

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

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

ENV-2025-CHC-000115

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 **TAURANGA BAY HOLDINGS 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
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TO: The Registrar
Environment Court
Christchurch

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

Tauranga Bay Holdings Limited v Te Tai o Poutini Plan Committee

2. BDC made a submission about 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:
 - 3.1. BDC is the territorial authority responsible for administering and implementing the Te Tai o Poutini Plan (**TTPP**) within the Buller District; and
 - 3.2. Has statutory responsibility for the functions set out at s 31 RMA (excluding any functions that have been transferred to Te Tai o Poutini Plan Committee).
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 the proceedings.
6. BDC is interested in the following particular issues:
 - 6.1. The appropriateness of rezoning the land owned by the Appellant from Rural Lifestyle Zone and General Rural Zone to Settlement Zone – Precinct 4 (Rural Residential Precinct) and Rural Lifestyle Zone.
7. BDC is neutral on the relief sought because:
 - 7.1. BDC notes part of the site the Appellant seeks to rezone from General Rural Zone to Rural Residential is subject to an application for subdivision and other resource consents for

rural residential activities. That application is before it and was publicly notified. It has not been determined;

- 7.2. As pleaded by the Appellant, the Decision found that rezoning in the Cape Foulwind /Omau area could be appropriate, if undertaken in a coordinated and planned manner;
 - 7.3. Nonetheless, at this time, rezoning has not been demonstrated to be the most appropriate, effective and efficient approach to achieve the objectives, including in relation to managing adverse effects on the receiving environment and the provision of services; and
 - 7.4. If the Appellant can demonstrate it is the most appropriate, effective and efficient approach to achieving the objectives, BDC could support the relief sought.
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 and ayardley@fvm.co.nz.

Advice

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