
MINUTE 12 OF THE EXPERT PANEL

Panel Responses to Correspondence and Further Directions

Southern Link Inland Port FTAA-2604-1207

3 September 2026

[1] The purpose of this Minute is to record correspondence received from the managers of White Robe Lodge, NZTA and issue further directions in response. This Minute also requests an update from Te Rūnanga o Ōtākou regarding progress on narrowing issues raised in their s53(2) comments.

Correspondence from Mr and Mrs Stewart

[2] The Panel understands that Mrs Karen Stewart and her husband live in the ‘Stud Managers’ residence that is attached to, and is related to the White Robe Lodge foaling unit, situated at 273 Dukes Road North. Mrs Stewart, as ‘Stud Co Manager’ was a signatory on the comments made by White Robe Lodge, along the owner Mr Anderton.

[3] The Panel has become aware through the EPA, that the request for comments on the application was directed to the owners of the property. Minute 3 was sent to the White Robe Lodge email address.

[4] The Panel noted that in the comments received by DCC, there was specific mention of a residence at 273 Dukes Road North, also known by an alternative address at 176 Milners Road. The part of the property immediately adjacent to the SLIP containing the dwelling was identified in the Map accompanying Minute 3.

[5] The Panel is of the view that the occupier of the dwelling ought to have

received an invitation to comment. Due to an administrative error the EPA did not separately identify the occupier.

[6] The Panel directed the EPA to seek clarification from White Robe Lodge whether the comments received were both on behalf of the owner and occupier (noting Mrs Stewart signed the comments). The EPA received correspondence from White Robe Lodge Limited, confirming that is the case and requested that Mr and Mrs Stewart receive correspondence going forward.

[7] Mr and Mrs Stewart attended the procedural conference on 24 August 2026.

[8] Unfortunately, further correspondence from Mrs Stewart was sent to the EPA on 19 August 2026 and was inadvertently not forwarded to the Panel before the conference. That correspondence confirms that Mr and Mrs Stewart do not consider themselves to have been separately invited as occupiers of the dwelling at 273 Dukes Road North. Had the Panel been aware of that, we could have raised this issue with the applicant and Mr and Mrs Stewart at the procedural conference.

[9] Mr and Mrs Stewart would like the opportunity to comment in their capacity as occupiers.

[10] Although the Panel has already been considering the impact on all adjacent properties, and has issued directions to the Noise experts to address the impact on dwellings and the foaling unit in Minute 9, the Panel wishes to ensure that the comments of Mr and Mrs Stewart are received formally.

[11] Accordingly, the Panel directs that:

- a) Mr and Mrs Stewart are to have an opportunity to make written comments in their capacity as occupiers of the dwelling at 273 Dukes Road North by **5pm on Monday 7 September 2026.**
- b) In their comments Mr and Mrs Stewart are to advise whether they

occupy the residence as their primary residence or if the dwelling is only occupied by them intermittently when management of the foaling unit requires them to be on site.

- c) The applicant may provide comments in reply by **5pm on Wednesday 9th September 2026.**
- d) Comments received from Mr and Mrs Stewart, and the applicant's reply are to be provided to the acoustics experts to address in their JWS.
- e) The EPA is to forward all correspondence from White Robe Lodge and Mrs Stewart to the applicant along with this Minute.

Correspondence from NZTA, Helen Dempster regarding transport conferencing.

[12] Ms Dempster has emailed the EPA requesting clarification as to whether planning experts should also participate in the transportation expert conferencing.¹ That is because the Panel questions in Minute 9 seek transportation expert view on any recommended conditions to address transportation impacts.

[13] Ms Dempster is concerned that the transportation engineers may not necessarily be able to capture specific conditions appropriately for the purpose of resource consenting requirements.

[14] The Panel does not wish the planning experts to participate in the transportation conferencing. We are confident that the transportation engineers can appropriately identify broad 'conditions' that would address the transportation effects identified by them. The drafting of final conditions, if any, and whether they are appropriate in a legal sense for any resource consents for the SLIP, is a matter the Panel will seek input from planning experts and legal counsel either during the proposed conditions hearing on 22 September 2026, or as part of formal

¹ Email from NZTA to EPA, 2 September 2026.

feedback on draft conditions.

Request for update from Te Rūnanga o Ōtākou

[15] Further to Minute 9 the Panel requests Counsel for Te Rūnanga o Ōtākou advise **by 5pm on Friday 4 September 2026** whether and to what extent the issues raised in their s53(2) comments have been narrowed as indicated during the procedural conference. The Panel relies on Counsel to advise if the response contains confidential matters.



Cindy Robinson
Chair Expert Panel