

appendix 1

heritage buildings, places and objects

AP1 overview

AP1.i This appendix describes the evaluation of the heritage value of buildings, places and objects.

The Plan acknowledges those heritage and cultural values assigned to buildings, places, and objects (either individually or collectively) which have notable historic, architectural, scientific, archaeological, spiritual, or other special values. Objectives, policies, and rules in the Plan reflect the importance of heritage items (refer RI13 in Chapter 4 and DO4.1 in Chapter 5). One of the methods of identifying and protecting these items is to list and rank them in terms of their significance and need for protection. This is described in this appendix.

AP1.1 notes for reading Table 1.2

AP1.1.i Table 1.2 below gives more details on the Heritage Buildings, Places and Objects shown on the Planning Maps.

AP1.1.ii A, B, or C in the first column refers to the category the item is in, Group A being the highest.

AP1.1.iii The second column indicates the Historic Places Trust category where relevant. There may be buildings, places or objects that have been registered by the Historic Places Trust that are not included in this Appendix.

AP1.1.iv Protection only applies to the exterior of buildings unless indicated in the Interior/Surrounds column. An (I) indicates protection of the interior, an (S) indicates protection of the surrounds as well as the exterior of the building. (I/S) indicates protection of the building, and its interior and surrounds. Where an ** appears in this column it indicates that while there is no formal protection of the interior of the building, its value is noted and protection is encouraged. Features of particular heritage significance of Group A buildings in the Inner City Zone are also listed.

AP1.1.v The third to last column indicates whether the item is a building, place or object.

AP1.1.vi Items are listed in alphabetical order by street address.

AP1.1.vii Items in heritage precincts are included in the table. All properties in a Heritage Precinct (except Albion Square) are covered by the appropriate Design Guide.

AP1.1.viii Group A buildings, places, and objects are considered to be of major significance to the district, and their protection is considered essential (except in exceptional circumstances), while the protection and retention of Group B items is considered to be important, and Group C whose protection and retention are desirable.

Category I under the Historic Places Trust ranking indicates a place of special or outstanding historical or cultural heritage significance or value, while Category II denotes a place of historical or cultural heritage significance or value.

Note It is important to check the Historic Places Trust register for any new or changed rankings that may have arisen since this Plan was notified.

AP1.1.ix Table 1.1 below summarises the level of protection for each Group depending on the type of activity to be undertaken. The zone rules in each Rule Table should be consulted for details. Note that particular or additional rules may apply to listed buildings within a heritage precinct. Again the Rule Tables should be consulted.

Table 1.1: activity status

| Group | Type of Activity | | |
|-------|---|--------------------------|--|
| | Minor repairs and maintenance (defined below) | Alterations | Demolition Removal of Item |
| A | permitted | discretionary | non-complying |
| B | permitted | restricted discretionary | discretionary |
| C | permitted | permitted | permitted (provided 2 months prior notice given) |

AP1.1.x Note: Minor repairs and maintenance means redecoration, restoration or insignificant alteration of existing fabric or detailing using materials similar to, or having the same appearance to, those originally used.

AP1.1.xi Items may be added to Table 1.2 through the Plan Change process (see AD2 for details on plan changes and reviews).

AP1.1.xii The criteria used for evaluating heritage value of buildings, places and objects are as follows:

a) Historical and social significance

The heritage item has historical significance or value associated with a notable person, event, time period or activity. The building, place or object presents an important reflection of the social patterns of its time.

b) Cultural and spiritual significance

The heritage item contributes to the distinguishing characteristics of a way of life, religion, philosophy, custom, practice or other belief. A group or community holds the building, place or object in a high esteem. The heritage item has special significance to the tangata whenua.

c) Architectural significance

The heritage building, place or object is a significant example of a particular style or time period.

d) Group and setting significance

The heritage building, place or object has a degree of unity in relationship to its environment or surrounding buildings in terms of scale, space, structure, form, materials, texture and colour.

e) Landmark significance

The heritage building, place or object, monument or artefact, is an important landscape feature of a particular area and in the community consciousness.

f) Archaeological significance

The heritage building, place or object provides or has the potential to reveal important archaeological information and physical evidence of pre-1900 human activities.

g) Technological and scientific significance

The heritage building, place or object has important technological and scientific interest through its rarity and educational value and has the potential to provide further information through research.

