

Heritage Recovery

Guidelines for building owners

GUIDELINE 6 – for the Reuse of Heritage Material

This guideline was developed after the Canterbury Earthquakes. It provides guidance on how retrieved heritage material can be worked into new developments so that character or heritage features can be included in Christchurch's rebuild. This guideline will be useful for owners, designers, developers and heritage professionals.

Resource and building consents:

Please check whether you need a resource consent and building consent for your proposed project. Please visit www.ccc.govt.nz/goahead.

Talk to us early – call 941 8999 or email info@ccc.govt.nz. It may help to book a pre-application meeting to determine exactly what is needed to get any consents that are needed.



Reuse of Heritage Material

The reuse of materials in the ongoing development of cities, particularly those materials with cultural significance, is not new; in fact integrating historic material into new developments has been a continuous practice by many different communities. This helps make sure communities don't lose their sense of cultural identity and community memory, particularly through periods of rapid change.

Material may be integrated as an architectural feature/element, an element/material in a public realm, landscape or garden setting, or in a display of the material for example in a foyer or as a standalone art work.

Purpose of principles

Following the series of earthquakes experienced in Canterbury in 2010 and 2011 a significant proportion of heritage buildings were demolished. Heritage material from some sites was retrieved and stored for reuse in future developments. The following guidelines were prepared to support the reuse of heritage material in new developments.

The reuse of heritage material is recommended as a way to

enhance character where heritage buildings or structures have been irretrievably lost. Key heritage elements are identified prior to demolition and are carefully removed and appropriately stored until the site is redeveloped.

Consideration of heritage material needs to be part of the original design brief along with an inventory of the retrieved material.



GUIDELINE 6 – Reuse of Heritage Material

Principles of reuse

1. Heritage material should, in the first instance, be reused on the original site from which it was retrieved.
2. Consideration needs to be given to maintaining the integrity of the heritage material in relation to its original use. For example structural elements retain a structural role, decorative elements retain a decorative role, the original function/use is considered for example timber roof trusses are reused as part of a new roof form.
3. Residual strength of materials may impact on how the retrieved material can be used. Where the reused material becomes part of the structure that material must comply with the current building codes set out in the Building Act or be a non-structural element. Compliance with best practice construction needs to be considered in-relation to weather tightness and performance
4. Reuse of heritage material needs to be compatible in relation to scale, texture, style although by definition must allow for creativity on a case by case basis.
5. Some significant decorative elements included in either a building, setting or artwork may need professional conservation treatment, repair or advice prior to reuse. For example: painted or gilded columns or capitals, stained glass etc.
6. Consideration needs to be given to the methodology of installation including fixing, strengthening and finishing. Such consideration would include:
 - use or not of original construction/fixing techniques
 - retaining 'patina' of age
 - retaining as much as possible of element unmodified
 - craftsmanship involved
7. Before reuse of materials is considered a meeting with the Christchurch City Council Heritage Team and/or the New Zealand Historic Places Trust is strongly recommended to ensure the original function or meaning of the material is not degraded or lost. You can call the Council on 941 8999 and ask to speak to a Heritage Planner.
8. Public or private documentation and/or interpretation (e.g. a panel of visitor information) is considered essential to make sure the heritage and the meaning of the material in relation to the site is not lost. For example, information such as the name of stonemasons or craftsmen who produced the pieces may be made accessible to visitors entering the building.
9. Once material has been incorporated consideration can be given to the un-used material relating to the site. This could be stored on site or given/sold to stonemasons or other professional groups for reuse elsewhere.

Further references:

It may be of assistance to consider the relationship between these principles and the principles of the ICOMOS NZ Charter.

The charter can be viewed at the following site: www.icomos.org.nz/nzcharters.html

The Christchurch City Council website has information relating to heritage practice: www.ccc.govt.nz

The NZ Historic Places Trust website has information relating to heritage practice: www.historic.org.nz

For more information or advice contact:
heritage@ccc.govt.nz or call 941 8999.

Go to the complete series Damaged buildings -
Guidelines for heritage building owners :
www.ccc.govt.nz/heritagepublications

Heritage Guideline 1 – Safe and secure

Heritage Guideline 2 – Repairs to the heritage building

Heritage Guideline 3 – Reconstruction of elements

Heritage Guideline 4 – Strengthening of buildings

Heritage Guideline 5 – Professional advice and tradespeople

Heritage Guideline 6 – Reuse of Heritage Material



Prepared with assistance from the New Zealand Historic Places Trust/Pouhere Taonga