

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

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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.	<p>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;</p> <p>(a) The Consent Holder must submit a plan to the Dunedin City Council;</p> <p><i>Advice Note:</i></p> <ul style="list-style-type: none"> <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> <i>ii. 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> <i>iii. 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;</i> <i>iv. Certification must not be unreasonably withheld or delayed and certification or a response should take no longer than 20 working days.</i> <p>(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.</p>
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4.	<p>No later than the submission timeframe referred to for the relevant plan, the following documents must be submitted to the Dunedin City Council for certification:</p> <p><i>The purpose and detail requirements of each document are provided in the consent conditions.</i></p> <table border="1" data-bbox="411 427 1125 1328"> <thead> <tr> <th data-bbox="411 427 667 488">Plan</th> <th data-bbox="667 427 1125 488">Submission Timeframe</th> </tr> </thead> <tbody> <tr> <td data-bbox="411 488 667 622">Construction Management Plan</td> <td data-bbox="667 488 1125 622">At least 20 working days prior to the commencement of construction activities.</td> </tr> <tr> <td data-bbox="411 622 667 757">Contaminated Site Management Plan</td> <td data-bbox="667 622 1125 757">At least 20 working days prior to the commencement of each development stage of earthworks.</td> </tr> <tr> <td data-bbox="411 757 667 925">Remedial Action Plan</td> <td data-bbox="667 757 1125 925">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 data-bbox="411 925 667 1059">Erosion and Sediment Control Plan</td> <td data-bbox="667 925 1125 1059">At least 20 working days prior to the commencement of earthworks activities.</td> </tr> <tr> <td data-bbox="411 1059 667 1193">Spill Response Plan</td> <td data-bbox="667 1059 1125 1193">At least 20 working days prior to the commencement of construction activities.</td> </tr> <tr> <td data-bbox="411 1193 667 1328">Wildlife Hazard Management Plan</td> <td data-bbox="667 1193 1125 1328">At least 20 working days prior to the commencement of construction activities.</td> </tr> </tbody> </table> <p><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.</i></p>	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 earthworks activities.	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.
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Wildlife Hazard Management Plan	At least 20 working days prior to the commencement of construction activities.														
5.	<p>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:</p> <ul style="list-style-type: none"> (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 on the draft plan(s). 														

6.	<p>1. Prior to submitting to the Dunedin City Council the:</p> <ul style="list-style-type: none"> (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 18(o)); (b) Lighting detailed design plans and drawings (in accordance with Condition 71; and (c) Wildlife Hazard Management Plan (in accordance with Condition 108); <p>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.</p> <p>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).</p> <p>3. The Consent Holder must take into account all comments relating to safety provided by the operator of the Taieri Aerodrome.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p>
7.	<p>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.</p>
8.	<p>The Consent Holder must implement the certified 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.</p>

9.	<ol style="list-style-type: none"> 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 Consent Authority 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.
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MANA WHENUA

10.	<p>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:</p> <ol style="list-style-type: none"> (a) [to consult with Kā Rūnaka ki Ōtākou as to confirm which specific parties they would like to include on this list]; (b) ... <p><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></p>
11.	<p>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.</p>
12.	<p>The purpose of the Mana Whenua Consultation Group is to:</p> <ol style="list-style-type: none"> (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 implementation of the management plans and mitigation measures required by Condition 13; (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) (f) Be informed / updated of any archaeological findings of Māori origins, or potential Māori origins, in accordance with the accidental discovery protocol

	(required by Condition 45), 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.	<p>1. The management plans and mitigation measures referred to in Condition 12(b) are:</p> <p>(a) 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</p> <p>(b) 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.</p>
14.	<p>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:</p> <p>(a) One month prior to the construction of the stormwater outlets and spillways to Silver Stream;</p> <p>(b) One month prior to the commencement of the Stage 2 earthworks; and</p> <p>(c) One month prior to the commencement of the Stage 3 earthworks.</p> <p>2. In the instance that the invitation for the meetings referred to in Condition 14(1) 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.</p>
15.	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

16.	<p>Prior to the earthworks detailed design requirements of Condition 38, 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:</p> <p>(a) Site subsoil class;</p> <p>(b) Ground and slope stability;</p> <p>(c) Bearing capacity / soil strength;</p> <p>(d) Settlement analysis; and</p> <p>(e) Seismic soil parameters.</p>
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	The findings of the geotechnical investigations and geological surveys are to be provided to the Dunedin City Council in a Geotechnical Site Characterisation Report within two calendar months of the completion of the investigations and surveys.
17.	<p>1. For the ground investigations, surveys, and site characterisations required by Condition 16 that occur along the onsite stream bank of Silver Stream, they must include:</p> <ul style="list-style-type: none"> (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. <p>2. If the findings of Condition 17(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.</p> <p>3. The Consent Holder must implement the slope stabilisation measures identified in Condition 17(2) prior to any construction commencing within 10 m of the bed of Silver Stream.</p> <p><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></p>

