OF THE EXPERT PANEL, REGARDING 2GP RULES**

6 July 2026



Sarah Scott / Kierra Parker

T: +64 3 365 9914

sarah.scott@simpsongrierson.com

kierra.parker@simpsongrierson.com

PO Box 874

MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of the applicant, Southern Link Property Limited (**SLPL**) in response to Minute 1 of the Expert Panel dated 2 July 2026 (**Minute**). The Minute sought at [14] for the planner for SLPL to confer with the applicant's legal counsel as to whether the definition of 'Operation, Repair and Maintenance of the rail network' in section 1.4 of the 2GP changes their opinion as to the availability of the exemption in Rule 9.3.6.3(q), including reasons. This Memorandum sets out SLPL's response.
2. While this definition has not been raised by DCC to be relevant, after conferring with the planner for SLPL, it is accepted that the definition of 'Operation, Repair and Maintenance of the rail network' would apply to the term 'operation of the rail network' in exemption 9.3.6.3(q). That means the 9.3.6.3(q) exemption only applies to the use of the railway undertaken within land designated for railway purposes.
3. The Noise Assessment submitted with the Application has assessed the effects of rail movement, including predicted noise levels from rail movements both within and outside the railway designation.¹ This is further addressed in the supplementary memorandum provided by Marshall Day Acoustics at pages 3-4.²
4. However in light of the acceptance that the exemption does not apply outside of the designation, further information including assessing rail activity outside the railway designation against the 2GP noise limits is being prepared. An update on this will be provided at the Panel briefing on 8 July

1 [Part-B.06-Marshall-Day-Acoustics-Limited-Noise-Assessment-April.pdf](#), see 6.2, 9.7, 10.4-10.5, Figure 7 and Table 11.

2 [Marshall-Day-Acoustics-Memorandum-and-Draft-Management-Plans.pdf](#).

2026. Mr Brendan Shanks of Marshall Day Acoustics will also be in attendance.

Dated: 6 July 2026

A handwritten signature in black ink, reading "Sarah J Scott". The signature is written in a cursive style with a large initial 'S' and 'J'.

S J Scott
Counsel for Southern Link Property Limited