

appendix 9

landscape

components

and views

AP9 **overview - landscape components**

AP9.i The first part of this appendix covers those parts of the Nelson landscape that are included in the Landscape Overlay. They are included in the Overlay because of the contribution they make to the city's identity and sense of place. Other areas of landscape importance, such as the Boulder Bank, have not been identified in this appendix because they are in the Conservation Zone, which provides greater protection than the Landscape Overlay. The Nelson Mineral Belt has been included for information purposes.

AP9.ii The text below gives a general description for each landscape component, identifies its significance to Nelson's landscape setting, and describes its visual sensitivity and the activities that have the potential to adversely affect it.

AP9.1 **rural backdrop to Stoke**

AP9.1.i This component includes the foothills south of Stoke and runs from Nelson's western boundary east to Enner Glynn Road and Jenkins Creek. It includes the foothills above Ngawhatu and Marsden Valleys.

AP9.1.ii It is dominated by a series of strong ridgelines of moderately high elevation and rural land use.

AP9.1.iii The ridges are important as they form the eastern backdrop to Stoke. Their contribution to the city's identity is in providing a rural open and natural backdrop, which complements the urban enclosed, developed nature of Stoke in the foreground.

AP9.1.iv The area is vulnerable to new forms and colours resulting from residential development and other structures, earthworks, and larger scale forestry planting. Any change will be highly apparent in the upper ridgeline areas.

AP9.1.v Where land on the foothills above Ngawhatu and Marsden Hills (Schedule K, Chapter 7) has been zoned for Higher Density Small Holdings, subdivision of land must demonstrate the clustering of development into enclaves separated by open space and reserves so as to preserve the landscape values of those hills as a backdrop to Stoke.

AP9.2 Bishopdale saddle area

AP9.2.i This landscape component runs from Enner Glynn Road/Jenkins Creek northeast to the Market Road area of Bishopdale.

AP9.2.ii It is a series of low ridges, largely in pasture and rural uses, located between the southeastern foothills of Stoke and Nelson on the edge of the urban backdrop to both Stoke and Nelson. It forms an open space between the eastern foothills and the Port Hills ridge.

AP9.2.iii It is important as a visual gateway and transition between Stoke and Nelson and contributes to the visual structure of both places.

AP9.2.iv It is vulnerable to changes that will reduce its open, rural character. These include structures, earthworks and roads. Any development here should not adversely affect the integrity of the landform shape, open space, and visual characteristics of the area.

AP9.3 Port Hills ridge

AP9.3.i This ridge runs northeast from Wakatu and Bishopdale through Observatory Hill to Haven Road.

AP9.3.ii The Port Hills is the primary coastal ridge to the Haven and the Tasman Bay coastline. While there is residential development on most of this area, landform remains the dominant landscape element.

AP9.3.iii The Port Hills ridgeline is important to Nelson's identity because it forms a strong western edge to the old city (ie. the inner city and Nelson South). The eastern slopes are very visible from Waimea Rd and locations in and around the inner city. The western slopes of the Port Hills Ridge, and Greenhill and Wakatu are all highly visible from the southern entrance to the city and from Stoke, and form an eastern edge to these parts of the city.

AP9.4.iv The ridge becomes a skyline for much of the area from which it is viewed, and this part of the landscape is most sensitive to change. Views from vantage points on the ridges are also important. Subdivision and all other development should be carefully sited and developed so as not to adversely affect the natural character and quality of the ridge area.

AP9.4 Grampians

AP9.4.i This component extends from the Market Road area of Bishopdale along the eastern edge of South Nelson and east to The Brook, and it includes Sugarloaf.

AP9.4.ii It is primarily a large conical landform immediately south of the city. The distinctive visual character of the area is due to the combination of the landform and vegetation cover, which provides an imposing background and contrast to the 'built' urban nature of the city.

AP9.4.iii The Grampians is the singularly most visible and recognisable landform from the city. It is a focal point in the landscape and reference point for the city, and contributes significantly to its southern and eastern backdrop.

AP9.4.iv The area is vulnerable to changes that bring new forms, colours, and patterns to the landscape. These include structures, roads, forestry and clearing. The upper slopes and ridges are especially sensitive to change.