CONSTRUCTION MANAGEMENT

18.	<p>1. A Construction Management Plan must be provided to the Dunedin City Council for certification at least 20 working days prior to the commencement of construction activities.</p> <p>2. The Construction Management Plan must outline best practice procedures, mitigation and methodologies required to manage all construction activities associated with the Southern Link Inland Port.</p>
19.	<p>The Construction Management Plan must include but not be limited to:</p> <ul style="list-style-type: none"> (a) Details of the activities and intended construction timetable (including staging) and hours of operation; (b) Clarification of which of the Condition 20(c) – (u) matters are required to be implemented at each development stage; (c) Detailed content and performance indicators for traffic management during construction;

	<ul style="list-style-type: none"> (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 41); (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 29); (h) A Remedial Action Plan (in accordance with Condition 32); (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 57); (q) A Wildlife Hazard Management Plan (in accordance with Condition 108); (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) Monitoring procedures and responsibilities. <p><i>Advice Note: Due to the staged nature of the construction works, not all matters listed in Condition 19 will be applicable for all development stages. Requirement (b) seeks to provide clarification of which matters listed in Condition 19 are required to be implemented for each development stage.</i></p>
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20.	Construction activities must be carried out in accordance with the provisions of the certified Construction Management Plan, unless a conflict or inconsistency between the conditions of this consent and the provisions of the certified version of the Construction Management Plan is identified, in which instance the conditions of this consent must prevail.
21.	<p>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.</p> <p><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></p> <p><i>(a) The frequency, intensity, duration, location and effect of the dust emissions; and/ or</i></p> <p><i>(b) Where relevant written advice from an experienced officer of the Dunedin City Council or the Otago District Health Board has been issued.</i></p>
22.	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.
23.	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

24.	<ol style="list-style-type: none"> 1. Construction lighting along the western, northern and eastern site boundaries shall 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. Construction lighting along the southern acoustic wall (parallel to Silver Stream) shall 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. <p><i>Advice Note: As the southern acoustic wall is set back from the southern site boundary, the implementation of Condition 24(2) will ensure that any light spill along the southern site boundary is less than 3 lux.</i></p>
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CONSTRUCTION NOISE AND VIBRATION

25.	Construction noise must be measured and assessed in accordance with the provisions of NZS 6803:1999 'Acoustics – Construction Noise'. The cumulative noise level from all construction activities must comply with the following noise limits 1m outside the facades of buildings (only while they are occupied):
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	Time Period	Monday to Friday		Saturdays		Sundays and Public Holidays															
		Leq (dBA)	L _{max} (dBA)	Leq (dBA)	L _{max} (dBA)	Leq (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														
26.	<p>Construction activities will typically be undertaken during the hours of 7am – 7pm, Monday to Saturday (excluding public holidays), with the exception of:</p> <p>(a) Works associated with maintaining plant or amenities (e.g. cleaning activities);</p> <p>(b) Works associated with the supply and placement of concrete; and</p> <p>(c) Low noise generating activities (e.g. painting, installation of lighting fittings, or activities that require no or minimal power tools).</p>																				
27.	<p>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>'. The short-term (transient) vibration limits below apply at building foundations in any axis, and the long-term (continuous) vibration limits below apply at all floor levels.</p> <table border="1"> <thead> <tr> <th rowspan="2">Building Type</th> <th colspan="2">Peak Particle Velocity Vibration Level (mm/s)</th> </tr> <tr> <th>Short-term (transient)</th> <th>Long-term (continuous)</th> </tr> </thead> <tbody> <tr> <td>Commercial or Industrial</td> <td>40</td> <td>10</td> </tr> <tr> <td>Residential</td> <td>15</td> <td>5</td> </tr> <tr> <td>Vibration sensitive</td> <td>8</td> <td>2.5</td> </tr> </tbody> </table>							Building Type	Peak Particle Velocity Vibration Level (mm/s)		Short-term (transient)	Long-term (continuous)	Commercial or Industrial	40	10	Residential	15	5	Vibration sensitive	8	2.5
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Commercial or Industrial	40	10																			
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Vibration sensitive	8	2.5																			

CONSTRUCTION TRAFFIC

28.	All works within the road corridor must be managed by a contractor operating under a current Corridor Access Request and appropriate traffic management.
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CONTAMINATED SOILS MANAGEMENT

