

SOUTHERN LINK INLAND PORT – PROPOSED CONDITIONS FOR THE OTAGO REGIONAL COUNCIL RESOURCE CONSENTS

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GENERAL CONDITIONS WHICH APPLY TO ALL OTAGO REGIONAL COUNCIL CONSENTS

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.	Pursuant to Section 87(2)(b) of the Act, this consent shall lapse if not given effect to within 10 years of its date of commencement, unless an extension of the lapse period is granted under s125(1A) of the RMA.
3.	At least 10 working days prior to the first exercise of this consent, the Consent Holder must advise the Otago Regional 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 AND MONITORING PLANS

4.	<p>Where any consent condition requires the Consent Holder to submit a plan to the Otago Regional 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 plan to the Otago Regional Council;</p> <p><i>Advice Note:</i></p> <p><i>i. The certification (or withholding of certification) of a plan by the Otago Regional Council must be based on the Otago Regional 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></p> <p><i>ii. Should the plan submitted in accordance with clause (a) of this condition, in the opinion of the Otago Regional Council, achieve the requirements of the relevant condition(s) requiring the document’s certification, the Otago Regional 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></p> <p><i>iii. Where the plan submitted in accordance with clause (a) of this condition, in the opinion of the Otago Regional Council does not achieve the requirements of the relevant condition(s) requiring the document’s certification, the Otago Regional Council will advise the Consent Holder in</i></p>
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	<p><i>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 plan(s) be modified to address the concerns, and then be resubmitted;</i></p> <p><i>iv. Certification must not be unreasonably withheld or delayed and certification or a response is expected to take no longer than 20 working days.</i></p> <p>The Consent Holder must address any written response provided by the Otago Regional Council and resubmit an amended plan to the Otago Regional Council for certification.</p>										
5.	<p>No later than the submission timeframe referred to the for the relevant plan, the following documents must be submitted to the Otago Regional Council for certification:</p> <table border="1"> <thead> <tr> <th>Plan</th> <th>Submission Timeframe</th> </tr> </thead> <tbody> <tr> <td>Erosion and Sediment Control Plan</td> <td>At least 20 working days prior to the commencement of earthworks activities</td> </tr> <tr> <td>Spill Response Plan</td> <td>At least 20 working days prior to the commencement of any construction works</td> </tr> <tr> <td>Contaminated Site Management Plan</td> <td>At least 20 working days prior to the commencement of each development stage of earthworks</td> </tr> <tr> <td>Remedial Action Plan</td> <td>20 working days prior to the commencement of earthworks within contaminated areas</td> </tr> </tbody> </table>	Plan	Submission Timeframe	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 any construction works	Contaminated Site Management Plan	At least 20 working days prior to the commencement of each development stage of earthworks	Remedial Action Plan	20 working days prior to the commencement of earthworks within contaminated areas
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Remedial Action Plan	20 working days prior to the commencement of earthworks within contaminated areas										
6.	<p>The plan(s) submitted to the Otago Regional Council for certification must be in general accordance 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; or (c) Incorporate comments made by the Otago Regional Council on the draft plan(s). 										
7.	<p>The Consent Holder must implement the 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 plans is identified, in which instance the conditions of this consent must prevail.</p>										
8.	<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>										

9.	<ol style="list-style-type: none"> 1. The Consent Holder can make amendments to any of the plans referred to in Condition 5 at any time. 2. Any amendment to plans must be submitted for recertification by the Otago Regional Council and any works associated with the amendment must not commence until recertification has occurred in accordance with Condition 4.
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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 Consultation Group:</p> <ol style="list-style-type: none"> (a) [to confirm with Kā Rūnaka ki Ōtākou 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 resource consents; (b) Facilitate feedback to the Consent Holder on the implementation of the management plan 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; (e) Be informed / updated of any archaeological findings of Māori origins, or potential Māori origins, in accordance with the accidental discovery protocol (required by Condition 34), 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>The management plan referred to in Condition 12(b) is:</p> <ul style="list-style-type: none"> (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 Otago Regional Council.
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> <ul style="list-style-type: none"> (a) One month prior to the construction of the stormwater outlets and spillways to Silver Stream; (b) One month prior to the commencement of the Stage 2 earthworks; and (c) One month prior to the commencement of the Stage 3 earthworks. <p>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.	<p>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.</p>

