SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Helensville**
SCA Overlay	Helensville Residential
Survey Area Number(s)	72
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Helensville Residential area is made up of a number of small subdivisions dating from the 1850s to around 1948[1]. There are a few larger-scale subdivisions, including Downer, Puriri, Karaka and Rimu Streets (DP 214 ca 1880s), and the Awaroa and Nelson Street block (DP 428, 1913). Subdivision and development in Helensville began in the north near the Otamateanui pā site, however the commercial centre developed in the south, and the two halves eventually grew together, especially following the arrival of the train line in 1875. The roading pattern in Helensville is largely governed by its topography, however, some of the larger-scale subdivisions introduce a grid pattern, such as between Commercial and Garfield Roads. Blocks in the area tend to be narrow with limited opportunity for subdivision at the rear. The principal exception to this being the large block bounded by Garfield Road and Cableigh Drive. Lot shape and size is generally consistent at around 450m^2-1000m^2, with some variation due to the topography of the area as well as site amalgamation and subdivision. House setback and spacing varies throughout the area, with more consistency apparent in some of the larger-scale subdivisions. Most houses address the street however some are positioned at an angle. The most prevalent architectural styles in the area are cottages (1860s-1880s), villas (1880s-1910s) and State Houses (1930s-1940s). Houses that date to the period of significance are generally legible examples of their types and styles. Most houses in this area are visible behind low timber fences or hedges. Although sections sizes are relatively large in this area, some houses have garaging or carports on the front boundary, which can impact the relationship of each place to the street. Streets are wide and generally lined with concrete kerbing, footpaths, grass verges and no street trees. Individual sections tend to have landscaped front gardens with more vegetation apparent along the side or to the rear of houses. The topography of the area is a key aspect of its character. The low, flat land adjacent to the Helensville and Awaroa Rivers rises to hills that surround the town to the east. Residential development generally occurs on an elevated plateau above the commercial centre.

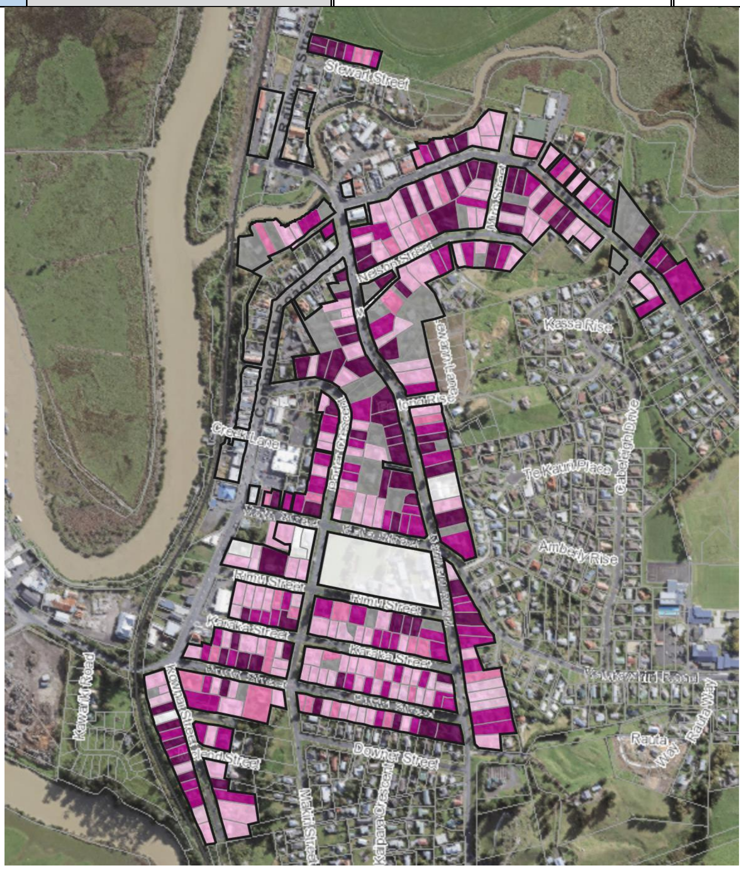
[1] Deeds 18 (1859); ML 1120 (1869); DP 214 (1880s); DP 278 (1884); DP 4614 (1908); DP 428 (1913); Deeds 820 (1924); Deeds 817 (1924); DP 35953 (1948)

Stewart Street
Kessel Rise
Te Kauri Place
Amberley Rise
Inimai Street
Kenrick Street
Downer Street
Nelson Street
Orcel Lane

Key survey data

Survey date(s)	November and December 2021	
Level of survey	Field survey	NA
	Desk top survey	100%[2]
Number of properties	361	

Individual property scores	**Score**	**Number of properties**	**Percentage[3]**
	6	80	24%
	5	77	24%
	4	31	9%
	3	106	32%
	2	27	8%
	1	6	2%
	0	0	0%
	Rear/vacant	34	NA



Overall findings	The Helensville Special Character Area - Residential **is not of high-quality special character value.** An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 48% of individual properties scoring either 5 or 6.

