

**IN THE MATTER OF** the Resource Management Act 1991  
**AND**

**IN THE MATTER OF** Various applications by Te Tūāpapa  
Kura Kāinga – the Ministry of Housing  
and Urban Development (MHUD) to  
the Rotorua Lakes Council (Council).

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**RESOURCE MANAGEMENT ACT 1991**  
**DIRECTION #1 – TIMETABLE**  
**INDEPENDENT HEARING COMMISSIONER**

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**Purpose**

1. The purpose of Direction #1 is to set the timetable for the hearing and the exchange of the s.42A report(s), evidence and legal submissions.

**Introduction**

2. Under s.37 of the RMA, Council has delegated to David Hill, Independent Hearings Commissioner, the hearing and decision making on MHUD's 12-month renewal applications for contracted emergency housing resource consents for the following seven motels:
  - Alpin Motel, 16 Sala Street;
  - Apollo Motel, 7 Tryon Street;
  - Ascot on Fenton, 247 Fenton and 12 Toko Streets;
  - Geneva Motor Lodge, 299 Fenton Street;
  - Lake Rotorua Motel, 131 Lake Road;
  - Pohutu Motor Lodge, 3 Meade Street; and
  - RotoVegas Motel, 245-251 Fenton, and 8A, 8B, 10B and 14-16 Toko Streets.
3. Consents for the above motels operating as emergency housing are due to expire on 15 December 2024. MHUD has applied for renewals under s.124 RMA, which allows the activity to continue until any and all appeals on the decision(s) are determined.
4. The applications were received on 14 June 2024 and accepted by Council as being complete on 1 July 2024. Submissions closed on 16 August 2024. At the time of writing 35 submissions and one late submission had been received across the seven applications; 25 submitters have indicated that they wish to be heard.
5. The hearing will be held at Rotorua (venue and time to be confirmed) commencing on Tuesday, 5 November 2024 and continuing as needed through to Friday, 8 November 2024.

**Directions**

6. The following exchange directions are made:

- (a) The s.42A report shall be made available no later than by 4pm Tuesday, 8 October 2024.
  - (b) The Applicant's expert evidence shall be lodged with Council no later than 4pm Tuesday, 22 October 2024.
  - (c) Any submitter expert evidence shall be lodged with Council no later than 4pm Wednesday, 30 October 2024.
  - (d) All legal submissions shall be lodged with Council no later than by 12 Noon, Monday, 4 November 2024.
7. That material is to be posted on Council's website for the public to access as soon as practicable after receipt.
  8. Expert witnesses and evidence must comply with the Environment Court's Practice Note 2023.
  9. Persons making lay representations are encouraged to provide their statements ahead of the day on which they are scheduled to appear.
  10. Any queries or correspondence related to this Direction should be sent through to the Hearing Secretary, Christine White at [christine.white@tompkinswake.co.nz](mailto:christine.white@tompkinswake.co.nz) .



David Hill  
Independent Hearing Commissioner

2 September 2024