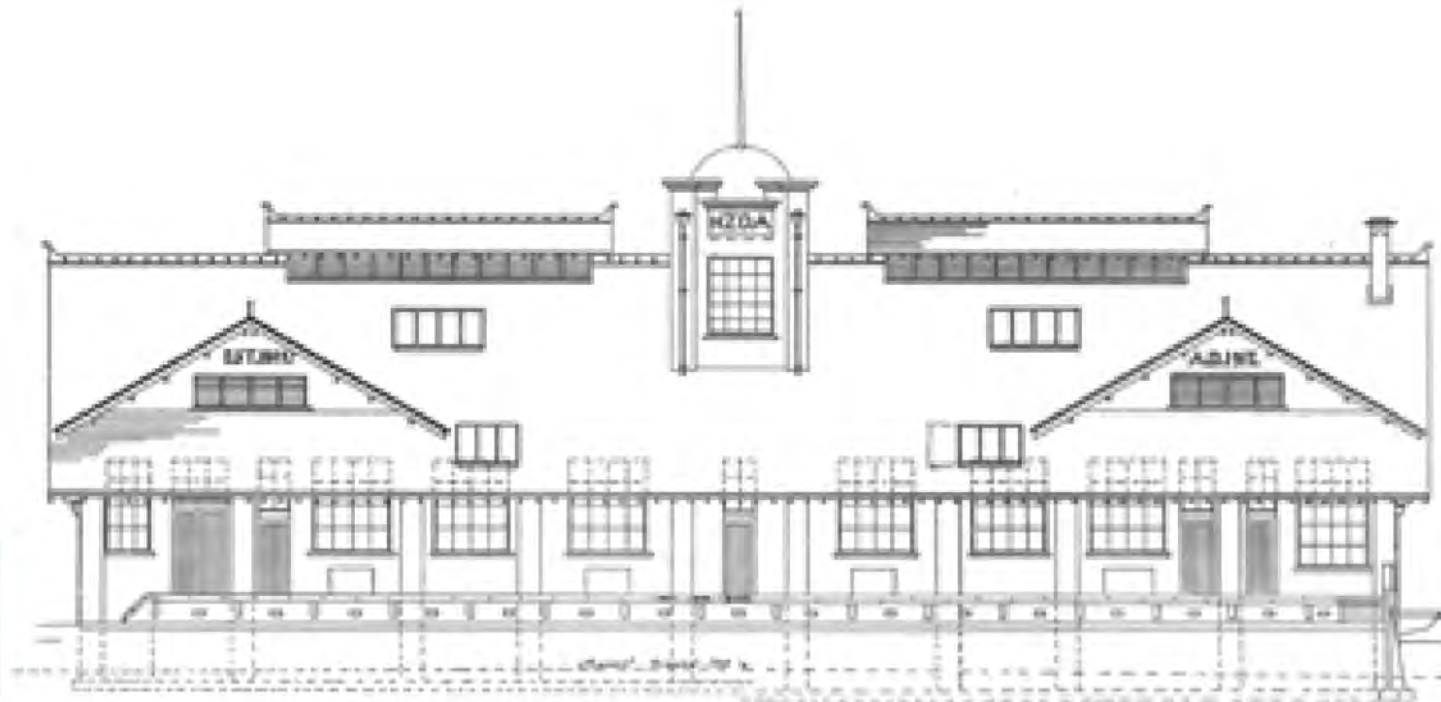


Matangi Factory

Council Proposal



Matangi Factory is one of the jewels in the history of New Zealand agriculture.

The factory site is in the middle what has the potential to be an extraordinary up market village.

Going forward to plan for the factory site to be designated as industrial does not fit with what the vision for Matangi Village should be.

For the above reasons Matangi should have special recognition in the District Plan.



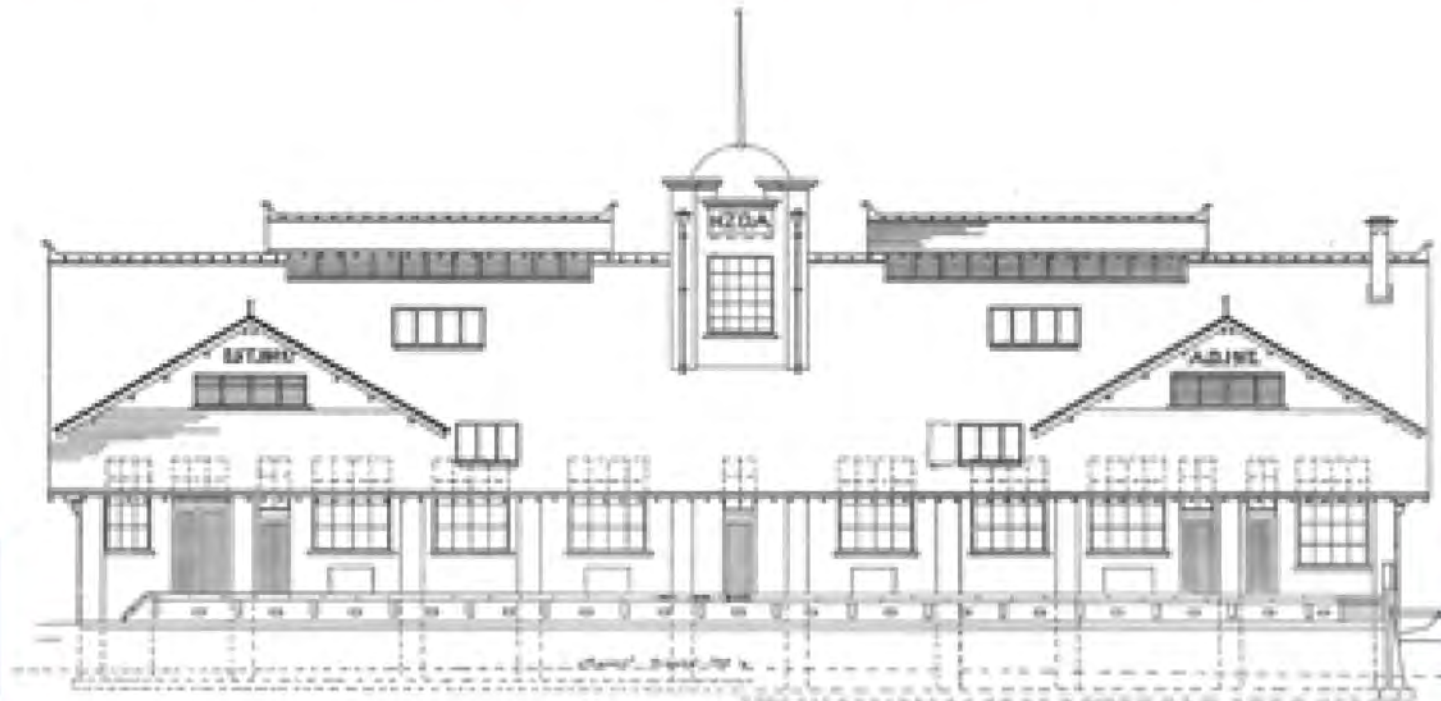
The plan should be for the factory site to ultimately become a thriving historic destination combining residential with an eclectic group of businesses that fit with an up market village.

At the present stage of development the site is primarily industrial and that cannot be changed quickly.

To walk the site to this ultimate vision will require special dispensation within the District Plan



***So why is Matangi
so special
let me quickly recap the history***



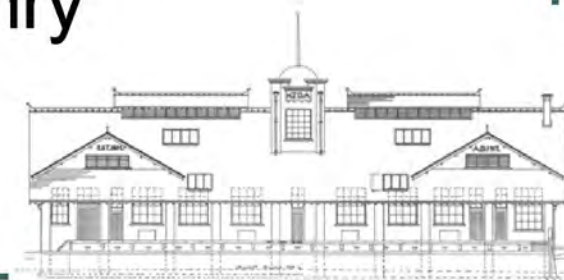
1885

The First Matangi Factory was a creamery owned by the Co-Op, NZ Dairy Association.