29.	1. A Contaminated Site Management Plan must be provided to the Dunedin City Council for certification at least 20 working days prior to the commencement of each development stage of earthworks.
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	<p>2. The Contaminated Site Management Plan must 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.</p> <p>3. The Contaminated Site Management Plan must be prepared by a suitably qualified and experienced professional.</p> <p><i>Advice Note: The Contaminated Site Management Plan can be prepared as one plan or separated into three plans (being one for each of the development stages of earthworks).</i></p>
30.	<p>The Contaminated Site Management Plan must include but not be limited to:</p> <ul style="list-style-type: none"> (a) Detailed content and performance indicators for the management of contaminated soils and material to manage potential exposure to people; (b) Detailed content and performance indicators for the prevention of contaminant migration to offsite ecological receptors; (c) 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); (d) Detailed content and performance indicators for the control of dust generation during the works; (e) Procedures to ensure the diversion of clean water away from excavations; (f) Detailed content and performance indicators for sediment and erosion control; (g) Requirements for where and how any contaminated soils and material will be disposed of offsite; (h) Requirements for where and how any contaminated soils and materials will be encapsulated onsite; (i) Asbestos-specific health and safety controls for the site (in the event that the asbestos surveys required by Condition 37 confirm presence of asbestos onsite); and (j) Unexpected contamination and contingency procedures.
31.	<p>Contaminated soils management at the Southern Link Inland Port site must be carried out in accordance with the provisions of the certified Contaminated Site Management Plan unless a conflict or inconsistency between the conditions of this consent and the provisions of the certified version of the Contaminated Site Management Plan is identified, in which instance the conditions of this consent must prevail.</p>
32.	<ul style="list-style-type: none"> 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); 2. The Remedial Action Plan must outline the strategy and methods for managing and cleaning up contaminated soils and materials in compliance with best practice guidelines; and

	<p>3. The Remedial Action Plan must be prepared by a suitably qualified and experienced professional.</p>
33.	<p>The Remedial Action Plan must include but not be limited to:</p> <ul style="list-style-type: none"> (a) Remediation methodology for contaminated soils and materials at Areas A, B, and C (as shown in Appendix A); (b) Removal methods for contaminated soils (in accordance with Condition 35); (c) 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); (d) Requirement for all works to be undertaken in accordance with the Contaminated Site Management Plan (in accordance with Condition 29); (e) Any validation sampling / testing and recording methodologies to be implemented; (f) Identification of remedial regulatory requirements and procedures and confirmation as to how these will be complied with; and (g) Identification of the roles and responsibilities of those people involved with the implementation of the Remedial Action Plan.
34.	<p>Remediation of contaminated soils and materials at the Southern Link Inland Port site must be carried out in accordance with the provisions of the certified Remedial Action Plan unless a conflict or inconsistency between the conditions of this consent and the provisions of the certified version of the Remedial Action Plan is identified, in which instance the conditions of this consent must prevail.</p>
35.	<p>Any contaminated soils and materials removed from the site must either be:</p> <ul style="list-style-type: none"> (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). <p><i>Advice Note: The Detailed Site Investigation prepared by Environmental Consultants Otago 2025 Limited, dated March 2026 identifies Burnside Landfill as a suitably authorised location for the disposal of contaminated soils from the site.</i></p>
36.	<p>Within two calendar months of the completion of remediation works, a Site Validation Report shall 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).</p> <p>In the event that contaminated soils and materials are encapsulated onsite, the Site Validation Report shall also include an Ongoing Management Plan that documents the ongoing management controls to be implemented by the Consent Holder.</p>

	The Site Validation Report must be prepared in accordance with <i>CLMG No. 1: Reporting on Contaminated Sites in New Zealand</i> .
37.	<p>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.</p> <p>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 29).</p>

EARTHWORKS

38.	<ol style="list-style-type: none"> 1. Detailed design plans and drawings for earthworks necessary to establish the Southern Link Inland Port must be provided to the Dunedin City Council at least 20 working days prior to any earthworks commencing on the site. 2. The design must be in general accordance with that shown on the following Stantec plans: <ol style="list-style-type: none"> (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; <p>along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.</p> 3. The detailed design plans and drawings must include but not be limited to: <ol style="list-style-type: none"> (a) Confirmation of the earthworks cut / fill balance; (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.
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39.	<p>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:</p> <ul style="list-style-type: none"> (a) The earthworks that have been undertaken are in accordance with the detailed design plans and drawings approved in accordance with Condition 38; and (b) The stability and suitability of the land for industrial building development. <p><i>Advice Note: For clarity, three Earthworks Completion Reports are to be provided, being one for each of the development stages of earthworks.</i></p>
40.	<p>All earthworks must be carried out in accordance with best practice operations and:</p> <ul style="list-style-type: none"> (a) In accordance with the Construction Management Plan required by Condition 18, including the Erosion and Sediment Control Plan required by Condition 41; (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.	<ol style="list-style-type: none"> 1. An Erosion and Sediment Control Plan must be provided to the Dunedin City Council for certification at least 20 working days prior to the commencement of any earthworks at the Southern Link Inland Port site and must be in general accordance with the earthwork's provisions set out in the Civil Works and Earthworks report prepared by Stantec, dated 20 February 2026. 2. The Erosion and Sediment Control Plan must ensure that all appropriate sediment and control measures are adopted to minimise any soil erosion and sedimentation effects associated with the construction activities.
42.	<p>The Erosion and Sediment Control Plan must include but not be limited to:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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;

	<ul style="list-style-type: none"> 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. <p>(d) Construction timetable for the erosion and sediment control works and the staging of earthworks;</p> <p>(e) Maintenance, monitoring, and reporting procedures;</p> <p>(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;</p> <p>(g) Procedures and timing for review and/or amendment to the ESCP; and</p> <p>(h) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.</p>
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 78) must be revegetated to achieve 80% ground cover within 12 calendar months of the completion of earthworks.

