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

CONTENTS

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.
3A	Prior to the commencement of the activities authorised by this consent, the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to: a) The contents of these conditions; and b) The final management plans required by Condition 5. A copy of these conditions and certified management plans must be kept on-site at all times. Copies of certified management plans must be updated within 5 working days of any plan amendments being certified
3B	The activities authorised by this consent must only be exercised in conjunction with consent *[insert consent reference and purpose once confirmed]*.
3C	The Consent Holder must maintain a record of any complaints associated with the activities authorised by this consent. The register must include, but not be limited to: a) The date, time, location and nature of the complaint; b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information; and c) Any action taken by the Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again. A record of the complaints must be submitted to the Otago Regional Council by 30 September each year and made available for inspection at other times upon request.
	~~*Advice Note: All works associated with the Southern Link Inland Port are to be undertaken in accordance with Archaeological Authority 2026-362.*~~

MANAGEMENT AND MONITORING PLANS

4.	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; (a) The Consent Holder must submit the plan to the Otago Regional Council; *Advice Note:* *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;* *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;* *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 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;* *iv. Certification must not be unreasonably withheld or delayed and certification or a response is expected to take no longer than 20 working days.* (b) 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.
5.	~~No later than the submission timeframe referred to the for the relevant plan, t~~The following ~~documents~~ plans must be submitted to the Otago Regional Council for certification in accordance with the submission timeframe outlined in the table below: *The purpose and ~~detail~~ information requirements of each document are provided in the consent conditions.* **Plan** **Submission Timeframe**

	Construction Management Plan	At least 20 working days prior to the commencement of any construction works
	Erosion and Sediment Control Plan	At least 20 working days prior to the commencement of each stage of earthworks activities (development Stage 1, Stage 2 and Stage 3)
	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
	Stormwater Monitoring Plan	At least 20 working days prior to the commencement of any construction works
	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 5. 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. The Construction Management Plan may be prepared in conjunction with any Construction Management Plan prepared in accordance with the consent requirements applying to other consents for the Southern Link Inland Port.	
6.	The plan(s) submitted to the Otago Regional Council for certification must be in general accordance with the Consent Holder's application, except as amended to: (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, or where relevant, the Mana Whenua Consultation Group or the Dunedin City Council, on the draft plan(s).	
7.	The Consent Holder must ~~implement the plans and all~~ undertake 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.
8.	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.
9.	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.

MANA WHENUA

10.	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 the group, frequency of hui, and group composition. The following parties must be invited to include representatives on the Mana Whenua Consultation Group: (a) [to confirm with Kā Rūnaka ki Ōtākou which specific parties they would like to include on this list]; (b) ... *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*.
11.	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.
12.	The purpose of the Mana Whenua Consultation Group is to: (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 preparation and implementation of the management plans required by Condition 143; (c) Facilitate consultation on the design and implementation of a cultural monitoring programme, including the development of cultural health indicators for key species of importance to Te Rūnanga o Ōtākou to be included in the Stormwater Monitoring Plan; ~~(b)~~(d) To receive and review the results of the monitoring data and reports undertaken in accordance with the conditions of these consents, including the

	results of the cultural monitoring programme outlined in the Stormwater Monitoring Plan, and provide recommendations to the Consent Holder on the appropriateness of the cultural monitoring programme based on the results of the monitoring; ~~(c)~~(e) Enable Mana Whenua Consultation Group members to share information with their respective parties relevant to the construction of the Southern Link Inland Port; ~~(d)~~(f) Facilitate the implementation of tikaka and kawa (customary practices and protocols) throughout the construction of the Southern Link Inland Port; and ~~(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. ~~(f)~~(g)
13.	1. At least 20 working days prior to providing the plans listed in Condition 14 to the Otago Regional Council for certification, the Consent Holder must provide the draft plan to the Mana Whenua Consultation Group for comment and feedback. 2. The Consent Holder must ensure that all written comments or feedback received from the Mana Whenua Consultation Group is provided to the Otago Regional Council when the plan is submitted for written certification in accordance with Condition 5, along with a clear explanation of where any comment made on the plan has or has not been incorporated into the plan and the reasons why. 3. If, following at least 20 working days after providing the draft plan to the Mana Whenua Consultation Group, the Consent Holder has not received written comments or feedback from the Mana Whenua Consultation Group, the Consent Holder may submit the plan to the Otago Regional Council for written certification under Condition 5.
~~13.~~14.	The management plans referred to in Condition 12(b) ~~i~~are~~s~~: (a) Construction Management Plan – a copy of the final plan 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 (b) Erosion and Sediment Control Plan(s) – a copy of the final plan 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. ~~(a)~~(c) Stormwater Monitoring Plan – a copy of the final plan 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.~~15.	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:

	(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. In the instance that the invitation for the meetings referred to in this ~~C~~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.
~~15.~~16.	At least 20 days ~~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.

CONSTRUCTION MANAGEMENT

17.	1. A Construction Management Plan must be provided to the Otago Regional Council for certification in accordance with Condition 5 of this consent. 2. The objective of the Construction Management Plan is to outline best practice procedures, mitigation and methodologies required to manage all construction activities associated with the Southern Link Inland Port.
18.	The Construction Management Plan must include but not be limited to: (a) Details of the activities and intended construction timetable (including staging) and hours of operation; (b) Clarification of which of the Condition 18(c) – (u) matters are required to be implemented at each development stage; (c) Detailed content and performance indicators for traffic management during construction; (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 20); (e) Detailed earthworks design plans; (f) Earthworks management and disposal of spoil; (g) A Contaminated Site Management Plan (in accordance with Condition A.4); (h) A Remedial Action Plan (in accordance with Condition A.6); (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 26); (q) A Wildlife Hazard Management Plan (in accordance with Dunedin City Council Consent Conditions; (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) Administrative requirements, including: i. Weekly site inspections; ii. Monthly environmental reporting; iii. Independent audit by Suitably Qualified and Experienced Person; iv. Notification and management of environmental incidents; v. Records and registers; vi. Environmental roles and responsibilities or personnel (including nomination of Principal Contractor); and vii. Site induction. *Advice Note: Due to the staged nature of the construction works, not all matters listed in Condition 18 will be applicable for all development stages. Requirement (b) seeks to provide clarification of which matters listed in Condition 18 are required to be implemented for each development stage.*
19.	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.