Table 1.2 heritage buildings places and objects

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|------------|--|------|--|----------------------------|--------------------|---|
| B | | 14 | Aldinga Ave | 1845 | Former Stead House | Bldg | | |
| C | II | 23 | Allan Street | 1920 | House | Bldg | | |
| B | | 29 | Alton Street | 1920 | House | Bldg | | |
| B | | 31 | Alton Street | 1900 | House | Bldg | | |
| B | | 33 | Alton Street | 1920 | House | Bldg | | |
| B | | 35 | Alton Street | 1920 | House | Bldg | | |
| B | | 37 | Alton Street | 1900 | House | Bldg | | |
| A | | 35 | Arapiki Road | 1942 | Bunker | Bldg | | |
| A | I | 272 | Atawhai Drive* | 1890 | Garin Catholic Chapel, Nelson (Wakapuaka) Cemetery | Bldg | I | |
| B | | 128 | Beatson Road | 1860 | House | Bldg | | |
| C | II | 26 | Blick Terrace | 1860 | Former Blick House | Bldg | | |
| C | | 1 | Bridge Street | 1865 | Former Edwards and Co. Warehouse | Bldg | | |
| B | | | Bridge Street: N & S side between Trafalgar Street and Collingwood Street* | 1865 | Boulder Bank kerbstones | Obj | | |
| B | | 12 | Bridge Street | 1890 | Bruce Rollo Locksmith & Outdoors Centre | Bldg | | |
| A | | 15 | Bridge Street | 1900 | Nelson Evening Mail | Bldg | | Haven Road and Bridge Street facades |
| A | I | 29 | Bridge Street | 1855 | Shop Wills Jewellers | Bldg | | Whole exterior excluding east facade |
| C | | 44 | Bridge Street | 1920 | Bodywise Shop | Bldg | | |
| B | | 63 | Bridge Street | 1920 | Dominion TV rentals shop, accommodation over | Bldg | | |
| C | | 97 | Bridge Street | 1920 | Postie Plus, accommodation over | Bldg | | |
| C | | 111 | Bridge Street | 1890 | Brough's Greenworld, office over | Bldg | | |
| C | | 118-120 | Bridge Street | 1875 | Rhythm Records, accommodation over | Bldg | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|------------------|------------|------------------------------------|------|---|----------------------------|--------------------|---|
| B | | 131 | Bridge Street | 1910 | Metropolitan Hotel | Bldg | | |
| B | | 145 | Bridge Street | 1859 | Apache Street bar, accommodation over | Bldg | | |
| A | | 152 | Bridge Street | 1866 | Hotel Royal | Bldg | | Collingwood and Bridge Streets facades above verandah, & verandah. |
| B | | 152 | Bridge Street | 1910 | Hotel Royal O'Reilly's Irish Bar | Bldg | | |
| A | II | 197 | Bridge Street | 1896 | Baptist Church | Bldg | I | |
| B | II Historic Area | 200-206 | Bridge Street Albion Square | 1861 | Magazine | Bldg | | |
| B | I Historic Area | 200-206 | Bridge Street Albion Square | 1876 | Survey Chain/ surveyors centenary time capsules | Obj | | |
| A | II | 208 | Bridge Street | 1850 | Suter Art Gallery | Bldg | | |
| A | II | 210 | Bridge Street* | 1910 | Queens Gardens Gates | Obj | | |
| C | II | 210 | Bridge Street Queens Gardens* | 1850 | Mill Race remains | Obj | | |
| C | II | 31 | Bronte Street | 1900 | House | Bldg | | |
| A | II | 41B | Brook Street | 1845 | Cob House | Bldg | | |
| A | | 43A | Brook Street | 1859 | Cottage | Bldg | | |
| A | | Opp 130 | Brook Street* | 1862 | Dunn Mountain Railway Memorial | Obj | | |
| B | I | 3 | Brookside | 1850 | Brookside House | Bldg | | |
| A | I | 26 | Brougham Street* | 1879 | Melrose House | Bldg | I/S | |
| B | II | 36 | Brougham Street | 1925 | House | Bldg | | |
| B | II | 46 | Brougham Street | 1920 | House | Bldg | | |
| A | II | 64 | Brougham Street | 1854 | Warwick House (formerly Sunnyside) | Bldg | | |
| A | | 8 | Brunner St | 1857 | Uplands | Bldg | | |
| A | II | 1 | Cable Bay Road Hira | 1888 | St John the Evangelist Anglican Church | Bldg | S** | |
| A | | | Cliffs* | 1942 | Gun Placements/Range finding pill box | Obj | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|------------|--|------|---|----------------------------|--------------------|---|
| B | | | Collingwood Street: E and W side between Bridge and Hardy Streets* | 1865 | Boulder Bank kerbstones | Obj | | |
| B | | 14 | Collingwood Street | 1880 | House | Bldg | | |
| C | | 16 | Collingwood Street | 1900 | House | Bldg | | |
| B | | 18 | Collingwood Street | 1850 | House | Bldg | | |
| B | II | 29 | Collingwood Street | 1893 | California House | Bldg | | |
| A | | 83 | Collingwood Street | 1866 | Wakatu Hotel, Cobb & Co. | Bldg | | Collingwood and Bridge Streets facades above verandah (old part defined by parapet) and verandah. |
