

SOUTHERN LINK INLAND PORT – PROPOSED CONDITIONS FOR THE DUNEDIN CITY COUNCIL LAND USE CONSENT

CONTENTS

General	1
Management, Monitoring Plans, and Documents	1
Mana Whenua	4
Geotechnical	6
Construction Management	7
Construction Lighting	9
Construction Noise and Vibration	9
Contaminated Soils Management	11
Earthworks	14
Accidental Discovery Protocol	16
Stormwater	17
Wastewater	19
Non-Potable and Potable Water	20
Building Design	21
Operational Noise	21
Operational Lighting	22
Landscaping	24
Transport / Roothing	25
Parking and Manoeuvring	26
Rail Siding and Movements	26
Signage	27
Ecology	27
Aviation	30
Complaints	31
Review of Conditions	32
Appendix A	33

GENERAL

1.	The activities authorised by this consent are to be undertaken in general accordance with the descriptions in the Application and supporting technical documents submitted by Southern Link Property Limited in support of authorisations for the Southern Link Inland Port under the Fast-track Approvals Act 2024 ("Act"), unless otherwise determined by these consent conditions which shall take precedence.
2.	At least 5 working days prior to the first exercise of this consent, the Consent Holder must advise the Dunedin City Council in writing of the date upon which it will commence.
	<i>Advice Note: All works associated with the Southern Link Inland Port are to be undertaken in accordance with Archaeological Authority 2026-362.</i>

MANAGEMENT, MONITORING PLANS, AND DOCUMENTS

3.	Where any consent condition requires the Consent Holder to submit a plan to the Dunedin City Council for 'certification' or 'recertification', the process set out in clauses (a) and (b) must be followed by the Consent Holder. (a) The Consent Holder must submit a plan to the Dunedin City Council; <i>Advice Note:</i> i. <i>The certification (or withholding of certification) of a plan by the Dunedin City Council must be based on the Dunedin City Council's assessment as to whether the document adequately addresses its objectives or requirements as set out in the relevant condition requiring the document's certification;</i> ii. <i>Should the plan submitted in accordance with clause (a) of this condition, in the opinion of the Dunedin City Council, achieve the requirements of the relevant condition(s) requiring the document's certification, the Dunedin City Council will issue a written confirmation (which will constitute 'the certificate') to the Consent Holder that the requirements of the relevant condition(s) have been satisfied;</i> iii. <i>Where the plan submitted in accordance with clause (a) of this condition, in the opinion of the Dunedin City Council does not achieve the requirements of the relevant condition(s) requiring the document's certification, the Dunedin City Council will advise the Consent Holder in writing of the shortcomings, including additional information or measures, it considers necessary to meet the requirements of the relevant condition(s) and ask that the monitoring plan(s), monitoring plan(s), or document(s) be modified to address the concerns, and then be resubmitted; and</i> iv. <i>Certification must not be unreasonably withheld or delayed and certification or a response should take no longer than 20 working days.</i> (b) The Consent Holder must address any written response provided by Dunedin City Council and resubmit an amended plan to the Dunedin City Council for certification.
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4.	No later than the submission timeframe referred to for the relevant plan, the following documents must be submitted to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz for certification: <i>The purpose and detail requirements of each document are provided in the consent conditions.</i> <table border="1"> <thead> <tr> <th>Plan</th><th>Submission Timeframe</th></tr> </thead> <tbody> <tr> <td>Construction Management Plan</td><td>At least 20 working days prior to the commencement of construction activities.</td></tr> <tr> <td>Contaminated Site Management Plan</td><td>At least 20 working days prior to the commencement of each development stage of earthworks.</td></tr> <tr> <td>Remedial Action Plan</td><td>At least 20 working days prior to the commencement of any earthworks within Areas A, B, or C (refer to Appendix A).</td></tr> <tr> <td>Erosion and Sediment Control Plan</td><td>At least 20 working days prior to the commencement of each stage of earthworks activities (development Stage 1, Stage 2 and Stage 3).</td></tr> <tr> <td>Spill Response Plan</td><td>At least 20 working days prior to the commencement of construction activities.</td></tr> <tr> <td>Wildlife Hazard Management Plan</td><td>At least 20 working days prior to the commencement of construction activities.</td></tr> <tr> <td>Construction Noise Management Plan</td><td>At least 20 working days prior to the commencement of construction activities outside of the standard hours set out in Condition 27.</td></tr> <tr> <td>Operational Noise Management Plan</td><td>At least 20 working days prior to the commencement of operations for each development stage.</td></tr> </tbody> </table> <i>Advice Note: For clarity and ease of implementation, the Consent Holder may prepare a single consolidated Construction Management Plan that complies with the information and requirements of the various management plans required by Condition 4. While each management plan must be clearly identified and addressed in the Construction Management Plan, they do not need to be provided as separate stand-alone documents. The Construction Management Plan may be prepared in conjunction with any Construction</i>	Plan	Submission Timeframe	Construction Management Plan	At least 20 working days prior to the commencement of construction activities.	Contaminated Site Management Plan	At least 20 working days prior to the commencement of each development stage of earthworks.	Remedial Action Plan	At least 20 working days prior to the commencement of any earthworks within Areas A, B, or C (refer to Appendix A).	Erosion and Sediment Control Plan	At least 20 working days prior to the commencement of each stage of earthworks activities (development Stage 1, Stage 2 and Stage 3).	Spill Response Plan	At least 20 working days prior to the commencement of construction activities.	Wildlife Hazard Management Plan	At least 20 working days prior to the commencement of construction activities.	Construction Noise Management Plan	At least 20 working days prior to the commencement of construction activities outside of the standard hours set out in Condition 27.	Operational Noise Management Plan	At least 20 working days prior to the commencement of operations for each development stage.
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	<i>Management Plan prepared in accordance with the consent requirements applying to other consents for the Southern Link Inland Port.</i>
5.	The plan(s) submitted to the Dunedin City Council for certification must be in general accordance with the Consent Holder's Application, except as amended to: (a) Provide a more appropriate and / or effective management approach; (b) Align the plan(s) with consent conditions; (c) Incorporate comments made by the operator of the Taieri Aerodrome (in accordance with Condition 6); or (d) Incorporate comments made by the Dunedin City Council, or where relevant, the Otago Regional Council and Mana Whenua Advisory Group, on the draft plan(s).
6.	1. Prior to submitting to the Dunedin City Council the: (a) Aspects of the Construction Management Plan relating to detailed content and performance indicators of construction activities and safety procedures occurring within the Taieri Aerodrome Flight Fan Mapped Area (in accordance with Condition 21(o)); (b) Lighting detailed design plans and drawings (in accordance with Condition 61; and (c) Wildlife Hazard Management Plan (in accordance with Condition 98); the Consent Holder must provide copies of these documents to the operator of the Taieri Aerodrome for their review for the purpose of considering how the provisions of the documents may and / or will impact on the operation of flights from the Taieri Aerodrome. 2. The Consent Holder must allow 15 working days for the Taieri Aerodrome to review and provide comments on the documents referred to in Condition 6(1). 3. The Consent Holder must take into account all comments relating to safety provided by the operator of the Taieri Aerodrome. 4. The Consent Holder must prepare a document (or documents) outlining if any amendments or additions have been made to each document listed in Condition 6(1) in response to comments and suggestions made by the operator of the Taieri Aerodrome and provide that document to the Dunedin City Council contemporaneously with each document when it is submitted to the Dunedin City Council. 5. The document required under Condition 6(4) must include an explanation of where any comment or suggestion made by the operator of the Taieri Aerodrome has not been incorporated into the document and the reasons why. 6. A copy of each document that is submitted must be provided to the operator of the Taieri Aerodrome for their information, together with the document required under Condition 6(4).