EROSION AND SEDIMENT CONTROL

~~16.~~20	1. The Consent Holder must engage a~~An Erosion and Sediment Control Plan must be~~ Suitably Qualified and Experienced Person to prepare an Erosion and Sediment Control Plan for each stage of earthworks (development Stage 1, Stage 2 and Stage 3 as outlined in the Civil Works and Earthworks report prepared by Stantec, date 16 April 2026). ~~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 16 April 2026.~~ 2. The objective of the Erosion and Sediment Control Plan ~~must~~ is to ensure that all appropriate sediment ~~and~~ control measures are adopted to minimise any soil erosion and sedimentation effects associated with the project construction activities. ~~2.~~3. The Consent Holder must provide the Erosion and Sediment Control Plan to the Otago Regional Council for certification in accordance with Conditions 4-6 of this consent.
~~17.~~21	The Erosion and Sediment Control Plan must include, but not be limited to: (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: 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. ~~(d)~~ Construction timetable for the erosion and sediment control works and the staging of earthworks;

	(d) ~~(e) Maintenance, monitoring, and reporting procedures;~~ ~~(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; (e) ~~(g)~~ Procedures and timing for review and/or amendment to the ESCP; and (f) ~~(h)~~(g) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.
21A	All earthworks must be carried out in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).
~~18.~~22	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 20~~16~~. ~~T~~These structures must~~are to~~ be fully operational before soil disturbance occurs.
~~19.~~23	The works authorised by this consent must not cause increases in upstream or downstream flows which cause flooding on adjacent land.
~~20.~~24	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. ~~R~~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.~~25	In carrying out any earthworks directly adjacent to Silver Stream, the following standards must be adopted: a) Keep work areas outside flowing water to the extent practicable; b) Minimise the overall non-stabilised earthworks footprint; c) Progressively stabilise completed areas of earthworks as soon as practicable; d) Divert clean run off away from non-stabilised earthworks areas; e) Use the best practicable option to design and install a variety of perimeter controls for the management of flows of water and sediment and sediment retention; and f) If a heavy rainfall event is forecast, undertake pre-event inspections and any maintenance that is required and postpone work as required. ~~a)~~g) In the event that a discharge occurs, that is not authorised by these consents, the Consent Holder must notify the Otago Regional Council within 12 hours and the discharge must be mitigated and/or rectified to the satisfaction of the Consent Authority. ~~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.~~2	1. The Consent Holder must engage a Suitably Qualified and Experienced Person to prepare ~~A~~a Spill Response Plan. The 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 work~~in accordance with Conditions 4-6 of this consent~~s~~. 2. The objective of the Spill Response Plan ~~must~~ is to specify suitable management measures to avoid, remedy, mitigate, and / or minimise risks from contaminant spills during construction to: (a) The onsite environment (including Silver Stream); and ~~(b)~~ The offsite environment (including the health of neighbouring site users). ~~(c)~~(b) ~~The Spill Response Plan must be prepared by a suitably qualified and experienced professional.~~
~~23.~~2	The Spill Response Plan must include but not be limited to: (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 2~~73~~(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~~

	~~*Silver Stream Water Quality Monitoring*~~
~~24.~~	~~a. 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 "baseline" "compliance" at upstream "baseline" and downstream "compliance" 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). b. The water quality monitoring within Silver Stream is to be undertaken by a suitably qualified and experienced professional.
25.	a) First flush water quality monitoring within Silver Stream at upstream and downstream sites within the Silver Stream being the "baseline" nd the "compliance". located within 50 m of the site for the parameters listed in Condition 26 must occur: i. Quarterly during the Stage 1 and Stage 2 development stages; and 1. Once, following the first large storm event that has resulted in any surcharging of the container washbay wastewater system to overland flow; 2. 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. 3. 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. 4. 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. 5. *Advice Notes:* 6. For the purposes of this consent, 'first flush' comprises the first flush after 5-10 dry days. 7. 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 15 April 2026.
	The water quality monitoring within Silver Stream required by Condition 24 and Condition 25 must cover the following parameters: pH; Water Clarity (m); Turbidity (NTU); Conductivity (µS/cm); Total Suspended Solids (mg/L); Alkalinity (g/m^3 as $CaCO_3$); Chloride (mg/L);

	~~Sulphate (mg/L);~~ ~~Total Recoverable Arsenic (mg/L);~~ ~~Total Recoverable Cadmium (mg/L);~~ ~~Total Recoverable Chromium (mg/L);~~ ~~Total Recoverable Copper (mg/L);~~ ~~Total Recoverable Lead (mg/L);~~ ~~Total Recoverable Nickel (mg/L);~~ ~~Total Recoverable Zinc (mg/L);~~ ~~Total Recoverable Mercury (mg/L);~~ ~~Soluble Sodium (mg/L);~~ ~~Soluble Potassium (mg/L);~~ ~~Soluble Magnesium (mg/L);~~ ~~Soluble Calcium (mg/L);~~ ~~Soluble Zinc(mg/L);~~ ~~Soluble Iron (mg/L);~~ ~~Soluble Manganese (mg/L);~~ ~~Total Oxidised Nitrogen (mg/L);~~ ~~Total Kjeldahl Nitrogen (mg/L);~~ ~~Total Nitrogen (mg/L);~~ ~~Total Ammoniacal-N (mg/L);~~ ~~Nitrite-N (mg/L);~~ ~~Nitrate-N (mg/L);~~ ~~Dissolved Inorganic Nitrogen (mg/L);~~ ~~Dissolved Reactive Phosphorus (mg/L);~~ ~~Total Coliforms (MPN/100mL); and~~ ~~*Escherichia coli* (MPN/100mL).~~

	~~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.~~ ~~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.~~
~~26. the~~	~~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:~~ ~~(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:~~ ~~(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.~~ ~~*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.*~~
~~27.~~	~~1. first stage of construction~~in the Silver Stream that ~~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.~~ ~~1. Confirmation of the following matters is to be provided in the Silver Stream (Water Quality) Monitoring Report required by Condition 28:~~ ~~2. (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 16 April 2026;~~ ~~3. (b) Timing of when the management and / or mitigation measures have or are to be implemented;~~

	~~4. (c) Methods to ensure the management and / or mitigation measures are successful; and~~ ~~5. (d) Future reporting requirements to Otago Regional Council.~~
	~~*Silver Stream Water Temperature Monitoring*~~
	~~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.~~ ~~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.~~ ~~The water temperature monitoring within Silver Stream is to be undertaken by a suitably qualified and experienced professional.~~
	~~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.~~ ~~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.~~ ~~*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.*~~
	~~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.~~ ~~Confirmation of the following matters is to be provided in the Silver Stream (Water Temperature) Monitoring Report required by Condition 31:~~ ~~Any management and / or mitigation measures which have or are to be provided to stabilise the Silver Stream water temperature;~~ ~~Timing of when the management and / or mitigation measures have or are to be implemented;~~ ~~Methods to ensure the management and / or mitigation measures are successful; and~~

	~~Future reporting requirements to Otago Regional Council.~~

GROUNDWATER

28.	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 April 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.
29.	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 28 and undertake the groundwater level monitoring required by Condition 30 until ten working days prior to the submission of the Construction Management Plan to the Otago Regional Council (in accordance with Condition 5). The groundwater level monitoring is to be undertaken by a suitably qualified and experienced professional.
30.	The groundwater level monitoring required by Condition 29 must: (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 16 April 2026); (e) Confirm the vertical hydraulic gradient; and (f) Facilitate a greater understanding of the seasonal variation of the groundwater table.
31.	The findings of the groundwater level monitoring are to be submitted to the Otago Regional Council in a Silver Stream (Groundwater Level) Monitoring Report at the same time as the submission of the Construction Management Plan (in accordance with Condition 5) to the Otago Regional Council. *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.*
32.	If the groundwater level monitoring required by Condition 29 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.

