

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 **Henley Downs Farm Holdings Limited and Henley  
Downs Land Holdings Limited**

Appellant

And **Queenstown Lakes District Council**

Respondent

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**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-095 between Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited ('Henley Downs') 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 Airbnb is interested in the particular issue relating to the amendments sought to the Visitor Accommodation Variation to ensure that the new standards only apply within the Jacks Point residential areas, not the Village, Lodge and Homesite Activity areas.
- 7 Airbnb supports the appeal to the extent consistent with the relief sought in Airbnb's appeal. In particular:
  - a RVA and Homestay should be a permitted activity in the Jacks Point zone including the Village and Education Activity Areas.
  - b Airbnb supports a stripped down version of the permitted activity standards, as proposed in Airbnb's appeal so that there are not onerous requirements.

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

**Dated** 31 May 2019



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**Christina Sheard**  
Counsel for Airbnb Australia Pty Limited

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