

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 FOLLOWING PANEL BRIEFING CONFERENCE**

22 July 2026



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MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of the applicant, Southern Link Property Limited (**SLPL**) in response to Minute 3 of the Panel.
2. At paragraph [22], the Minute directs SLPL to make available an updated noise assessment and conditions within 5 working days of receipt of the Minute. SLPL wishes to make clear that this information was not lodged on 14 July 2026 because positive discussions to resolve the issue were occurring with Dunedin City Council.
3. Marshall Day has updated its noise assessment. In doing so, it has incorporated the content of the Marshall Day 8 June memorandum¹ and recommended management plans.
4. No changes are proposed to the draft management plans.
5. Following review of the updated report, SLPL has agreed to the following changes to the conditions of consent shown in redline below:²

58.	Except for construction activities, all activities provided for by this consent must be conducted to ensure that the following noise limits are not exceeded. <u>For the purposes of measuring compliance with these limits, noise generated from rail movements is excluded from these noise limits:</u>			
	Time	Noise level measured at the notional boundary of noise sensitive receivers in the Rural and Rural Residential Zones located more than 350m from the Industrial Zone	Noise level measured at the notional boundary of noise sensitive receivers in the Rural and Rural Residential Zones within 350m of the Industrial Zone	Noise level measured at the boundary of the receiving property in the Industrial Zone
	7.00am to 7.00pm	55 dB LAeq (15min)	55 dB LAeq (15min)	65 dB LAeq (15min)

¹ [Marshall-Day-Acoustics-Memorandum-and-Draft-Management-Plans.pdf](#)

² [Memo 11.07.24](#)

	7.00pm to 10.00pm	50 dB LAeq (15min)	50 dB LAeq (15min)	65 dB LAeq (15min)
	10.00pm to 7.00am	45 dB LAeq (15min); and 70 dB LAFmax	45 dB LAeq (15min); and 75 dB LAFmax	65 dB LAeq (15min)
<u>59A</u>	<u>Rail movements on the Southern Link Inland Port site between 10:00pm and 7:00am must not exceed two movements arriving to the site and two movements departing the site per night.</u>			

6. Following engagement with the EPA, it has been agreed that the EPA will ensure service of this memorandum on the invited commenters.

Dated: 22 July 2026



S J Scott
Counsel for Southern Link Property Limited