ACCIDENTAL DISCOVERY PROTOCOL

~~28.~~3	Any archaeological evidence encountered during the exercise of this consent must be investigated, recorded, and analysed in accordance with Archaeological Authority 2026-362.
~~29.~~3	If any archaeological evidence encountered appears to be of Māori origin, the Consent Holder must notify Te Rūnanga o Ōtākou, and: 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 (k~~o~~ō iwi 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.
	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).

CONSENT REVIEW

~~30.~~3	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.

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 To discharge stormwater (operational) to land and water The use of land for defences against water The diversion of stormwater (operational) via the defences against 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 D~~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	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~~in accordance with Condition 5 of the general conditions. 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. *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).*
A.4	The Contaminated Site Management Plan must include but not be limited to: (a) A brief summary of the works to be undertaken in accordance with the approved consent; (b) Timing and duration of construction and operation of control works; (c) A site layout plan, including working areas, site access, clean and contaminated areas and catchment boundaries;

	~~(a)~~(d) Detailed content and performance indicators for the management of contaminated soils and material to manage potential human exposure ~~to people~~; ~~(b)~~(e) 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); ~~(c)~~(f) Detailed content and performance indicators for the control of dust generation during the works; ~~(d)~~(g) Procedures to ensure the diversion of clean water away from excavations; ~~(e)~~(h) Detailed content and performance indicators for sediment and erosion control; ~~(f)~~(i) Requirements for where and how any contaminated soils and material will be disposed of offsite; ~~(g)~~(j) Requirements for where and how any contaminated soils and materials will be encapsulated onsite; ~~(h)~~(k) Asbestos-specific health and safety ~~controls~~ procedures and PPE requirements for the site (in the event that the asbestos surveys required by Condition A.13 confirm presence of asbestos onsite); ~~and~~ (l) Unexpected contamination and contingency procedures, in accordance with Condition A.15; (m) Relevant contact information of personnel responsible for managing the construction activities onsite; and ~~(i)~~(n) Roles and responsibilities of personnel responsible for implementing and monitoring the Contaminated Site Management Plan.~~;~~
A.5	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**), or any other areas identified as requiring remediation in the delineation sampling undertaken. 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	The Remedial Action Plan must include but not be limited to: (a) A summary of the results of the delineation sampling, required by the Dunedin City Council consent conditions;

	~~(a)~~(b) Remediation methodology for contaminated soils and materials at Areas A, B, and C (as shown in **Appendix A**), or any other areas identified as requiring remediation in the delineation sampling undertaken; ~~(b)~~(c) Removal methods and disposal locations for contaminated soils (in accordance with Condition A.7; ~~(c)~~(d) 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)~~(e) Requirement for all works to be undertaken in accordance with the Contaminated Site Management Plan (in accordance with Condition A.3) and the Ministry for the Environment Contaminated Land Management Guidelines; ~~(e)~~(f) Any validation sampling ~~/~~and testing and recording methodologies to be implemented; ~~(f)~~(g) 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. (h)
A.7	Any contaminated soils and materials removed from the ~~site~~ contaminated area must either be: (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). *Advice Note: The Detailed Site Investigation prepared by Environmental Consultants Otago 2025 Limited, dated 13 April 2026 identifies Burnside Landfill as a suitably authorised location for the disposal of contaminated soils from the site.*
A.8	Within two calendar months of the completion of remediation works, a Site Validation Report ~~shall~~ must 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). The Site Validation Report must include: a) A summary of the works undertaken; b) The location and dimensions of the excavations carried out, including a relevant site plan; c) Records of any unexpected contaminated encountered during the works, including GPS coordinates, if applicable;

	d) A summary of sampling (if any) and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the relevant soil guideline values; and ~~a)~~e) Copies of disposal dockets for material removed from site, if relevant. In the event that contaminated soils and materials are encapsulated onsite, the Site Validation Report ~~shall~~ must also include an Ongoing Management Plan that documents the ongoing management controls to be implemented by the Consent Holder. The Site Validation Report must be prepared in accordance with *CLMG No.1: Reporting on Contaminated Sites in New Zealand.*
A.9	There must be no contamination of surface water or groundwater resulting from any discharge of contaminated soil to land.
A.10	Contaminated soils or material must not be discharged within 30 m of Silver Stream.
A.11	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.
A.12	All trucks moving soil offsite to a suitably authorised location must have covered loads to ensure dust is not lost during transport.
A.13	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. 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).
A.14	All earthworks must be managed to avoid the potential for accidental cross-contamination of materials to occur. In particular movement of contaminated soil on or across impermeable land and/or deposition of contaminated soil on exposed and uncontaminated land must either be avoided or measures implemented to ensure that no cross contamination occurs. In the event that cross contamination of previously uncontaminated parts of the site occurs, the contamination must be remedied in accordance with the Site Validation Report required by Condition A.8.
A.15	In the event that any unexpected contaminated soil or material is uncovered by the works, an accidental discovery protocol must be implemented, including but not limited to the following steps: a) Earthworks within ten metres of unexpected contaminants must cease immediately;

	b) All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. Diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. Minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c) Notification of the Otago Regional Council, within 24 hours of the discovery; d) Earthworks within ten metres of unexpected contaminants must not recommence until a suitably qualified and experienced contaminated land practitioner confirms to the Otago Regional Council that continuing works does not represent a significant risk to the environment; e) All records and documentation associated with the discovery must be kept and copies must be provided to the Otago Regional Council upon request.
A.16	Stockpiling of contaminated material on the site must be avoided where practicable. In the event that temporary stockpiling of suspected potential or known contaminated material is required, then the stockpiles must be managed as below: a) Stockpiled material must be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; b) Stockpiled material must be placed not within 20 metres away from any open excavation; c) Stockpiles must include a perimeter bund or berm installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and d) If any rainfall is forecasted that has the potential to cause runoff from the stockpiles, or if the stockpiles are left overnight, over the weekend or over public holidays, the stockpiled material must be covered with a suitable material to prevent stormwater runoff coming into contact with contaminated material.

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** **To discharge stormwater (operational) to land and water** **The use of land for defences against water** **The diversion of stormwater (operational) via the defences against 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.
	Construction Phase Stormwater Discharge *Advice Note: Conditions B.2-B.11 apply to the discharge of construction phase stormwater to land and water authorised by this consent.*
B.2	This resource consent authorises the discharge of construction phase stormwater to land and to Silver Stream from temporary sediment retention ponds as follows:~~e discharge of stormwater (construction) to land must be limited to:~~ 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: (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 along with any changes made to the preliminary / concept level Erosion and Sedimentation Control Plans as necessary as a result of detailed design. 2. Discharges associated with the diversion of stormwater (construction) to, within, or from the stormwater attenuation pond.