AP9.4.v It is important to retain continuous vegetation cover to reflect the continuity of the green belt, with its bush-clad appearance and the amenity value which it affords. Production forestry on slopes visible from the city is inappropriate to the broader landscape context. This is an important backdrop to the city and it requires a consistent long term land cover pattern to enhance the landscape setting of Nelson City.

AP9.5 Sharland Hill

AP9.5.i This component extends north and east from The Brook, and is bounded on the north and east by the Maitai River.

AP9.5.ii This complex series of ridges is presently largely undeveloped. However, landcover is highly modified into coniferous plantation forestry, dispersed with areas of native scrub. Vegetation values have been highly modified and continue to be so.

AP9.5.iii Sharland Hill ridgelines and upper slopes are important as the eastern backdrop to the city and for their contrast with the bush clad Bryant Range backdrop in the distance. Sharland Hill is part of the central city backdrop, and is closely associated visually with the rest of the backdrop i.e. Kaka Hill, Botanical Hill and the Grampians.

AP9.5.iv Because of their high visibility, the slopes facing the city and the ridges are most vulnerable to change. The forms and colours associated with development and pattern and texture changes resulting from changes to the vegetation are most likely to alter the character and quality of this area.

AP9.5.v Protection and enhancement of the western slopes and ridgeline areas with long term native vegetation cover is desirable to improve the long term visual values of the area so it will contribute positively to its broader setting.

AP9.6 Botanical Hill - Malvern Hills

AP9.6.i The southern edge of this component is the Maitai River near Botanical Hill. It runs northeast along the foothills to Dodson Valley.

AP9.6.ii Botanical Hill is a prominent conical landform in the ridgeline of Malvern Hills which runs northeast of the inner city.

AP9.6.iii Botanical Hill is important as a visual focus for part of the inner city. From the summit, there are expansive views across the city and Tasman Bay which are important to the landscape experience of this place.

AP9.6.iv The Malvern Range is important to the context of the city because it provides a visual backdrop to the eastern side of the city, which balances the containment of the Port Hills ridge on the west. The area is also important for its contribution to the city's green belt. Careful management will promote visual and amenity values in the longer term.

AP9.6.v Because of their high visibility, slopes facing the city centre, upper slopes facing inland and facing the sea and also the ridges are most vulnerable to change. The forms and colours associated with development, and the pattern and texture changes from changes in vegetation are most likely to alter the character and quality of this area.

AP9.7 Kaka Hill

AP9.7.i This component runs at a higher level and parallel to the Malvern Hills. It begins in the south at the Maitai River and runs northeast to Wells Hill above Dodson Valley.

AP9.7.ii Kaka Hill is part of a prominent coastal ridgeline located on the north coast of the city, oriented in a north east-south west direction. The upper slopes are currently visible from the city.

AP9.7.iii The area contributes to the city's setting by forming the foreground and entrance to Nelson Province and Nelson City. It is important to the Nelson landscape framework and is strategic as part of the distant city backdrop.

AP9.7.iv The upper slopes and ridgelines are the most visually sensitive parts of this landscape component. They are most vulnerable to the forms and colours associated with structures, earthworks and roads.

AP9.8 Foothills north to Todds Valley, and from Todds to Gentle Annie

AP9.8.i These coastal foothills parallel the shoreline of Nelson Haven and run southwest-northeast from Kaka Hill to Wells Hill and Gentle Annie. They have a range of pastoral, exotic and native bush landcover and there is a broad range of land settlement and farming. Most settlement is limited to the narrow valley floors.

AP9.8.ii The ridges of these foothill landforms are important as the first tier of the larger backdrop to the areas north of the urban area. They are highly visible from State Highway 6 and from the sea and air routes into Nelson.

AP9.8.iii The foothills, in conjunction with the main central ridge and secondary ridges, contribute to the landscape identity and amenity value of the city. They are also highly visible.

AP9.8.iv The upper slopes and ridges are high in visual sensitivity. They are primarily vulnerable to forms and colours associated with new structures, earthworks and roads.

AP9.9 Gentle Annie to Drumduan to Mackay Bluff

AP9.9.i The landscape character of this area is primarily established by the range of striking and prominent landforms: bluffs, ridges, valleys and broken ridge-skylines. It is complemented by broad areas of native vegetation along the coastal landscape and in smaller pockets on the northwest facing foothills.