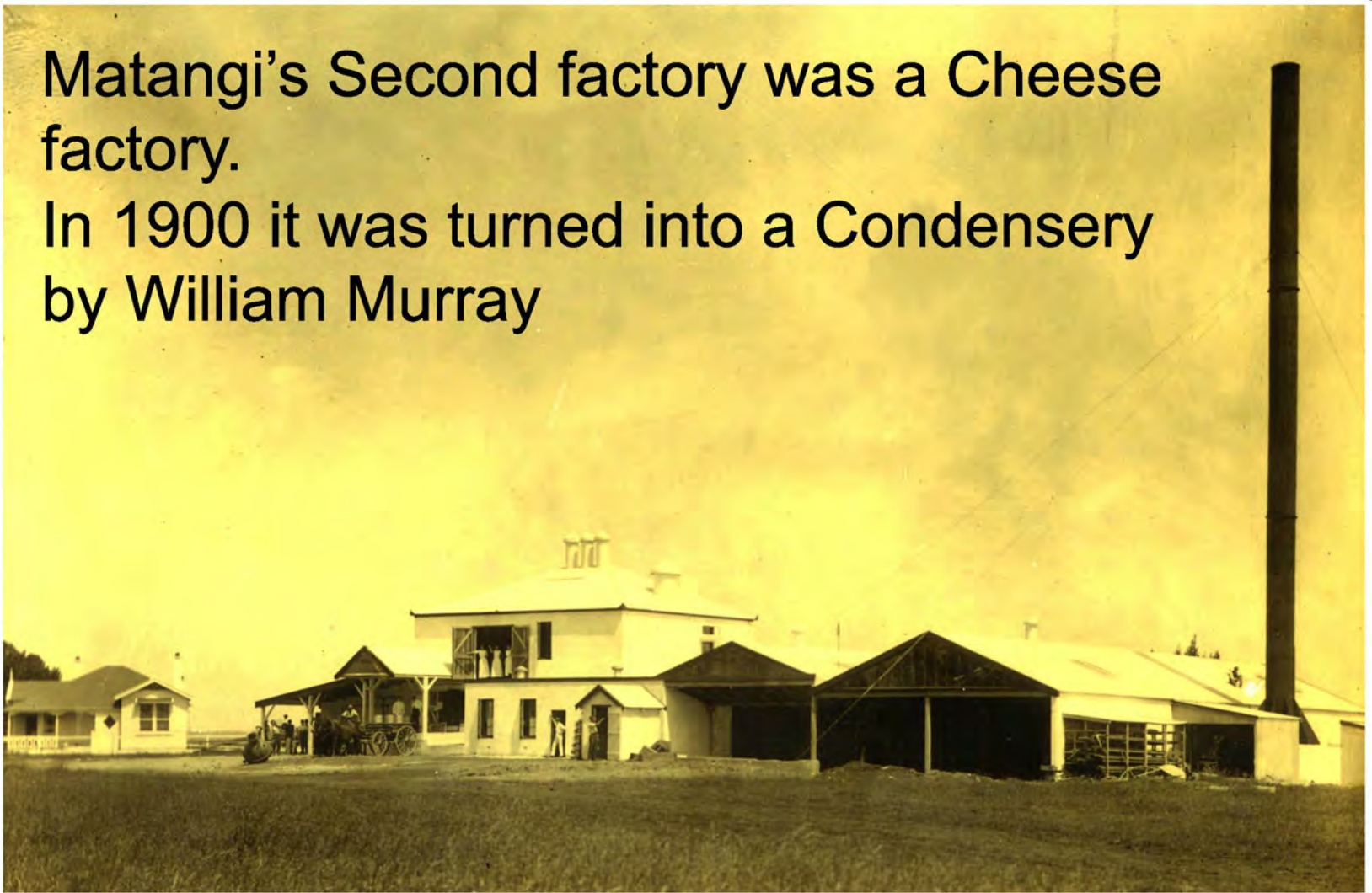
Henry Reynolds

It was the first creamery to supply Henry Reynolds the Founder of Anchor with Cream outside of his own farm.

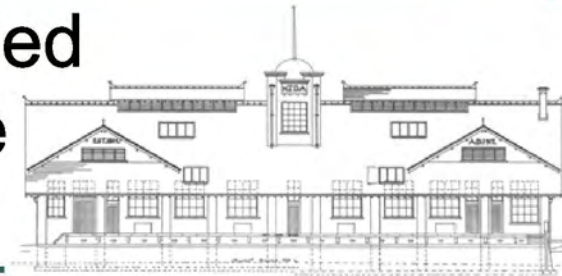


Matangi's Second factory was a Cheese factory.

In 1900 it was turned into a Condensery by William Murray



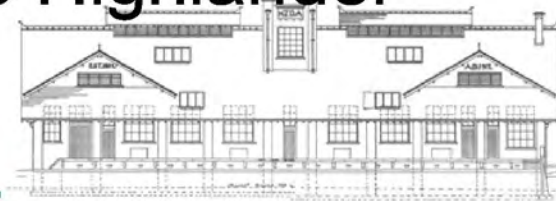
He was a good Scottish man and called the condensed milk Highlander. Three of these buildings are still on site.



The forth factory was a Cheese Factory which is on the opposite side of the road to the main Matangi factory.



By this time the the NZDA had purchased Henry Reynold's Anchor business so both the Highlander Condensed Milk and Anchor brands were on the Matangi site.



In the 1890s and early 1900s Joseph Nathan made a fortune shipping frozen butter and meat to the UK from NZ.

He wanted to also ship dried milk so he bought a dryer in Europe and shipped it to NZ. It did not work. He modified it, patented the process and called it Laxo. He later changed the name to Glaxo.

He built his factory in Bunnythorpe and was paying a penny a pound of butterfat more than the local Co-Ops



Farmers were leaving the farmer based Co-Ops to supply Glaxo. This was driving these Co-Ops and the Farmers supplying them into financial difficulty.

In response the farmers burnt the Bunnythorpe Glaxo factory down.

Joseph Nathan rebuilt it only to have it burnt down again.

At this stage Joseph Nathan decided to approach the Biggest Co-Op in the Waikato,
The NZ Dairy Association



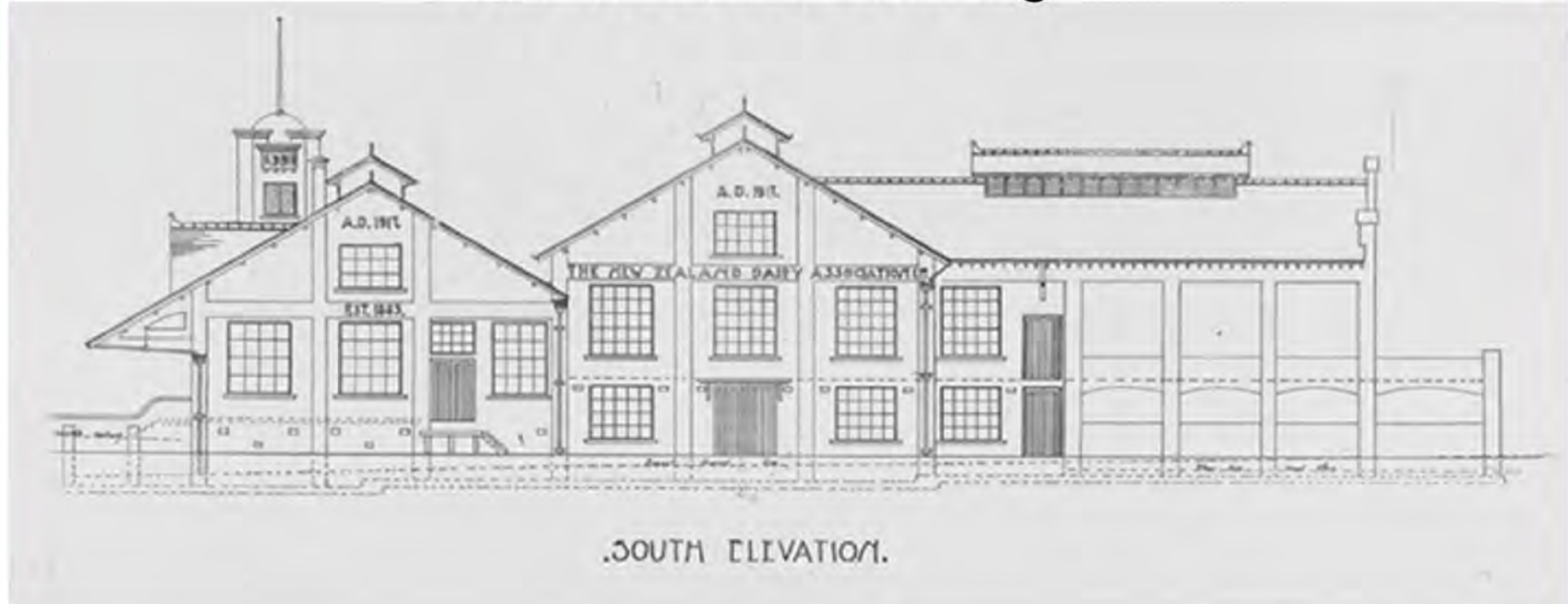
Circa 1915 Glaxo and the NZDA formed a liaison and built the biggest Dairy factory in the world, we call it the Glaxo building

Half way through the construction of the building they realized they did not have enough milk so they went around all the other Co-Ops and said come and join us Glaxo are paying a penny a Pound of butterfat more.