B.3	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: (a) Silver Stream via the eastern swale; or (b) Silver Stream via the stormwater attenuation pond and western swale.
B.4	All stormwater (construction) discharges must not give rise to any or all of the following effects in Silver Stream after reasonable mixing: (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; or (e) Any significant adverse effects on aquatic life.
B.5	The Consent Holder must ensure that sufficient onsite stormwater attenuation is provided during ~~for~~ construction activities, ~~(~~both within the temporary sediment retention ponds and the stormwater attenuation pond~~,)~~ ~~is provided~~ so that any stormwater discharges from the site do~~es~~ 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 protection~~s~~ so to avoid erosion effects as far as practicable.
B.7	The Consent Holder must ensure that all stormwater (construction) discharges authorised by this consent do not cause any off-site flooding, erosion, scouring, land instability or property damage. I~~f~~n the event 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~~n~~ 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. *Advice note: Additional resource consents may be required for any additional remediation works required.*
B.8	~~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 15 April 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:~~ ~~(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~~ 1. ~~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).~~Detailed design plans and drawings for stormwater management necessary to service the Southern Link Inland Port must be provided to the Otago Regional Council at least 20 working days prior to any stormwater construction works commencing on the site. 2. The design must be in general accordance with that shown on the following Stantec plans: (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; (d) Stormwater Layout Plan Sheet 03 of 08 – 310206525-STN-00-401-DR-CI-20004; (e) Stormwater Layout Plan Sheet 04 of 08 – 310206525-STN-00-401-DR-CI-20005; (f) Stormwater Layout Plan Sheet 05 of 08 – 310206525-STN-00-401-DR-CI-20006; (g) Stormwater Layout Plan Sheet 06 of 08 – 310206525-STN-00-401-DR-CI-20007; (h) Stormwater Layout Plan Sheet 07 of 08 – 310206525-STN-00-401-DR-CI-20008; and (i) Stormwater Layout Plan Sheet 08 of 08 – 310206525-STN-00-401-DR-CI-20009. except to provide for 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: (a) Confirmation of the staged implementation of stormwater management features; (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); (c) Layouts, dimensions, and operational design details of the external diversion channel network;

	(d) Layouts, dimensions, and operational design details of the internal piped primary network, secondary overland flow paths, and central stormwater attenuation pond; (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); (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); (g) Operational design details of any catchpits, sumps, Universal Pollutant Traps / Gross Pollutant Traps, and fuel-oil separators; and ~~(a)~~(h) Confirmation of onsite stormwater reuse measures.
B.9	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 Otago Regional 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. ~~The temporary sediment retention ponds and stormwater attenuation pond must be constructed in general accordance with the detailed design plans and drawings.~~
B.10	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 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~~ must keep a written record of maintenance activities and provide this to the Otago Regional Council upon request. 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: (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 of the general conditions which apply to all Otago Regional Council consents.
~~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.~~
	Operational Phase Stormwater Discharge

	Advice Note: Conditions B.12-B.20 apply to the discharge of operational phase stormwater to land and water authorised by this consent.
B.12	This resource consent authorises the discharge of stormwater (operational) to land as follows: 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. This resource consent also authorises the use of land for defences against water associated with the stormwater attenuation pond, the western swale and spillway and the eastern swale and spillway and the diversion of water (operational stormwater) to the stormwater attenuation pond.
B.13	The discharge of stormwater (operational) to water must be limited to discharges from: (a) The stormwater attenuation pond via the western swale which connects to Silver Stream; and (b) The eastern swale which connects to Silver Stream.
B.14	All stormwater (operational) discharges must not give rise to any of the following effects in Silver Stream after reasonable mixing: (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.
B.15	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 15 April 2026, being: (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;

	unless the detailed design of the stormwater attenuation pond as required by Condition B.18 identifies any necessary changes required to these preliminary / concept level attenuation requirements.
B.16	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, in accordance with Consent [insert relevant consent reference number].
B.17	If the operational stormwater 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.
B.18	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 15 April 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: (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.
B.19	The stormwater attenuation pond, the western swale, and the eastern swale must be constructed in general accordance with the detailed design plans and drawings prepared in accordance with Condition B.18.
B.20	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 structurally sound, pose no undue risk to human life, property or the natural environment, and continue to operate within the design criteria confirmed via the detailed design plans and drawings required under Condition B.18. The Consent Holder must keep a written record of any maintenance activities and provide this to the Otago Regional Council upon request.
B.21	Prior to the commencement of construction of the Southern Link Inland Port, the Consent Holder must provide final detailed design plans to the Otago Regional Council that confirm that the following limits will not be exceeded as a direct result of the development of the Southern Link Inland Port:

	a) Existing habitable buildings in residential zones: <10mm of flood water depth in events up to 1% AEP with climate change; b) Existing commercial buildings in commercial and industrial zones: <50mm of flood water depth in events up to 1% AEP with climate change; and c) Existing habitable buildings in the rural zone: <100mm of flood water depth in events up to 1% AEP with climate change.
	Silver Stream Stormwater Discharge Water Quality and Ecological Monitoring
	Stormwater Monitoring Plan
B.22	1. The Consent Holder must engage a Suitably Qualified and Experienced Person(s) to prepare a Stormwater Monitoring Plan. 2. The objective of the Stormwater Monitoring Plan is to set out the measures that will be implemented to monitor the discharge of stormwater into Silver Stream during construction and operation of the Southern Link Inland Port in accordance with these consent conditions. 3. The Stormwater Monitoring Plan must be provided to the Otago Regional Council for certification in accordance with Conditions 4-6 of this consent.
B.23	The Stormwater Monitoring Plan must include: a) Details of the measures that will be undertaken to monitor stormwater discharged from the site during construction and operation of the Southern Link Inland Port, where it has the potential to affect water quality and ecology in Silver Stream; b) Details of the water quality sampling methodology, which must be undertaken in accordance with best practice as outlined in the National Environmental Monitoring Standards (2019); c) Details of the location, timing and duration of monitoring; d) Details of the results of the baseline water quality and baseline kanakana/lamprey habitat surveys that must be completed prior to the commencement of construction of the Southern Link Inland Port in accordance with Conditions B.24 and B.34 of this consent; e) Details of the water quality parameters that must be monitored in accordance with Condition B.26 of this consent; f) Identification of monitoring triggers for stormwater, sediment and ecological parameters, including details of the process for identifying the triggers; g) Details of the response and management measures that must be implemented in the event of the exceedance of any identified triggers; h) Details of the cultural monitoring programme, including any cultural health indicators to be monitored, in accordance with Condition 12(c) of the general consent conditions that apply to all Otago Regional Council consents; i) A description of the reporting requirements; and j) Consent Holder roles and responsibilities for implementing the Stormwater Monitoring Plan.
	Baseline Water Quality Monitoring