| C | | 95 | Collingwood Street | 1920 | Reformed Church of Nelson | Bldg | | |
| B | | 112 | Collingwood Street | 1882 | Law Offices, former Panama Hotel | Bldg | | |
| C | II | 131 | Collingwood Street | 1890 | Victorian Villa - Nelson Marlborough Institute of Technology 'Fish House' | Bldg | | |
| A | II | 133 | Collingwood Street | 1885 | Masonic Temple/ Lodge | Bldg | | Whole street facade including north and south facades with parapet. |
| C | | 140 | Collingwood Street | 1930 | Dave Jerram Architect | Bldg | | |
| B | | 144 | Collingwood Street | 1875 | Former vicarage | Bldg | | |
| B | II | 151 | Collingwood Street | 1860 | Kandy Corner | Bldg | | |
| B | | 190 | Collingwood Street | 1870 | House | Bldg | | |
| B | | 199 | Collingwood Street | 1930 | St Joseph's School Main building (also listed as 18 Manuka St) | Bldg | | |
| A | II | 214 | Collingwood Street | 1865 | Clairmont House | Bldg | | |
| B | | 222 | Collingwood Street | 1880 | House | Bldg | | |
| A | | 224 | Collingwood Street | 1870 | House | Bldg | | |
| A | I | 77 | Covent Drive | 1853 | Woodstock House | Bldg | | |
| B | | 51 | Domett Street | 1885 | House | Bldg | | |
| B | II | 15 | Dorothy Annie Way | 1920 | Hon. Henry Atmore's House | Bldg | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|------------|------------------------------------|------|--------------------|----------------------------------|-----------------------|---|
| B | | 1 | Elliott Street | 1936 | House | Bldg | | |
| B | | 2 | Elliott Street | 1914 | House | Bldg | | |
| B | | 3 | Elliott Street | 1920 | House | Bldg | | |
| B | | 4 | Elliott Street | 1914 | House | Bldg | | |
| B | | 6 | Elliott Street | 1914 | House | Bldg | | |
| B | | 7 | Elliott Street | 1914 | House | Bldg | | |
| B | | 8 | Elliott Street | 1914 | House | Bldg | | |
| B | | 9 | Elliott Street | 1920 | House | Bldg | | |
| B | | 10 | Elliott Street | 1918 | House | Bldg | | |
| B | | 12 | Elliott Street | 1918 | House | Bldg | | |
| B | | 14 | Elliott Street | 1914 | House | Bldg | | |
| C | | 15 | Elliott Street | 1920 | House | Bldg | | |
| B | | 16 | Elliott Street | 1914 | House | Bldg | | |
| B | | 17 | Elliott Street | 1920 | House | Bldg | | |
| B | | 18 | Elliott Street | 1918 | House | Bldg | | |
| B | | 19 | Elliott Street | 1920 | House | Bldg | | |
| B | | 20 | Elliott Street | 1920 | House | Bldg | | |
| B | | 22 | Elliott Street | 1920 | House | Bldg | | |
| C | | 23 | Elliott Street | 1980 | House | Bldg | | |
| B | | 24 | Elliott Street | 1921 | House | Bldg | | |
| B | | 25 | Elliott Street | 1921 | House | Bldg | | |
| B | | 26 | Elliott Street | 1921 | House | Bldg | | |
| B | | 27 | Elliott Street | 1921 | House | Bldg | | |
| B | | 28 | Elliott Street | 1918 | House | Bldg | | |
| B | | 29 | Elliott Street | 1920 | House | Bldg | | |
| A | II | 9 | Endeavour Street | 1890 | Kapanga (dwelling) | Bldg | | |
| B | II | 14 | Endeavour Street | 1875 | Ronaki (dwelling) | Bldg | | |
| B | II | 15 | Fifeshire Crescent | 1900 | House | Bldg | | |
| B | II | 17 | Fifeshire Crescent | 1900 | House | Bldg | | |
| B | | 10 | Fountain Place | 1900 | House | Bldg | | |
| C | | 11 | Fountain Place | 1900 | House | Bldg | | |
| C | | 12 | Fountain Place | 1915 | House | Bldg | | |
| B | | 13 | Fountain Place | 1870 | House | Bldg | | |
| B | II | 14 | Fountain Place | 1870 | House | Bldg | | |
| B | | 15 | Fountain Place | 1870 | House | Bldg | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|-------------|------------------------------------|------|--|----------------------------|--------------------|--|
| B | II | 16 | Fountain Place | 1870 | House | Bldg | | |
| C | | 19 | Fountain Place | 1930 | House | Bldg | | |
| B | II | 21 | Fountain Place | 1880 | House | Bldg | | |
| C | | 23 | Fountain Place | 1900 | House | Bldg | | |
| B | II | 24 | Grove Street | 1900 | House | Bldg | | |
| B | | 87 | Grove Street | 1890 | Bush Inn Tavern | Bldg | | |
| B | | 5 | Halifax Street | 1940 | Former Fire Station | Bldg | | |
| C | II | 82 | Halifax Street | 1925 | House | Bldg | | |
| B | | 95 | Halifax Street | 1869 | Mary-Anne Cottage | Bldg | | |
| B | | 80 | Hardy Street | 1920 | Pomeroy's Coffee and Tea Company | Bldg | | |
