

IN THE MATTER of the Resource Management Act 1991 (RMA)

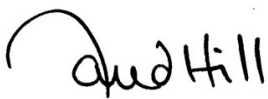
AND

IN THE MATTER of Plan Change 8: Natural Hazards

HEARING DIRECTION #1 FROM THE HEARING PANEL

LATE SUBMISSIONS

1. In accordance with sections 34 and 34A of the Resource Management Act 1991 (**RMA**) Rotorua Lakes Council (**the Council**) has appointed a Hearing Panel (**the Hearing Panel**) of independent hearing commissioners (David Hill, Rob van Voorthuysen and Gina Sweetman) to hear submissions and further submissions on Plan Change 8 – Natural Hazards (**PC8**). The Hearing Panel has been given full delegation to hear and determine PC8 – including any procedural matters.
2. PC8 was notified for submissions on 19 July 2025 with the submission period closing on 8 September 2025. After the closing of the submission period six late submissions were received by the Council from the following:
 - (i) Jenny Joyce on 8 September 2025.
 - (ii) R&R Property Group on 11 September 2025.
 - (iii) Pukeroa Oruawhata Trust on 11 September 2025.
 - (iv) Luke Nelson on 16 September 2025.
 - (v) Ngati Makino on 24 September 2025.
 - (vi) Ngati Kearoa Ngati Tuara on 13 October 2025.
3. The further submission period commenced on 17 October 20235 and closed on 31 October 2025. No late further submissions were received.
4. Under s.37 (and for the reasons set out in s.37A) of the RMA, the Hearing Panel may waive a time requirement and accept or reject any late submission. The Hearing Panel has decided to accept all of those late submissions – which were received prior to and included in the published Summary of Submissions, so that all persons are on notice of the issues raised.
5. In making this decision the Hearing Panel is satisfied that: no delay will result in the hearing process by accepting these submissions; will assist in achieving an adequate assessment of the plan change; and no person will be adversely affected by accepting them.
6. Any enquiries regarding this Direction, or related matters, should be directed to Council by email at policy.planning@rotorualc.nz.



David Hill
Hearing Panel Chairperson

18 December 2025