

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Carlton Gore Road, Grafton
SCA Overlay	Isthmus A
Survey Area Number(s)	1
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Grafton Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Carlton Gore Road survey area encompass the remaining residential development of the suburb of Grafton. This suburb is one of the earliest areas outside of the city centre to be developed, beginning around 1850 and continuing until around 1910. The area generally follows a grid pattern with lots sizes ranging from around 250m² up to around 800m². Houses in this area have a regular rhythm and consistent setback. The most prevalent architectural styles in this area are small cottages (1850s-1880s) and villas (1880s-1910s), with a few examples of more grand residences. There is some modern infill, but overall the area retains its historical ambiance and individual properties retain a high degree of physical integrity. Houses are typically visible behind low fences and have minimal front gardens. Most houses do not have off-street car parking due to the small lot size and close spacing of houses in this area. The earliest streets in the area are very narrow – only one lane wide – and lined with bluestone kerbing with no grass verges. Later streets are wider and often have grass verges and street trees.



Key survey data

Survey date(s)	May 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	152		
Individual property scores	Score	Number of properties	Percentage ¹
	6	86	58%
	5	35	24%
	4	14	9%
	3	5	3%
	2	3	2%
	1	3	2%
	0	2	1%
	Rear/vacant	4	NA



Overall findings	The Carlton Gore Road SCA is 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 82% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Carlton Gore Road survey area is of high quality. No further special character work is recommended in this area at this time.²

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
NA	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	4 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	NA ³
Sub-area of High-Quality Special Character	NA ⁴



² High-quality special character sub-areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

³ Potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ Potential high-quality special character is only flagged in areas that do not meet the 75% threshold.

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Grafton Train Station; the green line is the walkable catchment of the City Centre