ACCIDENTAL DISCOVERY PROTOCOL

44.	Any archaeological evidence encountered during the exercise of this consent must be investigated, recorded, and analysed in accordance with Archaeological Authority 2026-362.
45.	<p>If any archaeological evidence encountered appears to be of Māori origin, the Consent Holder must notify Te Rūnanga o Ōtākou, and:</p> <ul style="list-style-type: none"> (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 (koiwi 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>

GROUNDWATER

46.	The Consent Holder must undertake groundwater level monitoring in the location of the three pre-existing boreholes referenced in the Groundwater Assessment prepared by Stantec, dated 16 February 2026, for the purpose of establishing a groundwater level dataset to inform the detailed design of earthworks, stormwater, wastewater, and non-potable and potable water features of the Southern Link Inland Port.
47.	<p>Within one calendar month of the commencement of this consent the Consent Holder must install groundwater level loggers at the locations referred to in Condition 46 and undertake the groundwater level monitoring required by Condition 48 until ten working days prior to the submission of the earthworks detailed design document(s) to the Dunedin City Council (in accordance with Condition 38).</p> <p>The groundwater level monitoring is to be undertaken by a suitably qualified and experienced professional.</p>
48.	<p>The groundwater level monitoring required by Condition 47 must:</p> <ul style="list-style-type: none"> (a) Characterise groundwater levels below the site; (b) Estimate groundwater flow directions; (c) Facilitate a greater understanding of the interaction between Silver Stream and the groundwater system; (d) Provide a comparison of monitoring results against the baseline (as detailed in the Groundwater Assessment prepared by Stantec, dated 20 February 2026); (e) Confirm the vertical hydraulic gradient; and (f) Facilitate a greater understanding of the seasonal variation of the groundwater table.
49.	<p>The findings of the groundwater level monitoring are to be submitted to the Dunedin City Council in a Silver Stream (Groundwater Level) Monitoring Report at the same time as the submission of the earthworks detailed design plans and drawings (in accordance with Condition 38) to the Dunedin City Council.</p> <p><i>Advice Note: The Silver Stream (Groundwater Level) 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></p>
50.	If the groundwater level monitoring required by Condition 46 determines that dewatering is required for construction purposes, dewatering activities must not occur until such time that any necessary consents and / or approvals have been obtained by the Consent Holder.

STORMWATER

51.	<p>Within one calendar month of the commencement of this consent the Consent Holder must commence onsite stormwater quality monitoring / sampling, until ten working days prior to the submission of the stormwater detailed design document(s) (in accordance with Condition 55) to the Dunedin City Council.</p> <p>The Consent Holder must undertake onsite stormwater quality monitoring / sampling for the purpose of establishing a stormwater quality baseline against which the stormwater quality exiting the site during and post development of the Southern Link Inland Port can be compared.</p> <p>The location of the onsite monitoring / sampling sites is to be determined by a suitably qualified and experienced professional.</p> <p>The stormwater quality monitoring / sampling must be undertaken in general accordance with the methodology identified in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated 11 March 2026.</p>
52.	<p>The stormwater quality monitoring / sampling required by Condition 51 must:</p> <ol style="list-style-type: none"> 1. Cover the following parameters: <ol style="list-style-type: none"> (a) pH; (b) Water Clarity (m); (c) Turbidity (NTU); (d) Conductivity ($\mu\text{S}/\text{cm}$); (e) Total Suspended Solids (mg/L); (f) Alkalinity (g/m^3 as CaCO_3); (g) Chloride (mg/L); (h) Sulphate (mg/L); (i) Total Recoverable Arsenic (mg/L); (j) Total Recoverable Cadmium (mg/L); (k) Total Recoverable Chromium (mg/L); (l) Total Recoverable Copper (mg/L); (m) Total Recoverable Lead (mg/L); (n) Total Recoverable Nickel (mg/L); (o) Total Recoverable Zinc (mg/L); (p) Total Recoverable Mercury (mg/L); (q) Soluble Sodium (mg/L); (r) Soluble Potassium (mg/L); (s) Soluble Magnesium (mg/L); (t) Soluble Calcium (mg/L);