	7. In the instance that after the 15 working days referred to in Condition 6(2) the Consent Holder has not received comments from the Taieri Aerodrome, this will not cease the progression of any subsequent certification activities.
7.	The Consent Holder must ensure that a copy of each certified plan is available onsite at all times and that each copy is updated within 5 working days of any amendments being certified.
8.	The Consent Holder must implement the certified management plans and all activities authorised by this consent must be carried out in accordance with the certified plans, unless a conflict or inconsistency between the conditions of this consent and the provisions of the certified version of the plan is identified, in which instance the conditions of this consent must prevail.
9.	1. The Consent Holder can make amendments to any of the plans referred to in Condition 4 at any time. 2. Any amendment to any plan must be submitted to the Dunedin City Council for recertification and any works associated with the amendment must not commence until recertification has occurred in accordance with Condition 3. 3. If amendments are proposed to the Construction Management Plan in relation to activities within the Taieri Aerodrome Flight Fan Mapped Area, Lighting detailed design plans and drawings, or the Wildlife Hazard Management Plan, the Consent Holder must adhere to the requirements of Condition 6 prior to submitting the documents to the Dunedin City Council.

MANA WHENUA

10.	Within three calendar months of the commencement of this consent the Consent Holder must invite Kā Rūnaka ki Ōtākou to establish a Mana Whenua Consultation Group. The invitation must seek direction on the make up of group, frequency of hui, and group composition. The following parties must be invited to include representatives on the mana whenua advisory group: (a) [to consult with Kā Rūnaka ki Ōtākou as to confirm which specific parties they would like to include on this list]; (b) ... <i>Advice Note: Te Rūnanga o Ngāi Tahu has advised that in relation to the Southern Link Inland Port, the position of Kā Rūnaka ki Ōtākou is to be regarded as the position of Te Rūnanga o Ngāi Tahu.</i>
11.	The Mana Whenua Consultation Group must consist of members from each of the groups listed in Condition 10 and the Consent Holder, unless otherwise agreed between the Mana Whenua Consultation Group and the Consent Holder.

12.	The purpose of the Mana Whenua Consultation Group is to: (a) Facilitate ongoing engagement with mana whenua in respect of the construction activities authorised by these consents; (b) Facilitate feedback to the Consent Holder on the preparation and implementation of the management plans and mitigation measures required by Condition 14; (c) Enable Mana Whenua Consultation Group members to share information with their respective parties relevant to the construction of the Southern Link Inland Port; (d) Facilitate the implementation of tikaka and kawa (customary practices and protocols) throughout the construction of the Southern Link Inland Port; and (e) Be informed / updated of any archaeological findings of Māori origins, or potential Māori origins, in accordance with the accidental discovery protocol (required by Condition 44), the archaeological authority held by the Consent Holder for works on the site (Archaeological Authority 2026-362), and to identify and confirm any protocol / plan that mana whenua will implement in the instance of such findings.
13.	1. At least 20 working days prior to providing the plans listed in Condition 14 to the Dunedin City Council for certification, the Consent Holder must provide the draft plan to the Mana Whenua Consultation Group for comment and feedback. 2. The Consent Holder must ensure that all written comments or feedback received from the Mana Whenua Consultation Group is provided to the Dunedin City Council when the plan is submitted for written certification in accordance with Condition 4, along with a clear explanation of where any comment made on the plan has or has not been incorporated into the plan and the reasons why. 3. If, following at least 20 working days after providing the draft plan to the Mana Whenua Consultation Group, the Consent Holder has not received written comments or feedback from the Mana Whenua Consultation Group, the Consent Holder may submit the plan to the Dunedin City Council for written certification under Condition 4.
14.	1. The management plans and mitigation measures referred to in Condition 12(b) are: (a) Construction Management Plan – a copy of the final plan to be provided to the Mana Whenua Consultation Group representatives within 10 working days of the Consent Holder receiving certified versions from the Dunedin City Council; (b) Erosion and Sediment Control Plan(s) – a copy to be provided to the Mana Whenua Consultation Group representatives within 10 working days of the Consent Holder receiving certified versions from the Dunedin City Council; and (c) Wildlife Hazard Management Plan – a copy to be provided to the Mana Whenua Consultation Group representatives within 10 working days of the Consent Holder receiving certified versions from the Dunedin City Council.
15.	1. The Consent Holder must invite the Mana Whenua Consultation Group to meetings throughout the construction of the Southern Link Inland Port, at the timing of the construction milestones listed below:

	(a) One month prior to the construction of the stormwater outlets and spillways to Silver Stream; (b) One month prior to the commencement of the Stage 2 earthworks; and (c) One month prior to the commencement of the Stage 3 earthworks. 2. In the instance that the invitation for the meetings referred to in Condition 1451) are unanswered or a meeting of the Mana Whenua Consultation Group does not occur, this will not cease the progression of any subsequent construction activities.
16.	Prior to the commencement of construction activities for the Southern Link Inland Port, the Consent Holder must offer the parties listed in Condition 10 the opportunity to conduct karakia or perform other tikaka practices.

GEOTECHNICAL

17.	Prior to the earthworks detailed design requirements of Condition 39, the Consent Holder must undertake geotechnical investigations and geological surveys to confirm site wide characterisations. The investigations and surveys must include, but not be limited to consideration of: (a) Site subsoil class; (b) Ground and slope stability, including the stability of all permanent and temporary slopes; (c) Bearing capacity / soil strength; (d) Settlement analysis; and (e) Seismic soil parameters. The findings of the geotechnical investigations and geological surveys are to be provided to the Dunedin City Council via email to rmonitoring@dcc.govt.nz in a Geotechnical Site Characterisation Report within two calendar months of the completion of the investigations and surveys.
18.	1. For the ground investigations, surveys, and site characterisations required by Condition 17 that occur along the onsite stream bank of Silver Stream, they must include: (a) A site walkover / geological survey undertaken by a suitably qualified and experienced professional to visually assess existing conditions of the bank; (b) Geotechnical investigations and laboratory testing to characterise the ground profile and to identify potential layers contributing to slope instability; and (c) The development of geotechnical material parameters and the undertaking of slope stability analysis.

	2. If the findings of Condition 18(1), demonstrate that implementation of slope stabilisation measures are necessary to improve the resistance of the slope to potential failure, and to reduce or eliminate additional loadings on the slope crest, then appropriate slope stabilisation measures must be identified by a suitably qualified and experienced professional. 3. The Consent Holder must implement the slope stabilisation measures identified in Condition 18(2) prior to any construction commencing within 10 m of the bed of Silver Stream. <i>Advice Note: 'Bed of Silver Stream' refers to the space of land that the waters of the stream cover at its fullest flow without overtopping its banks.</i>
19.	1. If the geotechnical investigations and surveys required by Condition 17 identify potential impacts on adjacent land, infrastructure, buildings and structures, prior to earthworks commencing, the Consent Holder must provide: a) Details of the measures proposed to mitigate these impacts; and b) Evidence that these measures have been accepted by the relevant affected party. 2. This information must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz. 3. The Consent Holder must implement the mitigation measures identified in (1), prior to any earthworks being undertaken.

