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

AND

IN THE MATTER **Proposed Plan Change 10 - Definitions and Rule Refinements (PC 10) to the Rotorua Lakes Council's District Plan.**

DIRECTION (1) FROM THE HEARING PANEL

HEARING DATES, PROCESS AND EVIDENCE EXCHANGE

1. Pursuant to sections 34 and 34A of the RMA, the Rotorua Lakes Council has appointed a Hearing Panel for PC 10 consisting of Independent Hearing Commissioner - Greg Hill. The Hearing Panel's function is to hear and decide on the submissions lodged to PC 10. The delegations also include addressing any procedural matters.

2. This Direction sets out a number of procedural matters relating to the hearing. These include:

    - the hearing date, time, location and attendance;
    - the date the Council's section 42A report will be available;
    - the evidence exchange dates (both expert and non-expert); and
    - a request for any legal submissions to be provided ahead of the hearing.

Hearing Matters

3. The hearing is scheduled for **Monday and Tuesday 12 and 13 October 2026**[1], commencing at **9.00 am**. It will be held in the **Council Chambers**

4. The hearing format will be either in-person or virtually (by remote facilities). If the hearing is in-person there will be the ability for parties to present virtually if that is necessary or requested.

5. To be able to efficiently schedule the hearing and hearing times, the Council's Hearings Administrator will contact submitters (who indicated that they wished to be heard), and ask:

    - Whether you still wish to be heard;
    - Whether you intend to be represented by legal counsel and/or to call expert witnesses (e.g. planning experts)[2]; and

[1] Tuesday 13th October 2026 is a back up day only; to be used if the hearing cannot be completed on Monday 12th October 2026.

[2] You are not required to have legal counsel or expert witnesses; and you can speak to your submission at the hearing if you have indicated you wish to appear.

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- How much time you will need to present your evidence or submission[3].

6. In terms of procedural matters, section 41B (3) of the RMA provides that I may direct evidence from any submitter calling expert evidence to be provided before the hearing. Section 42A of the RMA provides that the Council may prepare a report on the matters to be considered and be provided prior to the hearing.

7. Accordingly, I direct as follows:

    a. Pursuant to section 42A of the RMA, the section 42A hearing report is to be made available to parties no later than **5:00pm Friday 18 September 2026.**

    b. Submitter's expert evidence (evidence given by a professional with specialist qualifications and experience) is to be made available to the Council's Hearing Administrator no later than **midday, Monday 28 September 2026.** It will then be made available to parties on-line no later than **5:00pm, Monday 28 September2026**.

    c. Any rebuttal evidence is to be provided to the Council's Hearing Administrator no later than **midday, Monday 5 October 2026**. It will then be made available to parties on-line no later than **5.00 pm, Monday 5 October 2026.**

8. While these Directions do not strictly apply to lay or non-expert statements/evidence, I request any written statements to be presented at the hearing to be provided to the Council's Hearing Administrator no later than **midday, Monday 5 October 2026**. It will then be made available to parties on-line no later than **5.00 pm, Monday 5 October 2026**.

9. I also request parties to pre-circulate any legal submissions in advance of the hearing, and be provided to the Council's Hearing Administrator no later than **midday, Wednesday 7 October 2026**. They will then be made available to parties on-line no later than **5.00 pm, Wednesday 7 October 2026**. I, and other parties will be greatly assisted if the legal submissions can be read prior to the hearing.

10. I accept that supplementary legal submissions from the Council or any submitter (if legally represented) may be provided on the day of the hearing in response to matters raised by any party in its legal submissions.

11. The purpose of this Direction is to provide the opportunity for me and the other parties to have read and considered any legal submissions, evidence or statements in advance of the hearing to assist in understanding the case being presented. As I will have read all the pre-circulated material before the hearing, there will be no need for it to be read out. An executive summary may be read out or the key points highlighted.

[3] This is to determine how long the hearing may take; noting the Hearing Panel will determine if the time requested is reasonable.

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Enquiries

12. Any enquiries regarding this Direction, or related matters, should be directed to Council's Hearings Administrator, Damon Mathfield. Email damon.mathfield@rotorualc.nz.



Greg Hill Chairperson

19th August 2026

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