	<ul style="list-style-type: none"> (u) Soluble Zinc(mg/L); (v) Soluble Iron (mg/L); (w) Soluble Manganese (mg/L); (x) Total Oxidised Nitrogen (mg/L); (y) Total Kjeldahl Nitrogen (mg/L); (z) Total Nitrogen (mg/L); (aa) Total Ammoniacal-N (mg/L); (bb) Nitrite-N (mg/L); (cc) Nitrate-N (mg/L); (dd) Dissolved Inorganic Nitrogen (mg/L); (ee) Dissolved Reactive Phosphorus (mg/L); (ff) Total Coliforms (MPN/100mL); (gg) <i>Escherichia coli</i> (MPN/100mL); and <p>2. Provide a comparison of monitoring results against the baseline (as detailed in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated February 2026).</p>
53.	<p>1. If, as determined by a suitably qualified and experienced professional, the stormwater quality monitoring / sampling required by Condition 51 is demonstrating that there is no need to continue monitoring all parameters identified in Condition 52(1), the Consent Holder may stop monitoring / sampling for such parameters.</p> <p>2. The reasoning for any stopping of monitoring / sampling for parameters such as those identified in Condition 53(1) are to be provided in the Silver Stream (Stormwater Quality) Monitoring Report required by Condition 54.</p>
54.	<p>The findings of the stormwater quality monitoring / sampling are to be provided to the Dunedin City Council in a Silver Stream (Stormwater Quality) Monitoring Report at the same time as the submission of stormwater detailed design document(s) required Condition 55.</p> <p><i>Advice Note: The Silver Stream (Stormwater Quality) 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></p>
55.	<p>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 at least 20 working days prior to any stormwater construction works commencing on the site.</p> <p>2. The design must be in general accordance with that shown on the following Stantec plans:</p> <ul style="list-style-type: none"> (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;

	<p>(d) Stormwater Layout Plan Sheet 03 of 08 – 310206525-STN-00-401-DR-CI-20004;</p> <p>(e) Stormwater Layout Plan Sheet 04 of 08 – 310206525-STN-00-401-DR-CI-20005;</p> <p>(f) Stormwater Layout Plan Sheet 05 of 08 – 310206525-STN-00-401-DR-CI-20006;</p> <p>(g) Stormwater Layout Plan Sheet 06 of 08 – 310206525-STN-00-401-DR-CI-20007;</p> <p>(h) Stormwater Layout Plan Sheet 07 of 08 – 310206525-STN-00-401-DR-CI-20008;</p> <p>(i) Stormwater Layout Plan Sheet 08 of 08 – 310206525-STN-00-401-DR-CI-20009.</p> <p>along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.</p> <p>3. The detailed design plans and drawings must include but not be limited to:</p> <p>(a) Confirmation of the staged implementation of stormwater management features;</p> <p>(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);</p> <p>(c) Layouts, dimensions, and operational design details of the external diversion channel network;</p> <p>(d) Layouts, dimensions, and operational design details of the internal piped primary network, secondary overland flow paths, and central stormwater attenuation pond;</p> <p>(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);</p> <p>(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);</p> <p>(g) Operational design details of any catchpits, sumps, Universal Pollutant Traps / Gross Pollutant Traps, and fuel-oil separators; and</p> <p>(h) Confirmation of onsite stormwater reuse measures.</p>
56.	<p>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.</p>
57.	<p>1. A Spill Response Plan must be provided to the Dunedin City Council for certification at least 20 working days prior to the commencement of any construction works.</p> <p>2. The Spill Response Plan must specify suitable management measures to avoid, remedy, mitigate, and / or minimise risks from contaminant spills to:</p> <p>(a) The onsite environment (including Silver Stream); and</p>

	<p>(b) The offsite environment (including the health of neighbouring site users).</p> <p>3. The Spill Response Plan must be prepared by a suitably qualified and experienced professional.</p>
58.	<p>The Spill Response Plan must include but not be limited to:</p> <p>(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);</p> <p>(b) Identification of the training measures that are to occur to ensure all operators are appropriately trained to implement the measures identified in Condition 58(a); and</p> <p>(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).</p>

WASTEWATER

59.	<p>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 at least 20 working days prior to any wastewater construction works commencing.</p> <p>2. The design must be in general accordance with that shown on the following Stantec plans:</p> <p>(a) Wastewater Layout Plan Overall – 310206525-STN-00-411-DR-CI-040001; and</p> <p>(b) Wastewater Layout Plan Pumpstation - 310206525-STN-00-411-DR-CI-040002.</p> <p>along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.</p> <p>3. The detailed design plans and drawings must include but not be limited to:</p> <p>(a) Operational design details of how the wastewater system will operate;</p> <p>(b) Confirmation of how the wastewater system will be implemented in stages to match the development of the site;</p> <p>(c) Confirmation of the peak instantaneous wastewater flow rate for the Southern Link Inland Port from the terminal pump station;</p> <p>(d) Confirmation of the average (full site development without seasonal peaking) and peak dry weather daily volume;</p> <p>(e) Layout and dimensions of the container washpad level and vehicle access points;</p> <p>(f) Operational design details of washbay pre-treatment;</p> <p>(g) Confirmation of the attenuation tank volume; and</p>
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	(h) Measures to limit the container washbay trade waste flow rate in heavy rainfall events.
60.	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.
61.	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

62.	<ol style="list-style-type: none"> 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 at least 20 working days prior to any non- potable and potable water system construction works commencing. 2. The design must be in general accordance with that shown on the following Stantec plans: <ol style="list-style-type: none"> (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. <p>along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.</p> 3. The detailed design plans and drawings must include but not be limited to: <ol style="list-style-type: none"> (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;
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	<ul style="list-style-type: none"> (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.
63.	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.
64.	Prior to the commencement of construction activities, the Consent Holder must confirm to the Dunedin City Council that there is a water supply available to service the Southern Link Inland Port.
65.	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 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.
66.	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 suitable firefighting water supply is available in accordance with Fire and Emergency New Zealand requirements.