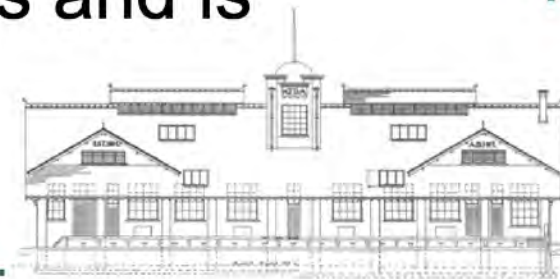
They formed a new company and called it
The New Zealand Co-operative Dairy Company

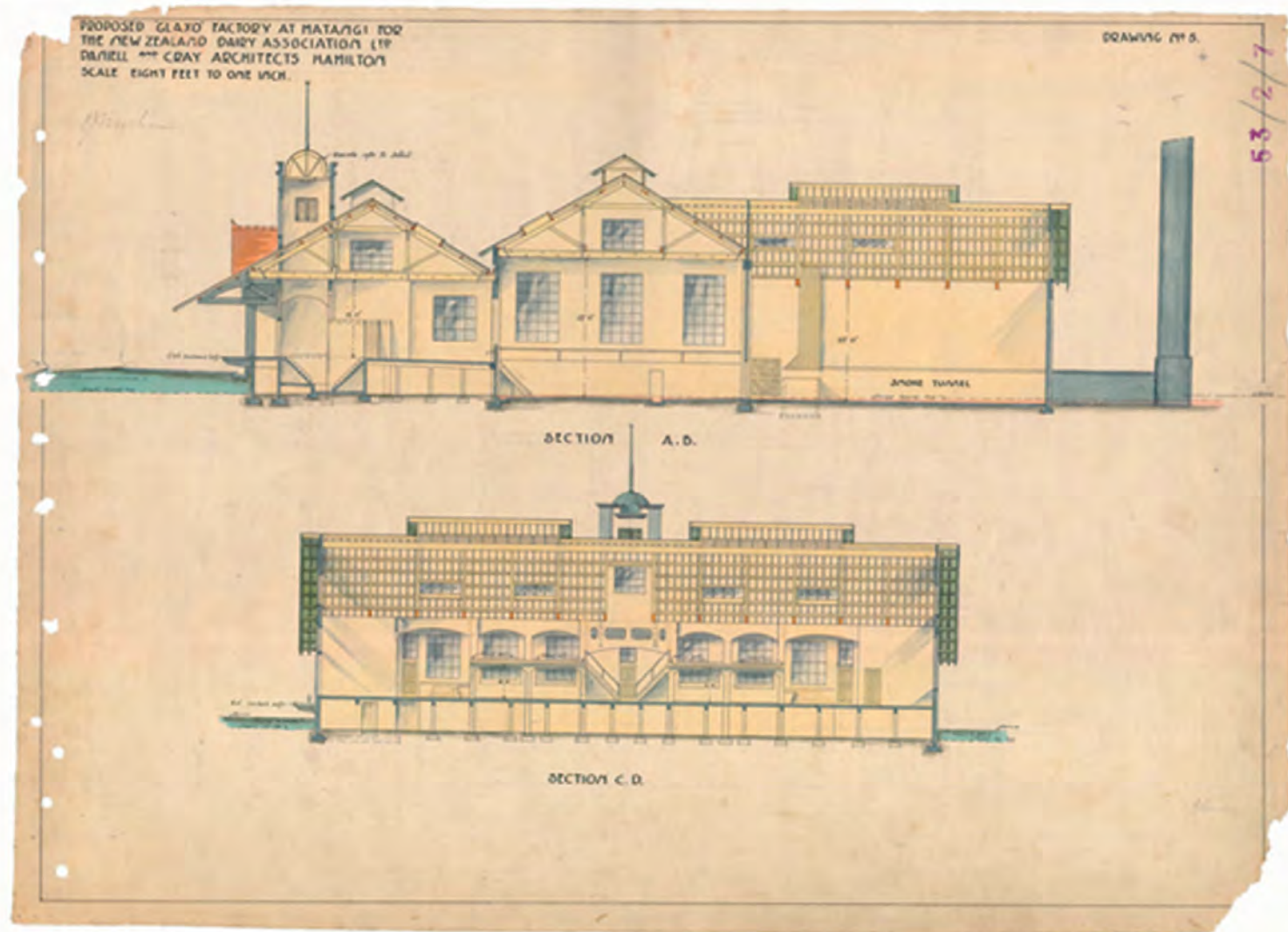


One of Frederick Daniell's elevation drawings of the Glaxo Building



It is hand done in Indian ink on silk paper.
The building is approx 50 x 40 metres and is
sarked in 1inch thick Kauri
The trusses are Rimu.



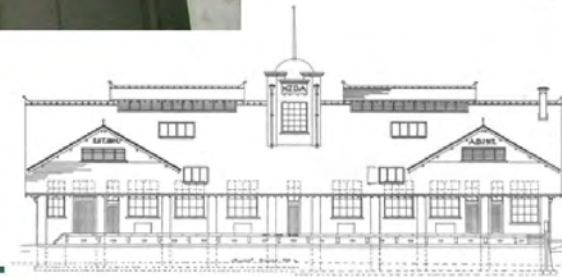


One of the hand painted construction
Drawings showing Rimu trusses





Kauri sarking & Rimu trusses in
The Glaxo Building



The Glaxo Building Circa 1924

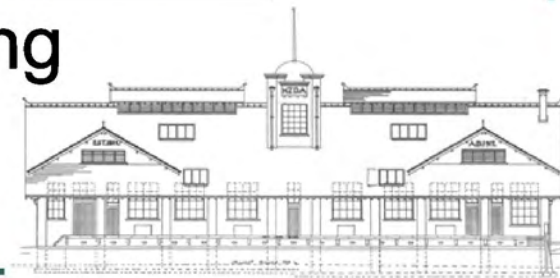


NZCDC went on to become Fonterra and Glaxo to become Glaxo Smith Klien. Thus, the two biggest companies to come out of NZ have their primary financial root in this building