EROSION AND SEDIMENT CONTROL

16.	<p>1. An Erosion and Sediment Control Plan must be provided to the Otago Regional 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.</p> <p>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.</p>
17.	<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; 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>
18.	The Consent Holder must ensure that all run-off from areas where soil disturbance has occurred is treated by sediment retention structures prior to discharge, in accordance with the Erosion and Sediment Control Plan required by Condition 16. These structures are to be fully operational before soil disturbance occurs.
19.	The works authorised by this consent must not cause increases in upstream or downstream flows which cause flooding on adjacent land.
20.	All earthmoving machinery, and ancillary equipment must be operated in a manner which ensures spillages of fuel, oil and similar contaminants are prevented to the greatest extent practicable. Refuelling and lubrication activities must be carried out at least 50 m from Silver Stream that is sufficient to ensure that any spillage can be contained and not enter surface water.
21.	All disturbed or cut vegetation, soil, or debris must be placed in a position where it will not enter, nor cause erosion of Silver Stream.

SPILL RESPONSE

22.	<ol style="list-style-type: none"> 1. A Spill Response Plan must be provided to the Otago Regional Council for certification at least 20 working days prior to the commencement of any construction works. 2. The Spill Response Plan must specify suitable management measures to avoid, remedy, mitigate, and / or minimise risks from contaminant spills to: <ol style="list-style-type: none"> (a) The onsite environment (including Silver Stream); and (b) The offsite environment (including the health of neighbouring site users). 3. The Spill Response Plan must be prepared by a suitably qualified and experienced professional.
23.	<p>The Spill Response Plan must include but not be limited to:</p> <ol style="list-style-type: none"> (a) Identification of rapid containment measures that can be implemented onsite (including but not limited to deploying spill kits, temporary bunding, isolating the affected area); (b) Identification of the training measures that are to occur to ensure all operators are appropriately trained to implement the measures identified in Condition 23(a); and (c) Identification of the parties to be notified of any spill event (including but not necessarily limited to the site manager, the persons responsible for individual activities or areas of activities within the site, and relevant authorities).

SILVER STREAM WATER QUALITY AND TEMPERATURE

	<i>Silver Stream Water Quality Monitoring</i>
24.	<ol style="list-style-type: none"> 1. Prior to the construction of the Southern Link Inland Port, the Consent Holder must undertake water quality monitoring for the parameters listed in Condition 26 within Silver Stream at upstream and downstream sites located within 50 m of the site, over four sampling events (ideally covering differing weather characteristics) for the purpose of strengthening the pre-construction baseline of water quality in Silver Stream (building on the existing baseline presented in the Freshwater Ecological Impact Assessment). 2. The water quality monitoring within Silver Stream is to be undertaken by a suitably qualified and experienced professional.
25.	<ol style="list-style-type: none"> 1. First flush water quality monitoring within Silver Stream at upstream and downstream sites located within 50 m of the site for the parameters listed in Condition 26 must occur: <ol style="list-style-type: none"> (a) Quarterly during the Stage 1 and Stage 2 development stages; and

	<p>(b) Once, following the first large storm event that has resulted in any surcharging of the container washbay wastewater system to overland flow;</p> <p>for the purpose of confirming that the water quality of Silver Stream has not degraded from the pre-construction baseline obtained via Condition 24 as a result of discharges to the stream during construction and / or operation phases, and that the ecology of Silver Stream is remaining stable.</p> <p>2. The water quality monitoring within Silver Stream required by Condition 25(1)(a) must continue until the construction of the stormwater attenuation pond is complete.</p> <p>(a) The water quality monitoring with Silver Stream required by Condition 25(1)(b) must occur within one week following the first large storm event that has resulted in any surcharging of the container washbay wastewater system to overland flow.</p> <p><i>Advice Notes:</i></p> <p>1. <i>For the purposes of this consent, 'first flush' comprises the first flush after 5-10 dry days.</i></p> <p>2. <i>For the purposes of this consent, 'large storm events' means storm events above the 10% annual exceedance probability Representative Concentration Pathway 8.5 2080-2100 design storm, as detailed in the Stormwater Assessment prepared by Stantec, dated 11 March 2026.</i></p>
26.	<p>The water quality monitoring within Silver Stream required by Condition 24 and Condition 25 must cover the following parameters:</p> <p>(a) pH;</p> <p>(b) Water Clarity (m);</p> <p>(c) Turbidity (NTU);</p> <p>(d) Conductivity ($\mu\text{S}/\text{cm}$);</p> <p>(e) Total Suspended Solids (mg/L);</p> <p>(f) Alkalinity (g/m^3 as CaCO_3);</p> <p>(g) Chloride (mg/L);</p> <p>(h) Sulphate (mg/L);</p> <p>(i) Total Recoverable Arsenic (mg/L);</p> <p>(j) Total Recoverable Cadmium (mg/L);</p> <p>(k) Total Recoverable Chromium (mg/L);</p> <p>(l) Total Recoverable Copper (mg/L);</p> <p>(m) Total Recoverable Lead (mg/L);</p> <p>(n) Total Recoverable Nickel (mg/L);</p> <p>(o) Total Recoverable Zinc (mg/L);</p> <p>(p) Total Recoverable Mercury (mg/L);</p> <p>(q) Soluble Sodium (mg/L);</p> <p>(r) Soluble Potassium (mg/L);</p>

