



---

# NEWSTEAD

THE BEST OF BOTH WORLDS

---

COMMUNITY PLAN 2004 - 2011



# VISION



## Newstead is:

- Quality country living close to the City
- A great place to live
- Away from it all
- Peace and quiet

## Contents

Newstead the Area	2
Snapshot of Newstead today	3
Purpose of this Community Plan	4
Key Issues	5
Projects	6

# NEWSTEAD

## THE AREA





# SNAPSHOT OF NEWSTEAD TODAY



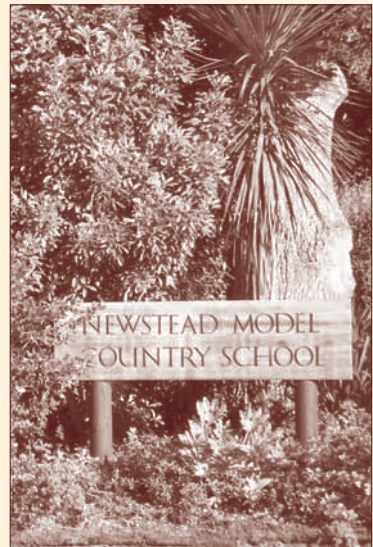
Newstead is located only minutes from the centre of Hamilton City. Newstead has a mixture of rural and lifestyle properties that generally attracts high quality housing. The roading infrastructure is good quality and most properties are either using the reticulated water supply or have access to it. A temporary State Highway travels through Newstead which has increased traffic flows substantially over the past 3 years.

The area is close to the Waikato University which could give residents access to their facilities, such as the library, swimming pool, etc.

There are two significant commercial activities in the area, Livestock Improvement Corporation and Dexcel Research. Most employees of these organisations live in Hamilton and travel out to work each day by car.

Newstead enjoys a good quality school (Newstead Model Country School). The school has a growing role and is one of only two centres of the community. The other centre being the Hamilton Car Club, which doesn't have many local residents as members.

Recent subdivision changes will allow for growth and development in the Newstead area. The location of Newstead - close to Hamilton City - will mean that subdivision development is likely to be in high demand but it is important the community grows with it.



# PURPOSE OF THIS COMMUNITY PLAN

How does our community develop? There are two options, we either sit back and let it happen or we work together to determine our own future. This community plan is a vehicle for community discussion on which future outcomes for Newstead can be determined.

It is important that Newstead continues to grow and this community plan represents a consensus view of Newstead's future and how it will be achieved. Remember, this document is not for the Council or the Newstead Residents Association, but for the whole community.

The community participation in this process has been vital and now Council has a document that it can use to promote, government agencies, community organisations and individuals the agreed goals and outcomes to be achieved for the betterment of Newstead and leads the future of the community.

# KEY ISSUES



## Roading

- Intersection safety in the Newstead area needs to be reviewed in light of increased traffic volumes.
- Recent subdivision development changes have increased traffic volumes and Council needs to ensure that the high standards dictated for private entranceways for safety and visual management applies to intersections on public roads.
- State Highway 1B has increased traffic volumes and speed, and thus traffic management flows need to be addressed.
- Roads need to be widened to allow for cycle ways and walkways.

## Community

- The presence of Livestock Improvement Corporation and Dexcel Research is welcomed in Newstead and the community and Council should establish close working partnerships with these organisations to ensure these business can live in harmony with neighbours and be a good community partner.

- The Hamilton Car Club Inc is excellent for the Newstead community and better utilisation of the facility for community needs should be negotiated and encouraged.

## Environment

- The Newstead area is a pleasant and relaxed environment in which to live and enjoy. Newstead contains gully areas which are tranquil and need to be opened up for more community recreational activity and enjoyment.
- The Newstead community does not wish to encourage noisy industries that would spoil its peace and quiet.

## Financial

- Newstead needs value from Council based on the total amount of rates paid.
- Newstead must ensure that a fair share of the financial contributions from subdivision development in Newstead is spent in Newstead to address the increased demands.

# PROJECTS

The following are projects that the community has indicated that they would like to see undertaken in the coming years. The Council will promote those projects that they will not personally undertake to help the appropriate organisations.

## Roading

- Intersection improvement works (with emphasis on alignment, safety and visual) are required at the following intersections:
  - Ruakura/Holland (including rail crossing)
  - Craig/Marshmeadow
  - Vaile/Ruakura
  - Davison/Vaile
  - Marshmeadow/Holland
  - Telephone/Holland
  - Vaile/Marshmeadow
  - Lissette/State Highway 26
- To establish safe cycle ways from the Newstead area that link with like cycleways in the city.
- Ensure roadside drains are constructed so that they can be mown, no deep ditches, prefer Swale drain development.

- Undertake a maintenance and/or planting programme to eliminate the untidy area between Holland Road and the railway line.
- Eliminate the sharp bends and the deep drain on Marshmeadow Road which are always subject to motor vehicle accidents.

## Community

- Conduct at least one business meeting and one social event annually with the management and staff of Livestock Improvement Corporation and Dexcel Research.
- Encourage the Hamilton Car Club to open up their facility for more use by the community.
- Encourage the Newstead School to open up their recreational facilities such as swimming pool and tennis courts for use by the community outside of school hours.
- Request Hamilton City Council to allow a walkway to be established across their yet to be developed cemetery reserve that leads to the gully network.



## Environment

- Encourage extension of recycling to provide service to all residents.
- Enhance gully areas to provide a pleasant area to visit, walk and grow bird life.
- Establish the ownership of the gully next to the school and seek community involvement in its development.
- The gully that runs from the Newstead School on SH26 through to Hamilton Car Club on Vaile Rd, reportedly contains a group of the tallest eucalyptus trees in the Southern Hemisphere. These trees need to be protected but also opened up for public enjoyment. Some of the trees were planted in the 1870s and there is an opportunity to work with the landowners (Newstead School and Dexcel Research) to develop a walkway through the gully for the public enjoyment.
- Work with businesses in the area on planting programmes and environment enhancement.
- Establish with NZ Railways Corporation the future of the railway line through the District and if it does not have a long term life work with NZ Railways Corporation to retain the land for walkways and/or cycle ways.

## Financial

- Ensure that Council uses a fair share of the financial contributions from subdivision for roading and reserves purposes in the Newstead area to ensure that expected growth needs are catered for.
- Inform Council on a regular basis that Newstead is a substantial rate supplier and that the community expects its fair share of that rate money to be spent back in the community in addition to financial contributions.

## Development

- Ensure that land subdivision development rules remain that allow only for rural residential, low-density living.
- Encourage the under grounding of all power and telephone lines for future development.









**Ngaruawahia District Office**

15 Galileo Street  
Ngaruawahia  
Telephone: (07) 824 8633  
Fax: (07) 824 8091

**Huntly Area Office**

148 Main Street  
Huntly  
Telephone: (07) 828 7551

**Raglan Area Office**

7 Bow Street  
Raglan  
Telephone: (07) 825 8129

**Hamilton Agency**

Hamilton City Council  
Garden Place, Hamilton

**Waikato District Council**

Postal Address:  
Private Bag 544  
Ngaruawahia  
NEW ZEALAND

Call free 0800 4 WAIKATO  
[www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)