AP9.9.ii The rural area north of the city is an important gateway to the region and is highly visible from the major transport routes. These ridgelines and skylines contribute greatly to the broad landscape context of the area and the city.

AP9.9.iii The most dominant landforms are along all skyline/land and coastline/land interfaces. These edges are also the most visually sensitive parts of the landscape and require care in development to avoid loss of visual quality.

AP9.10 Coast from Whangamoā to Saxton Creek

AP9.10.i This part of the landscape includes the coast and coastal features of Boulder Bank, Nelson Haven, the islands and rocks west of the Port, Tahunanui Beach, Blind Channel, Waimea Inlet, and the islands contained within it, Wakapuaka and Whangamoā estuaries (see map in this Appendix). These are largely shallow and tidal areas that are close to residential areas, the urban and industrial areas, and transport routes. They are open and exposed, and there is little vegetation cover. Land uses are mainly recreation and transport.

AP9.10.ii The coast is valuable to the Nelson landscape setting because it complements the surrounding hills. It provides the city with a visual foreground, while the hills give it a background. The coast gives openness, visual release, an outward focus, and distant views to the city, while the hills give it containment, an inward focus, and middle distance views.

AP9.10.iii The coast is highly visible from the settled parts of the city and from major transport routes. The coast contributes greatly to Nelson's identity - it is what makes the city unique. And the constant change and movement on the coast - with tides, weather and lighting conditions - contributes a great deal of visual variety to the city's landscape context.

AP9.10.iv The Wakapuaka (Delaware Inlet) and Whangamoā estuaries, while comparatively isolated, are still largely unmodified. They will assume increasing importance over time as the use of these northern areas for recreational and other activities increases.

AP9.10.v The edge between the sea and land is high in visual sensitivity, and the fine texture of the coastal landscape, resulting from the open water and mudflats and general lack of vegetation, gives it a low visual absorption capability. It is therefore vulnerable to most changes but especially to the addition of structures and to earthworks and interruptions on the water surface. It is important that the continuity of the coastal open space remains uninterrupted.

AP9.11 Dun Mountain Mineral Belt

AP9.11.i Note: the Dun Mountain Mineral Belt is not part of the Landscape Overlay and is not shown on the Planning Maps as such. It is included in this Appendix for information purposes and is not subject to rules regulating activities in the Landscape Overlay.

AP9.11.ii The Mineral Belt comprises the Northern, and best developed section of the Dun Mountain Ophiolite Belt. The 'mineral belt' is of both national and international scientific importance. It represents a sequence of mantle rocks, normally existing beneath the earth's crust, some 5km or more below the earth's surface. These rocks include dunite and rodingite whose localities are Dun Mountain and the Upper Roding River. As well as a wide variety of unusual and restricted rock types it includes minerals of economic significance of which chromite and copper were mined in the Dun Mountain area in the 1850-60's and in the Roding River in the 1880's to 1910. A number of nationally important historical features are associated with this mining, including the Dun Mountain Railway (opened 1862) and two copper smelters in the Roding area (United Creek). On the margins of the belt are outcrops of highly altered sedimentary rock which were extensively quarried by the Pre-European Maori at the Rushpool (Maitai Valley) for manufacture into adzes and other implements.

AP9.11.iii The belt is characterised by a low stunted vegetative cover through which rock, weathered a reddish brown, forms numerous craggy outcrops and scree deposits. The Belt contrasts markedly with the dominantly beech covered slopes formed of more common rocks cropping out on either side of it. This unique assemblage of mineralised rock was once a part of an identical assemblage which outcrops in Fiordland today have been horizontally offset some 480km by successive movements on the Alpine Fault during the past 20 million years. In addition, a number of unique plant species are restricted or largely confined to the Mineral Belt.