| B | | 84 | Hardy Street | 1920 | was Bed Bargain Shop | Bldg | | |
| C | | 173 | Hardy Street | 1936 | Harte Real Estate (former Norwich Union building) | Bldg | | |
| C | II | 191 | Hardy Street (Trafalgar St corner) | 1940 | CML Building | Bldg | | |
| C | II | 204 | Hardy Street | 1956 | Fell and Harley Barristers and Solicitors | Bldg | | |
| B | II | 221 | Hardy Street | 1937 | Public Trust Office | Bldg | | |
| B | II | 222 | Hardy Street | 1900 | Newman's Building/Briscoes | Bldg | | |
| A | II | 232-244 | Hardy Street | 1880 | Wilkins & Field (Mitre 10) | Bldg | | Whole street facade including verandah |
| B | | 244 | Hardy Street | 1866 | Building on western corner of Morrison and Hardy Streets | Bldg | | |
| B | II | 254 | Hardy Street | 1895 | Tressons Interior Design | Bldg | | |
| C | | 257 and 259 | Hardy Street | 1880 | Green Ginger/The Kitchen Dresser | Bldg | | |
| C | | 258 | Hardy Street | 1890 | Shops, accommodation, offices over | Bldg | | |
| B | | 264 | Hardy Street | 1930 | Egyptian food, Beggs, offices over | Bldg | | |
| B | II | 274-278 | Hardy Street | 1930 | Zippy's cafe, accommodation over | Bldg | | |
| B | | 280 | Hardy Street | 1860 | Dick Tout's Beer Essentials | Bldg | | |
| B | | 286 | Hardy Street | 1883 | House of Gifts, accommodation over | Bldg | | |
| A | II | 309 | Hardy Street | 1911 | NZ School of Fisheries (former Library) | Bldg | | Whole street facade including Hardy, Harley and west facades |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|--------------------|------------|------------------------------------|------|--|----------------------------|--------------------|---|
| A | I Historic Area | 319 | Hardy Street | 1860 | Hardy Street Girl's School (Former) | Bldg | | |
| A | II | 320 | Hardy Street | 1890 | St John's Methodist Church | Bldg | I/S | |
| B | | 320 | Hardy Street | 1899 | Former Methodist Minister's house (now Nelson Marlborough Institute of Technology) | Bldg | | |
| B | II | 320 | Hardy Street | 1911 | Church Sunday School Hall (behind St John's Church) | Bldg | | |
| B | I Historic Area | | Hardy Street | 1864 | Pillar Letter Box | Obj | | |
| C | | 326 | Hardy Street | 1920 | Nelson Marlborough Institute of Technology Building (by St John's Methodist Ministers house) | Bldg | | |
| B | I Historic Area | 327 | Hardy Street Albion Square | 1866 | Former Provincial Building's Fire Engine House | Bldg | I | |
| A | I Historic Area | 331 | Hardy Street | 1867 | Trout Hatchery | Bldg | I | |
| A | | 333 | Hardy Street | 1904 | NMIT Technical School Building | Bldg | | |
| B | II | 380 | Hardy Street East | 1900 | House | Bldg | | |
| C | | 10 | Hastings Street | 1930 | House | Bldg | | |
| B | | 1/16 | Hastings Street | 1860 | House | Bldg | | |
| B | | 18 | Hastings Street | 1860 | House | Bldg | | |
| C | | 20 | Hastings Street | 1920 | House | Bldg | | |
| C | | 24 | Hastings Street | 1920 | House | Bldg | | |
| B | | 26 | Hastings Street | 1920 | House | Bldg | | |
| B | | 28 | Hastings Street | 1920 | House | Bldg | | |
| B | | 32 | Hastings Street | 1920 | House | Bldg | | |
| C | | 34 | Hastings Street | 1920 | House | Bldg | | |
| C | | 36 | Hastings Street | 1920 | House | Bldg | | |
| B | | 38 | Hastings Street | 1870 | House | Bldg | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|------------|------------------------------------|------|--|----------------------------|---|--|
| B | | 50 | Hastings Street | 1860 | House | Bldg | | |
| B | II | 89 | Haven Road | 1890 | Johnston House | Bldg | | |
| A | | 176 | Haven Road | 1841 | Memorial plaque | Obj | | |
| A | | 205 | Haven Road | 1843 | Gibson Cottage | Bldg | | |
| B | II | 233 | Haven Road | 1860 | House | Bldg | | |
| B | | 235 | Haven Road | 1870 | Old Church | Bldg | | |
| A | II | 252 | Haven Road | 1904 | Customhouse Hotel | Bldg | | |
| A | | 16 | Hilliard Street* | 1848 | Isel Park | Pl | | |
| A | II | 16 | Hilliard Street* | 1850 | Isel House | Bldg | I/S | |
| A | | 17 | Hillwood Dr | 1864 | Hillwood House | Bldg | | |
| C | | 14 | Hope Street | 1900 | House | Bldg | | |
| C | | 124 | Kawai Street | 1920 | Community Clinic Building | Bldg | | |
| A | II | 523 | Main Road Stoke | 1864 | St Barnabas' Anglican Church, stone chapel only | Bldg | S** | |
