From: <u>Infrastructure Portfolio</u>

To: Nicola Willis (MIN); Winston Peters (MIN); Shane Jones (MIN); Simon Watts (MIN); Penny Simmonds (MIN); James Meager (MIN)

Cc: FTAreferrals

Subject: Invitation to comment on Fast-track referral application for the Southern Link Inland Port project under the Fast-track Approvals Act 2024 – FTAA-

2505-1059

Date: Friday, 6 June 2025 11:37:18 am

image001.jpg

Comments Form for Invited Ministers.docx

To:

Attachments:

Minister for Economic Growth

Minister for Rail

Minister for Regional Development

Minister of Climate Change

Minister for the Environment

Minister for the South Island

Associate Minister of Transport

Dear Ministers.

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf. The Minister has received an application from Southern Link Property Limited for referral of the Southern Link Inland Port under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2505-1059).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at https://www.fasttrack.govt.nz.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

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Project name	Southern Link Inland Port	
Applicant	Southern Link Property Limited	
Project description	The project is to establish and operate an Inland Port /	
	Logistics Hub to service Port Otago at 270-292 Dukes Road	
	North, North Taieri. The site is located adjacent to the Taieri	
	Branch Rail Line corner of Stedman Road and Dukes Road	
	North. The project comprises:	
	 a. a rail siding to enable a rail freight shuttle service to Port Chalmers and the wider rail network 	
	b. up to 80,000 m ² of high stud warehousing (chilled and ambient)	
	c. a truck canopy and unloading area	
	d. a 5-hectare container depot facility	
	e. up to 5 hectares of container terminal for storage of full	
	containers including up to 1,500 refrigerated container	
	charging ports	
	f. break bulk storage facilities	
	g. road widening and upgrades to the Dukes Road rail crossing; and	
	h. ancillary activities to support the above, including	
	earthworks, construction of the rail siding, site access,	
	internal roadways and parking, hardstand areas,	
	landscaping, buildings for storage, administration and	
	maintenance facilities, and associated infrastructure	
	and works including measures necessary to manage	
	stormwater and stabilise the site.	

Yours sincerely

Hon Chris Bishop

Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing, Minister for Infrastructure, Minister Responsible for RMA Reform, Minister for Sport & Recreation, Leader of the House, Associate Minister of Finance Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand





Kate Timms-Dean Kaiwhakahaere Mana Taiao Aukaha

Email: consents@aukaha.co.nz

Tēnā koe Kate

Invitation to provide written comments on an application for referral of the Southern Link Inland Port project under the Fast-track Approvals Act 2024

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. Section 22 of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided inconfidence and should not be forwarded or comments sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on Cost recovery for agencies.

<u>fasttrack.govt.nz</u> | <u>contact@fasttrack.govt.nz</u> | 0800 FASTRK

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

Project name	Southern Link Inland Port project	
Applicant name	Southern Link Property Limited	
Project summary	The project is to establish and operate an Inland Port / Logistics Hub to service Port Otago at 270-292 Dukes Road North, North Taieri. The site is located adjacent to the Taieri Branch Rail Line corner of Stedman Road and Dukes Road North. The project comprises:	
	 a rail siding to enable a rail freight shuttle service to Port Chalmers and the wider rail network up to 80,000 m2 of high stud warehousing (chilled and ambient) a truck canopy and unloading area a 5-hectare container depot facility up to 5 hectares of container terminal for storage of full containers including up to 1,500 refrigerated container charging ports break bulk storage facilities road widening and upgrades to the Dukes Road rail crossing; and ancillary activities to support the above, including earthworks, construction of the rail siding, site access, internal roadways and parking, hardstand areas, landscaping, buildings for storage, administration and maintenance facilities, and associated infrastructure and works including measures necessary to manage stormwater and stabilise the site. The project construction will be delivered in three stages, with initial infrastructure and facilities built within 12-18 months post-approval, expanded container storage and warehousing added within 2-5 years, and further development occurring over 5-10+ years as demand grows. 	