**Coastal Features Forming Part
Of The Landscape Overlay
(See Ap8.10)**

Scale 1:100,000

KEY
Extent of Coastal Features

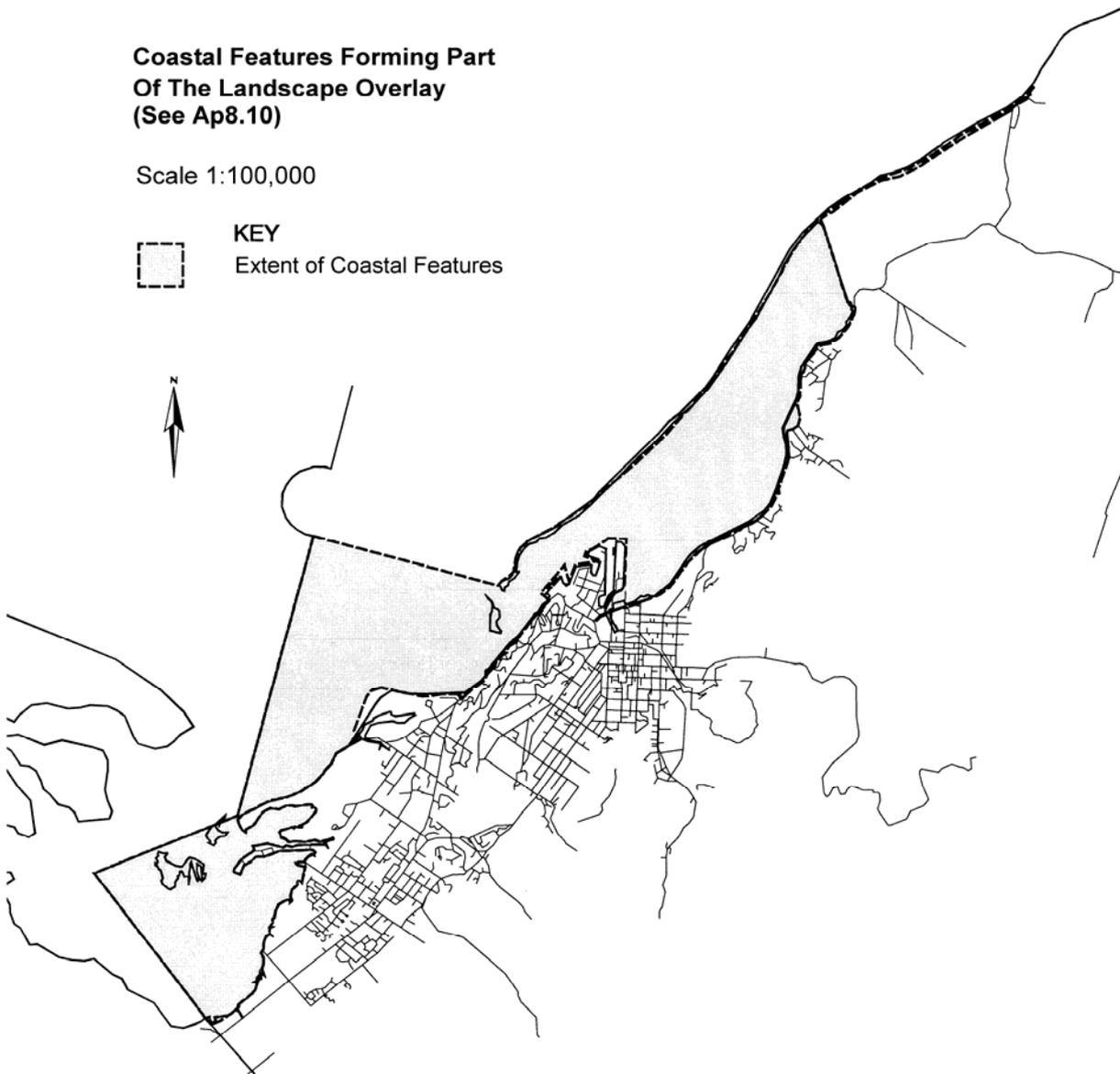


table 9.1 – significant views

Location	View Orientation	Observe Location	Focus	Context	Frame L Margin	Frame R Margin	Comments	Critical Importance ¹	Threats
Nelson central level (top)	North	Top of Church Steps	Trafalgar Street and City Centre	City/sea/Cathedral/ Civic House	Cathedral/vegetation	Cathedral/vegetation	Significant trees frame view. View of Civic House clock, port and Tasman Bay	√	Height of City Centre could block views to port and sea
Nelson central level (mid)	North	Top/mid Church Steps	Trafalgar Street and City Centre	City/Civic House/ Trafalgar Street	Vegetation/City Centre	Vegetation/ City Centre	Significant trees frame view. View of Civic House clock, port and Tasman Bay	√	Height of City Centre could block views to port and sea
Nelson central level (lower)	North	Bottom Church Steps central	Trafalgar Street and City Centre	City buildings	Cathedral/ trees/Kaka Point	Kaka Hill/ Cathedral/trees	Port view to Civic House clock and City Centre only	√	Height of City Centre could block views to port and sea
Nelson central level (street)		Trafalgar Street	Trafalgar Street	City buildings/ Trafalgar Street	Buildings/ Trafalgar Street	Trafalgar Street	Trafalgar Street frontages street features and vegetation	√	Inappropriate redevelopment of central main street could affect visual quality
Nelson central level	South	Trafalgar Street (south)/ Cathedral	Grampians	Landform/vegetation/ housing	Trafalgar Street (east)/vegetation	Trafalgar Street (east)/ vegetation	Grampians, Fairfield House, street vegetation, Grampians and skyline	√	Inappropriate redevelopment of central main street could affect visual quality
Bronte Street	North	Trafalgar Street/ Bronte Street intersection	Cathedral tower	Vegetation/ Nelson Girls College/tree	Gum tree (west)	Trafalgar Street (east)/ vegetation	Central focus to Cathedral and tower. No view of other buildings		
Cathedral to Bryant Street	East	Collingwood Street	Nile Street/ Bryant Range	City street backdrop	Nile Street (north)	Nile Street (south)	Church, School of Music, historical buildings, and small scale houses, skyline broken with vegetation	√	Inappropriate change to character of area could affect visual quality
Nile Street to Cathedral	Look West	Collingwood Street/Nile Street intersection	Cathedral and grounds	Historical buildings	Nile Street (south) and city buildings	Nile Street (north)	Central view to Church Hill plus historical buildings and consent	√	Inappropriate change to character of area could affect visual quality
Nile Street West	East	Nile Street/ Rutherford Street intersection	Cathedral/ Quality Inn	Cathedral and grounds	Quality Inn (north)	Nile Street West (south to intersection)	Quality Inn competes for focus and out of scale especially in this setting adjacent to Cathedral.	√	Inappropriate change to character of area could affect visual quality

