

Before the Queenstown Lakes District Council

Under the Resource Management Act 1991

In the matter of a submission under clause 6, Schedule 1 of the Resource Management Act 1991 on Stage 3B of the Queenstown Lakes Proposed District Plan

Between **Wayfare Group Limited (#31024)**  
Submitter

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**Summary of Evidence Ailsa Cain**

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- 1 Heritage is often regarded as static or sealed by a moment in time when in fact, it comprises of many memories and layers that evolve with each generation. These memories build the collective connection to place as well as the associated cultural heritage and identity.
- 2 Heritage is dynamic and evolving. In considering the heritage of a place, intangible and tangible features need to be identified and assessed. Primacy is not given to built features purely by virtue of them still being there. Conflicting values, perceived or otherwise, need to be managed in a sustainable way for present and future generations. This point is the basis of Principle 2 of the ICOMOS Cultural Tourism Charter.
- 3 International experience has shown that a thematic approach to identifying heritage places successfully broadens survey outcomes by analyzing historical contexts and linkages. Such an approach ensures that thematically related places are identified, rather than focusing on chronological analysis alone or on architectural styles or sites that are simply visually or historically prominent.
- 4 Walter Peak has multiple layers of heritage; some layers distinct from the other, with other layers, such as tourism and pastoralism, happening concurrently.
- 5 Walter Peak has undergone continued development and modification since the native bush was burnt for pasture and the sheep run established in the 1850s. This modification was further assisted by Acclimatisation Societies who were altering the region's biodiversity and landscape through the aggressive introduction of plants, birds, fish and mammals from Europe. Given the impact of this modification, it is easy for some to consider its pastoralism layer to be Walter Peak's only heritage as aspects of that period are still visible.
- 6 However, the heritage of Walter Peak is much more complex than that. Early in its development, Walter Peak became a place to visit and undertake leisure activities. Its grounds and buildings were developed to support these activities and visiting dignitaries brought there observe rural life. It was (and is) a popular place to visit. This practice evolved over the decades into what we now refer to as 'rural tourism'.
- 7 The context in which Walter Peak evolved and operates is critical to any development considerations, especially when heritage values form part of those considerations.

- 8 ICOMOS<sup>11</sup> has identified that internationally, rural landscapes are the most common type of continuing cultural landscape. Heritage is not a block to development nor a reason for stagnation. It is much more effective to manage heritage if it is kept 'warm' and has an income stream to enable to it thrive.
- 9 Consideration needs to be given to past and future heritage of Walter Peak and how the site can evolve. There needs to be provision for development, especially if that development provides ongoing heritage benefits and continuing connection with place.

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<sup>11</sup> ICOMOS, the International Council on Monuments and Sites, is an international non-governmental organisation of heritage professionals engaged in the conservation of places of cultural heritage value and dedicated to the conservation of the world's historic monuments and sites.