
**APPLICATION BY SOUTHERN LINK PROPERTY LIMITED FOR THE SOUTHERN LINK
INLAND PORT**

**SUMMARY STATEMENT OF JASON GRAHAM SMITH ON BEHALF OF OTAGO
REGIONAL COUNCIL**

11 September 2026

1. INTRODUCTION

- 1.1 My full name is Jason Graham Smith
- 1.2 I am employed by Morphum Environmental as a Principal Scientist, based in Auckland.
- 1.3 I have read the Code of Conduct for Expert Witnesses in giving evidence to the Environment Court. I agree to comply with that code when giving evidence to the Hearing Panel in this matter. All my evidence is within my expertise, and I have considered and stated all material facts known to me which might alter or qualify the opinions I express.

2. SCOPE OF STATEMENT

- 2.1 In June 2026 I was engaged by Otago Regional Council ("ORC") to undertake a technical review of erosion and sediment control aspects of the submitted application documents provided by Southern Link Property Limited for the Southern Link Inland Port.
- 2.2 In preparing this evidence I have reviewed the following documents lodged with the application material:
 - (a) Southern Link Property Limited Southern Link Inland Port Substantive Application Report, report prepared by Southern Link Property, dated 17 April 2026.
 - (b) Southern Link Inland Port Civil Works and Earthworks, report prepared by Stantec New Zealand, revision FINAL, dated 16 April 2026.
 - (c) Southern Link Inland Port DRAFT Construction Management Plan, Groundwater Assessment, report prepared by Southern Link Inland Port, dated, revision 2, dated 14 April 2026.
 - (d) Southern Link Inland Port Freshwater Ecological Impact Assessment, report prepared by e3 Scientific, revision Final v2, dated 16 April 2026.
 - (e) Southern Link Inland Port Geotechnical Desktop Study and Appraisal, report prepared by Stantec New Zealand, revision 3, dated 15 April 2026.

- (f) Southern Link Inland Port Groundwater Assessment, report prepared by Stantec New Zealand, revision 3, dated 16 April 2026.
- (g) The plan set: Southern Link Inland Port Developed Consent Design, plans prepared by Stantec New Zealand, revision D, dated 15 April 2026.
- (h) The draft conditions, sourced from: https://www.fasttrack.govt.nz/__data/assets/pdf_file/0020/29333/Part-C.02-Updated-Proposed-Conditions-Otago-Regional-Council-Tracked-Change-Version.pdf. Accessed 20 July 2026.

2.3 Subsequently I have also reviewed:

- (a) The statement of evidence of Mr. Nick Keenan on behalf of the Applicant, dated 19 August 2026;
- (b) The draft conditions, sourced from: https://www.fasttrack.govt.nz/__data/assets/pdf_file/0017/33281/Attachment-23-Updated-proposed-Otago-Regional-Council-conditions.pdf. Accessed 25 August 2026; and
- (c) The summary statement of Mr. Nick Keenan on behalf of the Applicant, dated 10 September 2026.

3. SPECIALIST ASSESSMENT

- 3.1 I provided a memorandum titled: S53 Specialist Response – Substantive Application, dated 27 July 2026 that reviewed the lodged application material from a regional earthworks (erosion and sediment control) perspective.
- 3.2 That assessment considered that, from an earthworks perspective, the application material was largely complete. There was sufficient information provided to understand the site context, the proposed works, the potential effects as they relate to the earthworks, as well as, the measures proposed to address the potential effects.
- 3.3 Overall, I considered that the potential effects, as they relate to regional earthworks, could be appropriately managed, largely as proposed in the application material, including through conditions of consent, including those recommended by the applicant.

4. COMMENTS ON PROPOSED CONDITIONS

- 4.1 My assessment critiqued, several of the applicants proposed conditions (B.10, B.26, B.27 and B32), and recommended one new condition for a Chemical Treatment Management Plan (“CTMP”).
- 4.2 The updated condition set (the 25th August revision) has appropriately addressed the concerns I had raised in regard to condition B.10.
- 4.3 For conditions B.26, B.27 and B.32 these matters are assessed by Mr. Raymond Chang

on behalf of ORC, and I will defer to his assessment.

- 4.4 Having reviewed the evidence of Mr. Keenan for the applicant, there is only one outstanding matter in relation to earthwork matters, being my proposed CTMP condition.
- 4.5 My reading of Mr. Keenan's statement of evidence is that he does not disagree with the potential application of chemical treatment on the applicable sediment controls. My reading of Mr. Keenan's statement of evidence is that he disagrees that there is a need for a standalone CTMP condition.
- 4.6 Mr. Keenan's position is that chemical treatment can be addressed through the final Erosion and Sediment Control Plan ("ESCP") condition (condition 21 in the general conditions in the 25th August revision set).
- 4.7 I do not consider condition 21 provides an equivalent level of certainty. Although condition 21 requires a range of erosion and sediment control measures to be addressed, it does not specifically require the consent holder to:
- assess the need for chemical treatment initially, or on an ongoing basis;
 - provide a treatment design/methodology; or
 - demonstrate appropriate dosing rates.
- 4.8 Without an express requirement, chemical treatment could be omitted from the final ESCP without a clear breach of condition 21.
- 4.9 A standalone condition closes that gap. It requires the matter to be properly assessed and, where the relevant criteria are met, implemented and provides certainty on requirements to both the consent holder and regulator.
- 4.10 I therefore retain my recommendation for a standalone condition.
- 4.11 Mr. Keenan has also prepared a summary statement. Mr. Keenan's summary statement does not comment on a proposed CTMP condition.
- 4.12 Mr. Keenan's summary statement does state the ESCP will be prepared on the basis that chemical treatment will be required (see point 12 and 15c); unless bench-testing confirms that it is not required (see point 15d).
- 4.13 In my opinion, these points in Mr. Keenan summary statement, further support my recommendation for a standalone condition to ensure that the bench-testing is undertaken and applied appropriately if it is proven to be effective.

5. CONCLUSIONS

- 5.1 I stand by the assessment and conclusions provided in my memorandum titled S53 Specialist Response – Substantive Application, dated 27 July 2026.
- 5.2 From an earthworks perspective, the application material is largely complete.
- 5.3 I considered that the potential effects, as they relate to regional earthworks, could be appropriately managed, largely as proposed in the application material, although I consider that a standalone condition requiring a Chemical Treatment Management Plan and its implementation is required to align with industry best practice and to minimise the volume of sediment discharged off-site during the physical earthworks.

5.4 My recommended wording for the Chemical Treatment Management Plan condition remains unchanged from that provided with my memorandum titled: S53 Specialist Response – Substantive Application, dated 27 July 2026:

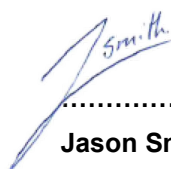
- X.** Prior to the commencement of earthworks activity on the subject site, the consent holder must submit a finalised Chemical Treatment Management Plan (CTMP) prepared in accordance with GD05 and submitted to the Council for certification.

No earthwork activities must commence until certification is provided by the Council that the CTMP meets the requirements.

The CTMP must include as a minimum:

- (a) Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds and decanting earth bunds;
- (b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
- (c) Details of optimum dosage (including assumptions);
- (d) Results of initial chemical treatment trial;
- (e) A spill contingency plan; and
- (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
- (g) A plan for updating the CTMP as earthworks progress.

If bench testing demonstrates that chemical treatment would not be beneficial in promoting sediment deposition, then a CTMP will not be required unless required under condition **X(g)**.



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Jason Smith

11 September 2026