



Sustainable Management of Historic Heritage Guidance

Information Sheet 11

Repairs and Maintenance to Historic Places and Areas

Principles

Regular repair and maintenance of historic buildings is important to maintaining heritage values and should be encouraged.¹ Generally, repair work will involve replacing existing fabric with a similar new material. When carrying out repairs and maintenance:

- The repair should be achieved by the use of compatible materials.
- The use of incompatible materials should be avoided.
- The evidence of history should be respected.
- Restoration and reconstruction should generally only take place where there is clear evidence of original form and detail.
- New work should be kept to a minimum retaining as much original fabric as possible and be compatible with long term conservation of heritage place.
- Any art work, special fabric or heritage objects situated at the place and that contributes to the significance of the building or structure, should be cared for in accordance with sound conservation practice.
- Ensure new work is appropriately recorded.

It is good practice that a maintenance plan and repair specification schedule is prepared by a heritage professional. This documentation should inform and guide the repair and maintenance of historic buildings and structures.

¹ The term 'building' is used to include structures as defined in the Building Act 2004

Checklist for assessing appropriate repairs and maintenance work to historic places (buildings)

- The work involves stabilisation, preservation and conservation as defined in the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value, 1993 (the ICOMOS Charter).
- The work does not involve alterations, additions (including reconstruction as defined in the ICOMOS Charter), relocation, partial demolition and demolition (otherwise other standards apply).
- The work involves the restoration to good or sound condition of any existing building or any part of an existing building.
- The work involves the patching, restoration or minor replacement of materials, elements, components, equipment and fixtures for the purposes of maintaining such materials, elements, components, equipment and fixtures in good or sound condition.
- Any redecoration work involves the renewal, restoration or new application of surface finishes, decorative elements, minor fittings and fixtures and floor coverings which does not destroy, compromise, damage or impair the appreciation of the heritage values of the element being redecorated.
- The work carried out on the building shall generally match the original in terms of quality, materials and detailing.
- Repair of material or of a site should generally be with original or similar materials. However, repair of technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished.
- The work is for the purposes of keeping the building in good condition.
- The work does not result in any increase in the area of land occupied by the building.
- The work does not change the character, scale and intensity of any effects of the building on the environment (except to reduce any adverse effects or increase any positive effects) but does not include upgrading.
- No painting is to be applied to any previously unpainted surface or render to previously unplastered wall surfaces. New paint should not adopt brash or extreme colours and the adoption of 'corporate colours' should be discouraged.
- Repair work should be carried out by a tradesperson with experience in working with heritage buildings.

Maintenance of places and areas of significance to Maori and historic sites

Ongoing maintenance of places and areas of significance to Maori and historic sites should be encouraged. This will involve activities such as weed control, cutting grass and light stocking (in a rural area). Cultivation, fencing, upgrading of buildings and paved roads and other works should not involve land disturbance that results in damage. In relation to a place or area of significance to Maori, the work should be mandated by the written approval of tangata whenua. Maintenance of an archaeological site may require an archaeological authority under the Historic Places Act 1993.

Repair work to places and areas of significance to Maori and historic sites requires careful assessment and management. For example repairs to an urupa (grave site) requires a higher level of control and planning than just cutting the grass. Generally, repair work should be treated in a similar manner to land disturbance and resource consent should be required.

Checklist for assessing appropriate maintenance work to places and areas of significance to Maori and historic places (sites)

- In relation to a place/area of significance to Maori, the proposed maintenance work should be designed in partnership and consultation with the tangata whenua and the proposed maintenance work is supported by the written approval of the relevant tangata whenua.
- The work will not involve any land disturbance or repair works.
- The work involves keeping the place in good condition by controlling noxious weeds, cutting grass and light stock grazing.
- The work is an existing land use that does not involve any land disturbance or destruction to a site, place or area.
- Any disturbance of land by cultivation that does not extend beyond the area or depth previously disturbed.
- The work involves maintenance and minor upgrading of existing buildings that is compatible with standards for repair and maintenance of historic places, buildings, listed above.
- The work involves maintenance and upgrading of paved roads, modified berms and paths provided that the land disturbance does not extend beyond the area or depth previously disturbed.
- Any disturbance of the land by fencing that does not extend beyond the area or depth previously disturbed.

- The work involves preservation and conservation as defined in the ICOMOS NZ Charter.
- The work, if relevant, is authorised by an archaeological authority issued under the Historic Places Act 1993.

Source: NZHPT, *Sustainable Management of Historic Heritage Guidance Series*, Discussion Paper No.2, Assessment of Effects on the Historic Environment, 3 August 2007

The NZHPT welcomes any feedback and comments on this information sheet.

Comments can be provided to information@historic.org.nz. (Attention: Sustainable Heritage Guidance)