| A | | | Maitai Valley Rd | 1886 | Smith Family Grave | Obj | | |
| A | | 2 | Malcolm Place* | 1842 | Haven Cemetery | Pl | | |
| A | II | 17 | Manuka Street | 1861 | Renwick House (Newstead) | Bldg | | |
| B | | 18 | Manuka Street | 1930 | St Joseph's School Main building (also listed as 199 Collingwood St) | Bldg | | |
| A | II | 18 | Manuka Street | 1882 | St Mary's Catholic Church | Bldg | S** | |
| A | II | 46 | Manuka Street | 1860 | House | Bldg | S | |
| A | I | 170 | Milton Street | 1869 | Harley House | Bldg | <i>See note on last page of heritage listings</i> | |
| A | II | 193 | Milton Street | 1876 | Fellworth (dwelling) | Bldg | | |
| A | I | 276 | Nayland Road* | 1857 | Broadgreen House | Bldg | I/S | |
| A | | 276 | Nayland Road* | 1851 | Broadgreen Gardens | Pl | S | |
| A | | 278 | Nayland Road | 1860 | Gatekeeper's Cottage | Bldg | | |
| A | I | | Nelson Haven* | 1862 | Lighthouse (Boulder Bank) | Bldg | I | |
| C | | 21 | New Street | 1880 | Wises picture framers | Bldg | | |
| B | II | 16 | Ngatitama Street | 1900 | House | Bldg | | |
| B | II | 24 | Ngatitama Street | 1900 | House | Bldg | | |
| A | II | 32 | Ngatitama Street | 1930 | Nelson College Rutherford House | Bldg | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|------------|---|------|--|----------------------------------|-----------------------|---|
| A | II | 37 | Ngatitama Street | 1931 | Nelson College Barnicoat House | Bldg | | |
| A | | | Ngawhatu Road | | Orphanage Cemetery | Pl | | |
| A | | 10 | Nile Street | 1864 | South Street Gallery | Bldg | | Whole exterior including Nile and South Streets |
| A | | 14 | Nile Street | 1890 | Chiropractic Clinic | Bldg | | Whole street facade and verandah |
| C | II | 28 | Nile Street | 1900 | House | Bldg | | |
| C | II | 41 | Nile Street | 1923 | Marsden House | Bldg | | |
| A | I | 43 | Nile Street | 1844 | Bishop's School | Bldg | | |
| A | I | 48 | Nile Street (Collingwood Street corner) | 1901 | Nelson School of Music | Bldg | | |
| A | II | 64 | Nile Street | 1891 | Presbyterian Church | Bldg | I/S | |
| B | | 70 | Nile Street | 1930 | Central School Main Block | Bldg | | |
| B | II | 75 | Nile Street | 1900 | Polytechnic Building | Bldg | | |
| B | II | 94 | Nile Street | 1880 | House | Bldg | | |
| B | | 113 | Nile Street | 1900 | Prince Albert Hotel | Bldg | | |
| B | | 140 | Nile Street | 1900 | House | Bldg | | |
| B | | 155 | Nile Street | 1900 | Wainui House | Bldg | | |
| B | | 156 | Nile Street | 1865 | Lamorna (formerly Sunnybank) | Bldg | | |
| C | II | 164 | Nile Street | 1900 | House | Bldg | | |
| C | II | 176 | Nile Street | 1900 | House | Bldg | | |
| C | II | 181 | Nile Street | 1920 | House | Bldg | | |
| B | II | 194 | Nile Street | 1900 | House | Bldg | | |
| B | II | 198 | Nile Street | 1900 | House | Bldg | | |
| B | | 9 | Rentone St | 1880 | Cottage | Bldg | | |
| A | II | 24 | Richardson Street | 1880 | House | Bldg | | |
| C | II | 2 | Richmond Ave | 1920 | House | Bldg | | |
| B | II | 4 | Richmond Ave | 1920 | House | Bldg | | |
| B | II | 10 | Richmond Ave | 1920 | House | Bldg | | |
| B | II | 13 | Richmond Ave | 1925 | House | Bldg | | |
| B | II | 19 | Richmond Ave Extn | 1863 | Houlker House | Bldg | | |
| A | I | | Rocks Road and Wakefield Quay* | 1892 | Rocks Road Chain Fence | Obj | | |
| A | | | Rocks Road* | 1841 | Wakefield Landing Stone (opposite Richardson Street) | Obj | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|------------|------------------------------------|------|-------------------|----------------------------|--------------------|---|
| A | II | 6 | Russell Street | 1903 | House | Bldg | | |
| A | | 8 | Russell Street | 1878 | Blackmore Cottage | Bldg | | |
| B | | 10 | Russell Street | 1913 | House | Bldg | | |
| B | | 11 | Russell Street | 1870 | House | Bldg | | |
| B | | 12 | Russell Street | 1888 | House | Bldg | | |
| B | II | 14 | Russell Street | 1890 | House | Bldg | | |
| B | | 15 | Russell Street | 1908 | House | Bldg | | |
| A | II | 16 | Russell Street | 1873 | House | Bldg | | |
| B | II | 18 | Russell Street | 1904 | House | Bldg | | |
| A | II | 20 | Russell Street | 1904 | House | Bldg | | |
| B | | 20A | Russell Street | 1930 | House | Bldg | | |
| B | | 21 | Russell Street | 1908 | House | Bldg | | |