B.24	1. Prior to the commencement of construction of the Southern Link Inland Port, the Consent Holder must undertake baseline water quality monitoring for the parameters listed in Condition B.26 within Silver Stream. The purpose of the baseline water quality monitoring is to confirm the natural variability in the water quality between the upstream "baseline" and downstream "compliance" sites to establish site-specific triggers for compliance. 2. Baseline water quality monitoring must be undertaken by a Suitably Qualified and Experienced Person(s) in accordance with the following: (a) Water quality samples must be collected during a minimum of four sampling events at different stream flows; (b) Water samples must be collected at an upstream "baseline" site (at or about grid reference (NZTM2000) = Easting(x):1396676.77; Northing(y): 4918433.94) and a downstream "compliance" site (at or about grid reference (NZTM2000) = Easting(x): 1396039.99; Northing(y): 4918155.18). At least two samples must be collected at each sampling site during each sampling event; (c) In the event the Otago Regional Council has undertaken flood protection works within, or in close proximity to, the area of Silver Stream that is subject to water quality monitoring identified in (b), sampling required by (a) must be delayed until any effects associated with these activities in Silver Stream have subsided; and (d) Water samples from all events must be tested for the parameters listed in Condition B.26. *Advice Note: The baseline water quality monitoring surveys commenced in April 2026.*
B.25	1. Following the completion of the baseline water quality monitoring required by Condition B.24, the Consent Holder must engage a Suitably Qualified and Experienced Person(s) to review the results of the baseline water quality monitoring undertaken. The findings of the review must include: (a) Details of the sampling events, including time, date and flow conditions; (b) A summary of the results of the baseline water quality monitoring; and (c) Development of a site-specific trigger limit for each key analyte listed in Condition B.27, in accordance with the process set out in the Stormwater Monitoring Plan, including: i. Analysis of the ambient modification in water quality between the upstream "baseline" site and the downstream "compliance" site for each key analyte listed in Condition B.27 and the identification of an expected baseline modification factor for each parameter; and ii. Setting a trigger limit for the downstream "compliance" site at 10% above the reported concentration at the upstream "baseline" site plus the baseline modification factor for each key analyte. 2. The findings of the review and set trigger limits must be included in the Stormwater Monitoring Plan.
B.26	Testing in accordance with Condition B.24 must test the following parameters: (a) pH; (b) Dissolved Oxygen (%);

	(c) Turbidity (NTU); (d) Conductivity (µS/cm); (e) Water temperature (°C); (f) Total Suspended Solids (mg/L); (g) Arsenic (mg/L); (h) Cadmium (mg/L); (i) Chromium (mg/L); (j) Copper (mg/L); (k) Lead (mg/L); (l) Nickel (mg/L); (m) Zinc (mg/L); (n) Mercury (mg/L); (o) Dissolved non-purgeable organic carbon (DNPOC); (p) Dissolved Magnesium (mg/L); (q) Dissolved Calcium (mg/L); (r) Total Kjeldahl Nitrogen (mg/L); (s) Total Nitrogen (mg/L); (t) Total Ammoniacal-N (mg/L); (u) Nitrite-N (mg/L); (v) Nitrate-N (mg/L); (w) Dissolved Reactive Phosphorus (mg/L); (x) Total Phosphorus; (y) Total Coliforms (MPN/100mL); (z) Escherichia coli (MPN/100mL); and (aa) Total Petroleum Hydrocarbons (TPH).
B.27	A baseline modification factor must be identified in the Stormwater Monitoring Plan for the following key analytes: (a) Water temperature (b) Total Suspended Solids (mg/L); (c) Arsenic (mg/L); (d) Cadmium (mg/L); (e) Chromium (mg/L); (f) Copper (mg/L); (g) Lead (mg/L); (h) Nickel (mg/L); (i) Zinc (mg/L); (j) Mercury (mg/L); (k) Total Nitrogen (mg/L); (l) Total Ammoniacal-N (mg/L); (m) Nitrite-N (mg/L); (n) Nitrate-N (mg/L); (o) Dissolved Reactive Phosphorus (mg/L); and (p) Total Petroleum Hydrocarbons (TPH).
	Construction Phase Silver Stream Water Quality Monitoring

	Advice Note: Conditions B.28-B.33 apply at all times when construction activities are occurring on the site.
B.28	1. For the duration of all construction activities associated with the Southern Link Inland Port, the Consent Holder must engage a Suitably Qualified and Experienced Person to undertake water quality monitoring within Silver Stream. The water quality monitoring must be undertaken in accordance with the following: a) Water samples must be collected quarterly (four times in a year, once during every 3 month period where practicable) following the first flush event ('first flush' comprises the first rainfall event of >5mm after at least 5 dry days); b) For each sampling event, water samples must be collected at the stormwater discharge site, the upstream "baseline" site (at or about grid reference (NZTM2000) = Easting(x):1396676.77; Northing(y): 4918433.94), and the downstream "compliance" site (at or about grid reference (NZTM2000) = Easting(x): 1396039.99; Northing(y): 4918155.18). Two samples must be collected at each site; c) In the event the Otago Regional Council has undertaken flood protection works within, or in close proximity to, the area of Silver Stream that is subject to water quality monitoring identified in (b), sampling required by (a) must be delayed until any effects associated with these activities in Silver Stream have subsided; and d) Water samples collected must be tested for the parameters listed in Condition B.26. 2. The Consent Holder must provide the results of the water quality sampling undertaken in accordance with (1) to the Otago Regional Council and the Mana Whenua Consultation Group in a digital tabulated format within 30 days of receiving the results from the laboratory. The results must also be summarised within the annual Silver Stream Monitoring Report required by Condition B.37.
	Construction Phase Stormwater Quality Monitoring Triggers and Response
B.29	1. In the event the results of the water quality monitoring undertaken during the construction of the Southern Link Inland Port in accordance with Condition B.28 identifies that one or more of the key analytes measured at the downstream "compliance" site exceeds the site-specific trigger limit and the corresponding ecological guidelines as set out in the Stormwater Monitoring Plan, the Consent Holder must: (a) Undertake a review of the stormwater catchment and cleaning/maintenance schedule of the stormwater infrastructure within 48 hours of the identification of the exceedance. The review must investigate the cause of the elevated analyte(s) and identify any measures that the Consent Holder must implement to address the exceedance; and (b) Implement any measures identified in the review to address the cause of the exceedance.

	2. Following the completion of the review required by (1), the Consent Holder must undertake an additional one-off first-flush water quality sample following the next precipitation event greater than 5mm over a 24 hour period to ensure that changes that are identified as being necessary in the review required by (1) have been effective at addressing the matter that created an exceedance of the trigger. 3. In the event the water quality monitoring results required by (2) identifies that one or more of the analyte(s) of concern identified from the sampling in (1) has again exceeded the site-specific trigger at the downstream "compliance" site, the Consent Holder must implement the following additional matters: (a) Notify the Otago Regional Council within 48 hours of becoming aware of the trigger having been exceeded; (b) Undertake a further review to investigate the cause of the exceedance and prepare a response plan. The response plan must include the following: i. A review of the effectiveness of the stormwater management devices and methods specific for the contaminant of concern and its source; ii. Identify the cause of the exceedance; iii. Management measures to address the exceedance of the identified contaminant, including modifications or improvements that can be made to the stormwater management devices; and iv. Any recommended monitoring and reporting requirements; (c) Provide the response plan to the Otago Regional Council within 20 working days of the identification of the consecutive exceedance and implement the response plan. 4. Following completion of the review required by (3), in the event the results of the next consecutive quarterly water quality sampling event, undertaken in accordance with Condition B.28, identifies the key analyte(s) of concern from the sampling undertaken under (1) and (2) has been exceeded again, the Consent Holder must: (a) Notify the Otago Regional Council within 48 hours of becoming aware of the exceedance; (b) Engage a Suitably Qualified and Experienced Person to undertake a further review of the stormwater management devices in accordance with 3(b); and (c) Provide the outcomes of the review to the Otago Regional Council within 30 days of becoming aware of the exceedance. 5. The Consent Holder must implement the measures identified in the review and undertake further monitoring of Silver Stream in accordance with (2). The process set out in (2)-(4) must be repeated until the exceedance of the identified analyte(s) of concern has ceased.
	Aquatic Habitat and Macroinvertebrate Monitoring
B.30	1. In any year (1 September to 30 August) where construction activities have occurred, the Consent Holder must engage a Suitably Qualified and Experienced Person(s) to undertake aquatic habitat and macroinvertebrate monitoring in Silver Stream in