	<ul style="list-style-type: none"> (s) Soluble Magnesium (mg/L); (t) Soluble Calcium (mg/L); (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); and (gg) <i>Escherichia coli</i> (MPN/100mL).
27.	<ol style="list-style-type: none"> 1. If, as determined by a suitably qualified and experienced professional, the stormwater quality monitoring / sampling required by Condition 24 and Condition 25 is demonstrating that there is no need to continue monitoring all parameters identified in Condition 26, the Consent Holder may stop monitoring / sampling for such parameters. 2. The reasoning for any stopping of monitoring / sampling for parameters such as those identified in Condition 27(1) are to be provided in the Silver Stream (Water Quality) Monitoring Report required by Condition 28.
28.	<ol style="list-style-type: none"> 1. The findings of the water quality monitoring within Silver Stream required by Condition 24 and Condition 25 are to be provided to the Otago Regional Council in a Silver Stream (Water Quality) Monitoring Report: <ul style="list-style-type: none"> (a) Within 20 working days of the completion of the four sampling events required by Condition 24; and (b) Within 20 working days of the completion of the monitoring following the occurrences of the two instances described in Condition 25. 2. The Silver Stream (Water Quality) Monitoring Report must include but not be limited to: <ul style="list-style-type: none"> (a) Assessment of the results compared to appropriate guidelines; and (b) Comparison of the upstream and downstream findings against the baseline (in accordance with Condition 24. <p><i>Advice Note: The Silver Stream (Water 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>



29.	<p>If the water quality monitoring within Silver Stream required by Condition 24 and / or Condition 25 determines that as a result of the construction and / or operation of the Southern Link Inland Port, the quality of water in Silver Stream is generally below the pre-construction baseline samples required by Condition 24 as a result of discharges to the stream during construction and / or operational phases, appropriate management and / or mitigation measures must be identified by a suitably qualified and experienced professional and implemented by the Consent Holder.</p> <p>Confirmation of the following matters is to be provided in the Silver Stream (Water Quality) Monitoring Report required by Condition 28:</p> <ul style="list-style-type: none"> (a) Any management and / or mitigation measures which have or are to be provided to stabilise the Silver Stream water quality (and associated freshwater ecology) with baseline levels identified in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated 11 March 2026; (b) Timing of when the management and / or mitigation measures have or are to be implemented; (c) Methods to ensure the management and / or mitigation measures are successful; and (d) Future reporting requirements to Otago Regional Council.
	<i>Silver Stream Water Temperature Monitoring</i>
30.	<ol style="list-style-type: none"> 1. Continuous upstream and downstream water temperature monitoring (at upstream and downstream sites located within 50 m of the site) must occur in Silver Stream for the first two summers (1 December – 31 March) following the establishment of the stormwater attenuation pond. 2. The Consent Holder must undertake the water temperature monitoring for the purpose of confirming that the water temperature of Silver Stream is in accordance with the considerations in Condition 31 and the ecology of Silver Stream is remaining stable. 3. The water temperature monitoring within Silver Stream is to be undertaken by a suitably qualified and experienced professional.
31.	<p>The findings of the water temperature monitoring are to be provided to the Otago Regional Council annually within two calendar months of the completion of the monitoring required in accordance with Condition 30, in a Silver Stream (Water Temperature) Monitoring Report.</p> <p>The report must report on if / how the results demonstrate that water temperature downstream of the stormwater spillways has not increase by 3°C or more from the upstream site sample or above 25°C.</p> <p><i>Advice Note: The Silver Stream (Water Temperature) 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>