| B | | 23 | Russell Street | 1903 | House | Bldg | | |
| B | | 25 | Russell Street | 1870 | House | Bldg | | |
| B | II | 27 | Russell Street | 1880 | House | Bldg | | |
| B | | 28 | Russell Street | 1900 | House | Bldg | | |
| B | | 29 | Russell Street | 1870 | House | Bldg | | |
| B | | 30 | Russell Street | 1915 | House | Bldg | | |
| B | | 31 | Russell Street | 1870 | House | Bldg | | |
| C | | 33 | Russell Street | 1925 | House | Bldg | | |
| A | | 37 | Russell Street | 1880 | House | Bldg | | |
| C | | 1/39A | Russell Street | 1870 | House | Bldg | | |
| A | II | 41 | Russell Street | 1870 | House | Bldg | | |
| B | | 45 | Russell Street | 1907 | House | Bldg | | |
| B | | 49 | Russell Street | 1933 | House | Bldg | | |
| C | | 52 | Russell Street | 1900 | House | Bldg | | |
| C | | 53 | Russell Street | 1922 | House | Bldg | | |
| C | | 52 | Rutherford Street | 1870 | The Brown House | Bldg | | |
| A | | 78 | Rutherford Street | 1878 | Theatre Royal | Bldg | I | Whole interior (auditorium only) and whole street facade |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|---------------------|-------------------|------------------------------------|------|-----------------|----------------------------|--------------------|---|
| C | | 109 | Rutherford Street | 1920 | The Cycle Shop | Bldg | | |
| B | II | 114 | Rutherford Street | 1900 | Baigent's House | Bldg | | |
| B | | Between 134 & 136 | Rutherford Street* | 1853 | Quaker Cemetery | Pl | | |
| C | | 136 | Rutherford Street | 1930 | Pottery House | Bldg | | |
| A | II | 216 | Rutherford Street | 1887 | Cottage | Bldg | | |
| A | II | 218 | Rutherford Street | 1887 | Cottage | Bldg | | |
| A | II | 220 | Rutherford Street | 1887 | Cottage | Bldg | | |
| A | II | 222 | Rutherford Street | 1887 | Cottage | Bldg | | |
| A | II | 224 | Rutherford Street | 1887 | Cottage | Bldg | | |
| A | II | 226 | Rutherford Street | 1887 | Cottage | Bldg | | |
| B | II Historic Area | 61-65 | Selwyn Place | 1884 | The Nelson Club | Bldg | | |
| B | | 13 | Seymour Ave | 1915 | House | Bldg | | |
| B | | 15 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 16 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 17 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 18 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 20 | Seymour Ave | 1930 | House | Bldg | | |
| B | | 21 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 22 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 23 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 25 | Seymour Ave | 1920 | House | Bldg | | |
| C | | 26 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 27 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 29 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 31 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 33 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 35 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 37 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 39 | Seymour Ave | 1920 | House | Bldg | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|------------|------------------------------------|------|--|----------------------------|--------------------|--|
| B | | 41 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 43 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 50 | Seymour Ave | 1930 | House | Bldg | | |
| B | | 52 | Seymour Ave | 1930 | House | Bldg | | |
| C | | 1/54 | Seymour Ave | 1930 | House | Bldg | | |
| B | | 55 | Seymour Ave | 1920 | House | Bldg | | |
| C | | 56 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 57 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 58 | Seymour Ave | 1900 | House | Bldg | | |
| B | | 59 | Seymour Ave | 1920 | House | Bldg | | |
| B | | 25 | Shelbourne Street* | 1800 | Site of Old Shelbourne Street Jail (site only) | Pl | | |
| A | | 25 | Shelbourne Street* | 1842 | Hallowell Cemetery | Pl | S | |
| A | | 46 | Shelbourne Street | 1855 | House | Bldg | | |
| A | | 1 | South Street | 1863 | House | Bldg | | |
| B | | 3 | South Street | 1864 | House | Bldg | | |
| B | | 4 | South Street | 1865 | House | Bldg | | |
| B | | 5 | South Street | 1910 | House | Bldg | | |
| A | | 6 | South Street | 1865 | House | Bldg | | |
| B | | 7 | South Street | 1920 | House | Bldg | | |