BUILDING DESIGN

67.	<p>The finished external colours of all buildings and structures are to be of a consistent palette across the site, with:</p> <ul style="list-style-type: none"> (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

68.	<p>Except for construction activities, all activities provided for by this consent must be conducted to ensure that:</p> <ul style="list-style-type: none"> (a) The following noise limits are not exceeded at the notional boundary of any existing noise sensitive receiver (dwelling): <ul style="list-style-type: none"> (i) 55 dB L_{Aeq} daytime (7am – 10pm); and
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	<p>(ii) 45 dB L_{Aeq} night-time (10pm – 7am).</p> <p>(b) The following noise limits are not exceeded at any industrial boundary:</p> <p>(i) 65 dB L_{Aeq} during day and night periods.</p>
69.	Operational noise levels must be assessed in accordance with NZS 6802:2008 ' <i>Acoustics – Environmental Noise</i> ' (and any updates or revisions to that standard) before comparison with the noise limits in Condition 68.
70.	<p>The following operational noise management measures are to be established and implemented at the Southern Link Inland Port:</p> <p>(a) In order to achieve the noise limits in Condition 68, acoustic walls are to be erected in locations to appropriately provide for noise mitigation throughout development stages 1, 2, and 3, and in general accordance with the material specifications provided in the Noise Assessment prepared by Marshall Day Acoustics, dated 26 February 2026;</p> <p>(b) Drivers who are stacking containers onsite are to complete training which demonstrates best practice measures for reducing container stacking noise effects;</p> <p>(c) Stacking of containers near site boundaries at night is to be avoided (where practicable);</p> <p>(d) Where possible, motorised vehicle equipment utilised at the Southern Link Inland Port is to be fitted with broadband “squawker” reversing alarms; and</p> <p>(e) Active onsite noise monitoring is to occur to capture high noise events (being any onsite activities that exceed 75 dB LA_{max} at the notional boundary of any dwelling), with any repeat occurrences to be investigated by a suitably qualified and experienced professional and appropriate mitigation measures implemented to reduce further occurrences.</p> <p><i>Advice Note: Active onsite noise monitoring will utilise noise monitors in proxy positions for the monitoring of effects on nearby dwellings.</i></p>

OPERATIONAL LIGHTING

71.	<p>Detailed design plans and drawings for lighting necessary to operate the Southern Link Inland Port must be provided to the Dunedin City Council at least 20 working days prior to the commencement of any operational activities at the site.</p> <p>The design must be in general accordance with the content of the Assessment of Environmental Effects – Lighting prepared by Pedersen Read, dated 23 February 2026, along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.</p> <p>The detailed design plans and drawings must include but not be limited to:</p>
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	<ul style="list-style-type: none"> (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.
72.	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.
73.	<p>The colour temperature of lighting at the Southern Link Inland Port must comprise:</p> <ul style="list-style-type: none"> (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.
74.	<ol style="list-style-type: none"> 1. Lighting along the western, northern, and eastern site boundaries shall 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) shall 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. <p><i>Advice Note: As the southern acoustic wall is set back from the southern site boundary, the implementation of Condition 74(2) will ensure that any light spill along the southern site boundary is less than 3 lux.</i></p>
75.	All exterior lighting (including streetlights) within the Southern Link Inland Port is to be flat glass with zero upward component and installed without tilt.
76.	Lighting of the Southern Link Inland Port rail siding is to be in accordance with KiwiRail lighting standards and guidance (including but not limited to <i>E-ST-EL-0131 Rail Yard Lighting</i>).
77.	The buildings within the Southern Link Inland Port are not to have transparent or translucent facades, excluding windows.

LANDSCAPING

78.	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 11 March 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.
79.	The planting required by Condition 78 must be maintained, with any non-thriving or dead plants to be replaced.
80.	<p>For the purpose of enhancing the natural character values of Silver Stream, the Consent Holder must:</p> <ul style="list-style-type: none"> (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 91(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 78. <p>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.</p> <p><i>Advice Note: The implementation of Condition 80 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></p>