[2] Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

[3] Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

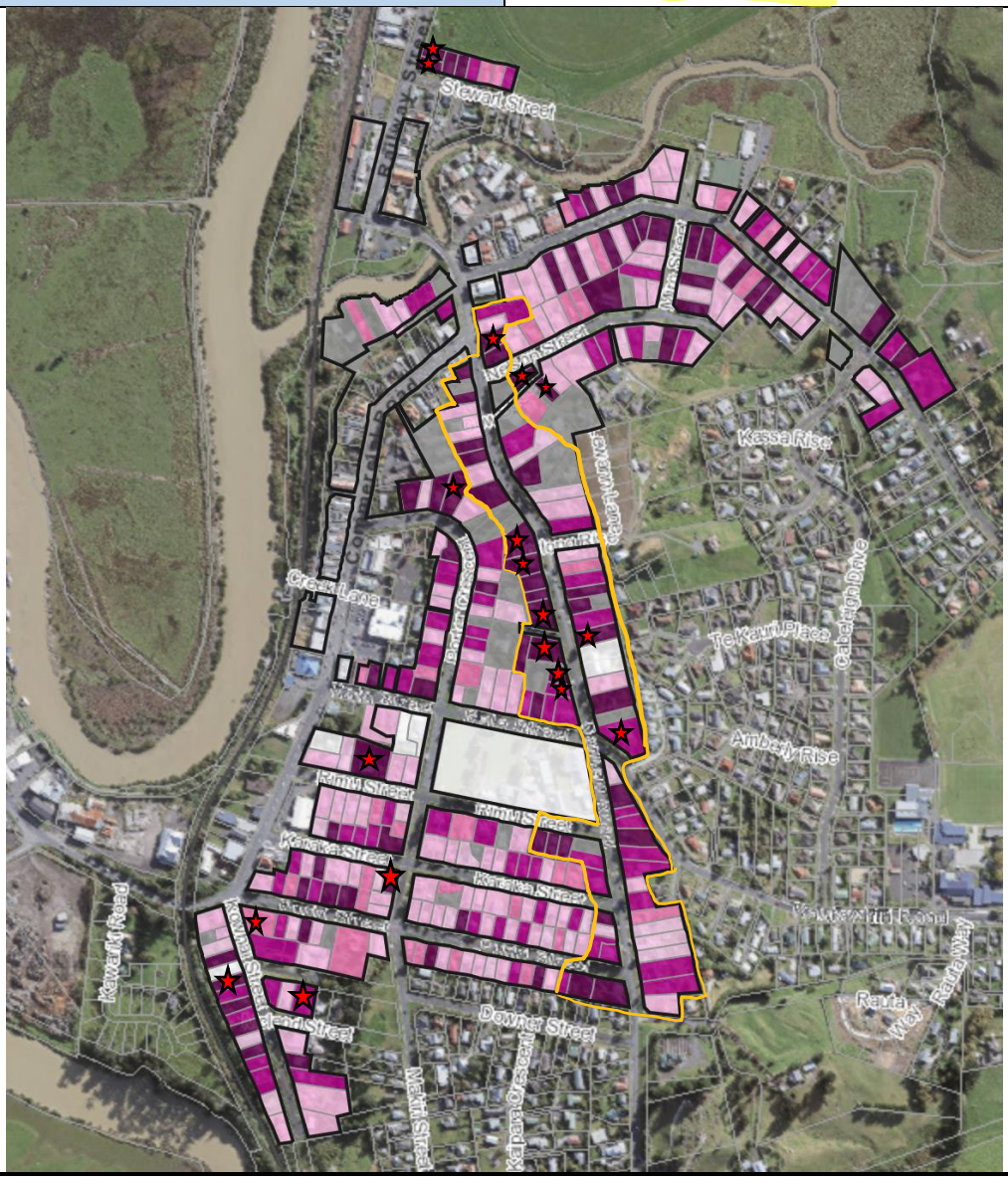
Recommendation

The Helensville survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area[4]
Garfield Road	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	19 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	0 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	1 (marked)



Report dated: 19 January 2022

[4] At this stage, only flags for potential historic heritage areas are being considered.

