

Part 6

CMUZ – Commercial and mixed use zones

APP21 – Church Hill view shaft

1. Overview

- a. This appendix describes the view shaft from the steps in front of Nelson Cathedral.

2. Location of view shaft

- a. The view shaft, as shown on the Nelson Plan Maps, originates from the Church Steps at the top end of Trafalgar Street. All coordinates are in terms of NZ Map Grid. The points of origin are from two marks placed on or adjacent to the steps, as shown in APP21 – Figure 1: Church Hill view shaft below.
- b. The view is down Trafalgar Street to the Haven and the Boulder Bank, and the controls aim to maintain and enhance these, in particular in the eastern sector.
- c. The view shaft has two points of origin giving two gradients, with the gradient from Halifax Street to the sea being the steeper.

3. Scope

APP21 – Table 1: Church Hill view shaft – technical details

	Church Steps to Halifax Street	Halifax Street to edge of Nelson Haven
Point of origin	IS II (Iron Spike), RL 29.66m NCC datum Observation height = 31.21m (which is vertical origin of derived contours as far as south side of Halifax Street)	IS III (either coordinated, or at bearing 148° 51' and 14.5m from IS II). This was used to fix the gradient, which starts at RL 28.22 at the south side of Halifax Street
Downward gradient	-0.56% (1 in 178.57) (marked by parapet on Anstice Building, corner of New and Trafalgar Streets)	-0.93% (1 in 107.53)
Right frame	Western side of building at 295 Trafalgar Street (former Nelson City Council Building, adjacent to 1903 park)	The left and right frames remained as fixed from IS II, above
Left frame	Eastern side of Civic House	The left and right frames remained as fixed from IS II, above
Point of termination	28.22m contour, south side of Halifax Street	Edge of Nelson Haven (Mean High Water Springs)

1. The Nelson Plan Maps show height contours for the view shaft at 1m intervals in terms of NCC datum. In order to calculate the potential height of a complying structure, ground levels in terms of the NCC datum are needed. Survey and benchmark levels can be obtained from the Technical Services (Engineering) Department of the Council. These survey points and levels change from time to time with road works and other development. Therefore, these levels have not been included in the Nelson Plan.

APP21 – Figure 1: Church Hill view shaft - diagram