CONSTRUCTION MANAGEMENT

20.	1. A Construction Management Plan must be provided to the Dunedin City Council for certification in accordance with Condition 4 of this consent. 2. The objective of the Construction Management Plan is to outline best practice procedures, mitigation and methodologies required to manage all construction activities associated with the Southern Link Inland Port.
21.	The Construction Management Plan must include but not be limited to: (a) Details of the activities and intended construction timetable (including staging) and hours of operation; (b) Clarification of which of the Condition 21(c) – (u) matters are required to be implemented at each development stage; (c) Detailed content and performance indicators for traffic management during construction; (d) An Erosion and Sediment Control Plan which identifies measures and methodologies to be implemented with the earthworks undertaken at each development stage (in accordance with Condition 42); (e) Detailed earthworks design plans (in accordance with Condition 38); (f) Earthworks management and disposal of spoil;

	(g) A Contaminated Site Management Plan (in accordance with Condition 32); (h) A Remedial Action Plan (in accordance with Condition 34); (i) Detailed content and performance indicators of construction noise and vibration management provisions; (j) Detailed content and performance indicators of stormwater management measures to be implemented during construction activities, including those which appropriately manage potential flooding and water accumulation within excavations; (k) Detailed content and performance indicators of lighting management methods to be implemented in instances where nighttime and low natural light level construction activities are required; (l) Security provisions during construction; (m) Means of water supply for construction activities; (n) Detailed content and performance indicators of methods to control dust, debris on roads, and silt laden runoff throughout construction; (o) Detailed content and performance indicators of construction activities and safety procedures occurring within the Taieri Aerodrome Flight Fan Mapped Area, including land management measures for any infringements of the 1:20 upslope OLS; (p) A Spill Response Plan (in accordance with Condition 47); (q) A Wildlife Hazard Management Plan (in accordance with Condition 98); (r) Details of existing network utilities; (s) Contact details for the contractor, including a process for complaints and remedying concerns; (t) Adjacent landowner liaison measures to be implemented during the construction stage; and (u) Administrative requirements, including: i. Weekly site inspections; ii. Monthly environmental reporting; iii. Independent audit by Suitably Qualified and Experienced Person; iv. Notification and management of environmental incidents; v. Records and registers; vi. Environmental roles and responsibilities or personnel (including nomination of Principal Contractor); and vii. Site induction. <i>Advice Note: Due to the staged nature of the construction works, not all matters listed in Condition 21 will be applicable for all development stages. Requirement (b) seeks to</i>
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	<i>provide clarification of which matters listed in Condition 21 are required to be implemented for each development stage.</i>
22.	The Consent Holder must ensure that all operations on the site are carried out in such a manner as to minimise dust emission and to not cause objectionable or offensive effects beyond the boundary of the site. <i>Advice Note: For the purposes of this consent condition, an objectionable or offensive effect is considered to have occurred if any appropriately experienced officer at the Dunedin City Council determines it so after having regard to:</i> (a) <i>The frequency, intensity, duration, location and effect of the dust emissions; and/ or</i> (b) <i>Where relevant written advice from an experienced officer of the Dunedin City Council or the Otago District Health Board has been issued.</i>
23.	There must be no obstruction of access to public footpaths, berms, private properties, or public services / utilities resulting from the construction activities. All materials and equipment must be stored within the site boundaries.
24.	All permanent structures and buildings on the site located within the Taieri Aerodrome Flight Fan Mapped Area are to comply with the 1:20 upslope OLS.

CONSTRUCTION LIGHTING

25.	- Construction lighting along the western, northern and eastern site boundaries must be designed, located, shielded and controlled such that light spill does not exceed 3 lux (measured at 1.5m above ground level) beyond the site boundary. - Construction lighting along the southern acoustic wall (parallel to Silver Stream) must be designed, located, shielded and controlled such that light spill does not exceed 3 lux (measured at 1.5 m above ground level) beyond the site boundary. <i>Advice Note: As the southern acoustic wall is set back from the southern site boundary, the implementation of Condition 25(2) will ensure that any light spill along the southern site boundary is less than 3 lux.</i>
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CONSTRUCTION NOISE AND VIBRATION

26.	Construction noise must be measured and assessed in accordance with the provisions of NZS 6803”1999 ‘<i>Acoustics – Construction Noise</i>’. The cumulative noise level from all construction activities must comply with the following noise limits 1m outside the facades of buildings housing noise sensitive activities (only while they are occupied) unless otherwise provided for in the Construction Noise Management Plan: <table><tr><th>Time Period</th><th>Monday to Friday</th><th>Saturdays</th><th>Sundays and Public Holidays</th></tr></table>	Time Period	Monday to Friday	Saturdays	Sundays and Public Holidays
Time Period	Monday to Friday	Saturdays	Sundays and Public Holidays		

		L _{eq} (dBA)	L _{max} (dBA)	L _{eq} (dBA)	L _{max} (dBA)	L _{eq} (dBA)	L _{max} (dBA)
	06:30am to 07:30am	55	75	45	75	45	75
	07:30am to 06:00pm	70	85	70	85	55	85
	06:00pm to 08:00pm	65	80	45	75	45	75
	08:00pm to 06:30am	45	75	45	75	45	75
27.	Construction activities will typically be undertaken during the hours of 7am – 7pm, Monday to Saturday (excluding public holidays), with the exception of: (a) Works associated with maintaining plant or amenities (e.g. cleaning activities); (b) Works associated with the supply and placement of concrete; and (c) Low noise generating activities (e.g. painting, installation of lighting fittings, or activities that require no or minimal power tools).						
28.	Construction vibration must be measured and assessed in accordance with the provisions of DIN 4150-3:2016 <i>'Vibrations in buildings – Part 3: Effects of vibration on structures'</i>. Construction vibration must comply with the guideline values in tables 1 and 2 of the DIN4150 standard.						
29.	At least ten working days prior to the commencement of any works undertaken outside the standard hours set out in Condition 27, the Consent Holder must submit a Construction Noise Management Plan (CNMP) to Dunedin City Council for written certification in accordance with Condition 4 of this consent. The CNMP must be prepared by a Suitably Qualified and Experienced Person with reference to Annex E of NZS 6803:1999 Acoustics – Construction Noise and the Association of Australasian Acoustical Consultants Guideline for Interpreting and Applying NZS 6803-1999. The objectives of the CNMP are to: a) Set out the specific works that are proposed to be undertaken during construction activities outside the standard hours, including the location of the works, the general nature of the works and the general nature of the plant and machinery that will be required; and b) Set out the procedures to identify and adopt the best practicable options for the management of construction noise and vibration. The CNMP must include the following information: i. The construction noise limits for the project; ii. Identification of surrounding noise sensitive receivers; iii. Details for advising the occupiers of the neighbouring buildings of the works outside the standard hours, including when the highest noise levels can be expected for works; iv. A general outline of the activities to be undertaken outside the standard hours, including duration, hours of work, and any timing restrictions on noisy activities that have been agreed through consultation with neighbours;						

	v. The methods and procedures that must be adopted to ensure that the noise limits for works outside of standard hours in Condition 27 are complied with at all times; vi. If there are temporary instances where the limits set out in Condition 26 may be exceeded, then the measures that will be implemented to manage the effects of any temporary exceedances; vii. Specifications for any temporary construction noise barriers or localised screening that might be required; viii. Procedures for responding to concerns from neighbours and dealing with any complaints (including the provision of contact details for any concerns regarding noise); ix. Procedures for noise monitoring and for applying any corrective action measures; and x. Procedures for ensuring that all contractors and operators on site are aware of the construction noise limits and the requirement to minimise noise effects as far as practicable on the neighbouring sites when working outside of standard hours.
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CONTAMINATED SOILS MANAGEMENT