	accordance with the methods set out in the Stormwater Monitoring Plan. The purpose of the aquatic habitat and macroinvertebrate monitoring is to verify that earthworks are being effectively managed in a way that ensures the freshwater ecology of Silver Stream is not being adversely affected by the construction of the Southern Link Inland Port. 2. The monitoring surveys must be undertaken annually in Spring (1 September to 30 November) and must involve surveys of the aquatic habitat and macroinvertebrates at the upstream "baseline" site, the stormwater discharge site and the downstream "compliance" site that were surveyed in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated 16 April 2026. 3. In the event the Otago Regional Council has undertaken flood protection works within, or in close proximity to, the area of Silver Stream that is subject to the ecological monitoring identified in (2), surveys required by (2) must be delayed until any effects associated with these activities in Silver Stream have subsided. 4. The results of the aquatic habitat and macroinvertebrate surveys must be provided to the Otago Regional Council and the Mana Whenua Consultation Group annually within the annual Silver Stream Monitoring Report required by Condition B.37.
B.31	1. The results of the ecological monitoring required by Condition B.30 must be assessed against the baseline conditions outlined in the Freshwater Ecological Impact Assessment prepared by e3 Scientific, dated 16 April 2026 and the upstream "baseline" site. In the event one or more of Macroinvertebrate Community Index (MCI), Quantitative Macroinvertebrate Community Index (QMCI) and percentage of Ephemeroptera, Plecoptera and Trichoptera (%EPT) abundance has decreased by greater than 20% from the baseline monitoring completed and the upstream reference site has not shown a similar change, the Consent Holder must engage a Suitably Qualified and Experienced Person(s) to undertake a review of the erosion and sediment control and stormwater treatment measures that are being implemented by the Consent Holder. 2. The findings of the review must be detailed in a response plan that includes: (a) A summary of the results of the ecological monitoring completed; (b) A review of the erosion and sediment control and stormwater treatment measures; (c) Identification of the cause of the change in stream ecology; (d) If the review determines that the change in stream ecology is a direct result of activities associated with the construction of the Project, the report must include: i. Management and / or mitigation measures that the Consent Holder must implement to address the cause of the change in ecology; ii. Timing of when the management and / or mitigation measures must be implemented; and iii. Recommended monitoring and reporting requirements. 3. The Consent Holder must provide the response plan required by (2) to the Otago Regional Council for certification within 90 days of receiving the ecological results. The

	Consent Holder must also provide the response plan to the Mana Whenua Consultation Group. 4. The Consent Holder must implement the recommendations of the certified report required by (2).
B.32	1. In the event deposited fine sediment is observed at the stormwater discharge or downstream mixing zone "compliance" site during the aquatic habitat and macroinvertebrate surveys required by Condition B.30, a minimum of two samples must be collected from the upstream "baseline" site and the downstream "compliance" site and tested for: (a) Particle size; (b) Heavy metals; (c) Semivolatile organic compounds (SVOC); and (d) The following nutrients: i. Total Ammoniacal-N (mg/L); ii. Nitrite-N (mg/L); iii. Nitrate-N (mg/L); iv. Dissolved Inorganic Nitrogen (mg/L); and v. Dissolved Reactive Phosphorus (mg/L). 2. If the two samples determine that any of the parameters identified in (1) are generally above the GV-High ANZG sediment guidelines and are inconsistent with the results from the upstream "baseline" site, the Consent Holder must engage a Suitably Qualified and Experienced Person(s) to undertake a review of the erosion and sediment control and stormwater treatment measures that are being implemented by the Consent Holder. The review must consider the most recent water quality monitoring results, stormwater cleaning schedules and catchment cleaning procedures at the location of the sediment exceedance implemented by the Consent Holder, and any recent maintenance activities undertaken by Otago Regional Council within Silver Stream, and identify the cause of the elevated deposited fine sediment or contaminant concentrations. 3. If the review required by (2) determines that the elevated deposited fine sediment or contaminant concentrations are not a direct result of activities associated with the construction of the Southern Link Inland Port, the Consent Holder must provide the results of the sampling required by (1) and the reasons why the exceedance is not a direct result of the Project to the Otago Regional Council within 30 days of receiving the results. 4. If the review required by (2) determines that the elevated deposited fine sediment or contaminant concentrations are a direct result of activities associated with the construction of the Southern Link Inland Port, additional water quality sampling must be undertaken at the outlet with the exceedance, and the Consent Holder must prepare a report that includes:

	(a) Details of the on-site activities that are resulting in the deposition of sediment into Silver Stream; (b) Management and / or mitigation measures that the Consent Holder must implement to address the cause of the exceedance; (c) Timing of when the management and / or mitigation measures must be implemented; and (d) Recommended monitoring and reporting requirements. 5. The Consent Holder must provide the report required by (4) to the Otago Regional Council for certification within 30 days of receiving the results of the sediment analysis required by (1). The Consent Holder must also provide the response plan to the Mana Whenua Consultation Group. 6. The Consent Holder must implement the recommendations of the certified report required by (4).
	Kanakana/Lamprey Habitat Surveys and Management
B.33	1. Prior to the commencement of construction of the Southern Link Inland Port the Consent Holder must engage a Suitably Qualified and Experienced Person(s) to undertake a baseline kanakana/lamprey habitat survey between the upstream "baseline" and the downstream "compliance" site in accordance with the methods set out in the Stormwater Monitoring Plan. The purpose of the monitoring is to confirm the presence of any kanakana/lamprey habitat adjacent to the site, or within the 50m mixing zone of the stormwater discharge. 2. The survey shall be undertaken during the months of spring, summer and autumn (1 September – 31 May). The Consent Holder must invite mana whenua to participate in the baseline kanakana/lamprey habitat survey. In the event the Otago Regional Council has undertaken flood protection works within, or in close proximity to, the area of Silver Stream that is subject to the survey must be delayed until any effects associated with these activities in Silver Stream have subsided. 3. In the event the survey identifies kanakana habitat, the area must be spot fished in accordance with the methods set out in 'Locating lamprey, Guidelines for identification of critical habitats and population monitoring', version 1.3, 2024, prepared by NIWA. The survey must record any habitat found, including the location and kanakana numbers. 4. The results of the baseline kanakana surveys must be provided to the Otago Regional Council within 20 working days of the completion of the survey. The results of the surveys must also be provided to mana whenua and the Department of Conservation. The data collected must be entered into the New Zealand Freshwater Fish Database. 5. In the event the results of the baseline kanakana surveys identify the presence of kanakana, the Consent Holder must engage a Suitably Qualified and Experienced Person(s) to develop a Kanakana Management Plan. The objective of the Kanakana Management Plan is to outline the management measures to manage any potential