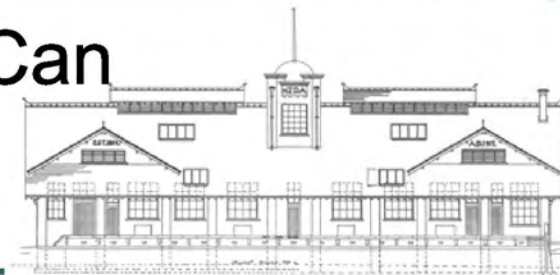


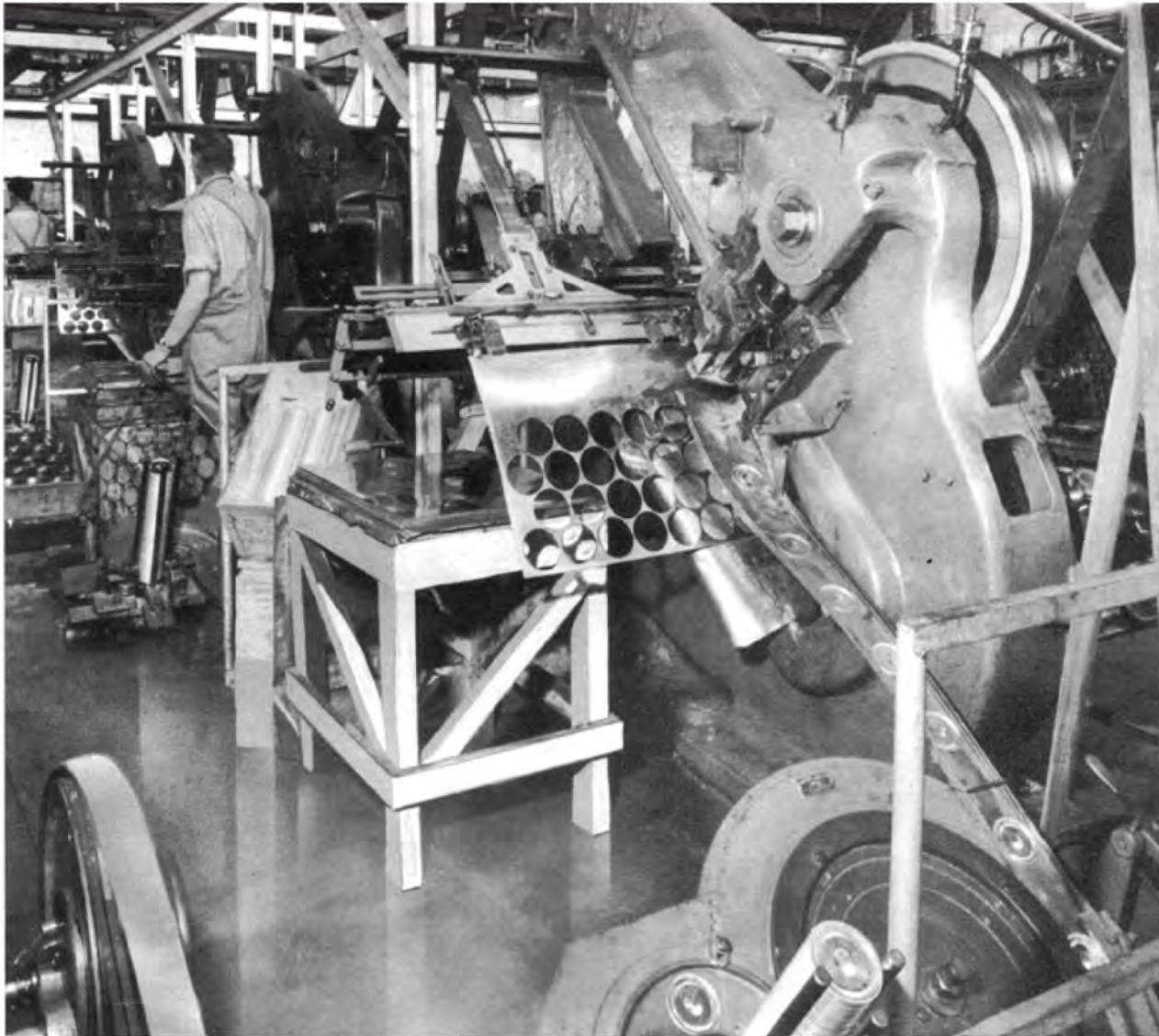
The weighing, sampling and tipping
of milk on the landing of the
Glaxo Building



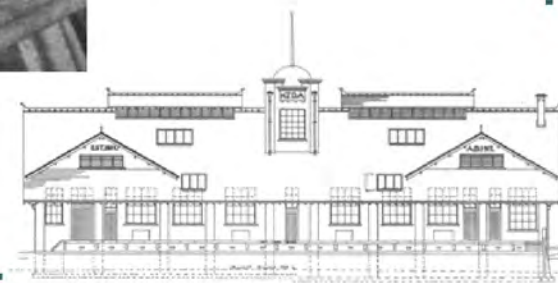


Cira 1947 the new Boiler House and Can
Manufacturing building were built





**Die cutting presses in operation
making the cans.**



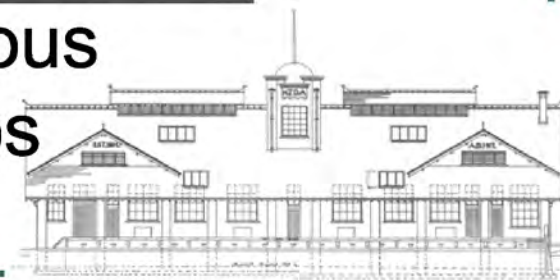


Matangi was the first factory in the world to have Milk Tanker trucks. They were 1952 S Bedfords with Truscott trailers



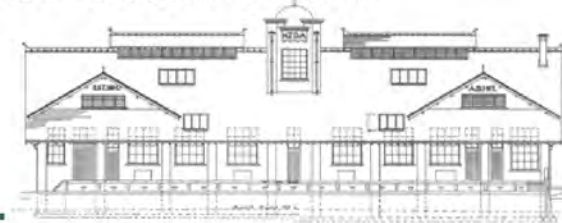


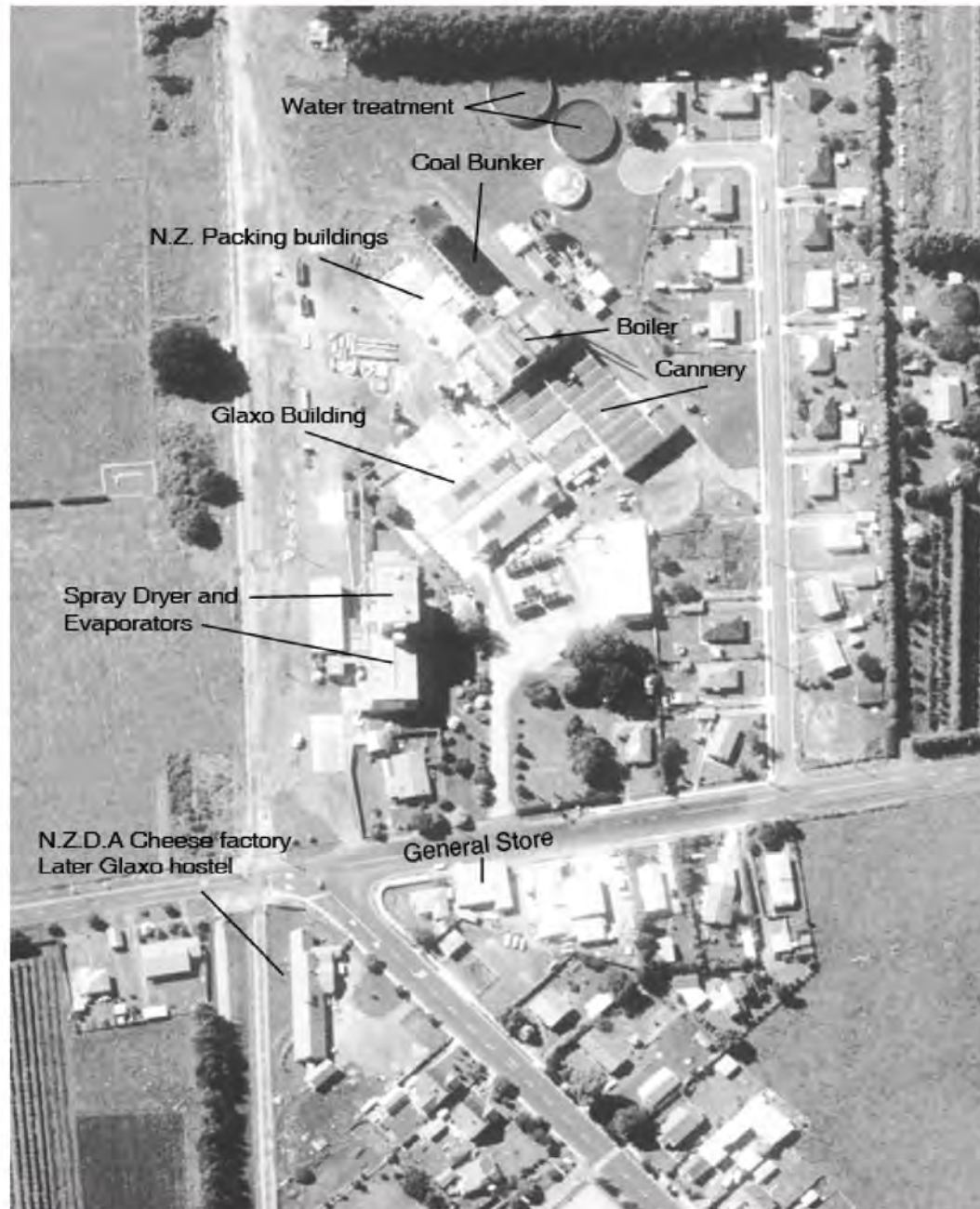
The horizontal milk silos in the previous photo were changed to vertical silos by the mid 1960's





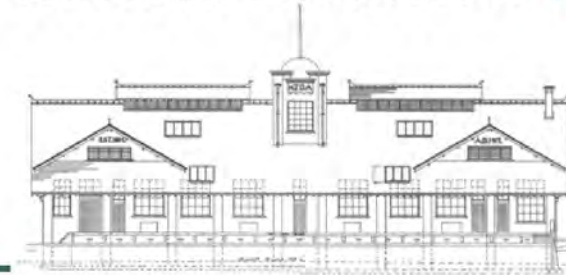
In 1965 an evaporator building was built and then in 1967 a spray dryer tower was added. This was the head office and laboratory for the NZCDC before moving to London St





Aerial photo of Matangi factory

The technology
for making
caesenates was
developed at
Matangi and this
information was
used to build
Reporoa and
Paerata factories



Where have we come from and where are we now?