| A | | 8 | South Street | 1865 | House | Bldg | | |
| B | | 9 | South Street | 1920 | House | Bldg | | |
| B | | 10 | South Street | 1864 | House | Bldg | | |
| A | | 11 | South Street | 1863 | House | Bldg | | |
| A | | 12 | South Street | 1863 | House | Bldg | | |
| A | | 13 | South Street | 1863 | House | Bldg | | |
| A | | 14 | South Street | 1864 | House | Bldg | | |
| B | | 15 | South Street | 1900 | House | Bldg | | |
| A | | 467 | Suffolk Road | 1841 | Oaklands | Bldg | | |
| C | II | 1 | Synagogue Lane | 1850 | Craigleen House | Bldg | | |
| B | II | 11 | Tasman Street | 1900 | House | Bldg | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|---------------------|------------|---|------|---|----------------------------|--------------------|--|
| A | II | 34 | Tasman Street | 1860 | House | Bldg | | |
| A | II | 36 | Tasman Street | 1860 | House | Bldg | | |
| B | | 40 | Tasman/Grove Street Corner | 1880 | The Green Grocer | Bldg | | |
| A | II | 135 | Tasman Street | 1860 | House | Bldg | | |
| C | II | 151 | Tasman Street | 1920 | House | Bldg | | |
| A | I Historic Area | | Trafalgar Square* | 1912 | Church Steps | Pl | | |
| A | Historic Area | | Trafalgar Square | 1925 | Cathedral | Bldg | S** | |
| B | | | Trafalgar Square* | 1842 | Tent Site (opposite Betts Carpark) | Pl | | |
| B | II | | Trafalgar Square* | 1918 | Statue World War 1 Anzac Memorial | Obj | | |
| B | II Historic Area | 324 | Trafalgar Square | 1936 | Plunket and Rest Rooms | Bldg | | |
| B | II | 328 | Trafalgar Square | 1910 | Radio Fifeshire (Harley House) | Bldg | | |
| C | | 349 | Trafalgar Square | 1900 | House | Bldg | | |
| B | | | Trafalgar Street: east side between Hardy Street and Selwyn Place around gas light* | 1865 | Boulder Bank kerbstones | Obj | B | |
| B | | 31 | Trafalgar Street | 1880 | Shop/accommodation | Bldg | | |
| B | | 33 | Trafalgar Street | 1900 | House | Bldg | | |
| B | | 35 | Trafalgar Street | 1914 | House | Bldg | | |
| C | | 86-110 | Trafalgar Street* | 1938 | Nelson City Council (former State Advances building) | Bldg | | |
| B | II | 89-95 | Trafalgar Street | 1930 | State Chambers film theatre | Bldg | | |
| B | | 109 | Trafalgar Street | 1930 | Stroud House | Bldg | | |
| B | | 121 | Trafalgar Street | 1920 | Anstice building | Bldg | | |
| B | | 157 | Trafalgar Street | 1920 | The Coffee Pot | Bldg | | |
| B | | 163 | Trafalgar Street | 1842 | Pavlova Backpackers | Bldg | | |
| C | II | 194-196 | Trafalgar Street | 1880 | Katies Fashions | Bldg | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|------------------|------------|------------------------------------|------|---|----------------------------|--------------------|--|
| B | | 207 | Trafalgar Street | 1910 | Nelson City Pharmacy | Bldg | | |
| C | | 232 | Trafalgar Street | 1920 | Whitcoulls Bookstore | Bldg | | |
| B | II | 240 | Trafalgar Street | 1929 | Kitts Shoestore | Bldg | | |
| B | II | 241-245 | Trafalgar Street | 1930 | The Ritz - Louis Kerr Ltd Building | Bldg | | |
| A | Historic Area | 276 | Trafalgar Street | 1900 | Pomeroy's Cafe Wine Bar | Bldg | | Whole street facade and verandah |
| A | II Historic Area | 280 | Trafalgar Street | 1906 | Development House | Bldg | | Whole street facade |
| A | I Historic Area | 281 | Trafalgar Street | 1889 | Victorian Rose tavern | Bldg | I | Whole interior (includes walls, ceilings and fireplaces only), whole street facade |
| B | II Historic Area | 284-286 | Trafalgar Street | 1930 | Blackmores Booksellers | Bldg | | |
| A | II Historic Area | 296 | Trafalgar Street | 1900 | Chez Eelco/ Nelson Womens Club | Bldg | | Facade above verandah and verandah |
| A | II Historic Area | 300 | Trafalgar Street | 1887 | Smythe Building | Bldg | | Whole Trafalgar Street and Selwyn Place facades, excluding brick building |
| A | | 422 | Trafalgar Street* | 1850 | Old Cemetery (Fairfield Park) | Pl | S | |
| B | | | Trent Drive | 1943 | Air Nelson Hangar | Bldg | | |
| A | I | 48 | Van Dieman Street | 1875 | Fairfield House | Bldg | S | |
| A | I | 30 | Vanguard Street | 1868 | All Saint's Anglican Church | Bldg | S** | |
| A | I Historic Area | 223 | Waimea Road Bishopdale | 1877 | Chapel of the Holy Evangelists (Anglican) | Bldg | S** | |
| B | | | Wakapuaka Rd SH6 | 1860 | St Andrew's Churchyard Cemetery | Pl | | |