	impacts of the Project on kanakana habitat adjacent to the site. The plan must be prepared in consultation with mana whenua and include: (a) Results of the baseline surveys; (b) Frequency of future surveys, which must be completed biennially during all construction stages of the Project; (c) The management measures that the Consent Holder must implement to protect kanakana within, and surrounding, the area of Silver Stream that is being monitored, including any remedial actions that must be implemented in the event a decline in kanakana abundance is observed as a result of the project activities; (d) Consultation requirements with Otago Regional Council to confirm the timing of the surveys do not align with the timing of planned stream maintenance activities; and (e) Reporting requirements. 6. The Consent Holder must provide the Kanakana Management Plan to the Otago Regional Council within 90 days of the completion of the baseline kanakana habitat survey, if kanakana are observed in the surveys. The Consent Holder must also provide the response plan to the Mana Whenua Consultation Group. The Consent Holder must implement the Kanakana Management Plan.
	Operational Phase Silver Stream Water Quality Monitoring *Advice Note: Conditions B.34-B.36 apply at all times during the operation of the Southern Link Inland Port. In the event construction activities are occurring concurrently with the operation of the Southern Link Inland Port, any construction-phase monitoring requirements that are duplicated in Conditions B.34-B.36 are only required to be undertaken once and do not need to be repeated.*
B.34	1. For the duration of the operation of the Southern Link Inland Port, the Consent Holder must engage a Suitably Qualified and Experienced Person(s) to undertake first flush water quality monitoring within Silver Stream. The water quality sampling must be undertaken in accordance with the following: a) Water samples must be collected quarterly (four times in a year, once during every 3 month period) following the first flush event ('first flush' comprises the first rainfall event of >5mm after at least 5 dry days); b) In addition to the monitoring required by (a), water samples must be collected at any time within one week following a large storm event (defined as a flow increase >1m^3/s as measured at the Silver Stream at Gordon Road) that has resulted in any overland flow from the container washbay wastewater system; c) For each sampling event, water samples must be collected at two sites within the Silver Stream being the upstream "baseline" site (at or about grid reference (NZTM2000) = Easting(x):1396676.77; Northing(y): 4918433.94) and a downstream "compliance" site (at or about grid reference (NZTM2000) = Easting(x): 1396039.99; Northing(y)). Two samples must be collected at each site; and d) In the event the Otago Regional Council has undertaken flood protection works within, or in close proximity to, the area of Silver Stream that is subject to water quality monitoring identified in (c), sampling required by (a) and (b) must be

	delayed until any effects associated with these activities in Silver Stream have subsided. 2. The Consent Holder must provide the results of the water quality sampling undertaken in accordance with (1) to the Otago Regional Council in a digital tabulated format within 30 days of receiving the results from the laboratory. The results must also be summarised within the annual Silver Stream Monitoring Report required by Condition B.37. 3. Water samples collected during the first year of operations commencing on the site must be tested for all of the parameters listed in Condition B.26. Water samples collected following a large storm event in accordance with the methods set out in Condition (1)(b) must also be tested for semivolatile organic compounds (SVOC). 4. Following the completion of one year of operational water quality monitoring required by (1), if no construction is planned to occur over the next 12-month period, the Consent Holder may engage a Suitably Qualified and Experienced Person(s) to review the monitoring results. If any parameters listed in Condition B.26 are found to be near to, or exceeding ecological guidelines, monitoring of those parameters must continue. The Consent Holder must also monitor TSS, TCu, TZn and total petroleum hydrocarbons for the duration of this consent. The Consent Holder may cease monitoring all other parameters listed in Condition B.26. 5. Any changes to the operational water quality monitoring requirements made under (4) must be approved in writing by the Otago Regional Council. 6. The Consent Holder must provide the results of the water quality monitoring undertaken in accordance with this condition to the Otago Regional Council and the Mana Whenua Consultation Group in a digital tabulated format within 30 days of receiving the results from the laboratory.
	Operational Phase Stormwater Quality Monitoring Triggers and Response
B.35	1. In the event the results of the water quality monitoring undertaken during the operation of the Southern Link Inland Port in accordance with Condition B.34 of this consent identifies that one or more of the key analytes measured at the downstream "compliance" site exceeds the site-specific trigger limit and the corresponding ecological guidelines as set out in the Stormwater Monitoring Plan, the Consent Holder must: (a) Undertake a review of the stormwater catchment and cleaning/maintenance schedule of the stormwater infrastructure within 48 hours of the identification of the exceedance. The review must investigate the cause of the elevated contaminant(s) and identify any measures that the Consent Holder must implement to address the exceedance; and (b) Implement any measures identified in the review to address the cause of the exceedance. 2. Following completion of the review required by (1), the Consent Holder must undertake an additional one-off first-flush water quality sample following the next precipitation event greater than 5mm over a 24 hour period to ensure that changes that are identified

	as being necessary in the review required by (1) have been effective at addressing the matter that created an exceedance of the trigger. 3. In the event the water quality monitoring results required by (2) identifies that one or more of the analyte(s) of concern identified from the sampling in (1) has again exceeded the site-specific trigger at the downstream "compliance" site, the Consent Holder must implement the following additional matters: (a) Notify the Otago Regional Council within 48 hours of becoming aware of the trigger having been exceeded; (b) Undertake a further review to investigate the cause of the exceedance and prepare a response plan. The response plan must include the following: i. A review of the stormwater treatment specific for the contaminant of concern and its source; ii. Identify the cause of the exceedance; iii. Management measures to address the exceedance of the identified contaminant, including modifications or improvements that can be made to the stormwater treatment system; and iv. Any recommended monitoring and reporting requirements; (d) Provide the response plan to the Otago Regional Council within 20 working days of the identification of the consecutive exceedance and implement the response plan. The Consent Holder must also provide the response plan to the Mana Whenua Consultation Group. 4. Following completion of the review required by (3), in the event the results of the next consecutive quarterly water quality sampling event, undertaken in accordance with Condition B.34(1), identifies the key analyte(s) of concern from the sampling undertaken under (1) and (2) has been exceeded again, the Consent Holder must: (a) Notify the Otago Regional Council within 48 hours of becoming aware of the exceedance; (b) Engage a Suitably Qualified and Experienced Person to undertake a further review of the stormwater treatment system in accordance with 3(b); and (c) Provide the outcomes of the review to the Otago Regional Council within 30 days of becoming aware of the exceedance. The Consent Holder must also provide the outcomes of the review to the Mana Whenua Consultation Group. 5. The Consent Holder must implement the response plan and undertake further monitoring of Silver Stream in accordance with (2). The process set out in (2)-(4) must be repeated until the exceedance of the identified parameter has ceased.
B.36	1. Following at least five years of the Southern Link Inland Port being fully operational and there having been no construction activities occurring for that same period, if the results from the operational phase water quality monitoring required by Condition B.34 over any consecutive five year period thereafter have not resulted in a trigger response required by Condition B.35(3), the Consent Holder may engage a Suitably Qualified and Experienced Person(s) to undertake an aquatic habitat and macroinvertebrate survey in accordance with the methods set out in Condition B.29.