All buildings leaked, the basement in the Glaxo Building was permanently flooded and most other Buildings flooded when it rained.

Roofs have been replaced on many of the buildings
With two more roofs scheduled to be done in the
next two months and the drainage on site has
been completely over hauled.



**Costs so far for this drainage and roof work
is in excess of \$1 million**

**Predicted expense going forwards to complete the
work on the roofs will be in excess of \$ 3 million**



Removal of Asbestos

This work continues as we have Super 6 cladding on site and two old boilers.

So far we have spent around \$ 500,000 on Asbestos removal

Predicted expense going forward to remove all Asbestos from site would be between \$ 3 and 5 million



Structural work on buildings without considering The possible new earthquake code

So far we have spent about \$ 500,000 on this work

Going forwards this is not easy to estimate but just fixing the structure in the front section of the Glaxo was quoted at \$ 400,000 about 10 years ago



Power & Fire

The need to upgrade every buildings power and fire code if any work has to be done on a building is huge

We have spent around \$ 2 million on power alone for the site



Why am I telling you all of this?

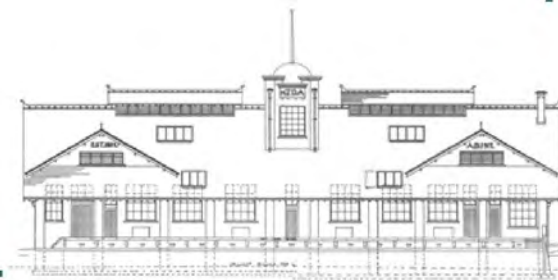
It is because I would you to know the restoration of this site is not economic it is driven by the passion I have for preserving this important part of our history



Early photo after
initial work of
removing boards off
windows and making
habitable.



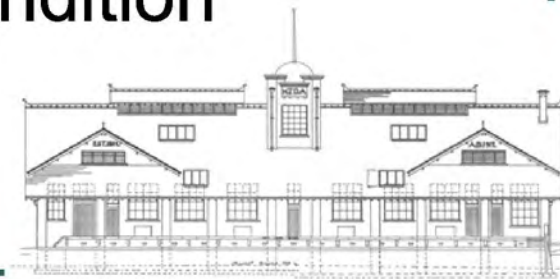
What is like
now



Before the
rebuild these
two Highlander
Condensed
milk buildings
were derelict



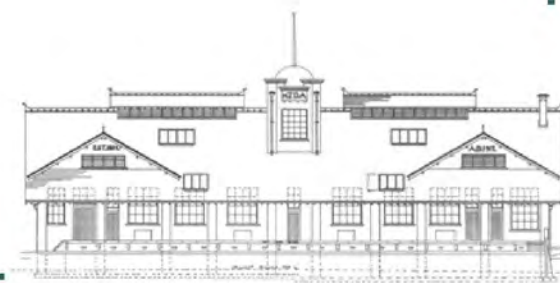
The rebuilt
buildings are now
In excellent
condition



Butter Box building
& toilet block before
Being rebuilt and
Re-roofed



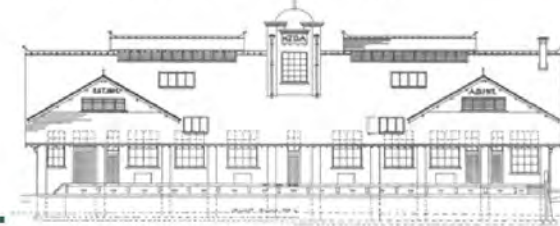
After the re-build.
Note the asbestos
roof was replaced



The Glaxo building
Before extensive
Work. Note the
concrete walkway
Structure.



The exterior of this
Building is still not
Good despite about
\$250,000 having
been spent so far.



Glaxo Building 2005 & 2018



The Glaxo building
blocked up
windows and
concrete milk silo
bases



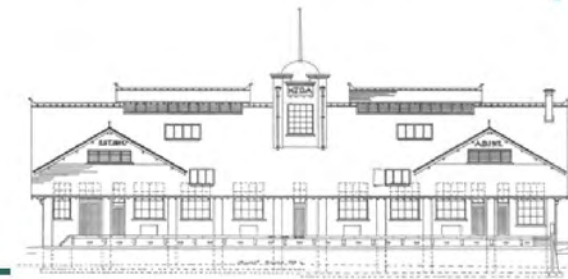
The wet interior of the
second floor. Trees were
growing inside



Landing on the Glaxo building 2005



Landing 2018



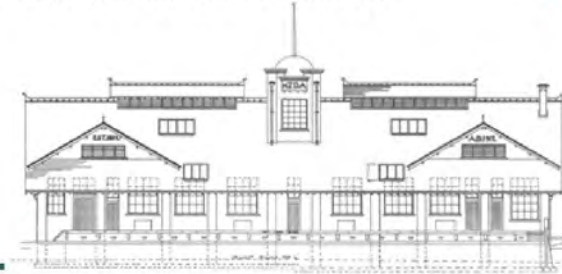


Boiler house

Flues 33metres tall and
The building 22 metres tall.
The building is a part of the
history and we would like
preserve it.

It is outside height for
Industrial.

Future as an office block.
The flues, one boiler &
coal conveyor to stay
as industrial art.

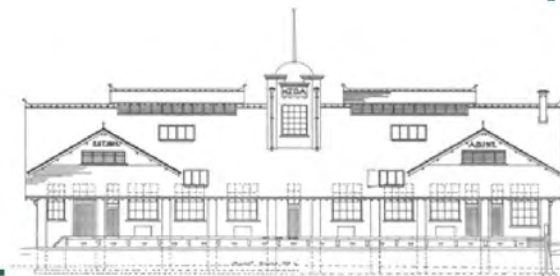




Dryer Tower

The dryer building is 26 metres tall.

Drawings have been done to be turned it into retail & commercial space.



The Glaxo building with its heritage status,
the Tower block and the Boiler house
all exceed to 10metre maximum
Height allowed on an industrial site.

Council have called on this regulation to be
implemented in the past which makes me
uncomfortable.

This is one of the reasons I would like a special
zoning for the site.



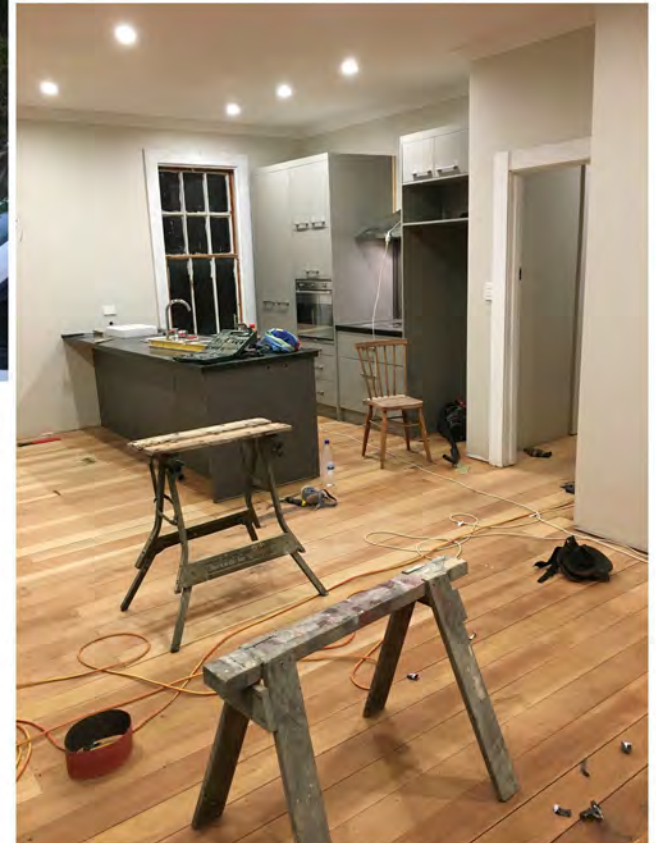
Matangi Used to have its own Railway Station & a Railway House Village

The Village has gone but one house remained
at the back of the factory.

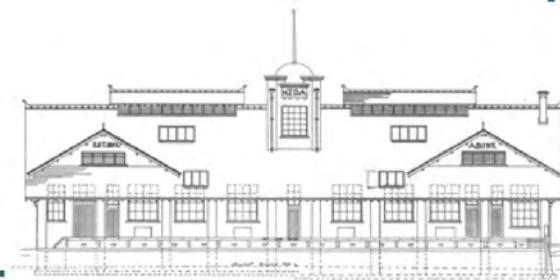
We managed to purchase this house and land
In 2012 and we have rebuilt house



Our Matangi Railway cottage make over



Every piece of timber
In the railway house
is stenciled with its
dimensions and its
location.