Sandy Graham Chief Executive Dunedin City Council

Email: \$ 9(2)(a)

Dear Sandy

Invitation to provide written comments on an application for referral of the Southern Link Inland Port project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Southern Link Property Limited (the applicant) for referral of the Southern Link Inland Port project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. Section 22 of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Dunedin City Council to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Dunedin City Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

Under section 20(1), I also invite you to provide further information on the following matters:

3. Whether the project may deliver significant regional or national benefits (refer to section 22 of the Act for the criteria for assessing referral applications). Additionally, and in this context, provide any high-level commentary regarding the project's alignment with relevant district/city plans, policies, and/or strategies.

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Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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Yours sincerely

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc: add organisation/contact name/email address

Project name	Southern Link Inland Port project	
Applicant name	Southern Link Property Limited	
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	years, and further development occurring over 5-10+ years as demand grows.	





Terry Nicholas

Te Rūnanga o Ngāi Tahu representative
Hokonui Rūnanga

Email: hokonui.office@ngaitahu.iwi.nz

Tēnā koe Terry

Invitation to provide written comments on an application for referral of the Southern Link Inland Port project under the Fast-track Approvals Act 2024

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Nāku noa, nā

Ilana Miller

General Manager, Delivery and Operations

Project name	Southern Link Inland Port project	
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Matapura Ellison Te Rūnanga o Ngāi Tahu representative Kāti Huirapa Rūnaka ki Puketeraki

Email: admin@puketeraki.nz

Tēnā koe Matapura

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Nāku noa, nā

Ilana Miller

General Manager, Delivery and Operations

Project name	Southern Link Inland Port project	
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Peter Reidy Chief Executive Officer KiwiRail Holdings Limited

Email: s 9(2)(a)

Dear Peter

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An application has been received by the Minister for Infrastructure (the Minister) from Southern Link Property Limited (the applicant) for referral of the Southern Link Inland Port project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided inconfidence and should not be forwarded or discussed anyone outside of your organisation.

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substantive application for the approvals they require. An expert panel will be appointed to decide the substantive application.

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Yours sincerely

Ilana Miller

General Manager, Delivery and Operations

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James Palmer
Secretary for the Environment
Ministry for the Environment

Email: s 9(2)(a)

Dear James

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I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

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Yours sincerely

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: Macaela Flanagan, Manager: s 9(2)(a)

MfE Administering Agency Mailbox: adminagencyftaa@mfe.govt.nz

Project name	Southern Link Inland Port project	
Applicant name	Southern Link Property Limited	
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Brett Gliddon Chief Executive Officer New Zealand Transport Agency Waka Kotahi

Email:s 9(2)(a)

Dear Brett

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Yours sincerely

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc NZTA Planning Mailbox: EnvironmentalPlanning@nzta.govt.nz
Nicola Foran – Team Leader – Environmental Planning: \$ 9(2)(a)

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Richard Saunders Chief Executive Otago Regional Council

Email: \$ 9(2)(a)

Dear Richard

Invitation to provide written comments on an application for referral of the Southern Link Inland Port project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Southern Link Property Limitedfor referral of the Southern Link Inland Port project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. Section 22 of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Otago Regional Council to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Otago Regional Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

Under section 20(1), I also invite you to provide further information on the following matters:

3. Whether the project may deliver significant regional or national benefits (refer to section 22 of the Act for the criteria for assessing referral applications). Additionally, and in this context, provide any high-level commentary regarding the project's alignment with relevant regional plans, policies, and/or strategies.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-

confidence and should not be forwarded or comments sought from anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc: Alexandra King (Manager Consents): \$ 9(2)(a)
Jenny Ross (Team Leader Consents): \$ 9(2)(a)

ORC Consent Enquiries Mailbox: consent.enquiries@orc.govt.nz

Applicant name	Southern Link Property Limited	
	Southern Link Property Limited	
Project summary	The project is to establish and operate an Inland Port / Logistics Hub to service Port Otago at 270-292 Dukes Road North, North Taieri. The site is located adjacent to the Taieri Branch Rail Line corner of Stedman Road and Dukes Road North.	
	 The project comprises: a rail siding to enable a rail freight shuttle service to Port Chalmers and the wider rail network up to 80,000 m2 of high stud warehousing (chilled and ambient) a truck canopy and unloading area a 5-hectare container depot facility up to 5 hectares of container terminal for storage of full containers including up to 1,500 refrigerated container charging ports break bulk storage facilities 	
	 road widening and upgrades to the Dukes Road rail crossing; and ancillary activities to support the above, including earthworks, construction of the rail siding, site access, internal roadways and parking, hardstand areas, landscaping, buildings for storage, administration and maintenance facilities, and associated infrastructure and works including measures necessary to manage stormwater and stabilise the site. The project construction will be delivered in three stages, with initial infrastructure and facilities built within 12-18 months post-approval, expanded container storage and warehousing added within 2-5 years, and further development occurring over 5-10+ years as 	





Kevin Winders Chief Executive Officer Port Otago Limited

Email: ce@portotago.co.nz

Dear Kevin

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. Section 22 of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application.