¹ The ticks in this column indicate that the view listed is of critical importance.

Location	View Orientation	Observe Location	Focus	Context	Frame L Margin	Frame R Margin	Comments	Critical Importance ²	Threats
Civic House	South	Intersection Civic House/ Halifax/ Trafalgar Streets	Trafalgar Street to Cathedral	City buildings	Trafalgar Street (east)	Trafalgar Street (west)	Principal view shaft to Cathedral defined by built edge of street and Cathedral tower. Street trees important.	√	Inappropriate redevelopment could adversely affect this character area
Hardy Street	East	Hardy/Trafalgar Streets	Doubles/ Bryant/ Botanic and Hill	Landform/ vegetation	Hardy Street (north)	Hardy Street (south)	Retain view to mature trees and hills beyond		Retain views to rural backdrop
Hardy Street	West	Hardy/Trafalgar Streets	City Centre	City buildings and residential scale	Hardy Street (south)/City Centre buildings	Hardy Street (north)/City Centre buildings	Green belt at end of street for relief between City Centre buildings, residential, rural backdrop		
Selwyn Place	East	Selwyn Place/ Trafalgar Street	Bryant Range/ Temple and buildings	Distinctive building and landform between	Selwyn Place (north)	Selwyn Place (south)	Retain central focus of Temple building and landform, skylines, vegetation cover	√	Inappropriate redevelopment could adversely affect this character area
Selwyn Place	West	Selwyn Place/ Trafalgar Street	Villa, Mount Street	City	City Centre buildings	City Centre	Prominent villa on skyline		
Bridge Street	East	Bridge/ Trafalgar Streets	Botanic Hill	Landform/ vegetation/ historical building	Bridge Street (north)	Bridge Street (south)/ Courthouse grounds/ mature vegetation/ Queens Gardens vegetation	View to Botanical Hill, skyline vegetation and open space		
Bridge Street	West	Bridge/ Trafalgar Streets	Residential/ hills and skyline	Landform/ housing	Bridge Street (south)	Bridge Street (north)	Low profile residential views		
Rutherford Street	North	Nelson Girls College/ Rutherford Street	Sea/port/ City Centre	Sea/port area	Rutherford Street (west)	Rutherford Street (east)	Skyline, openness, retain views to sea	√	Heights of buildings in City Centre could restrict views to port
Rutherford Street	South	Nelson Girls College/ Rutherford Street	Grampians	Landform/ landcover	Rutherford Street (east)	Rutherford Street (west)	Skyline, landform, landcover, critical backdrop	√	Grampians backdrop important visual identifier
Collingwood Street	North	Brougham/ Collingwood Streets	Haven and City Centre	Sea boulder bank/ street trees	Street trees/houses	Street trees	Views to Haven and sea. Retain street trees and other significant vegetation		Heights of buildings in City Centre could restrict views to port
Collingwood Street	South	Collingwood/ Hardy Streets	Grampians, large city house	City backdrop	Street trees/houses	Street trees/ buildings	Avenue of street trees give focus to Grampians residential scale and character		Grampians backdrop important visual identifier