We were amazed to find that all the Railway houses were made as kit-sets in the saw toothed roof building in Frankton

The houses were transported all over the country and then put together

The floor plans were all the same but there were 5 different roof designs and 5 different porch design



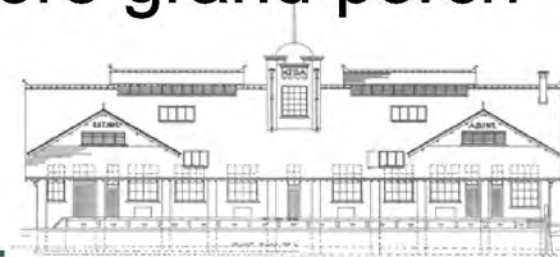


All the houses had the
Same floor plan but
There were



5 different roof designs &
5 different porch designs

The Station Masters
House (left) was bigger
with a more grand porch





Other roof and porch designs



The houses were designed in America



I would like to buy an example of every different roof and porch design of Railway house and make a Railway Village on and on our land on the Northern side of the Railway line

Like back in the day these would all face the Railway line and have picket fences

We will do them up so they near original on Exterior but make the interior modern

The plan is to rent them via Air B&B



We are also destroying our heritage with regards to the Huntly Coal Miners, Waihi Gold Miners & Farm Worker's Cottages.

I'm looking here at the very small cottages that Are left to rot as they are no longer practicable

I would like to salvage a number of them and put them along the same strip of land on the northern side of the Railway line

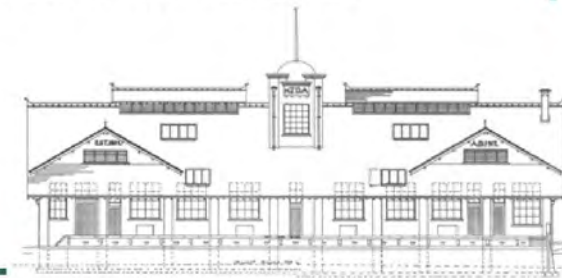


I'd like to salvage Huntly
Coal Miners and Waihi
Gold Miners cottages &
restore them as Air B&B
accommodation





Other cottages to be Used for Air B&B



I would like a special Heritage Zoning on this block of land to allow for the placement of these cottages and Railway houses

The density of houses would be significantly beyond what is presently allowed. Provided we can manage the sewage and the Matangi Community are happy with the proposal I would like to get the Land designated for this to happen.

Cottages are not necessarily going to be readily available so it will be a long term project



The Dryer Tower Building and the Evaporator Buildings are huge empty caverns.

We have had our Architect do concept drawings with a view to put 6 floors in the Tower & 3 floors in the Evaporator end of the building





View from Tauwhare Road

murray price
architectural design

e 31a lake domain drive, hamilton
p/f 07 834 0500
m 0274 889 432
e murray.price@xtra.co.nz

MOWBRAY GROUP

REDEVELOPMENT DAIRY FACTORY

TAUWHARE RD, MATANGI

**Rendered views
#1**

Contractor to check and verify all dimensions on site before commencing work.
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date	MAY '14	job #	10136
scale	1:200	sheet #	C1





View From the Factory

murray price

architectural design

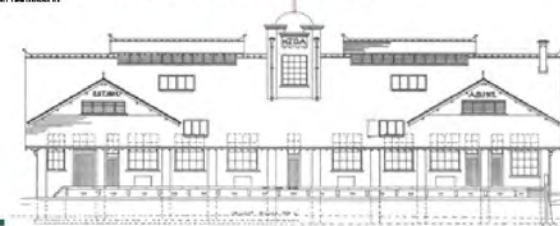
a 31a lake domain drives, hamilton
 ph 07 834 0500
 m 0274 889 432
 e murray.price@dms.co.nz

client MOWBRAY GROUP
project REDEVELOPMENT DAIRY FACTORY
location TAUWHARE RD, MATANGI

sheet Rendered views
 #2

date MAY '14
scale 1:200
job # 10136
sheet # C2

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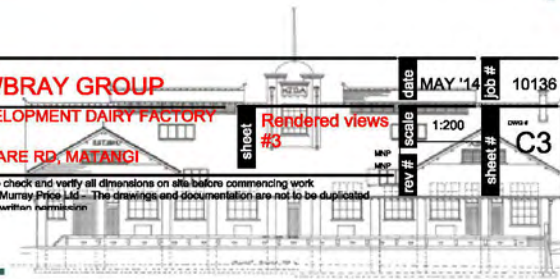


View from Factory entrance

murray price
architectural design

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m 0274 889 432
e murray.price@xtra.co.nz

project	client		date		job #	
	MOWBRAY GROUP		MAY '14		10136	
project	REDEVELOPMENT DAIRY FACTORY		sheet	scale	DRAW #	
	TAUWHARE RD, MATANGI					
	Rendered views #3		rev #	sheet #		
				C3		
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PROPOSED L1 FLOOR PLAN

1 0 1 2 3 4 5 6 7 8 9 10
A B C D E F G H I J

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architectural design

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p 07 834 0500
m 0274 968 432
e murray.price@mpna.co.nz

client **MOWBRAY GROUP**

project **REDEVELOPMENT DAIRY FACTORY**

TAUWHARE RD, MATANGI

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date Aug.14 **10136**

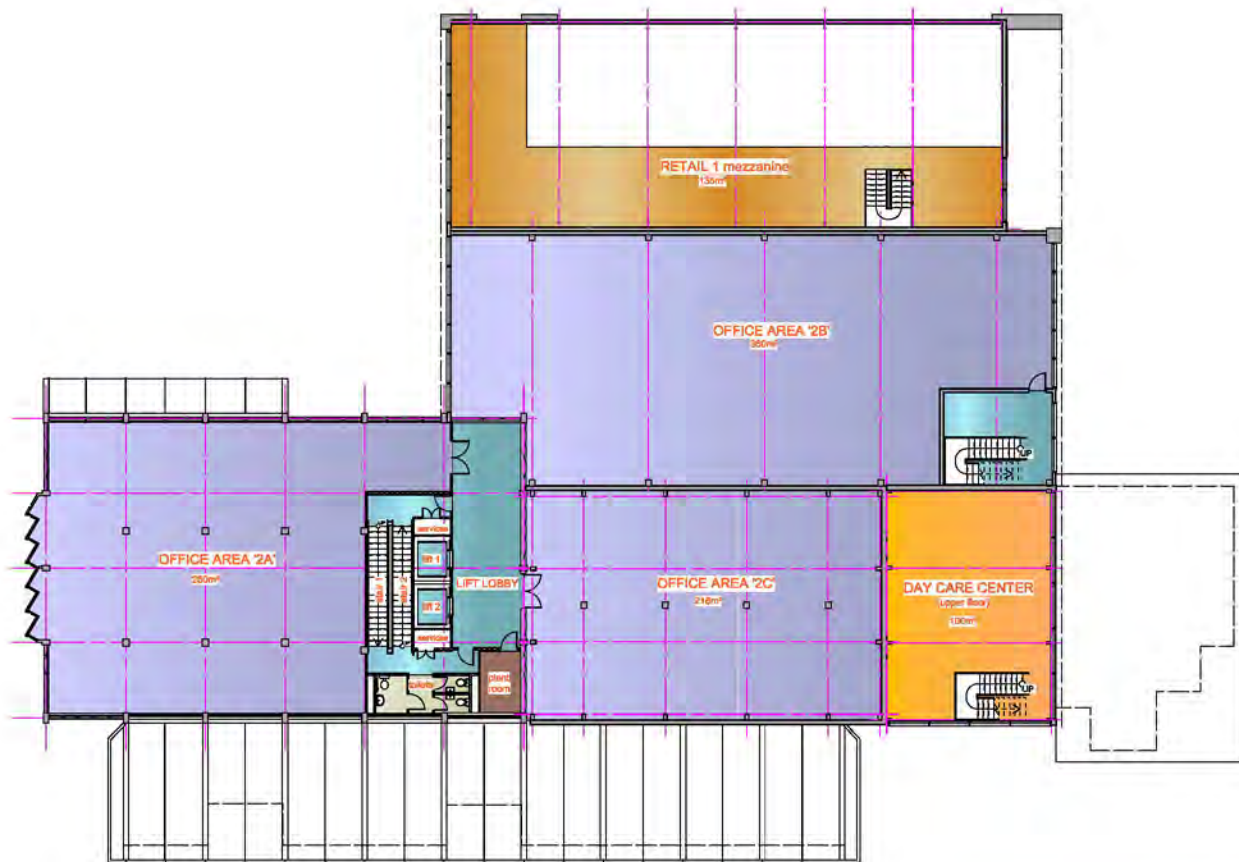
scale 1:200

rev # **C4**

sheet # **10136**

Ground Floor





PROPOSED L2 FLOOR PLAN

1 0 1 2 3 4 5 6 7 8 9 10
11 12 13 14 15 16 17 18 19 20

murray price

architectural design

a 31a lake domain drive, hamilton
p 07 534 0500
m 0274 889 432
e murray.price@xtra.co.nz