32.	<p>If the water temperature monitoring required by Condition 30 determines that the considerations in Condition 31 are not met as a result of the Southern Link Inland Port discharges, appropriate management and / or mitigation measures must be identified by a suitably qualified and experienced professional and implemented by the Consent Holder.</p> <p>Confirmation of the following matters is to be provided in the Silver Stream (Water Temperature) Monitoring Report required by Condition 31:</p> <ul style="list-style-type: none"> a. Any management and / or mitigation measures which have or are to be provided to stabilise the Silver Stream water temperature; b. Timing of when the management and / or mitigation measures have or are to be implemented; c. Methods to ensure the management and / or mitigation measures are successful; and d. Future reporting requirements to Otago Regional Council.
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ACCIDENTAL DISCOVERY PROTOCOL

33.	<p>Any archaeological evidence encountered during the exercise of this consent must be investigated, recorded, and analysed in accordance with Archaeological Authority 2026-362.</p>
34.	<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.
	<p><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></p>

CONSENT REVIEW

35.	<p>Under section 128 of the Resource Management Act 1991 the conditions of this consent may be reviewed by the Otago Regional 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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RESOURCE CONSENTS WHICH APPLY TO SPECIFIC ACTIVITIES

- Resource Consent A** To undertake soil disturbance and remediation activities on land that is or is potentially contaminated; and
- To discharge contaminants (contaminated soil) to land
- Resource Consent B** To discharge stormwater (construction) to land and water
- Resource Consent C** To disturb the bed of Silver Stream to establish stormwater spillway structures
- Resource Consent D** To discharge stormwater (operational) to land and water
- Resource Consent E** To discharge industrial trade waste to land where it may enter water



RESOURCE CONSENT A

RESOURCE CONSENT	[Reference number to be integrated]	
CONSENT TYPE AND ACTIVITIES AUTHORISED	RMA S9	To undertake soil disturbance and remediation activities on land that is or is potentially contaminated
	RMA S15	To discharge contaminants (contaminated soil) to land
TERM	35 years	
LAPSE PERIOD	10 years	

A.1	The Consent Holder must comply with the general conditions which apply to all Otago Regional Council consents to the extent relevant to the management of activities authorised by this consent.
A.2	The Consent Holder must ensure that public safety is maintained on the site at all times by ensuring that all construction personnel are made aware of the site's history and the environmental and human health hazards associated with potentially encountering contaminated material and the procedures for disposal of contaminated material.
A.3	<ol style="list-style-type: none"> 1. A Contaminated Site Management Plan must be provided to the Otago Regional Council for certification at least 20 working days prior to the commencement of each development stage of earthworks. 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. 3. The Contaminated Site Management Plan must be prepared by a suitably qualified and experienced professional. <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>
A.4	<p>The Contaminated Site Management Plan must include but not be limited to:</p> <ol 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 management of soils in a way that segregates clean fill and contaminated soils (i.e. avoids cross-contamination of clean soils);



	<ul style="list-style-type: none"> (c) Detailed content and performance indicators for the control of dust generation during the works; (d) Procedures to ensure the diversion of clean water away from excavations; (e) Detailed content and performance indicators for sediment and erosion control; (f) Requirements for where and how any contaminated soils and material will be disposed of offsite; (g) Requirements for where and how any contaminated soils and materials will be encapsulated onsite; (h) Asbestos-specific health and safety controls for the site (in the event that the asbestos surveys required by Condition A.13 confirm presence of asbestos onsite); and (i) Unexpected contamination and contingency procedures.
A.5	<ol style="list-style-type: none"> 1. A Remedial Action Plan must be provided to the Otago Regional 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. 3. The Remedial Action Plan must be prepared by a suitably qualified and experienced professional.
A.6	<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 A.7); (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 A.3); (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.