² The ticks in this column indicate that the view listed is of critical importance.

Location	View Orientation	Observe Location	Focus	Context	Frame L Margin	Frame R Margin	Comments	Critical Importance ³	Threats
Halifax Street	East	Halifax between Trafalgar and Collingwood Streets	River	River/hills/skyline/vegetation	Halifax Street (north)/residential buildings	Halifax Street/city buildings	Views of landform, skylines, vegetation and residential scale		
Halifax Street	West	Halifax between Trafalgar and Collingwood Streets	Hill/skyline large oak/quarry	Landform/vegetation	Civic House tower	Halifax Street (north)/low buildings	Improvements view shaft to landform and skyline	√	Potential loss of visual quality due to current land use
Montgomery Square	North	Central Square	Shops	Buildings	Central city buildings	Central city buildings	Sunshine/light, open space.	√	
Montgomery Square	South	Central Square	Shops and Grampians	Landform/skyline/vegetation/buildings	Central city buildings	Central city buildings	Sunshine/light to square. Visual orientation to city	√	Potential loss of visual orientation to city and setting
Montgomery Square	East	Central Square	Shops and Bryant/Kaka Hills	Landform/skyline/vegetation/buildings	Central city buildings	Central city buildings	Views to skylines, landform. Visual orientation to city	√	Potential loss of visual orientation to city and setting
Montgomery Square	West	Central Square	Shops and residential hills	Buildings	Central City buildings	Central city buildings	Low profile residential in hills. Sunshine/light and open space		Potential loss of visual orientation to city and setting
Buxton Square	North	Central Square	Shops	Buildings	Central City buildings	Central city buildings	Sunshine/light and open space		Potential loss of visual orientation to city and setting
Buxton Square	South	Central Square	Shops and Grampians	Landform/skyline/vegetation/buildings	Central City buildings	Central city buildings	Sunshine/light to square and open space. Visual orientation to city	√	Potential loss of visual orientation to city and setting
Buxton Square	East	Central Square	Shops Botanical/Bryant/Kaka Hill	Landform/skyline/vegetation/buildings	Central City buildings	Central city buildings	Sunshine/light and open space to square. Visual orientation to city	√	Loss of visual orientation to city and setting
Buxton Square	West	Central Square	Shops	Buildings	Central City buildings	Central city buildings	Sunshine/light and open space to square		Loss of visual orientation to city and setting
Trafalgar Street	South	Trafalgar/ Hardy intersection	Cathedral and Church Steps	Cathedral and vegetation	Central City buildings along Trafalgar Street	Central city buildings along Trafalgar Street	Cathedral plus mature vegetation dominant	√	Inappropriate redevelopment of street frontages and scale
Wakefield Quay	West	Non Specific	Sea/port	Coastal outlook	Haulashore Island	Wharf buildings	Wide range of activities	√	Inappropriate development could adversely affect views
Rocks Road	West	Non Specific	Sea/beach	Coastal outlook and mountains beyond	Tahunanui Beach	Port Nelson	Wide views with mountain backdrop	√	

³ The ticks in this column indicate that the view listed is of critical importance.