30.	1. Prior to submitting the Remedial Action Plan to the Dunedin City Council for certification in accordance with Condition 4, the Consent Holder must engage a Suitably Qualified and Experienced Person to undertake additional sampling to delineate the extent of contamination on the site. The additional sampling must: a) Identify and assess all relevant pathways and receptors, including (but not limited to) Silver Stream, the swale around the site and any other design features that could be affected by the presence of contaminated soils; b) Be undertaken in accordance with a sampling analysis plan (SAP) and methodology, including: i. Identifying contaminants of concern; ii. Provision for undertaking additional soil sampling around the burn pile, the workshop and barracks; and iii. Outlining how the level of risk posed will be quantified. <i>Advice note: The SAP should clarify the reasons for, and suitability of each applicable soil screening criteria used. For example, but not limited to, why two predicted background concentration levels have been used; and for soils screened for organochlorine pesticides (OCP), confirmation that analysis of OCP alone is sufficient.</i> c) Be undertaken in the areas identified in the SAP, to characterise the soil contamination risk relevant to the identified pathways and receptors noted in (a), and any offsite disposal implications. 2. The results of the additional sampling must be outlined in the Remedial Action Plan.
31.	1. A Contaminated Site Management Plan must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz for certification in accordance with Condition 4 of this consent.

	2. The objective of the Contaminated Site Management Plan is to identify best practice options for the safe and efficient management of contaminated soils and materials to ensure the health of humans and the environment is protected. 3. The Contaminated Site Management Plan must be prepared by a suitably qualified and experienced professional.
32.	The Contaminated Site Management Plan must include but not be limited to: (a) A brief summary of the works to be undertaken in accordance with the approved consent; (b) Timing and duration of construction and operation of control works; (c) A site layout plan, including working areas, site access, clean and contaminated areas and catchment boundaries; (d) Detailed content and performance indicators for the management of contaminated soils and material to manage potential human exposure; (e) Detailed content and performance indicators for the prevention of contaminant migration to offsite ecological receptors; (f) Detailed content and performance indicators for the management of soils in a way that segregates clean fill and contaminated soils (i.e. avoids cross-contamination of clean soils); (g) Detailed content and performance indicators for the control of dust generation during the works; (h) Procedures to ensure the diversion of clean water away from excavations; (i) Detailed content and performance indicators for sediment and erosion control; (j) Requirements for where and how any contaminated soils and material will be disposed of offsite; (k) Requirements for where and how any contaminated soils and materials will be encapsulated onsite; (l) Asbestos-specific health and safety procedures and PPE requirements for the site (in the event that the asbestos surveys required by Condition 38 confirm presence of asbestos onsite); (m) Unexpected contamination and contingency procedures; (n) Relevant contact information of personnel responsible for managing the construction activities onsite; and (o) Roles and responsibilities of personnel responsible for implementing and monitoring the Contaminated Site Management Plan.
33.	1. A Remedial Action Plan must be provided to the Dunedin City Council for certification at least 20 working days prior to the commencement of any earthworks within or near to Areas A, B, or C (as shown in Appendix A) or any other areas identified as requiring remediation in the delineation sampling required by Condition 30.

	2. The objective of the Remedial Action Plan is to outline the strategy and methods for managing and cleaning up contaminated soils and materials in compliance with best practice guidelines.
34.	The Remedial Action Plan must be prepared by a Suitably Qualified and Experienced Person(s) and include but not be limited to: (a) A summary of the results of the delineation sampling required by Condition 30; (b) Remediation methodology for contaminated soils and materials at Areas A, B, and C (as shown in Appendix A) or any other areas identified as requiring remediation in the delineation sampling required by Condition 30; (c) Removal methods and disposal locations for contaminated soils (in accordance with Condition 36); (d) Recording procedures (including but not limited to the recording of details of materials removed from site (location, volume, suitability for reuse onsite), and details of any material imported to site); (e) Requirement for all works to be undertaken in accordance with the Contaminated Site Management Plan (in accordance with Condition 31) and the Ministry for the Environment Contaminated Land Management Guidelines; (f) Any validation sampling and testing and recording methodologies to be implemented; (g) Identification of remedial regulatory requirements and procedures and confirmation as to how these will be complied with; and (h) Identification of the roles and responsibilities of those people involved with the implementation of the Remedial Action Plan.
35.	Any contaminated soils and materials removed from the site must either be: (a) Disposed of at a facility whose waste acceptance criteria permit the disposal; or (b) Encapsulated on site (e.g. beneath buildings, roads, or landscaped areas). <i>Advice Note: The Detailed Site Investigation prepared by Environmental Consultants Otago 2025 Limited, dated April 2026 identifies Burnside Landfill as a suitably authorised location for the disposal of contaminated soils from the site.</i>
36.	Within two calendar months of the completion of remediation works, a Site Validation Report must be prepared by a suitably qualified and experienced professional and submitted to the Dunedin City Council, confirming that the remediated areas and the receiving area(s) for the excavated soils respectively comply with the relevant concentration standards contained within the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (subject to amendment and / or revised Ministry for the Environment guidance). The Site Validation Report must include: a) A summary of the works undertaken;

	b) The location and dimensions of the excavations carried out, including a relevant site plan; c) Records of any unexpected contaminated encountered during the works, including GPS coordinates, if applicable; d) A summary of sampling (if any) and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the relevant soil guideline values; and e) Copies of disposal dockets for material removed from site, if relevant. In the event that contaminated soils and materials are encapsulated onsite, the Site Validation Report must also include an Ongoing Management Plan that documents the ongoing management controls to be implemented by the Consent Holder. The Site Validation Report must be prepared in accordance with <i>CLMG No. 1: Reporting on Contaminated Sites in New Zealand</i>.
37.	Prior to the demolition of existing buildings on the Southern Link Inland Port site, an asbestos survey(s) must be undertaken by a suitably qualified and experienced professional. In the event that the survey(s) identify the presence of asbestos, appropriate health and safety controls are to be implemented and adhered to in accordance with the provisions of the Contaminated Site Management Plan (in accordance with Condition 31).

EARTHWORKS

38.	1. Detailed design plans and drawings for earthworks necessary to establish the Southern Link Inland Port must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz at least 20 working days prior to any earthworks commencing on the site. 2. The detailed design plans and drawings must be in general accordance with that shown on the following Stantec plans: (a) Earthworks Plan Subgrade Surface - 310206525-STN-00-501-DR-CI-090002; (b) Earthworks Plan Stage 1 - 310206525-STN-00-501-DR-CI-090301; (c) Earthworks Plan Stage 2 – 310206525-STN-00-501-DR-CI-090302; and (d) Earthworks Plan Stage 3 – 310206525-STN-00-501-DR-CI-090302; along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Confirmation of the earthworks cut / fill balance;
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	(b) Confirmation of the location and staging of earthworks; (c) Batter details; (d) Slope stability design considerations (along the bank of Silver Stream, adjacent to infrastructure located outside of the site boundaries, and internal excavation sidewalls); (e) Stockpile requirements; (f) Setbacks from property boundaries and network utilities; (g) Identification of onsite reuse of excavated material; and (h) Identification of offsite disposal of excavated material.
39.	Prior to the construction of any buildings on the site within each development stage, the Consent Holder must submit to Dunedin City Council an Earthworks Completion Report from a suitably qualified and experienced professional confirming: (a) The earthworks that have been undertaken are in accordance with the detailed design plans and drawings approved in accordance with Condition 39; and (b) The stability and suitability of the land for industrial building development. <i>Advice Note: For clarity, three Earthworks Completion Reports are to be provided, being one for each of the development stages of earthworks.</i>
40.	All earthworks must be carried out in accordance with best practice operations and: (a) In accordance with the Construction Management Plan required by Condition 20, including the Erosion and Sediment Control Plan required by Condition 42; (b) To avoid or mitigate any detrimental effect on the environment particularly with regard to dust, the contamination of natural water, or the diversion of surface or ground water flows; (c) Not result in alteration to the existing landform in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level; and (d) To avoid any hazard to persons or property.
41.	1. The Consent Holder must engage a Suitably Qualified and Experienced Person to prepare an Erosion and Sediment Control Plan for each stage of earthworks (development Stage 1, Stage 2 and Stage 3 as outlined in the Civil Works and Earthworks report prepared by Stantec, date 16 April 2026). The Consent Holder must provide the Erosion and Sediment Control Plan to the Dunedin City Council for certification in accordance with Condition 4 of this consent. 2. The objective of the Erosion and Sediment Control Plan is to ensure that all appropriate sediment and control measures are adopted to minimise any soil erosion and sedimentation effects associated with the construction activities.
42.	The Erosion and Sediment Control Plan must include but not be limited to:

	(a) Details of all principles, procedures, and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site; (b) The design criteria and dimensions of all key erosion and sediment control structures (including but not limited to temporary sediment retention ponds, diversion bunds, super silt fencing); (c) A site plan of a suitable scale for each development stage of the Southern Link Inland Port to identify: i. The locations of waterways; ii. The extent of soil disturbance and vegetation removal; iii. Any buffer areas to be maintained undisturbed adjacent to watercourses; iv. Areas of cut and fill; v. Locations of stockpiles; vi. All key erosion and sediment control structures; vii. The boundaries and area of catchments contributing to all stormwater impoundment structures; viii. The locations of all specific points of discharge to the environment; and ix. Any other relevant site information. (d) Construction timetable for the erosion and sediment control works and the staging of earthworks; (e) Maintenance, monitoring, and reporting procedures; (f) Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures; (g) Procedures and timing for review and/or amendment to the ESCP; and (h) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.
43.	All areas of earthworks (excluding any area covered by buildings, hardstand areas, or plantings in accordance with the Landscape Concept Plan referred to in Condition 69) must be revegetated to achieve 80% ground cover within 12 calendar months of the completion of earthworks.

ACCIDENTAL DISCOVERY PROTOCOL

44.	If any archaeological evidence encountered appears to be of Māori origin, the Consent Holder must notify Te Rūnanga o Ōtākou, and:
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	(a) Enable access in order to undertake tikaka consistent with any requirements of site safety (as long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protect Objects Act 1975 have been met); and (b) If human remains (kōiwi tangata) are discovered, all work must cease within 5 metres of the discovery, and the Consent Holder must also advise the New Zealand Police. No further work is to occur in the area until future actions have been agreed to by all parties.
	<i>Advice Note: The accidental discovery protocol is to be undertaken in accordance with the requirements of Archaeological Authority 2026-362 (including all reporting and recording requirements).</i>

STORMWATER

45.	1. Detailed design plans and drawings for stormwater management necessary to service the Southern Link Inland Port must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz at least 20 working days prior to any stormwater construction works commencing on the site. 2. The detailed design plans and drawings must be in general accordance with that shown on the following Stantec plans: (a) Stormwater Layout Plan Overall – 310206525-STN-00-401-DR-CI-20001; (b) Stormwater Layout Plan Sheet 01 of 08 – 310206525-STN-00-401-DR-CI-20002; (c) Stormwater Layout Plan Sheet 02 of 08 – 310206525-STN-00-401-DR-CI-20003; (d) Stormwater Layout Plan Sheet 03 of 08 – 310206525-STN-00-401-DR-CI-20004; (e) Stormwater Layout Plan Sheet 04 of 08 – 310206525-STN-00-401-DR-CI-20005; (f) Stormwater Layout Plan Sheet 05 of 08 – 310206525-STN-00-401-DR-CI-20006; (g) Stormwater Layout Plan Sheet 06 of 08 – 310206525-STN-00-401-DR-CI-20007; (h) Stormwater Layout Plan Sheet 07 of 08 – 310206525-STN-00-401-DR-CI-20008; (i) Stormwater Layout Plan Sheet 08 of 08 – 310206525-STN-00-401-DR-CI-20009. along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Confirmation of the staged implementation of stormwater management features; (b) Layouts, dimensions, and operational design details of temporary construction stormwater measures (including the temporary sediment retention ponds and ancillary features including the eastern swale);
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	(c) Layouts, dimensions, and operational design details of the external diversion channel network; (d) Layouts, dimensions, and operational design details of the internal piped primary network, secondary overland flow paths, and central stormwater attenuation pond; (e) Operational design details of the discharge configuration of the stormwater attenuation pond to Silver Stream (including but not limited to outlet design, channel / impact basin design, erosion prevention measures); (f) Operational design details of the discharge configuration of the eastern diversion swale outlet to Silver Stream (including but not limited to outlet design, erosion prevention measures); (g) Operational design details of any catchpits, sumps, Universal Pollutant Traps / Gross Pollutant Traps, and fuel-oil separators; and (h) Confirmation of onsite stormwater reuse measures.
46.	The stormwater management system for the Southern Link Inland Port must be constructed in general accordance with the detailed design plans and drawings provided to Dunedin City Council unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.
47.	1. A Spill Response Plan must be provided to the Dunedin City Council for certification in accordance with Condition 4 of this consent.. 2. The Spill Response Plan must specify suitable management measures to avoid, remedy, mitigate, and / or minimise risks from contaminant spills to: (a) The onsite environment (including Silver Stream); and (b) The offsite environment (including the health of neighbouring site users). 3. The Spill Response Plan must be prepared by a suitably qualified and experienced professional.
48.	The Spill Response Plan must include but not be limited to: (a) Identification of rapid containment measures that can be implemented onsite (including but not limited to deploying spill kits, temporary bunding, isolating the affected area); (b) Identification of the training measures that are to occur to ensure all operators are appropriately trained to implement the measures identified in Condition 48(a); and (c) Identification of the parties to be notified of any spill event (including but not necessarily limited to the site manager, the persons responsible for individual activities or areas of activities within the site, and relevant authorities).

WASTEWATER

49.	1. Detailed design plans and drawings for wastewater management system necessary to service the Southern Link Inland Port must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz at least 20 working days prior to any wastewater construction works commencing. 2. The detailed design plans and drawings must be in general accordance with that shown on the following Stantec plans: (a) Wastewater Layout Plan Overall – 310206525-STN-00-411-DR-CI-040001; and (b) Wastewater Layout Plan Pumpstation - 310206525-STN-00-411-DR-CI-040002. along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Operational design details of how the wastewater system will operate; (b) Confirmation of how the wastewater system will be implemented in stages to match the development of the site; (c) Confirmation of the peak instantaneous wastewater flow rate for the Southern Link Inland Port from the terminal pump station; (d) Confirmation of the average (full site development without seasonal peaking) and peak dry weather daily volume; (e) Layout and dimensions of the container washpad level and vehicle access points; (f) Operational design details of washbay pre-treatment; (g) Confirmation of the attenuation tank volume; and (h) Measures to limit the container washbay trade waste flow rate in heavy rainfall events.
50.	The wastewater management system for the Southern Link Inland Port must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.
51.	Prior to the commencement of operational activities at the Southern Link Inland Port, the Consent Holder must confirm to the Dunedin City Council that a wastewater system has been connected and is available to users on the site, or an alternative temporary solution agreed to by Dunedin City Council.