A.7	<p>Any contaminated soils and materials removed from the site must either be:</p> <p>(a) Disposed of at a facility whose waste acceptance criteria permit the disposal; or</p> <p>(b) Encapsulated on site (e.g. beneath buildings, roads, or landscaped areas).</p> <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>
A.8	<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 provided to the Otago Regional 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 subsequent amendment to the regulations 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> <p>The Site Validation Report must be prepared in accordance with <i>CLMG No. 1: Reporting on Contaminated Sites in New Zealand</i>.</p>
A.9	<p>There must be no contamination of surface water or groundwater resulting from any discharge of contaminated soil to land.</p>
A.10	<p>Contaminated soils or material must not be discharged within 30 m of Silver Stream.</p>
A.11	<p>Excavation equipment, trucks, and machinery must be cleaned and decontaminated prior to removal from the site. Any soil or material that falls on the road, footpath, or berm must be cleaned up immediately by the Consent Holder. The material must not be swept into stormwater channels or inlets or deposited on the side of roadways.</p>
A.12	<p>All trucks moving soil offsite to a suitably authorised location must have covered loads to ensure dust is not lost during transport.</p>
A.13	<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 A.3).</p>



Appendix A

Remedial Action Sites - Areas A, B, and C



RESOURCE CONSENT B

RESOURCE CONSENT	[Reference number to be integrated]
CONSENT TYPE AND ACTIVITIES AUTHORISED	RMA S15 To discharge stormwater (construction) to land and water
TERM	35 years
LAPSE PERIOD	10 years

B.1	The Consent Holder must comply with the general conditions which apply to all Otago Regional Council consents to the extent relevant to the management of activities authorised by this consent.
B.2	<p>The discharge of stormwater (construction) to land must be limited to:</p> <ol style="list-style-type: none"> 1. Discharges associated with the diversion of stormwater (construction) to, within, or from temporary sediment retention ponds, in general accordance with the sediment retention ponds detailed on the following Stantec plans: <ol style="list-style-type: none"> (a) Erosion and Sedimentation Control Plan Stage 1 - 310206525-STN-00-501-DR-CI-090402; (b) Erosion and Sedimentation Control Plan Stage 2 - 310206525-STN-00-501-DR-CI-090403; (c) Erosion and Sedimentation Control Plan Stage 3 - 310206525-STN-00-501-DR-CI-090404; and <p>along with any changes made to the preliminary / concept level Erosion and Sedimentation Control Plans as necessary as a result of detailed design.</p> 2. Discharges associated with the diversion of stormwater (construction) to, within, or from the stormwater attenuation pond.
B.3	<p>The discharge of stormwater (construction) to water must be limited to discharges originating from the temporary sediment retention ponds identified in Condition B.2 that are discharged to:</p> <ol style="list-style-type: none"> (a) Silver Stream via the eastern swale; or (b) Silver Stream via the stormwater attenuation pond and western swale.
B.4	<p>All stormwater (construction) discharges must not give rise to any or all of the following effects in Silver Stream after reasonable mixing:</p> <ol style="list-style-type: none"> (a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (b) Any conspicuous change in the colour or visual clarity;

	<p>(c) Any emission of objectionable odour;</p> <p>(d) The rendering of freshwater unsuitable for consumption by farm animals; or</p> <p>(e) Any significant adverse effects on aquatic life.</p>
B.5	The Consent Holder must ensure that onsite stormwater attenuation for construction activities (both within the temporary sediment retention ponds and the stormwater attenuation pond) is provided so that any stormwater discharge from the site does not exceed 10% annual exceedance probability pre-development flows.
B.6	The Consent Holder must ensure that all discharge points (including from the temporary sediment retention ponds, the eastern swale, the stormwater attenuation pond, and the western swale) are fitted with appropriate erosion protections so to avoid erosion effects as far as practicable.
B.7	If the discharges result in erosion, scour, or slumping of a stream bank or berm, the Consent Holder must, as soon as practicable after the event, notify the Otago Regional Council of the damage, and undertaken the reinstatement and repair of the affected areas to return these, as far as reasonably practicable, to their previous state or to a stable designed and protected slope.
B.8	<ol style="list-style-type: none"> 1. Detailed design plans and drawings for the temporary sediment retention ponds and the stormwater attenuation pond necessary to service the construction and operation of the Southern Link Inland Port must be provided to the Otago Regional Council at least 20 working days prior to any construction works commencing on the site. 2. The designs must be in general accordance with those detailed in the Stormwater Assessment prepared by Stantec, dated 11 March 2026, subject to any changes made to the preliminary / concept level design plans by detailed design. 3. The detailed design plans and drawings must include but not be limited to: <ol style="list-style-type: none"> (a) Confirmation of the timing of construction of the temporary sediment retention ponds and the stormwater attenuation pond throughout the development stages; (b) Layouts, dimensions, and operational design details of the temporary sediment retention ponds (including treatment methods prior to the discharge of water from the ponds to the eastern swale); and (c) Layout, dimensions, and operational design details of the stormwater attenuation pond (including treatment methods prior to the discharge of water from the pond to the western swale).
B.9	The temporary sediment retention ponds and stormwater attenuation pond must be constructed in general accordance with the detailed design plans and drawings.
B.10	<ol style="list-style-type: none"> 1. The Consent Holder must ensure that the temporary sediment retention ponds and stormwater attenuation pond and ancillary features such as the eastern and western swales are inspected at least every six calendar months or more frequently



