

Under the Resource Management Act 1991 (the Act)

In the matter of An appeal under clause 14(1) of the First Schedule of the Act

Between **Darby Planning Limited**
Appellant

And **Queenstown Lakes District Council**
Respondent

**Notice of Airbnb Australia Pty Limited's wish to be a party to
proceedings under section 274 of the Act**

Dated 31 May 2019

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To: The Registrar
Environment Court
Christchurch

- 1 Airbnb Australia Pty Limited ('**Airbnb**') wishes to be a party to the Environment Court proceeding ENV-2018-CHC-085 between Darby Planning Limited Partnership ('**DPL**') and Queenstown Lakes District Council in relation to Stage 2 of the Queenstown Lakes District Council Proposed District Plan ('**PDP**').
- 2 Airbnb made a submission (dated 23 February 2018) and a further submission (dated 27 April 2018), and lodged an appeal on the PDP (dated 7 May 2019, ENV-2019-CHC-061).
- 3 Airbnb's services are used by providers of accommodation and paying guests in the Queenstown Lakes District. Airbnb is a trusted community marketplace for people to list, discover, and book unique accommodation and experiences around the world. As such, Airbnb has an interest in the proceedings that is greater than the interest that the general public has because it will be affected by the amendments sought in the appeal, if granted.
- 4 Airbnb is not a trade competitor for the purposes of sections 308C or 308CA of the Act.
- 5 Airbnb is interested in part of the proceedings, being those aspects set out at paragraph 6 of this notice.
- 6 In particular, Airbnb is interested in the amendments sought to the Visitor Accommodation Variation in relation to both Residential Visitor Accommodation ('**RVA**') and Homestays, so that a breach of permitted activity standards would be a controlled activity in the Rural Lifestyle, Rural Residential and the Wakatipu Basin zones (not discretionary) in order to be consistent with other zones.
- 7 Airbnb supports the relief sought because all the potential effects generated by RVA and Homestays can be controlled by appropriate conditions including limits on the number of nights per year and the number of occupants per dwelling.

8 Airbnb agrees to participate in mediation or other alternative dispute resolution of the proceeding.

Dated 31 May 2019

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