

**BEFORE THE ENVIRONMENT COURT  
CHRISTCHURCH REGISTRY**

**I MUA I TE KŌTI TAIAO O AOTEAROA  
KI ŌTAUTAHI**

**ENV-2025-CHC-000102**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of an appeal under clause 14(1) of Schedule 1 to the Act

**AND**

**IN THE MATTER** of s 274 of the Act

**BETWEEN** **SCENIC HOTEL GROUP LIMITED**

Appellant

**AND** **TE TAI O POUTINI PLAN COMMITTEE**

Respondent

---

**BULLER DISTRICT COUNCIL'S WISH TO BE A PARTY TO PROCEEDINGS**  
2 February 2026

---

---

FLETCHER VAUTIER MOORE  
LAWYERS  
PO BOX 90  
NELSON 7040

Telephone: (03) 548 1469  
Email: [cthomsen@fvm.co.nz](mailto:cthomsen@fvm.co.nz)  
[ayardley@fvm.co.nz](mailto:ayardley@fvm.co.nz)  
Solicitor: Chris Thomsen

**TO:** The Registrar  
Environment Court  
Christchurch

1. Buller District Council (**BDC**) wishes to be a party to the following proceedings:

*Scenic Hotel Group Limited v Te Tai o Poutini Plan Committee*

2. BDC made a submission about part of the subject matter of the proceedings.
3. BDC has an interest in the proceedings that is greater than the interest that the general public has because BDC:
  - (a) Is the territorial authority responsible for administering and implementing the Te Tai o Poutini Plan (**TTPP**) within the Buller District; and
  - (b) Has statutory responsibilities for integrated land use planning, infrastructure provision, and managing land use effects.
4. BDC is not a trade competitor for the purposes of ss 308C or 308A Resource Management Act 1991.
5. BDC is interested in all of the proceedings.
6. BDC is interested in the following particular issues:
  - (a) Building height limits and recession plane requirements in the Settlement Zone – Punakaiki and the Scenic Visitor Zone as they apply to development form, scale and effects within the coastal environment; and
  - (b) The interaction between zone-based built form controls (height and recession planes) and the Natural Hazards provisions of TTPP.
7. BDC opposes the relief sought because:

- (a) Punakaiki is located within the Coastal Environment and an area with recognised landscape and amenity values. Increasing maximum building heights risks inappropriate built form and adverse effects on coastal character and landscape values; and
  - (b) The relief sought would undermine the coherent application of hazard-responsive design controls in TTPP and may enable development outcomes that are inconsistent with the Plan's approach to managing natural hazard risk.
8. BDC agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated: 2 February 2026



---

**CP Thomsen / AA Yardley**  
Counsel for Buller District Council

This notice was filed by **CHRISTOPHER PAUL THOMSEN**, solicitor for the party of the firm Fletcher Vautier Moore. The address for service of the above-named party is at the offices of Fletcher Vautier Moore, Solicitors, Level 1, 201 Queen Street, Richmond, Nelson.

Documents for service on the party may be:

- a) Posted to the solicitor at Fletcher Vautier Moore, Solicitors, PO Box 90, Nelson 7040; or
- b) Sent by email to both [cthomsen@fvm.co.nz](mailto:cthomsen@fvm.co.nz) and [ayardley@fvm.co.nz](mailto:ayardley@fvm.co.nz).

*Advice*

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.