

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 **The Crown Investment Trust**  
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-066 between The Crown Investment Trust (**'CIT'**) 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 following particular issues:
  - a The amendments sought to the Visitor Accommodation Variation Policy 24.2.5.3 (Wakatipu Basin zone) to include Residential Visitor Accommodation (**'RVA'**) and Homestays;
  - b The amendments sought to the Visitor Accommodation Variation rules 24.5.21 and 24.5.23 (Wakatipu Basin Lifestyle Precinct) to ensure that RVA and Homestays are a controlled activity if the permitted activity standards are not met.

- 7 Airbnb supports the relief sought for the following reasons:
- a It is appropriate to include RVA and Homestays in policy 24.2.5.3 (alongside other non-residential activities listed) because RVA and Homestays can be provided for while ensuring they are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.
  - b The potential effects generated by RVAs and Homestays can be controlled by conditions, including, for example, 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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**Christina Sheard**  
Counsel for Airbnb Australia Pty Limited

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