TRANSPORT / ROADING

81.	1. Detailed design plans and drawings for operational transport / roading aspects necessary to service the Southern Link Inland Port must be provided to the Dunedin City Council at least 20 working days prior to the commencement of any transport related works on the site or on the surrounding transport network.
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	<p>2. The design must be in general accordance with that shown on the following Stantec plans:</p> <ul style="list-style-type: none"> (a) Roothing Plan Overall – 310206525-STN-00-210-DR-CI-070011; (b) Roothing Plan Sheet 01 of 08 - 310206525-STN-00-210-DR-CI-070012; (c) Roothing Plan Sheet 02 of 08 - 310206525-STN-00-210-DR-CI-070013; (d) Roothing Plan Sheet 03 of 08 - 310206525-STN-00-210-DR-CI-070014; (e) Roothing Plan Sheet 04 of 08 - 310206525-STN-00-210-DR-CI-070015; (f) Roothing Plan Sheet 05 of 08 - 310206525-STN-00-210-DR-CI-070016; (g) Roothing Plan Sheet 06 of 08 - 310206525-STN-00-210-DR-CI-070017; (h) Roothing Plan Sheet 07 of 08 - 310206525-STN-00-210-DR-CI-070018; (i) Roothing Plan Sheet 08 of 08 - 310206525-STN-00-210-DR-CI-070019; and (j) Roothing & Pavements Layout Plan Entranceways - 310206525-STN-00-210-DR-CI-070050. <p>along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design.</p> <p>3. The detailed design plans and drawings must include but not be limited to:</p> <ul style="list-style-type: none"> (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; and (f) Street lighting infrastructure design.
82.	<p>The operational transport / rooding 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.</p>

	<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>
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PARKING AND MANOEUVRING

83.	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 81.
84.	Onsite parking spaces shall be provided in accordance with minimum size requirements detailed in AS / NZS 2890.1:2004 Parking facilities.
85.	Onsite loading bays shall be provided in accordance with the minimum size requirements detailed in AS / NZS 2890.1:2004 Parking facilities.
86.	All onsite access, parking, and manoeuvring areas shall be formed, drained, and sealed, and thereafter maintained in a permanent dust-free all-weather surface.
87.	Vehicle parking spaces must be delineated with white painted lines. Loading bays shall be delineated with yellow painted lines and have signage in accordance with NZS 4121:2001 requirements.

RAIL SIDING AND MOVEMENTS

88.	<ol style="list-style-type: none"> 1. Detailed design plans and drawings for the rail siding must be provided to the Dunedin City Council at least 20 working days prior to any construction works commencing on the rail siding. 2. The design 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: <ol style="list-style-type: none"> (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.
89.	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.
90.	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

91.	Illuminated signage must be lit from above using flat glass fittings with zero upward component, and no tilt.
92.	The colour temperature of illuminated signage must be $\leq 3000\text{K}$.
93.	<ol style="list-style-type: none"> 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

94.	<ol style="list-style-type: none"> 1. Annually in spring during the Stage 1 development stage, aquatic habitat and macroinvertebrate surveys must be undertaken within Silver Stream at upstream and downstream survey sites located within 50 m of the site. 2. The aquatic habitat and macroinvertebrate surveys must be undertaken in general accordance with the methodology identified in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated 11 March 2026. 3. The Consent Holder must undertake the aquatic habitat and macroinvertebrate surveys for the purpose of verifying earthworks are being effectively managed in a way that ensures the ecology of Silver Stream is remaining stable. 4. The aquatic habitat and macroinvertebrate surveys are to be undertaken by a suitably qualified and experienced professional.
95.	<p>The findings of the aquatic habitat and macroinvertebrate surveys are to be provided to the Dunedin City Council annually within three calendar months of the completion of the surveys required in accordance with Condition 94, in an Aquatic Habitat and Macroinvertebrate Report.</p> <p>The report must include but not be limited to:</p> <ol style="list-style-type: none"> (a) Assessment of the results next to appropriate guidelines; and (b) Comparison of the upstream and downstream findings against the baseline (as detailed in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated 11 March 2026).

96.	<p>1. If the aquatic habitat and macroinvertebrate surveys required by Condition 94 observe sediment at the downstream site, a minimum of two samples should be taken and tested for:</p> <ul style="list-style-type: none"> (a) Heavy metals; (b) Polycyclic aromatic hydrocarbons (PAH); and (c) A nutrient suite. <p>2. If the two samples determine that any of the parameters identified in Condition 98(1) are generally above the baseline levels identified in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated 11 March 2026, appropriate management and / or mitigation measures must be identified by a suitably qualified and experienced professional and implemented by the Consent Holder.</p> <p>3. Confirmation of the following matters is to be provided in the Aquatic Habitat and Macroinvertebrate Report required by Condition 95:</p> <ul style="list-style-type: none"> (a) Management and / or mitigation measures that are to be provided to stabilise the Silver Stream ecology with baseline levels identified in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated 11 March 2026; (b) Any consenting requirements associated with those management and / or mitigation measures, how these are to be achieved, or what is required in order to obtain any associated approvals required; (c) Timing of when the management and / or mitigation measures have or are to be implemented; (d) Methods to ensure the management and / or mitigation measures are successful; and (e) Future reporting requirements to Dunedin City Council.
97.	<p>Prior to the commencement of construction activities, the Consent Holder must undertake suitable monitoring along the stream edge and bank of Silver Stream for the purpose of:</p> <ul style="list-style-type: none"> (a) Identifying and monitoring the use of riparian vegetation in this area by Threatened and At Risk avifauna species; (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.
98.	<p>Monitoring required by Condition 97 must occur for one year during construction (covering all four seasons), and one year during operation (covering all four seasons). Monitoring activities are to be undertaken by a suitably qualified and experienced professional.</p>

