
MINUTE 3 OF THE EXPERT PANEL
Invitation to comment

Southern Link Inland Port FTAA-2604-1207
15 July 2026

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2024 (the Act).

[2] The Expert Panel (Panel) records that it undertook a site visit on 8 July 2026 ([see Minute 2](#)). The Panel confirms that it undertook its site visit prior to finalising the invitations to comment on this application.

[3] In accordance with section 53(2) of the Act, the Expert Panel must invite comments from persons listed in sections 53(2) (a) to (n) of the Act. Sections 53(2)(d) to (g), section 53(2)(m), and 53(2)(n) do not apply to this application. The Panel considers the persons identified in Appendix 1 must be invited for comment.

[4] Section 53(2)(h) and (i) state that the owners and occupiers of the land adjacent to the land the application relates to must be invited to comment.

[5] After considering the information from the Applicant and the advice from the EPA¹, and the application material, the Panel has determined that the owners and occupiers of land shaded orange on the Map in Appendix 2 and listed in Appendix 3 should be invited to comment.

[6] Following our observations during the site visit the Panel has determined that ‘adjacent’ to the site in this context includes properties that are separated from

¹ EPA Information Memorandum identifying mandatory and possible invitees, legal descriptions and locations for Panel consideration.

the site by a road, railway (and both in the context of Stedman Road) or Silver Stream (or Silver Stream and railway in the case of Rutherford Road). We have included 31 Odlins Place, owned by Otago Helicopters Limited, as it may have a connection with the activities of the Taieri Aerodrome, as being adjacent to the site in this context.

Identification and reasons for including persons pursuant to s53(3)

[7] The Panel has undertaken a principled approach to the request for comment from the persons listed in Appendix 4 as recommended in the Panel Convenor Practice and Procedures.² We have had regard to:

- a) the purpose of the Act and the procedural principles set out in section 10;
- b) any relevant aspect of the public or community interest that requires consideration;
- c) the comprehensiveness and quality of the applicant's technical information and how the applicant has addressed the issue of consultation;
- d) the likely extent of local authority participation in the application process; whether the activity would otherwise be prohibited under relevant legislation whether the application is for a project that has been previously declined under another statutory process;
- e) whether the application is likely to involve novel or contentious legal or disputed factual issues;
- f) and any other matter that, in the opinion of the Panel, ought to be considered.

[8] In this case we have considered the potential effects of noise on properties that, although not adjacent to the site as we have described in paragraph [6] above,

² [Panel-conveners-practice-and-procedure-guidance.pdf](#)

have either been assessed in the applicant's noise assessment as potentially affected by noise,³ or identified by the Panel as being similarly proximate to those properties that were assessed. We have included the owners and occupiers of the following properties as meeting that criteria (shown as purple in Appendix 2):

- a) 243 Puddle Alley
- b) 50 Rutherford Road
- c) OT3D/1459

[9] We have included the Civil Aviation Authority (CAA). The application site is underneath the Aerodrome Flight Fan, take-off path for Runway 05, and approach path Runway 23 of the Taieri Aerodrome. The applicant has engaged with the CAA in the preparation of the application to address aviation safety issues.

[10] The Panel has invited the NZ Transport Agency Waka Kotahi to comment for reason of potential impacts on the state highway network, including SH 87 through Mosgiel.

[11] The Panel has invited the New Zealand Infrastructure Commission, a government agency that may have an interest in the application.

[12] The Panel has invited the Mosgiel-Taieri Community Board to comment, given the potential impacts on the wider community (positive or negative).

[13] The Panel received unsolicited correspondence from the Otago Fish and Game Council on 1 July 2026⁴ requesting to be invited to comment as a section 53(3) party. The reasons given for the request relate to the presence of trout spawning habitat within Silver Stream, which they say is a significant source of recruitment for the lower Taieri River fishery. Otago Fish and Game Council also note that their regional office is located at 5 Hazlett Road, Mosgiel and have

³ Marshall Day Southern Link Inland Port Noise Assessment, 15 April 2026

⁴ [Correspondence](#)

suggested this may qualify them as an adjacent owner.

[14] The Panel accepts that it is appropriate to invite the Otago Fish and Game Council to comment under section 53(3) on the basis of their interest in potential effects on trout spawning habitat within Silver Stream. The Panel note that the applicant's ecological assessment also refers to potential trout spawning habitat.⁵ Without implying any finding on the extent, or significance of trout spawning habitat, or any effects of the proposal on Silver Stream at this time, the Panel is satisfied that it may be assisted by receiving comments from Otago Fish and Game Council on the issue of effects on fish spawning habitat.

[15] The Panel rejects the request for an invitation under s 53(2)(h) or (i), as the property at 5 Hazlett Road is not adjacent to the site in this context, as determined by the Panel at [6] above.

[16] Section 54(1) of the Act requires that the Panel must specify in the invitation a date for when comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section 53).