client MOWBRAY GROUP

project REDEVELOPMENT DAIRY FACTORY
TAUWHARE RD, MATANGI

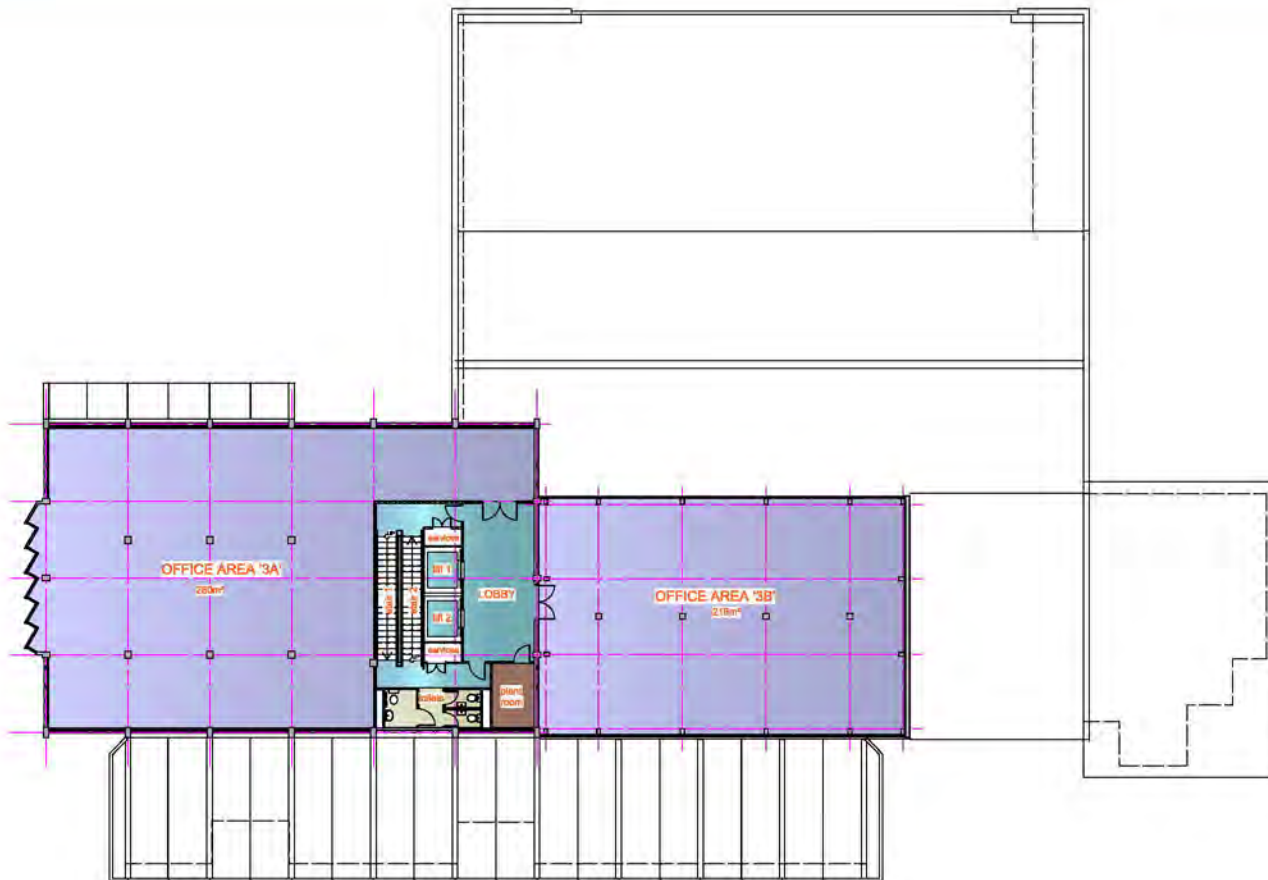
sheet L2 -FIRST FLOOR

date	Aug. 14	job #	10136
rev #	1:200	price	C5
scale		sheet #	

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First Floor





PROPOSED L3 FLOOR PLAN

1 0 1 2 3 4 5 6 7 8 9 10
 11 12 13 14 15 16 17 18 19 20

murray price INC.

architectural design

a 31a lake domain drive, hamilton
 p 07 834 0500
 m 0274 885 432
 e murray.price@dmr.co.nz

client **MOWBRAY GROUP**

project **REDEVELOPMENT DAIRY FACTORY**

location **TAUWHARE RD, MATANGI**

contractor **L3-SECOND FLOOR**
 Contractor to check and verify all dimensions on site before commencing work.
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date Aug.14 **job #** 10136

scale 1:200 **sheet #** C6

rev # **code** **date**

Second Floor





PROPOSED L4, L5, L6 FLOOR PLAN

1 0 1 2 3 4 5 6 7 8 9 10
0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

3rd, 4th & 5th Floor

murray price
architectural design

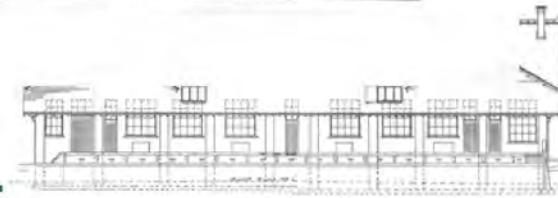
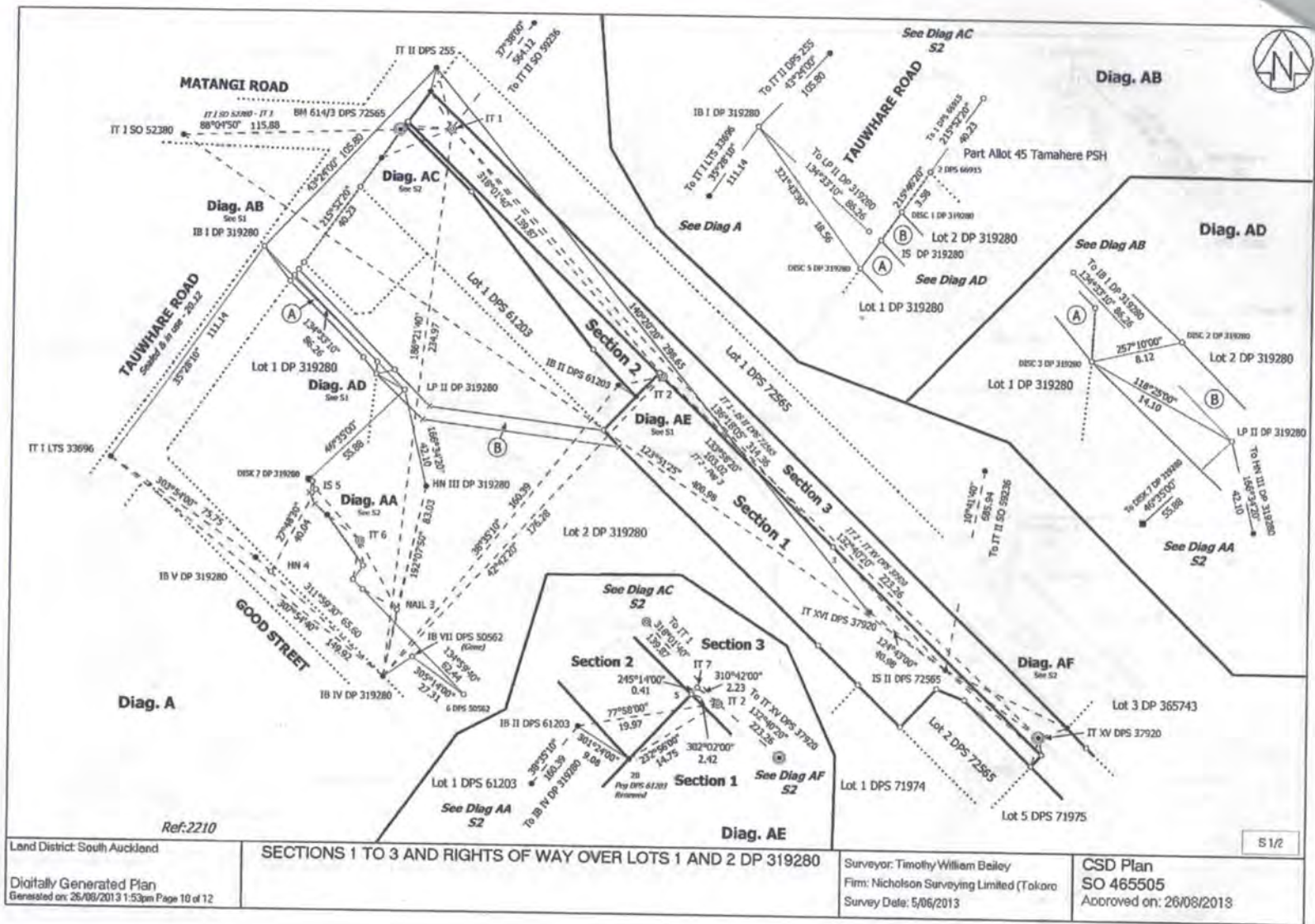
• 51a Lake Domain Drive, Hamilton
• 07 834 0200
• 0274 999 432
• murray.price@mprice.co.nz

