

S53 Specialist Response – Substantive Application

1. Application Summary

Project Name	Southern Link Inland Port
Applicant	Port Otago
Site Address	270-292 Dukes Road North, North Taieri.
Fast-track Reference Number	FTAA-2604-1207
Council reference numbers	-
Description of Proposal	Establish and operate an inland port/ logistics hub facility. The internal stormwater management and external flood hazard management includes a private piped primary network, overland flow path diversion channels, a stormwater attenuation pond and two new outfalls discharging runoff to Silver Stream.

2. Specialist Response Details

Author: Amanda Ling

Specialist Area: Natural Hazards (stormwater), consultant to Otago Regional Council (ORC).

Date: 27/07/26

3. Specialist Assessment

The scope of this memorandum is to review the application in respect to section 53 of the Fast Track Approvals Act 2024. From a natural hazards (stormwater) perspective, I have reviewed the application for FTAA-2604-1207. Of particular relevance to this assessment are:

- *Southern Link Inland Port Stormwater Assessment Report*, Project: 310206525, prepared by Stantec New Zealand, dated 15 April 2026. (**Stormwater Assessment**)
- The plan set: *Southern Link Inland Port Developed Consent Design*, plans prepared by Stantec New Zealand, revision D, dated 15 April 2026.
- The draft conditions, sourced from:
https://www.fasttrack.govt.nz/_data/assets/pdf_file/0020/29333/Part-C.02-Updated-Proposed-Conditions-Otago-Regional-Council-Tracked-Change-Version.pdf. Accessed 20 July 2026.

From a stormwater natural hazards perspective, the provided application material is considered sufficient to understand the site context, the proposed works, the potential effects (as they relate to stormwater) and the measures proposed to address the potential effects.

A Stormwater Assessment has been provided outlining how the stormwater runoff up to the 1% Annual Exceedance Probability (AEP) storm event will be managed on-site and the mitigation measures proposed to protect against erosion/scour at the discharge points from the development site. The assessment has been supported by hydrological and hydraulic modelling appropriate for the scale of catchment and development size to reflect the post-development impact on existing flood hazards.

The detailed design of the stormwater management system, including a stormwater attenuation pond, internal piped network, secondary overland flow paths, boundary swales, outfall structures and associated erosion/scour management devices, and emergency spillway are proposed to be provided at detailed design stage. The stormwater attenuation pond is to be designed to attenuate flows to pre-development level for the 10% AEP storm event, for both historical and future climate change scenarios. The detailed design will need to demonstrate the performance of the pond outlet and pond attenuation function will not be impacted by the maximum water surface elevation of Silver Stream. The detailed design of the spillway alignment will need to consider the degree of discharge to the stream to minimise erosive turbulence.

Further refinement of the flood model through detailed design is anticipated considering the final building and operational layouts. Updated 1% AEP climate change flood level afflux maps are proposed to be provided to demonstrate refinements to the flood model do not increase flood elevation levels in upstream and downstream properties. The finished floor levels for the proposed onsite development buildings will be confirmed at detailed design stage considering appropriate freeboard requirements above the 1% AEP flood level and in accordance with the Dunedin City Council 2021 Update to Methodology for Determining Minimum Floor Levels.

Overall, the proposed on-site stormwater management system demonstrates the effects from the development can be effectively managed, as proposed in the application material, or otherwise addressed through the proposed conditions of consent.

4. Comment on Proposed Conditions

The applicant has provided proposed consent conditions. These have been provided, commented upon and updated with input from ORC previously.

Otherwise, comments on the 'Resource Consent B' conditions are:

Applicant's numbering	Assessment
B.8	B.8.1 - Reference should be made that the detailed design plans and drawings for stormwater management to service the proposed Southern Link Inland Port development should be provided by a Suitably Qualified and Experienced Person(s).
B.18	Reference should be made that the detailed design plans and drawings for the stormwater attenuation pond, western swale and eastern swale to

	service the proposed Southern Link Inland Port development should be provided by a Suitably Qualified and Experienced Person(s). B.18.3 (b) and (c) - The conditions should include reference to the design of the outfalls and associated erosion/scour protection devices. (b) Layouts, dimensions, and operational design details of the western swale (including but not limited to outlet design, channel / impact basin design, erosion prevention measures); and (c) Layouts, dimensions, and operational design details of the eastern swale (including but not limited to outlet design, channel / impact basin design, erosion prevention measures);
B. 21	Addition to the consent condition referencing the Southern Link Inland Port development proposed building finished floor levels shall be provided with appropriate freeboard above the 1% AEP flood level in accordance with the Dunedin City Council 2021 Update to Methodology for Determining Minimum Floor Levels.