| Group | HPT Rank | Street No. | Street Address *= Council Owned | Date | Name | Building, Place, or Object | Interior/ Surround | Features of particular heritage significance (Inner City Zone only) |
|-------|----------|------------|------------------------------------|-----------|---|----------------------------|--------------------|---|
| A | II | | Wakefield Quay* | | Stone Wall (in front of former Rowing Club and between old Powerhouse and Launch ramp by Rescue Centre) | Pl | | |
| B | II | 258 | Wakefield Quay | 1928 | Former Anchor Shipping Company office | Bldg | | |
| B | | 300 | Wakefield Quay* | 1923 | Power House | Bldg | | |
| A | II | 326 | Wakefield Quay (opposite 333) | 1880 | The Boathouse (former Iron Duke Sea Scouts building) | Bldg | | |
| C | | 335 | Wakefield Quay | 1930 | House | Bldg | | |
| B | | 337 | Wakefield Quay | 1870 | House | Bldg | | |
| B | | 339 | Wakefield Quay | 1862 | House | Bldg | | |
| C | | 345 | Wakefield Quay | 1930 | House | Bldg | | |
| A | | 350 | Wakefield Quay (opposite 341) | 1900-1940 | Boatshed Cafe | Bldg | | |
| B | | 367 | Wakefield Quay | 1870 | House | Bldg | | |
| B | | 369 | Wakefield Quay | 1870 | House | Bldg | | |
| C | | 375 | Wakefield Quay | 1900 | House | Bldg | | |
| A | | 383 | Wakefield Quay | 1900 | House | Bldg | | |
| A | | 385 | Wakefield Quay | 1900 | House | Bldg | | |
| C | | 411 | Wakefield Quay | 1900 | House | Bldg | | |
| C | II | 35 | Washington Road | 1865 | Cobb House | Bldg | | |
| A | II | 42 | Weka Street | 1900 | Hostel Paradiso | Bldg | | |
| A | II | 5 | Whitby Road | 1890 | Rutherglen | Bldg | | |

The following house was ranked but is not subject to the provisions of this Plan as it has a more stringent covenant with the Historic Places Trust.

| Group | HPT Rank | Street No. | Street Address | Date | Name | Building, Place, or Object | Interior/ Surrounds |
|-------|----------|------------|----------------|------|--------------|----------------------------|---------------------|
| A | I | 170 | Milton Street | 1869 | Harley House | Bldg | |