Client: MOWBRAY GROUP
Project: REDEVELOPMENT DAIRY FACTORY
TAUWHARE RD, MATANGI

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Scale: 1:200
Sheet: L4, 5, 6 - THIRD, FOURTH, FIFTH FLOOR
Rev: 0
Date: Aug. 14
Job #: 10136
Drawn: C7





Further to this I have two Heritage Buildings
That I would like to shift to the Matangi site
In the next couple of months

Tha Pahiatua Gentlemans' club (No doubt Kiwi
Keith bent his arm here in the past)

& the Turua Bank which has been used as a
joinery factory in recent time



I would like to
shift the front
two sections of
the Pahiatua
Gentlemen's
club to Matangi

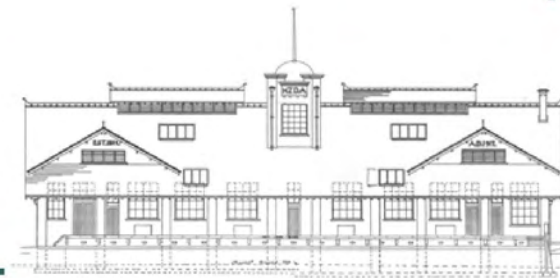


This special building
needs to be picked
up ASAP before it
is demolished





The Turua Bank that I would like to shift to Matangi & put down the Back next to the Railway House.



Other buildings I am looking at & trying to obtain

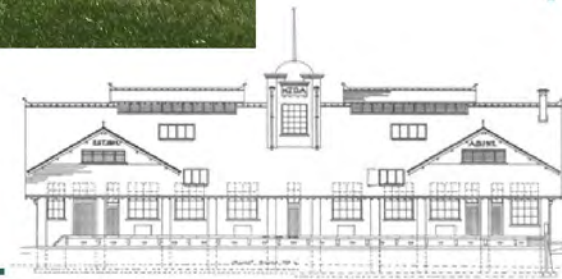
The Gisborne Railway Station

& the Opotiki Scout Den



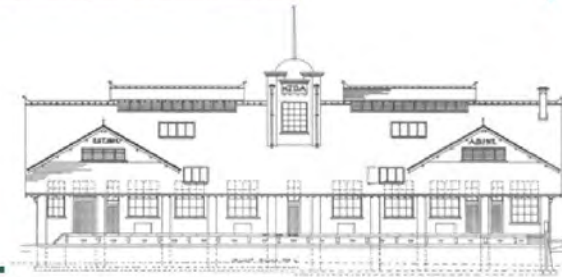


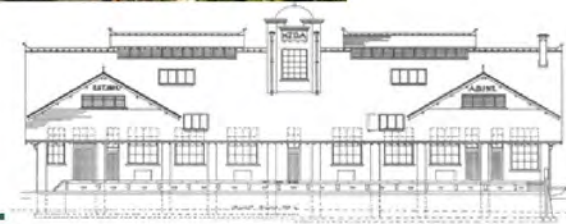
Opotiki Building

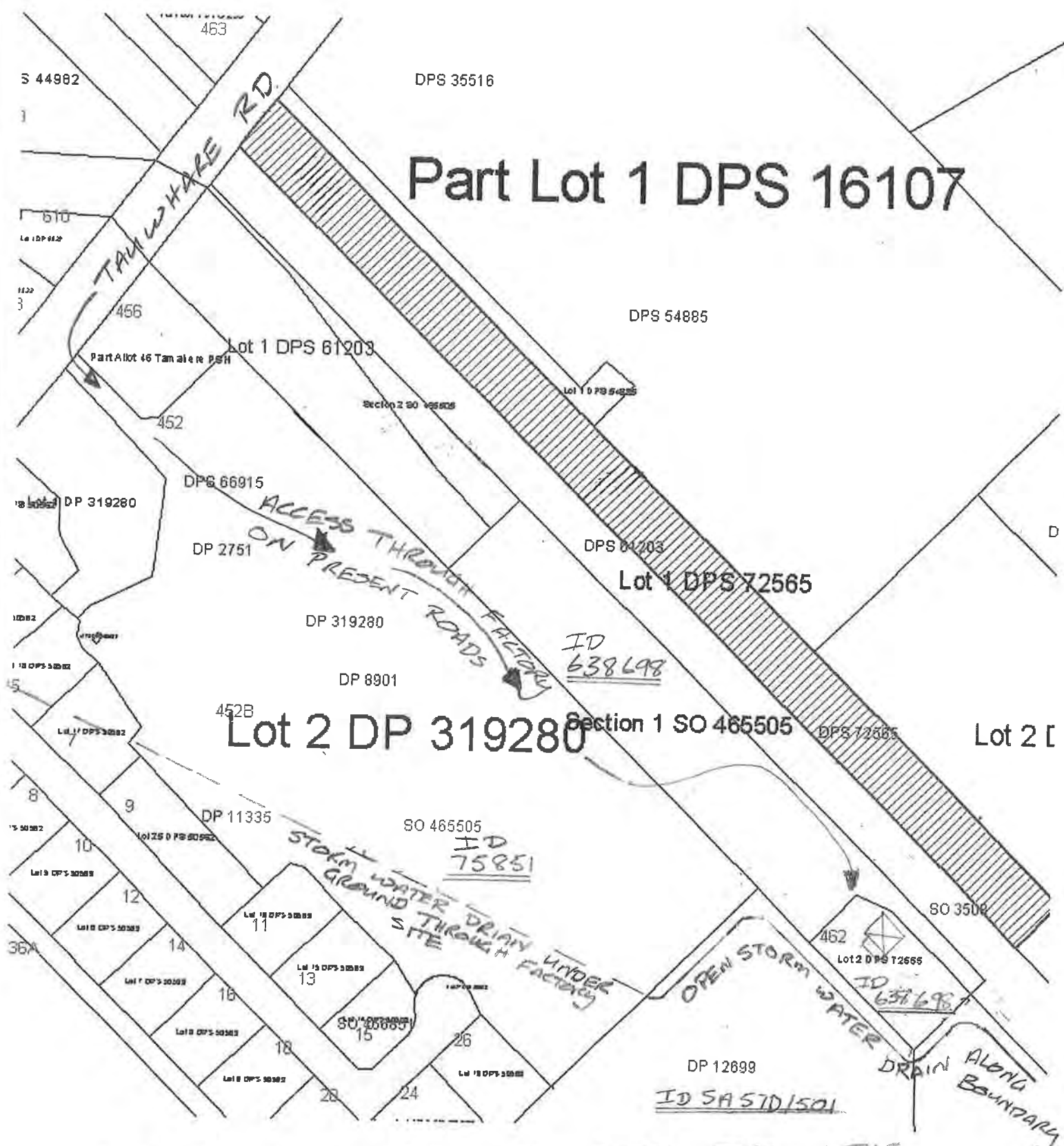




Gisborne Railway Station.







- ① ACCESS IS OFF TANWHARE ROAD THROUGH THE FACTORY ENTRANCE, AND THEN ON EXISTING ROADS WITHIN THE FACTORY
- ② STORM WATER GOES TO OPEN DRAINAGE BOARD DRAIN - EXISTING SITUATION



GOVERNMENT
BUILDING

GOVERNMENT
3m x 3m
TWO
STORIES

PAHIATUA
GENTLEMEN'S
CLUB

PAHIATUA
10m x 6m
AND
12m x 8m

TURUA
BANK

TURUA
APPROX
9m x 18m

RAILWAY
COTTAGE

COTTAGE
APPROX
9m x 10.5m