

FTAA-2604-1207

Under the Fast-track Approvals Act 2024

In the matter of the Southern Link Inland Port

By Southern Link Property Limited

17 June 2026



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

MAY IT PLEASE THE PANEL CONVENER

1. This memorandum is filed on behalf of Southern Link Property Limited (SLPL) in accordance with Minute 4 of the Panel Convener dated 4 June 2026 (Minute). The purpose of this memorandum is to lodge either supplementary or replacement information as foreshadowed at the Panel Convener Conference.
2. SLPL requests that the attached documents be considered as part of (or in replacement of) the Substantive Application, and specifically that the Invite for Written Comment issued by the EPA under section 53 of the FTAA, points the recipients of the invite to this memorandum and attached information.
3. The reason for the updated information being lodged, is that SLPL has continued to engage with Otago Regional Council (ORC), Dunedin City Council (DCC) and Te Rūnaka o Ōtākou (Ōtākou) since the Substantive Application was lodged. The information provided with this memorandum includes responses to information requests made of SLPL, responds to feedback given by the agencies, updates the Substantive Application to record that additional consents are sought, and includes an updated Condition Set in light of that engagement.
4. The provision of this information is intended to refine issues that have been raised by ORC, DCC and Ōtākou, and is explained further in the table below.

	Document	Explanation
Supplementary material		
1.	Mitchell Daysh Memorandum – Further Information following Panel Convener Conference	This is a <u>supplementary</u> report that provides an overview of the information provided by way of this memorandum, explains the reason for the additional resource consents sought from ORC and DCC, explains the replacement of documents Part A.02 (in particular the changes made at Section

		2.19, 4.3.1, 6.15.1, 7.2, 9.13.14) and Part G (pages 16, 38 and 42) of the application, and the changes that have been made to the replacement Condition Set (both ORC and DCC conditions).
2.	e3 Scientific Memo - Stormwater Monitoring Plan	This is a <u>supplementary</u> report that should be read alongside the e3 reports included at Part B.04 of the Substantive Application. The e3 Memo provides a framework for a draft Stormwater Management Plan, superseding the monitoring recommendations made in the e3 Report found at Part B.04.
3.	Marshall Day Acoustics memorandum	<u>Supplementary</u> report provided in response to informal feedback from DCC. This report attached a draft Operational Noise Management Plan and a draft Construction Noise Management Plan.
4.	Written Approval	<u>New</u> affected person approval from SLPL for 291 Dukes Road North and 245 Puddle Alley, Mosgiel.
5.	Additional Photo Simulations – from View Points 2 and 2a	DCC requested some additional information be added to the Photo Simulations for View Points 2 and 2a. They can be considered as <u>supplementary</u> information.
Documents that replace material in the Substantive Application		
6.	Landscape and Natural Character Effects Assessment	This updated report <u>replaces</u> the version included in Part B.07 of the Substantive Application. The report has been updated following constructive engagement with Ōtākou, in particular following advice offered by a pūkenga appointed by Ōtākou.
7.	Updated Substantive Application - Part A.02A, Part A.02B and Part G.01	These three documents <u>replace</u> Part A.02A (non-redacted Version) and Part A.02B (redacted version), being the substantive application report, and Part G.01, being the Rules Assessment, of the Substantive Application. The changes are explained in the Mitchell Daysh Planning

		memorandum. While only a small number of changes have been made to the substantive application in response to DCC and ORC feedback, the two sections (Part A and Part G) have been provided in full, to assist the Panel and those invited to comment. SLPL requests that only the redacted version of the substantive application report (Part A.02B) be uploaded onto the EPA website. The tracked versions are also provided for Panel and participant convenience.
8.	Condition Set	The clean condition set <u>replaces</u> Part C.01 (DCC Conditions) and C.02 (ORC conditions) of the Substantive Application. The tracked version is provided for Panel and participant convenience. The changes are explained in the Mitchell Daysh Planning Report (described above).

5. With the provision of this information, SLPL now requests that the Panel is appointed and commences work as soon as possible.

Dated: 17th June 2026



S J Scott
Counsel for Southern Link Property Limited