NON-POTABLE AND POTABLE WATER

52.	1. Detailed design plans and drawings for non-potable and potable water system necessary to establish the Southern Link Inland Port must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz at least 20 working days prior to any non- potable and potable water system construction works commencing. 2. The detailed design plans and drawings must be in general accordance with that shown on the following Stantec plans: (a) Water Scheme Layout Plan Overall – 310206525-STN-00-423-DR-CI-060001; and (b) Water Scheme Layout Plan Tanks and Pumps - 310206525-STN-00-423-DR-CI-060002. along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Confirmation of how the non-potable and potable water system will be implemented in stages to match the development of the site; (b) Confirmation of the peak instantaneous potable water flow demand; (c) Operational design details of water metering and back flow prevention measures on potable water connections; (d) Operational design details of the potable water booster pump stations; (e) Layout, dimensions, and operational design of the potable water ring main; (f) Confirmation of the peak instantaneous non-potable water flow demand from the onsite non-potable reservoirs; (g) Confirmation of the minimum non-potable water storage volume; (h) Operational design details of water metering and back flow prevention measures on the non-potable water connection; (i) Operational design details of the onsite rainwater collection and conveyance systems; (j) Operational design details of the non-potable water reservoirs; (k) Operational design details of the non-potable water booster pump station; (l) Operational design details of the non-potable water fire pump station; and (m) Layout, dimensions, and operational design of the non-potable water ring main.
53.	The potable and non-potable water system for the Southern Link Inland Port must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.

54.	Prior to the commencement of construction activities, the Consent Holder must confirm to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz that there is a water supply available to service the Southern Link Inland Port.
55.	Prior to the commencement of operational activities at the Southern Link Inland Port, the Consent Holder must confirm to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz that a potable water system has been connected and is available to users on the site, or an alternative temporary solution agreed to by Dunedin City Council.
56.	Prior to the commencement of operational activities at the Southern Link Inland Port, the Consent Holder must confirm to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz that a suitable firefighting water supply is available in accordance with Fire and Emergency New Zealand requirements.

BUILDING DESIGN

57.	The finished external colours of all buildings and structures are to be of a consistent palette across the site, with: (a) Acoustic walls and site buildings to be finished in colours with a mid-dark tone and light reflectance value of 30% or less; and (b) Warehouse roofs to have lighter tones with light reflectance values of 45% - 50%.
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OPERATIONAL NOISE

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:			
	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)
	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	45 dB LAeq (15min); and	65 dB LAeq (15min)

		70 dB LAFmax	75 dB LAFmax		
59.	Operational noise levels must be assessed in accordance with NZS 6802:2008 'Acoustics – Environmental Noise' (and any updates or revisions to that standard).				
60.	The Consent Holder must engage a Suitably Qualified and Experienced Person to prepare an Operational Noise Management Plan. The objective of the Operational Noise Management Plan is to establish the best practicable option management and mitigation measures necessary to achieve compliance with the noise limits in Condition 58. The Operational Noise Management Plan must be submitted to the Dunedin City Council for certification in accordance with Condition 4 of this consent. The Operational Noise Management Plan must include: a) Physical mitigation measures (e.g. acoustic walls); b) A requirement for driver training i.e. drivers who are stacking containers onsite are to complete training which demonstrates best practice measures for reducing container stacking noise effects; c) Identification of sensitive areas of the site (e.g. site boundaries near dwellings) where noisy night-time activities should be avoided (where practicable); d) A requirement for motorised vehicle equipment and plant utilised at the Southern Link Inland Port to be fitted with broadband “squawker” reversing alarms (where practicable); e) Details of active onsite noise monitoring to capture high noise events (being any onsite activities that exceed 75 dB LAmax at the notional boundary of any dwelling), with a procedure to implement further training for any repeat occurrences by an individual driver; and f) A mechanism to update the ONMP in the event of material changes to the operation of the site. <i>Advice Note: Active onsite noise monitoring will utilise noise monitors in proxy positions for the monitoring of effects on nearby dwellings.</i>				

OPERATIONAL LIGHTING

61.	Detailed design plans and drawings for lighting necessary to operate the Southern Link Inland Port must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz at least 20 working days prior to the commencement of any operational activities at the site. The detailed design plans and drawings must be in general accordance with the content of the Assessment of Environmental Effects – Lighting prepared by Pedersen Read, dated 15 April 2026, along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. The detailed design plans and drawings must include but not be limited to:
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	(a) Clarification of what lighting infrastructure will be installed at each development stage of the Southern Link Inland Port; (b) Confirmation of the location of lighting infrastructure; (c) Operational lighting design details for the rail siding (in accordance with Condition 76) including onsite exterior lighting measures to reduce potential interference with railway signalling; (d) Operational design details of internal lighting which is visible from outside the site (including but not limited to controls on lighting transition times (including motion detection), switching events, and abrupt luminance changes); (e) Operational design details of exterior lighting (including but not limited to controls on transition motion detection, switching events); (f) Confirmation of glare, skyglow, and light spill management measures to be implemented; and (g) Confirmation of illuminance and boundary spill light levels.
62.	The lighting infrastructure at the Southern Link Inland Port must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.
63.	The colour temperature of lighting at the Southern Link Inland Port must comprise: (a) $\leq 4000\text{K}$ within container handling and yard areas; and (b) $\leq 3000\text{K}$ in roadways and circulation routes, and all other areas of the site.
64.	1. Lighting along the western, northern, and eastern site boundaries must be designed, located, shielded and controlled such that light spill does not exceed 3 lux (measured at 1.5m above ground level) beyond the site boundary. 2. Lighting along the southern acoustic wall (parallel to Silver Stream) must be designed, located, shielded and controlled such that light spill does not exceed 3 lux (measured at 1.5 m above ground level) beyond the site boundary. <i>Advice Note: As the southern acoustic wall is set back from the southern site boundary, the implementation of Condition 64(2) will ensure that any light spill along the southern site boundary is less than 3 lux.</i>
65.	All exterior lighting (including streetlights) within the Southern Link Inland Port must be flat glass with zero upward component and installed without tilt.
66.	Lighting of the Southern Link Inland Port rail siding must be in accordance with KiwiRail lighting standards and guidance (including but not limited to <i>E-ST-EL-0131 Rail Yard Lighting</i>).
67.	The buildings within the Southern Link Inland Port must not have transparent or translucent facades, excluding windows.

