
MINUTE 4 OF THE PANEL CONVENER

Conference outcomes

FTAA-2604-1207

(4 June 2026)

[1] A conference was held on 3 June 2026 concerning the application filed by Southern Link Property Ltd under the Fast-Track Approvals Act 2024.

[2] Southern Link Property Ltd seeks approvals to establish and operate an inland port and logistics hub at 270-292 Dukes Road North, North Taieria.

[3] Detailed memoranda were filed by participants in advance of the conference. A list of attendees is attached and marked "A". The memoranda have been provided to the panel as background on the topics and issues in relation to this application.

Discussion

Production of new and further information; revised condition set

[4] The panel appointment, originally targeted for 11 June, will be postponed by two weeks. The applicant is completing further report writing and a full revision of the proposed conditions, and it is essential that these materials are available to the panel at its commencement.

[5] Expanding on the above, the scope of issues between the applicant and the local authorities, Te Rūnaka o Ōtākou continues to narrow, with further

engagement anticipated over the next two weeks. The Applicant expects to file further technical reports and updated set of conditions; those reports are being worked on now.

[6] I appreciate the Applicant's transparency regarding the work in progress. Deferring the setting up of the panel pending the filing of new or supplementary reports is best practice, particularly when the reports and updated conditions are imminent. I am concerned that other Applicants on the Fast-track have not alerted the conveners of their intention to file additional reports when this work was underway. Whether an oversight or deliberate, this creates a range of difficulties for panels and other participants. Further, it is work that is not accounted when deciding the setting timeframe for a decision.

[7] That said, the Applicant will need to consider the presentation of any new documents filed. To minimise the need for the panel to reconcile earlier application reports with later supplementary or amended material, the Applicant should consider providing track-changed versions of any revised documents.

Adjacent landowners and occupiers

[8] I note that consultation with adjacent landowners and occupiers began last month, after the application was filed and I do not know the position of those persons. The Applicant is to identify any issues raised by adjacent landowners and occupiers. This information informs the decision on panel appointments. The other persons consulted is adequately addressed in the application.

No outstanding information requests: capacity of the Applicant is confirmed

[9] I record that there are no outstanding information requests and that the applicant, its consultants and legal counsel, have capacity to respond as directed by the panel or as required by the Act throughout the timeframe for the decision.

Legal and interpretation issues

[10] During the conference the Dunedin City Council noted an interpretation issue that may impact the timeframe for the decision. Specifically, does the noise standard in KiwiRail's designation, apply to SLIP land outside the designation? I was told by the City Council that rail noise is permitted within KiwiRail's designation, and the applicant has applied this standard to noise from rail activities on the SLIP site. The SLIP site is not designated. The consequence of this is that the effect of noise on adjacent properties from rail noise sourced on the SLIP site may not have been assessed in accordance with the correct District Plan standards.

[11] If the panel determines the designation's standard does not apply, it may direct the applicant to produce a report on the noise impacts of the project on adjacent properties. This can impact the timeframe for a decision.

[12] It is very important these issues are identified and properly scoped by the time of the convener's conference. I will direct participants are to identify any other legal and interpretational that they are presently aware.

Local authorities' nominee

[13] The Local Authorities' nominee may not have capacity to accept an appointment. I am pursuing this matter with the Local Authorities.

Outcome

[14] As discussed, the panel will be set up after the applicant:

- (a) files supplementary or amended (tracked changed) reports and a new condition set (including management plans if applicable);
- (b) with the exception of Natalie Hampson, confirms, on behalf of the authors, that any report attached to the application and subject to a disclaimer, may be relied upon by the panel and participants. Stantec has already provided this assurance; and
- (c) provides a description of the issues raised by adjoining landowners

and occupiers.

[15] The applicant anticipates being able to respond by **17 June 2026** (i.e. a two weeks). If the applicant is unable to respond, it is to file a memorandum seeking direction. Once the above information is to hand, the panel will be set up.

[16] By **17 June 2026**, participants are to identify any other legal or interpretational issues that arise.

[17] I record, Te Rūnaka o Ōtākou¹ confirmation that the Treaty Impact Statement will be finalised and filed within **seven days**.

A handwritten signature in cursive script that reads "Jane".

Jane Borthwick

Panel convener for the purpose of the Fast-track Approvals Act 2024

¹ Te Rūnaka o Ōtākou, supported by Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnangs o Moeraki.

A – List of attendees at Panel Convenor 3 June 2026

- **Jane Borthwick (Panel Convenor)**
- **Awesta Seddiqi (Environmental Protection Authority)**

For Dunedin City Council:

- **Karen Bain**
- **Alan Worthington**

For Otago Regional Council:

- **Hannah Goslin**
- **Matt Bell**

For Te Rūnaka o Ōtākou:

- **Nicole Buxeda, Legal Counsel**
- **Brett Ellison**
- **Dr Gail Tipa**

For the Applicant:

- **Sarah Scott, legal counsel (Simpson Grierson)**
- **John Kyle, consultant planner (Mitchell Daysh)**
- **Megan Hankey, consultant planner (Mitchell Daysh)**
- **Kevin Kearney, SLPL (Applicant);**
- **Grant Driver, SLPL (Applicant)**
- **Joanne Dowd, SLPL (Applicant)**