	2. In the event the results of the aquatic habitat and macroinvertebrate survey undertaken in accordance with (1) identifies no discernible change in the Macroinvertebrate Community Index (MCI), Quantitative Macroinvertebrate Community Index (QMCI) and percentage of Ephemeroptera, Plecoptera and Trichoptera (%EPT) recorded at the upstream "baseline" site and the downstream "compliance" site, the Consent Holder may provide the results of the survey to the Otago Regional Council and with agreement may cease the operational phase water quality monitoring required by Conditions B.34. 3. The Consent Holder must update the Stormwater Monitoring Plan to reflect the change in the operational phase water quality monitoring regime and provide the updated plan to the Otago Regional Council for certification in accordance with the process for amendments to management plans set out in Condition 9 of the general conditions that apply to all Otago Regional Council consents. In the event the operational phase water quality monitoring ceases in accordance with this condition, the Consent Holder is no longer required to prepare the annual Silver Stream Monitoring Report required by Condition B.37.
	Annual Silver Stream Monitoring Report
B.37	1. For the duration of the construction and operation of the Southern Link Inland Port, the Consent Holder must engage a Suitably Qualified and Experienced Person(s) to prepare an annual Silver Stream Monitoring Report. The purpose of the Silver Stream Monitoring Report must be to present, summarise and analyse the Silver Stream stormwater monitoring data collected in the preceding year. The report must include: (a) Details of the sampling events, including time, date and flow conditions; (b) Details of the results of the Silver Stream water quality monitoring that has been undertaken in the preceding year, including the four quarterly water quality sampling events and any additional overflow monitoring undertaken during the operation of the project; (c) Details of the results of the aquatic habitat and macroinvertebrate monitoring surveys undertaken in accordance with Condition B.30 that have been undertaken in the preceding year during construction of the Project; (d) Details of the results of any monitoring undertaken in accordance with the cultural monitoring programme outlined in the Stormwater Monitoring Plan; (e) An assessment of the results compared to the relevant guidelines; (f) Comparison of the upstream "baseline" site and the downstream "compliance" site findings; (g) If relevant during the operation of the Project, details of any changes to the monitoring regime made under Condition D.34(4); and (h) If relevant, details of any management and/or mitigation measures that have been implemented to: i. Address any exceedance of a key analyte(s) identified during the construction or operation of the Project in accordance with the stormwater monitoring trigger and response procedure required by Conditions B.29 and B.35;

	ii. Address any change in Silver Stream ecology identified during construction of the Project in accordance with Condition B.31; and iii. Address any identified elevated deposited fine sediment identified during the construction of the Project in accordance with Condition B.32. 2. The first annual Silver Stream Monitoring Report must be provided to the Otago Regional Council and Mana Whenua Consultation Group one year following the commencement of the construction of the Southern Link Inland Port, and thereafter the report must be provided annually for the duration of the consent. *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.*

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	This resource consent authorises the alteration of the bed of the Silver Stream for the purpose of establishing stormwater spillway structures and undertaking slope stabilisation works. 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~~ must 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. The stormwater spillway structures must be operated and maintained to ensure that, at all times, they are structurally sound, pose no undue risk to human life, property, or the natural environment.
C.4	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 prepared by a Suitably Qualified and Experienced Person in general accordance with those detailed in the Stormwater Assessment prepared by Stantec, dated 15 April 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:

	(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	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 be prepared by a Suitably Qualified and Experience Person and include but not be limited to: (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~~ must 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~~ must 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~~ must 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~~ must comply with the Erosion and Sediment Control Plan required by Condition 16.

C.11	In undertaking the construction and/or maintenance of the structures in the bed of Silver Stream the Consent Holder must ensure that: a. Sediment discharges associated with the works do not cause: i. a conspicuous change to the colour or clarity of the receiving waters beyond 20 metres from the construction site; ii. conspicuous oil or grease films, scums, foams, or floatable or suspended material 20 metres from the construction site; b. 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 m3/s (i.e. low flows); and d. Fuel storage tanks and machinery working and stored in the construction area must be maintained at all times to prevent leakage of oil and other contaminants into the watercourse. No refuelling of machinery may occur within the watercourse; ~~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 m3/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.
C.14	The Consent Holder must ensure that no fish become stranded and that fish passage is maintained during the construction of the stormwater spillway structures.
C.15	1. If works within the bed of Silver Stream are to occur during the fish spawning season (1 May to 30 November), the Consent Holder must engage a suitably qualified and experienced person to undertake pre-inwater works (including fish salvage and the undertaking of trout redd surveys). 2. If the surveys required by Condition (1) identify any trout redds, these areas must be avoided with instream works not to occur until after the next flood event. *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.*
C.16	Within 20 working days of the completion of the construction of the stormwater spillway structures, the Consent Holder must provide a complete set of 'as built' plans to the

	Otago Regional Council. The 'as built' plans must include a location plan, a plan which shows the structure specifications, and a typical cross section.
C.17	The Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds during the construction of the stormwater spillway structures. In particular, the Consent Holder must: a) Water blast all machinery to remove any visible dirt and/or vegetation prior to being brought on-site to reduce the potential for pest species being introduced to the bed of the watercourse. Machinery and equipment that has worked in watercourses must, prior to entering the site, also be cleaned with suitable chemicals or agents to kill didymo; b) To avoid the spread of the Didymosphenia geminata or any other pest plant, not use machinery in the berm or bed of the river that has been used in any area where the pest plant(s) are known to be present in the previous 20 working days, unless the machinery has been thoroughly cleansed with a decontamination solution (for information on decontamination contact the Otago Regional Council's Biosecurity Team); c) Remove any vegetation caught on the machinery at the completion of works; and d) Prior to leaving the site, water blast all machinery following the completion of works to reduce the potential for pest species being spread from the bed of the watercourse.
	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.

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: 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: (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: (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~~	~~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 15 April 2026, being:~~ ~~(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;~~ ~~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.~~
~~D.6~~	~~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.~~
~~D.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 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.~~
~~D.8~~	~~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 15 April 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:~~ ~~(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~~	~~The stormwater attenuation pond, the western swale, and the eastern swale must be constructed in general accordance with the detailed design plans and drawings.~~
~~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.~~
	~~5.~~

RESOURCE CONSENT DE

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	

	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.
DE.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.
DE.2	The ~~design of the~~ container washbay system must designed so that ~~prevent the surcharging of the container washbay~~ wastewater ~~system~~ does not surcharge and discharge to overland flow during~~for~~ any storm event ~~below~~ up to and including a 10% annual exceedance probability (AEP) Representative Concentration Pathway 8.5 2080-2100 design storm, as detailed in the Stormwater Assessment prepared by Stantec, dated 15 April 2026.
DE.3	The discharge of any trade waste must be limited to ~~:~~ ~~Residual waste products that are deposited within the site's stormwater management system collection catchment;~~ ~~S~~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~~ ~~Trade wastes not otherwise discharged via the site's wastewater management system.~~
ED.4	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 16 April 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: (a) Layouts, dimensions, and operational design of the container wastewater system components; and (b) Operational design details of how surcharges of the container washbay wastewater system will connect into overland flow paths and the stormwater attenuation pond.
DE.5	The wastewater management system for the container washbay must be constructed in general accordance with the detailed design plans and drawings.
DE.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~~ must keep a written record of any maintenance activities and provide this to the Otago Regional Council upon request.