	<p>where specified in the Erosion and Sediment Control Plan (required by Condition 16) and maintained and repaired as necessary to ensure that they are in good working order and continue to operate within their design criteria. The Consent Holder shall keep a written record of maintenance activities and provide this to the Otago Regional Council upon request.</p> <p>2. Prior to the temporary sediment retention ponds reaching 20% capacity (i.e. when they are 20% full of sediment), a sludge removal process is to occur to ensure the ponds maintain:</p> <ul style="list-style-type: none"> (a) 300 mm freeboard above the primary spillway; (b) 100 mm freeboard above the emergency spillway level; and (c) 250 mm between the invert of the emergency spillway and the lowest point of the surrounding bund.
B.11	The discharges provided for by Condition B.2 must occur in accordance with the Erosion and Sediment Control Plan required by Condition 16.
B.12	The discharges provided for by Condition B.2 must occur in accordance with the Silver Stream water quality monitoring required by Condition 24.



RESOURCE CONSENT C

RESOURCE CONSENT	[Reference number to be integrated]
CONSENT TYPE AND ACTIVITIES AUTHORISED	RMA S13 To disturb the bed of Silver Stream to establish stormwater spillway structures and undertake slope stabilisation works
TERM	35 years
LAPSE PERIOD	10 years

C.1	The Consent Holder must comply with the general conditions which apply to all Otago Regional Council consents to the extent relevant to the management of activities authorised by this consent.
C.2	All works and structures relating to this consent shall be designed, constructed and maintained to conform to standard engineering practices and at all times be maintained to a safe and serviceable standard.
C.3	The design, installation, and maintenance of the two stormwater spillway structures (at the eastern and western swales), and undertaking of any slope stabilisation works on the northern bank of the Silver Stream (located within the site) shall be such that they do not impede the flows of Silver Stream, do not occupy the full width of Silver Stream, and do not cause any long-term erosion of the bed or banks of Silver Stream.
C.4	<ol style="list-style-type: none"> 1. Detailed design plans and drawings for the stormwater spillway structures necessary to service the Southern Link Inland Port must be provided to the Otago Regional Council at least 20 working days prior to any associated construction works commencing. 2. The designs must be in general accordance with those detailed in the Stormwater Assessment prepared by Stantec, dated 11 March 2026, along with any changes made to the preliminary / concept level design plans as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: <ol style="list-style-type: none"> (a) Confirmation of the timing of the construction of the stormwater spillway structures within the development stages of the Southern Link Inland Port; (b) Layouts, dimensions, and operational design details of the stormwater spillway structures; (c) Measures and methods that are to be implemented to ensure works within the bed of Silver Stream are minimised as far as practicable; and (d) Measures and methods that are to be implemented to ensure adverse erosion and sediment control effects are avoided and / or managed appropriately.



