
MINUTE 1 OF THE EXPERT PANEL
Project overview conference and site visit
Southern Link Inland Port FTAA-2604-1207
2nd July 2026

[1] The purpose of this Minute is to confirm the time and the details for an in person briefing from the applicant and site visit.

Project overview conference

[2] The Project overview conference is to be held on the 8th of July commencing at 8:00 am at the Port Otago head office in Port Chalmers. It is expected that the briefing will take approximately 2 hours.

[3] The purpose of the conference is to familiarise the Expert Panel with:

- (a) the content of the application for approvals;
- (b) the content and structure of proposed conditions;
- (c) the key points of evidence (technical reports, assessments and other information) provided in support of the application;
- (d) relevant legal tests and legal issues in contention;
- (e) the content and structure of proposed conditions, including management plans and strategic plan, and drafting style;
- (f) other relevant matters.

[4] During the briefing:

- (a) the Applicant will present a high-level overview of the application;

- (b) the Expert Panel will have the opportunity to ask questions about the application, noting that Panel members plan to have familiarised themselves with the documents by the time of the briefing; and
- (c) participants may raise any matters they wish to bring to the Panel's attention.

[5] The Expert Panel requests that the applicant make available the appropriate experts they believe will assist in the Panel's understanding of the application in the briefing.

[6] The participants should note that, while the Expert Panel will be reasonably familiar with the application documents, they will not have had an opportunity to consider matters in detail. There will be further opportunities in this process for that to occur.

[7] To facilitate the application overview, the Applicant may wish to provide a short PowerPoint presentation, and to speak to it during the briefing.

[8] The Panel extends an invitation to representatives of Otago Regional Council, Dunedin City Council and Te Rūnaka o Ōtākou to attend kanohi ki te kanohi or via video link if they wish. It is not an opportunity for a formal presentation; however, they may be asked by the Panel to clarify matters arising from the applicant's briefing.

[9] In the interests of transparency, however, and to provide potential commenters with the same information as that provided to the panel, the briefing will be recorded and made available on the Fast-track website following the conference.

Site visit

[10] A site visit will then occur subsequently. The locations of the site visit will focus on:

- (a) Port Chalmers operation
- (b) Port Otago and Dynes Transport Limited Depots/Operations:
 - (i) Ravensbourne Depot
 - (ii) Parry Street
 - (iii) Strathallen Street
- (c) Subject site – Dukes Road North
- (d) Surrounding area including, but not limited to (subject to weather conditions)
 - (i) Taieri Plains look out
 - (ii) Silverstream/Whakaehu and margins adjacent to site including near the proposed stormwater pond, proposed outfall and existing walking track
 - (iii) Roading and rail network surrounding the site.
 - (iv) Nearby rural and residential areas
 - (v) Taieri Aerodrome
 - (vi) Mosgiel town centre

[11] An indicative Runsheet for the day is attached as Appendix 1.

[12] The Panel will be accompanied by a person familiar with the Port and Depot operations, and health and safety requirements when visiting Port Chalmers and Port/Dynes depots and operations but will be unaccompanied by representatives of the applicant on our visit to the site and surrounds.

Panel question for Mitchell Daysh Limited

[13] In the Memorandum prepared by Mitchell Daysh Limited filed with the updated application material on 17th June, the author addressed the interpretation

of the Second Generation Dunedin District Plan (2GP) **Rule 9.3.6 Noise** in relation to activities related to the operation of the rail network that occur outside of the KiwiRail designation.¹ The author concluded that the exemption for the operation of the rail network provided in Rule 9.3.6.3(q) does not specify that those activities must be within a designated area to be exempt, and therefore the exemption also applies to rail operation activities that are outside of the KiwiRail designation.

[14] Could the author of the Memorandum 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.

[15] A response to this question is to be provided to the Panel by 2pm on Monday 6th July 2026 and published on the Fast Track website accordingly:

<https://www.fasttrack.govt.nz/projects/southern-link-inland-port/correspondence>



Cindy Robinson
Expert Panel Chair

¹ Mitchell Daysh Limited, Memorandum Re: Southern Link Inland Port-Further Information Following Panel Convenor's Conference, 17 June 2026, page 5.

Appendix 1: Southern Link Inland Port Runsheet

Southern Link - Panel Briefing runsheet

	Wednesday 8th July	Detail	Applicant Team Present	Notes
0800	Panel Conference Commencement	Panel conference	Joanne Dowd (Applicant), Kevin Kearney (Applicant), Grant Driver (Applicant), John Kyle (Mitchell Daysh), Megan Hankey (Mitchell Daysh), Sarah Scott (Simpson Grierson)	Koputai meeting room allow 2hrs - Photo ID Required
1000	Port Otago Tour	Site tour and visit to new rail pad	TBC	Van and walking allow 30mins - PPE visitor vest required
1030	Drive to Ravensbourne Depot	8.5km allow 10mins	TBC	Port Otago van / Dynes van with Operations Pilot vehicle
1040	Ravensbourne Depot	Drive through Ravensbourne Depot	TBC	Allow 15 mins for drive through/ discussion
1045	Drive to Parry Street	2.5km allow 5mins	TBC	
1050	Dynes Parry Street Operation	Park up between warehouse and yard	TBC	Allow 20 mins to view /discussion
1110	Drive to Strathallan Street	4km, allow 8mins	TBC	
1120	Dunedin Depot	Tour of Dunedin Depot	TBC	Allow 40 mins for walking tour - Full PPE required
1200	Lunch	Lunch and question time	TBC	Allow 30 mins Check on dietary requirements
1230	Drive to Southern Link site	18km allow 20mins	TBC	
1250	Stop at Taieri Viewpoint	5mins	TBC	Provides elevated views across the site
1255	Southern Link Site and surrounding	Walk around inland port site	TBC	Allow 40 mins Gumboots to be provided
1410	Ends			