99.	<p>The findings of the riparian vegetation monitoring are to be provided to the Dunedin City Council in a Silver Stream Monitoring Report within two calendar months of the completion of the riparian vegetation monitoring required by Condition 97.</p> <p><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></p>
100.	<p>If the riparian vegetation monitoring required by Condition 97 determines that there has been a reduction in the 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 between the monitoring undertaken prior to construction commencing, and the monitoring undertaken during operation (in accordance with Condition 98), the Consent Holder must undertake restoration planting along a length of stream (at the same distance and width of that reach of the Silver Stream running through the site) located at a suitable site within the same Ecological District.</p> <p>Confirmation of the following matters is to be provided in the Silver Stream Monitoring Report required by Condition 99:</p> <ul style="list-style-type: none"> (a) Location of the suitable site; (b) Timing at which the restoration planting is to occur; (c) Species, spacings, and height of plants to be established; and (d) Methods to ensure the successful establishment and growth of plants.
101.	<p>Any restoration planting required by Condition 100 must be maintained by the Consent Holder until greater than 90% native cover is achieved in the area of restoration planting.</p>
102.	<p>No construction works are to occur until:</p> <ul style="list-style-type: none"> (a) The Consent Holder has obtained a Wildlife Act Authority for the salvage and relocation of tussock skink (<i>Oligosoma chionocholescens</i>) from the site; and (b) The Consent Holder has completed the salvage and relocation of tussock skink (<i>Oligosoma chionocholescens</i>) from the site. <p><i>Advice Note: All details of the salvage and relocation process will be provided for in a Lizard Management Plan which forms part of the Wildlife Act Authority.</i></p>
103.	<p>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).</p>
104.	<p>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</p>

	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).
105.	<ol style="list-style-type: none"> 1. If works within the bed of Silver Stream are to occur during the fish spawning season (May to November), pre-inwater works (including fish salvage and the undertaking of trout redd surveys) are to be undertaken by a suitably qualified and experienced professional. 2. If the surveys required by Condition 122(1) identify any trout redds, they are to be avoided with instream works not to occur until after the next flood event. <p><i>Advice Note: Any works that occur within Silver Stream during the fish spawning season are to be undertaken in accordance with any necessary approvals required under the Freshwater Fisheries Regulations 1983.</i></p>
106.	<p>The Consent Holder must prepare and implement a Biosecurity Plan in accordance with best practice standards, which addresses the prevention, detection, and control of biosecurity threats.</p> <p>A copy of the Biosecurity Plan must be made available to the Dunedin City Council within 5 working days of a request.</p> <p><i>Advice Note: The Biosecurity Plan needs to be consistent with Ministry for Primary Industries requirements.</i></p>
107.	<p>The Consent Holder must implement predator control and waste management measures at the Southern Link Inland Port, with the purpose of minimising potential presence of unwanted species and pests, and to reduce the risk of unwanted waste materials entering the site stormwater system and Silver Stream.</p> <p>Details of the control and management measures being implemented at the site must be made available to the Dunedin City Council within 5 working days of a request.</p>
108.	<ol style="list-style-type: none"> 1. A Wildlife Hazard Management Plan must be provided to the Dunedin City Council for certification at least 20 working days prior to the commencement of construction activities. 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.
109.	<p>The Wildlife Hazard Management Plan must include but not be limited to:</p> <ol style="list-style-type: none"> (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;

	<p>(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</p> <p>(c) The process for identifying further actions required should bird monitoring identify that deterrent measures aren't operating effectively.</p>
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AVIATION

110.	<p>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.</p> <p>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 City Council is to be notified and provided evidence of such an agreement.</p>
111.	<ol style="list-style-type: none"> 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 shall meet at a frequency agreed to by both the Consent Holder and the operator of the Taieri Aerodrome.
112.	<p>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.</p>

COMPLAINTS

113.	<p>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.</p> <p>All complaints are to be recorded by the Consent Holder in the form of a written complaints register. The information recorded must include:</p> <ol style="list-style-type: none"> (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;
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	<p>(d) Actions taken by the Consent Holder, if appropriate, to remedy the matters identified in the complaint;</p> <p>(e) Any equipment failure and remedial action taken;</p> <p>(f) The weather conditions at the time, including wind direction, wind strength, and temperature; and</p> <p>(g) Date and name of the person making the entry.</p> <p>A copy of the complaints register must be made available to the Dunedin City Council within 48 hours of request.</p>
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REVIEW OF CONDITIONS

114.	<p>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 or potentially arise from the exercise of this consent.</p>
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APPENDIX A

Remedial Action Sites - Areas A, B, and C