[17] The date invitations to comments will be given will be 15 July 2026. Comments must be made to the EPA:

- a) by email to substantive@fasttrack.govt.nz;
- b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
- c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[18] Comments must be received by midnight **12 August 2026**.

⁵ Southern Link Inland Port Freshwater Ecological Impact Assessment, e3 Scientific, April 2026, section 4.4.1

[19] The application may be accessed on the Fast-track website here: <https://www.fasttrack.govt.nz/projects/southern-link-inland-port/substantive-application2>

[20] The Fast-track website will be updated as information is made available to the Panel.

Request for information from applicant and Otago Regional Council

[21] At the Application Overview Conference on 8 July 2026, the Panel requested additional information from the applicant, to be made available on the Fast-track website, as follows:

- a) Updated noise assessment to account for the assessment of the operation of rail sidings inside the boundary of the site on the basis that Second Generation Dunedin District Plan (2GDP) Rule 9.3.6.3(q) does not apply to rail activities within the site.
- b) An updated suite of conditions.
- c) Silver Stream monitoring data collected since April 2026.

[22] Counsel for the applicant indicated that the above matters could be provided before the Panel invitation for comment was issued, however, it appears there has been some delay. Counsel filed a Memorandum on 14 July 2026.⁶ The Memorandum includes laboratory results for water quality monitoring. The Panel requests the applicant to make available the updated noise assessment and conditions **within 5 working days** of receipt of this Minute to the Panel and invited commenters.

[23] The Panel requested that the Otago Regional Council provide details of its flood management plans and associated resource consents that apply to works in

⁶ Memorandum of Counsel for applicant following Panel Briefing Conference, 14 July 2026 [Correspondence](#)

Silver Stream and its margins for flood control purposes. The information can be made available as part of the Regional Council comments on the application.

A handwritten signature in black ink, appearing to read 'C. Robinson', with a long, flowing horizontal stroke extending to the right.

Cindy Robinson
Expert Panel Chair

Appendix 1 – Parties invited to comment under section 53(2) of the Act

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	Otago Regional Council Dunedin City Council
53(2)(b)	the relevant iwi authorities	Te Rūnanga o Ngāi Tahu
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	Kā Rūnaka Te Runanga o Moeraki Kati Huirapa Runaka ki Puketeraki Te Runaka o Otakou Te Runaka o Awarua Hokonui Rūnanga Waihōpai Rūnaka Te Rūnanga o Ōraka-Aparima
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	n/a
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	n/a
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	n/a
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	n/a
53(2)(h)	owners of the land to which the substantive application relates	See Appendix 2 for land to which the substantive application relates. List of all owners set out in Appendix 3.

53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified (Occupiers of land adjacent to that land	See Appendix 2 for land to which the substantive application relates. List of all occupiers set out in Appendix 3.
53(2)(j)	The Minister for the Environment and other relevant portfolio Ministers The “relevant portfolio Ministers” definition includes: • a portfolio that is directly related to the subject of the proposed Government policy statement; • a portfolio that is directly related to the nature of the project. For example, the Minister responsible for energy, in the case of a project to construct a solar farm. The Minister responsible for housing would be a relevant portfolio minister in the case of a residential development. The Minister responsible for infrastructure would not, even though infrastructure elements will be involved, because the nature of the project is residential development, not infrastructure. • Ministers responsible for the administration of a specified Act that relates to a proposed approval for the project or to an approval being sought in the substantive application (for example, the Minister responsible for the administration of the Heritage New Zealand Pouhere Taonga Act 2014, in the case of a project that requires an archaeological authority)	Minister of Agriculture Minister for Economic Growth Minister of Infrastructure Minister for Rail Minister of Transport Minister for Regional Development Minister for South Island
53(2)(k)	relevant administering agencies	Land Information New Zealand Ministry for Cities, Environment, Regions and Transport
53(2)(l)	any requiring authority that has a designation on land to which the	KiwiRail Dunedin City Council

	substantive application relates or on land adjacent to that land	
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5: (ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: (iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: (v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: (vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11 (vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.	n/a
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	n/a

Appendix 2 – Map of land whose owners and occupiers are invited to comment under section 53(2)(h) and (i) and section 53(3)



Appendix 3 – List of land parcels whose owners and occupiers are invited to comment under section 53(2)(h) and (i)

347 Dukes Road North
 340 Dukes Road North
 185 Puddle Alley
 231 Dukes Road North
 291 Dukes Road North
 66 Stedman Road
 54 Rutherford Road
 1 Odilins Place
 58 Stedman Road
 222 Dukes Road North
 31 Odilins Place
 OT5A/1248 Lot 3 DP 11036

Appendix 4 – List of parties who are invited to comment under section 53(3)

50 Rutherford Road
 243 Puddle Alley
 OT3D/1459 (part of 176 Milners Road)
 Aukaha and Te Ao Marama Inc
 Civil Aviation Authority
 Otago Fish and Game Council
 Mosgiel Taieri Community Board
 New Zealand Infrastructure Commission
 Parliamentary Commissioner for the Environment
 NZ Transport Agency Waka Kotahi