Appendix 1: Index map

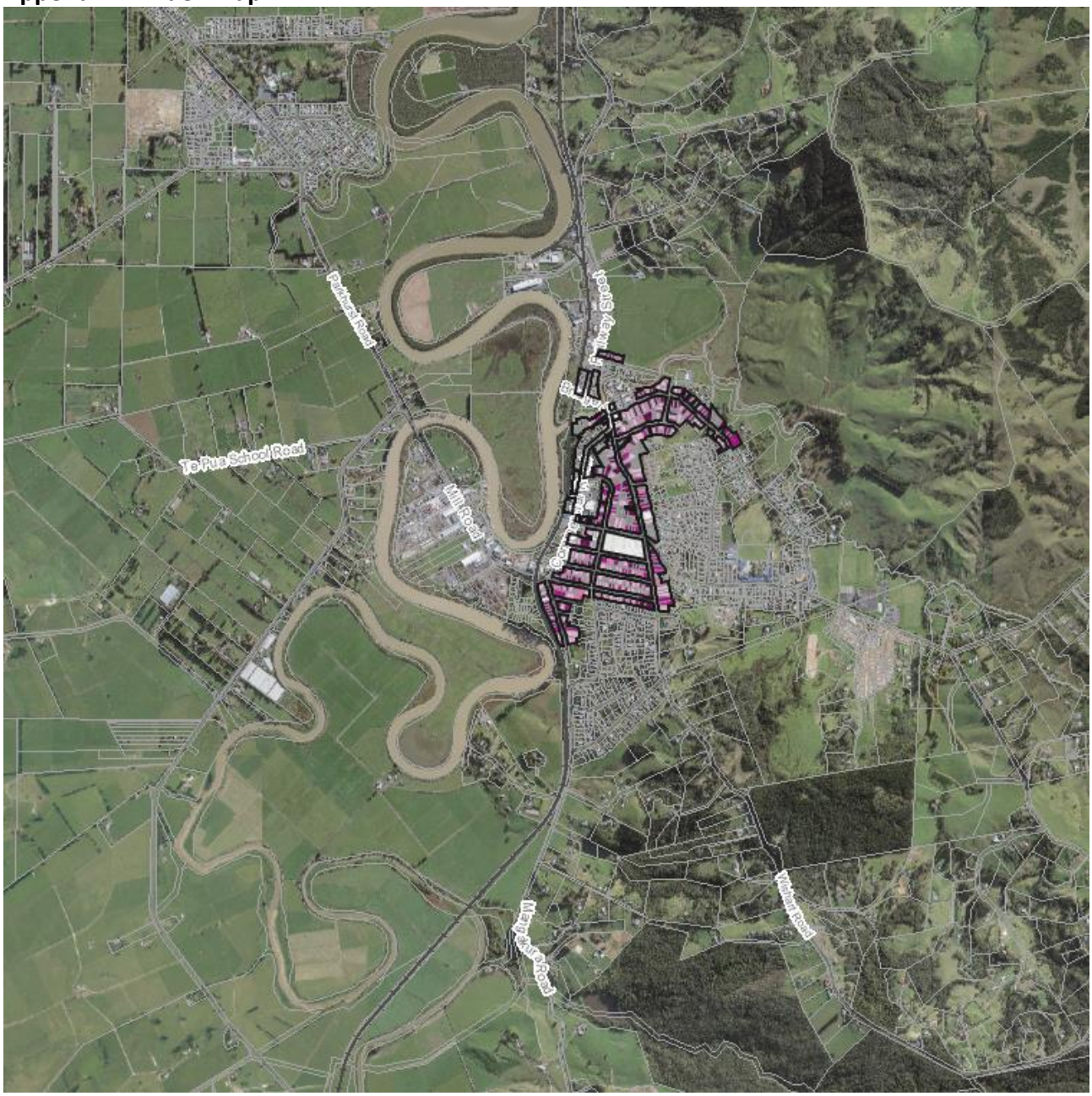


Figure 1: The Helensville Residential SCA