LANDSCAPING

68.	Landscaping and planting works at the Southern Link Inland Port must be completed in general accordance with the Landscape Concept Plan provided in the Landscape and Natural Character Effects Assessment prepared by Mike Moore Landscape Architect, dated 16 April 2026, within the first available planting season following the completion of each development stage of the Southern Link Inland Port, or in accordance with any alternative timing specified in the Landscape and Natural Character Effects Assessment.
69.	The planting required by Condition 68 must be maintained, with any non-thriving or dead plants to be replaced as soon as possible, or in the next planting season.
70.	For the purpose of enhancing the natural character values of Silver Stream, the Consent Holder must: (a) Remove any pest or weedy plant species evident along that part of the northern bank of Silver Stream located within the site, within six months of the establishment of the western and eastern stormwater spillways; (b) Implement any suitable measures to assist with controlling / limiting the re-establishment of pest or weedy plant species along that part of the northern bank of Silver Stream located within the site, within one month of the completion of Condition 70(a); (c) Undertake annual checks of the northern bank of Silver Stream located within the site for any pest or weedy species which have reestablished, and remove them and / or implement any further suitable measures to control / limit any re-establishment; and (d) Establish locally appropriate indigenous vegetation along the northern bank of Silver Stream located within the site, in general accordance with the Landscape Concept Plan in accordance with Condition 70. Details of the natural character enhancement measures that have been implemented along the northern bank of Silver Stream located within the site must be made available to the Dunedin City Council within 5 working days of a request. <i>Advice Note: The implementation of Condition 70 must not interfere with the screening functionalities of the existing trees located along the northern bank of Silver Stream, or the flow functionalities of Silver Stream.</i>
71.	The Consent Holder must retain the small cluster of large trees in the north-eastern corner of the site as identified in [to add map reference] to provide visual mitigation of the warehouse buildings from the nearby locations on Dukes Road North unless it is not practicable to do so due to the final layout and operational requirements confirmed during detailed design, in which case this vegetation may be cleared.

TRANSPORT / ROADING

72.	1. Detailed engineering and design plans and drawings for the construction of improvements to Dukes Road North necessary for the construction and operation of the Southern Link Inland Port must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz at least 20 working days prior to the commencement of any transport related works on the site or on the surrounding transport network. 2. The detailed engineering and design plans must be in general accordance with that shown on the following Stantec plans: (a) Roding Plan Overall – 310206525-STN-00-210-DR-CI-070011; (b) Roding Plan Sheet 01 of 08 - 310206525-STN-00-210-DR-CI-070012; (c) Roding Plan Sheet 02 of 08 - 310206525-STN-00-210-DR-CI-070013; (d) Roding Plan Sheet 03 of 08 - 310206525-STN-00-210-DR-CI-070014; (e) Roding Plan Sheet 04 of 08 - 310206525-STN-00-210-DR-CI-070015; (f) Roding Plan Sheet 05 of 08 - 310206525-STN-00-210-DR-CI-070016; (g) Roding Plan Sheet 06 of 08 - 310206525-STN-00-210-DR-CI-070017; (h) Roding Plan Sheet 07 of 08 - 310206525-STN-00-210-DR-CI-070018; (i) Roding Plan Sheet 08 of 08 - 310206525-STN-00-210-DR-CI-070019; and (j) Roding & Pavements Layout Plan Entranceways - 310206525-STN-00-210-DR-CI-070050. along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: (a) Layout and dimensions of the main access / Dukes Road North intersection and secondary (emergency) access to the Southern Link Inland Port site (including but not limited to vehicle crossing widths, distances to closest intersections, sight lines, separation distances, gradients, road widths); (b) Identification of how the main and secondary accesses will alter the existing road reserve on Dukes Road North; (c) Layout and dimensions of the swale system located within the Dukes Road North road reserve (including but not limited to pipe culverts, longitudinal slopes, vegetation selection); (d) Layout and dimensions of the internal road network within the Southern Link Inland Port site (including but not limited to gradients, road widths, pavement design, loading areas, carparking, turning bays); (e) Road signs and road markings within the Southern Link Inland Port site, and in the surrounding transport network;
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	(f) Street lighting infrastructure design, including street lighting between Stedman Road and the main site entrance; and (g) An at least 2.0m wide footpath along the Dukes Road North frontage.
73.	The operational transport / roading aspects of the Southern Link Inland Port must be constructed in general accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.
74.	Within 30 days upon completion of the Dukes Road North upgrade/improvements as-built plans must be provided to the Dunedin City Council via email to rcmonitroing@dcc.govt.nz.
75.	Any damage to any part of the footpath or road formation as a result of the construction works must be reinstated to the satisfaction of the Dunedin City Council, at the Consent Holder's expense.
	<i>Advice Note: The Consent Holder is to work collaboratively with the Dunedin City Council to determine if there is a need for the provision of a footpath connection to / from the Southern Link Inland Port, and to provide such a footpath if the need is confirmed.</i>

PARKING AND MANOEUVRING

76.	Onsite parking and loading bay provisions must be provided at the Southern Link Inland Port in accordance with the operational transport / roading detailed design plans and drawings required by Condition 72.
77.	Onsite parking spaces must be provided in accordance with the minimum size requirements detailed in AS / NZS 2890.1:2004 Parking facilities.
78.	Onsite loading bays must be provided in accordance with the minimum size requirements detailed in AS / NZS 2890.1:2004 Parking facilities.
79.	All onsite access, parking, and manoeuvring areas must be formed, drained, and sealed, and thereafter maintained in a permanent dust-free all-weather surface.
80.	Vehicle parking spaces must be delineated with white painted lines. Loading bays must be delineated with yellow painted lines and have signage in accordance with NZS 4121:2001 requirements.

RAIL SIDING AND MOVEMENTS

81.	1. Detailed design plans and drawings for the rail siding must be provided to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz at least 20 working days prior to any construction works commencing on the rail siding.
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	2. The detailed design plans and drawings must include geometric details, drainage design, pavement design details, and safety features to meet Dunedin City Council and KiwiRail infrastructure design standards. 3. The detailed design drawings must include but not be limited to: (a) Rail siding layout and dimensions; (b) Lighting and bell assemblies; (c) Signage details; (d) Fencing details; (e) A vegetation management plan; and (f) Confirmation from KiwiRail of the acceptance of the proposed rail siding design.
82.	The rail siding must be constructed in accordance with the detailed design plans and drawings unless a conflict or inconsistency between the conditions of this consent and the provisions of the detailed design plans and drawings is identified, in which instance the conditions of this consent must prevail.
83.	All train movements to and from the Southern Link Inland Port must operate between the hours of 7am and 10pm, unless otherwise approved in writing by Dunedin City Council.

SIGNAGE

84.	Illuminated signage must be lit from above using flat glass fittings with zero upward component, and no tilt.
85.	The colour temperature of illuminated signage must be $\leq 3000\text{K}$.
86.	1. Illumination of operational and wayfinding signage must not utilise flashing or rapid transitions. 2. Any changes in luminance of operational and wayfinding signage should be slow, unless required for safety operational purposes when lighting must be low intensity, shielded, and directed to minimise visibility beyond the operational area.

ECOLOGY

87.	Prior to the commencement of construction activities, the Consent Holder must engage a Suitably Qualified and Experienced Person to undertake suitable monitoring along the stream edge and bank of Silver Stream for the purpose of: (a) Identifying and monitoring the use of riparian vegetation in this area by Threatened and At Risk avifauna species;
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	(b) Providing a greater understanding of the number and types of species utilising the Silver Stream riparian vegetation prior to the commencement of the Southern Link Inland Port works; and (c) Providing a comparative understanding of the number and types of species utilising the Silver Stream riparian vegetation once the Southern Link Inland Port is operational.
88.	Monitoring required by Condition 87 must occur for one year during the first year of construction (covering all four seasons), and one year during the first year of operation (covering all four seasons). Monitoring activities are to be undertaken by a suitably qualified and experienced professional.
89.	The findings of the riparian vegetation monitoring required by Conditions 87 and 88 must be provided to the Dunedin City Council in a Silver Stream Monitoring Report within two calendar months of the completion of the monitoring via email to rcmonitoring@dcc.govt.nz. <i>Advice Note: The Silver Stream Monitoring Report may be prepared in conjunction with any other Silver Stream Monitoring Report prepared in accordance with any consent requirements applying to the Southern Link Inland Port.</i>
90.	If the riparian vegetation monitoring required by Condition 88 determines that there has been a change in the behaviour or use of riparian vegetation along the stream edge and bank of Silver Stream by Threatened and At Risk avifauna species as a result of the Southern Link Inland Port compared to the pre-construction baseline monitoring required by Condition 96, the Consent Holder must undertake restoration planting along a length of stream proportional to the level of effect determined from the monitoring, located at a suitable site within the same Ecological District. Confirmation of the following matters is to be provided in the Silver Stream Monitoring Report required by Condition 89: (a) Location of the suitable site; (b) Timing for the commencement and completion of planting; (c) Species to be planted, spacings, and height of plants to be established; and (d) Monitoring requirements and methods to ensure the successful establishment and growth of plants until canopy closure is confirmed.
91.	Any restoration planting required by Condition 90 must be maintained by the Consent Holder until greater than 90% native cover is achieved in the area of restoration planting.
92.	The Consent Holder must engage a Suitably Qualified and Experienced Person to prepare a Lizard Management Plan (LMP). The objective of the Lizard Management Plan is to set out the measures to avoid, remedy or mitigate the adverse effects of the construction of the Southern Link Inland Port on indigenous lizards. The Lizard Management Plan must be provided to the Dunedin City Council for information at least 20 working days prior to the commencement of construction and include:

	a) Details of lizard salvage and transfer methodology; b) Identification of areas where lizard salvage must be undertaken; c) Timing of lizard salvage; d) Methodology for the handling and release of lizards; e) The identification of appropriate release sites, and a description of the measures to enhance the habitat quality of the identified relocation sites for lizards, including habitat enhancement and pest animal control; f) Post-release monitoring requirements; g) Reporting requirements; and h) Consent Holder roles and responsibilities for implementing the LMP. <i>Advice Note: The Lizard Management Plan will be certified by the Department of Conservation as part of the Wildlife Act Authority that will be obtained for the salvage and relocation of lizards.</i>
93.	If any removal of vegetation greater than 1 m in height is to occur during the avifauna breeding season (August to March), an avifauna survey must be completed within five days prior to the planned vegetation removal to identify if there are any nesting sites present within the vegetation. If the survey(s) identify nesting birds, the vegetation removal must not commence until fledglings have left the nest(s).
94.	If earthworks occur during the South Island oystercatcher breeding season (August to February), an avifauna survey of the area of earthworks must be completed within five days prior to the planned earthworks to identify if there are any nesting sites present. If the survey(s) identify nesting birds, the earthworks must not commence until fledglings have left the nest(s), or earthworks may proceed outside of a buffer (as approved by a suitably qualified and experienced professional) around the nest(s).
95.	The Consent Holder must engage a Suitably Qualified and Experienced Person to prepare and implement a Biosecurity Management Plan in accordance with best practice standards and with Ministry for Primary Industries requirements. The objective of the Biosecurity Management Plan is to address the prevention, detection, and control of biosecurity threats during the operation of the Southern Link Inland Port. The Biosecurity Management Plan must include: a) Appropriate measures to avoid the introduction of invasive species into the Southern Link Inland Port; b) Monitoring and response protocols; and Any other specific measures identified to manage specific pest plant or animal species entering the Southern Link Inland Port. A copy of the Biosecurity Plan must be made available to the Dunedin City Council at least 5 working days prior to the commencement of the operation of the Southern Link Inland Port.
96.	The Consent Holder must engage a Suitably Qualified and Experienced Person to prepare a Predator Control and Waste Management Plan for the Southern Link Inland Port. The objective of the Predator Control and Waste Management Plan is to outline the measures to

	manage predators and waste at the Southern Link Inland Port, with the purpose of minimising potential presence of unwanted species and pests. The Predator Control and Waste Management Plan must include: a) Measures to manage feral cats, possums, mustelids and rodents on the site; b) Measures to ensure all waste materials are securely stored within the site; c) Specification of trap types and use of bait, including identification of trap locations; d) Maintenance and monitoring schedule; and e) Reporting requirements. The Consent Holder must provide the Plan to the Dunedin City Council via email to rcmonitoring@dcc.govt.nz at least 20 working days prior to the commencement of construction.
97.	1. A Wildlife Hazard Management Plan must be provided to the Dunedin City Council for certification via email to rcmonitoring@dcc.govt.nz in accordance with Condition 4 of this consent. 2. The Wildlife Hazard Management Plan must assess the risk of hazards to wildlife resulting from the construction and operation of the Southern Link Inland Port and identify appropriate controls and measures to be implemented to reduce or mitigate those risks. 3. The Wildlife Hazard Management Plan must be prepared by a suitably qualified and experienced professional.
98.	The Wildlife Hazard Management Plan must include but not be limited to: (a) Detailed content and performance indicators of a bird monitoring and management programme which seeks to ensure bird strike rates associated with the Taieri Aerodrome do not increase with the construction and operation of the Southern Link Inland Port; (b) Detailed content and performance indicators of bird deterrent measures which are to be implemented on buildings and structures to decrease roosting and perching opportunities within the site; and (c) The process for identifying further actions required should bird monitoring identify that deterrent measures aren't operating effectively.

AVIATION

99.	The Consent Holder must ensure an open space area (such as the area shown in Appendix B), is provided at the Southern Link Inland Port to provide a space for aircraft in the event of engine failure and the need for a forced landing. If an agreement is made between the operator of the Taieri Aerodrome and the Consent Holder for the open space area to be smaller than that shown in Appendix B, the Dunedin
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	City Council is to be notified and provided evidence of such an agreement, via email to rcmonitoring@dcc.govt.nz .
100.	1. Within three calendar months of the commencement of this consent the Consent Holder must invite the operator of the Taieri Aerodrome to establish a Southern Link Inland Port Aviation Safety Consultation Committee. 2. The purpose of the committee is to review any aviation safety issues associated with the construction and operation of the Southern Link Inland Port. 3. If the operator of the Taieri Aerodrome agrees to the formation of the committee, the committee must meet at a frequency agreed to by both the Consent Holder and the operator of the Taieri Aerodrome.
101.	At the end of each calendar year, the Consent Holder must prepare an Aviation Safety Consultation Report summarising any aviation safety issues which have been discussed, resolved, or which are currently being resolved by the committee and submit a copy of the report to the Dunedin City Council for their information, upon request.

COMPLAINTS

102.	Any complaints received by the Consent Holder as a result of any of the activities authorised by this consent must be investigated, and response actions considered and implemented as necessary to reduce the likelihood of further complaints regarding the same or similar matters. All complaints are to be recorded by the Consent Holder in the form of a written complaints register. The information recorded must include: (a) The date, time, and nature of the complaint; (b) Name, phone number, and address of the complainant unless the complainant wishes to remain anonymous; (c) Steps taken by the Consent Holder to investigate the complaint; (d) Actions taken by the Consent Holder, if appropriate, to remedy the matters identified in the complaint; (e) Any equipment failure and remedial action taken; (f) The weather conditions at the time, including wind direction, wind strength, and temperature; and (g) Date and name of the person making the entry. A copy of the complaints register must be made available to the Dunedin City Council within 48 hours of any request from the Council.
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REVIEW OF CONDITIONS

103.	Under section 128 of the Resource Management Act 1991 the conditions of this consent may be reviewed by the Dunedin City Council at the Consent Holder's cost one year after the commencement of the operation of the Southern Link Inland Port, and thereafter at annual intervals to deal with any adverse effect on the environment which may arise from the exercise of this consent.
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APPENDIX A

Remedial Action Sites - Areas A, B, and C



Aviation – Open Space Area