C.5	The stormwater spillway structures must be constructed in general accordance with the detailed design plans and drawings.
C.6	<ol style="list-style-type: none"> 1. Detailed design plans and drawings for any slope stabilisation works required on the northern bank of the Silver Stream (located within the site) must be provided to the Otago Regional Council at least 20 working days prior to any associated works commencing. 2. The detailed design plans and drawings must include but not be limited to: <ol style="list-style-type: none"> (a) Layout, dimensions, and methodology of the slope stabilisation works; and (b) Measures and methods that are to be implemented to ensure works within the bed of Silver Stream are minimised as far as practicable; and (c) Measures and methods that are to be implemented to ensure adverse erosion and sediment control effects are avoided and / or managed appropriately.
C.7	Any slope stabilisation works must be constructed in general accordance with the detailed design plans and drawings.
C.8	The Consent Holder must give the Otago Regional Council at least two working days' notice of the intention to commence construction of the stormwater spillway structures and / or the slope stabilisation works and shall advise the Otago Regional Council of having finished the stormwater spillway structures installation works and / or the slope stabilisation works immediately following their completion.
C.9	The Consent Holder shall keep a photographic record of the area, stream berm, and bank where works for the installation of the stormwater spillway structures and / or the slope stabilisation works occur. The record must comprise date stamped photographs of the area prior to construction commencing, photographs during construction, and photographs of the area after construction has been completed. The photographic record shall be provided to the Otago Regional Council upon request.
C.10	The Consent Holder must take all practical measures to limit the amount of sediment and prevent contaminants from entering any waterbody during the construction works and shall comply with the Erosion and Sediment Control Plan required by Condition 16.
C.11	The Consent Holder shall conduct the construction works within the bed of Silver Stream only during periods when flows in Silver Stream as measured at Gordon Road are below 0.37 m ³ /s (i.e. low flows).
C.12	The Consent Holder must ensure that at the completion of the construction works, any newly established surfaces or grassed slopes, or any vegetated areas that were cleared or damaged as a result of the activity, are stabilised to the satisfaction of the Otago Regional Council in order to prevent sediment associated with the works from entering Silver Stream.
C.13	If an event occurs during construction of the stormwater spillway structures and / or the slope stabilisation works that may lead to the release of contaminants to Silver Stream, such as from a fuel or chemical spill, the Consent Holder must notify the Otago Regional



	Council of the event as soon as reasonably practicable and implement appropriate spill response measures in accordance with the Spill Response Plan required by Condition 22.
	<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>



RESOURCE CONSENT D

RESOURCE CONSENT	[Reference number to be integrated]
CONSENT TYPE AND ACTIVITIES AUTHORISED	RMA S15 To discharge stormwater (operational) to land and water
TERM	35 years
LAPSE PERIOD	10 years

D.1	The Consent Holder must comply with the general conditions which apply to all Otago Regional Council consents to the extent relevant to the management of activities authorised by this consent.
D.2	The discharge of stormwater (operational) to land must be limited to: <ol style="list-style-type: none"> 1. Discharges associated with the diversion of stormwater (operational) to the stormwater attenuation pond; 2. Discharges associated with the diversion of stormwater (operational) within the western swale; 3. Discharges associated with the diversion of stormwater (operational) within the eastern swale; and 4. Discharges to permeable land throughout the site.
D.3	The discharge of stormwater (operational) to water must be limited to discharges from: <ol style="list-style-type: none"> (a) The stormwater attenuation pond via the western swale which connects to Silver Stream; and (b) The eastern swale which connects to Silver Stream.
D.4	All stormwater (operational) discharges must not give rise to any of the following effects in Silver Stream after reasonable mixing: <ol style="list-style-type: none"> (a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (b) Any conspicuous change in the colour or visual clarity; (c) Any emission of objectionable odour; (d) The rendering of freshwater unsuitable for consumption by farm animals; and (e) Any significant adverse effects on aquatic life.