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If the Minister decides to accept the application and to refer the project, the Applicant will be required to complete any preliminary steps required under the Act and then be able to lodge their substantive application for the approvals they require. An expert panel will be appointed to decide the substantive application.

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Yours sincerely

Ilana Miller

General Manager, Delivery and Operations

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	years, and further development occurring over 5-10+ years as demand grows.





Dean Whaanga Kaupapa Taiao Kaiwhakahaere Te Ao Mārama Incorporated

Email: office@tami.maori.nz

Tēnā koe Dean

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Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on Cost recovery for agencies.

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Nāku noa, nā

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

Cc Meriani Pile: s 9(2)(a)

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Michael Stevens
Te Rūnanga o Ngāi Tahu representative
Te Rūnanga o Awarua

Email: office@awaruarunaka.iwi.nz

Tēnā koe Michael

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Nāku noa, nā

Ilana Miller

General Manager, Delivery and Operations

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Justin Tipa Te Rūnanga o Ngāi Tahu representative Te Rūnanga o Moeraki

Email: moeraki.runanga@ngaitahu.iwi.nz

Tēnā koe Justin

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Justin Tipa Chair Te Rūnanga o Ngāi Tahu

Email: info@ngaitahu.iwi.nz

Tēnā koe Justin

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Nāku noa, nā

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: Amy Beran: \$ 9(2)(a)

Ngai Tahu Mailbox: ttw@ngaitahu.iwi.nz

Project name	Southern Link Inland Port project
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Project summary	The project is to establish and operate an Inland Port / Logistics Hub to service Port Otago at 270-292 Dukes Road North, North Taieri. The site is located adjacent to the Taieri Branch Rail Line corner of Stedman Road and Dukes Road North. The project comprises:
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Rewi Davis
Te Rūnanga o Ngāi Tahu representative
Te Rūnanga o Ōraka Aparima

Email: office@orakaaparima.org.nz

Tēnā koe Rewi

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Nāku noa, nā

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

Cc Kasmira Peterson: \$ 9(2)(a)

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Rachel Wesley
Te Rūnanga o Ngāi Tahu representative
Te Rūnanga o Ōtākou

Email: office@tro.org.nz

Tēnā koe Rachel

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Odele Stehlin Te Rūnanga o Ngāi Tahu representative Waihōpai Rūnaka

Email: \$ 9(2)(a)

Tēnā koe Odele

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<u>fasttrack.govt.nz</u> | <u>contact@fasttrack.govt.nz</u> | 0800 FASTRK

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc Waihōpai Mailbox: info@waihopai.org.nz

Project name	Southern Link Inland Port project
Applicant name	Southern Link Property Limited
Project summary	The project is to establish and operate an Inland Port / Logistics Hub to service Port Otago at 270-292 Dukes Road North, North Taieri. The site is located adjacent to the Taieri Branch Rail Line corner of Stedman Road and Dukes Road North. The project comprises:
	 a rail siding to enable a rail freight shuttle service to Port Chalmers and the wider rail network up to 80,000 m2 of high stud warehousing (chilled and ambient) a truck canopy and unloading area a 5-hectare container depot facility up to 5 hectares of container terminal for storage of full containers including up to 1,500 refrigerated container charging ports break bulk storage facilities road widening and upgrades to the Dukes Road rail crossing; and ancillary activities to support the above, including earthworks, construction of the rail siding, site access, internal roadways and parking, hardstand areas, landscaping, buildings for storage, administration and maintenance facilities, and associated infrastructure and works including measures necessary to manage stormwater and stabilise the site. The project construction will be delivered in three stages, with initial infrastructure and facilities built within 12-18 months post-approval, expanded container storage and warehousing added within 2-5 years, and further development occurring over 5-10+ years as demand grows.