D.5	<p>The Consent Holder must ensure that onsite attenuation for operational activities within the stormwater attenuation pond provides for pond outflows that are in general accordance with the Stormwater Assessment prepared by Stantec, dated 11 March 2026, being:</p> <ul style="list-style-type: none"> (a) Maintain the 10% annual exceedance probability and 1% annual exceedance probability post development peak stormwater discharge to the 10% annual exceedance probability predevelopment peak flow with historic rainfall; and (b) Have provision to discharge at the 10% annual exceedance probability predevelopment peak flow with future climate change Representative Concentration Pathway (8.5 2080-2100) in the future; <p>unless the detailed design of the stormwater attenuation pond as required by Condition D.8 identifies any necessary changes required to these preliminary / concept level attenuation requirements.</p>
D.6	<p>The Consent Holder must ensure that all discharge points (including from the stormwater attenuation pond, and the western swale and the eastern swale) are fitted with erosion protections so to avoid erosion effects as far as practicable.</p>
D.7	<p>If the discharges result in erosion, scour, or slumping of a stream bank or berm, the Consent Holder must, as soon as practicable after the event, notify the Otago Regional Council of the damage, and undertake the reinstatement and repair of the affected areas to return these, as far as reasonably practicable, to their previous state or to a stable designed and protected slope condition.</p>
D.8	<ol style="list-style-type: none"> 1. Detailed design plans and drawings for the stormwater attenuation pond, the western swale, and the eastern swale necessary to service the Southern Link Inland Port must be provided to the Otago Regional Council at least 20 working days prior to any construction works commencing on the site. 2. The designs must be in general accordance with those detailed in the Stormwater Assessment prepared by Stantec, dated 11 March 2026, along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to: <ul style="list-style-type: none"> (a) Layouts, dimensions, and operational design details of the stormwater attenuation pond (including treatment methods prior to the discharge of water from the pond to the western swale); (b) Layouts, dimensions, and operational design details of the western swale; and (c) Layouts, dimensions, and operational design details of the eastern swale.
D.9	<p>The stormwater attenuation pond, the western swale, and the eastern swale must be constructed in general accordance with the detailed design plans and drawings.</p>



D.10	The Consent Holder must ensure that the stormwater attenuation pond, the western swale and spillway, and the eastern swale and spillway are inspected, maintained and repaired as necessary to ensure that they are in good working order and continue to operate within the design criteria confirmed via the detailed design plans and drawings required under Condition D.8. The Consent Holder shall keep a written record of any maintenance activities and provide this to the Otago Regional Council upon request.
D.11	The discharges provided for by Condition D.2 must occur in accordance with the Erosion and Sediment Control Plan required by Condition 16.
D.12	The discharges provided for by Condition D.2 must occur in accordance with the Silver Stream water quality monitoring required by Condition 26.



RESOURCE CONSENT E

RESOURCE CONSENT	[Reference number to be integrated]
CONSENT TYPE AND ACTIVITIES AUTHORISED	RMA S15 To discharge industrial trade waste to land where it may enter water
TERM	35 years
LAPSE PERIOD	10 years

	<i>Advice Note: The activities provided for by this resource consent must be undertaken in accordance with any applicable requirements of a Dunedin City Council Trade Waste Discharge Permit obtained under the Dunedin City Council Trade Waste Bylaw 2020.</i>
E.1	The Consent Holder must comply with the general conditions which apply to all Otago Regional Council consents to the extent relevant to the management of activities authorised by this consent.
E.2	The design of the container washbay system must prevent the surcharging of the container washbay wastewater system to overland flow for any storm event below a 10% annual exceedance probability Representative Concentration Pathway 8.5 2080-2100 design storm, as detailed in the Stormwater Assessment prepared by Stantec, dated 11 March 2026.
E.3	The discharge of any trade waste must be limited to: <ul style="list-style-type: none"> (a) Residual waste products that are deposited within the site’s stormwater management system collection catchment; (b) Surcharge from the container washbay in any storm event above the 10% annual exceedance probability Representative Concentration Pathway 8.5 2080-2100 design storm; and (c) Trade wastes not otherwise discharged via the site’s wastewater management system.
E.4	<ol style="list-style-type: none"> 1. Detailed design plans and drawings for the wastewater system of the container washbay necessary to service the Southern Link Inland Port must be provided to the Otago Regional Council at least 20 working days prior to any container washbay construction works commencing. 2. The design must be in general accordance with that detailed in the Wastewater Assessment prepared by Stantec, dated 20 February 2026, along with any changes made to the preliminary / concept level design plans as necessary as a result of detailed design. 3. The detailed design plans and drawings must include but not be limited to:



	<p>(a) Layouts, dimensions, and operational design of the container wastewater system components; and</p> <p>(b) Operational design details of how surcharges of the container washbay wastewater system will connect into overland flow paths and the stormwater attenuation pond.</p>
E.5	The wastewater management system for the container washbay must be constructed in general accordance with the detailed design plans and drawings.
E.6	The Consent Holder must ensure that the wastewater and stormwater management systems for the site are inspected, maintained and repaired as necessary to ensure that they are in good working order and continue to operate in a manner which minimises the potential for the discharge of trade wastes other than via the wastewater management system. The Consent Holder shall keep a written record of any maintenance activities and provide this to the Otago Regional Council upon request.

