



Register Record

Register Number: 4935

Site Reference: P3622

Name: New Zealand Co-operative Dairy Company Limited Factory (Former)

Other Names:

Name	Year From	Year To
NZ Co-operative Dairy Company Limited Factory		
NZ Cooperative Dairy Company Limited Factory		
NZ Co-op Dairy Company Ltd Factory		
N.Z. Co-op Dairy Co. Ltd Factory		
Matangi Dairy Factory		
Glaxo Factory		

Location: 452 Tauwhare Road, MATANGI

Registered Legal Description: Lot 2 DP 319280 (CT 75851), South Auckland Land District

Local Authority: Waikato District

Summary: The New Zealand Co-operative Dairy Company Limited Factory (Former) located in Matangi, the heart of the Waikato dairy country, was opened in 1919. Designed by the well-known Hamilton architect Frederick Charles Daniell (1879-1953), the building is architecturally significant for its use of new materials and techniques of construction in reinforced concrete. Grand in its scale and attention to detail, the factory stood as a symbol of the growth and investment in the dairy industry and the production of new products like milk powder that would become an important commodity for New Zealand's export market in the wake of World War One.

The factory was built by the New Zealand Co-operative Dairy Company Limited (NZCDC) and leased to Joseph Nathan and Company for the production of 'Glaxo' milk powder products. NZCDC had been formed through the amalgamation of the New Zealand Dairy Association, the Waikato Co-operative Dairy Company and the Waihou Valley Co-operative Dairy Company. At the head of the NZCDC was Sir William Goodfellow (1880-1974). Goodfellow was managing director of the NZCDC from 1919 to 1932 and under his management the company continued subsume most of the smaller cooperatives of the region. By 1920 the company was the largest cooperative in New Zealand. NZCDC would go on to merge with 'Kiwi' which merged with other companies to form Fonterra Co-operative Group in 2001 - the world's largest dairy exporter.

The Matangi factory was regarded as a model factory and showplace to overseas visitors, and it had extensive gardens. Architecturally designed and purpose-built for milk powder production, the plan also included a number of workers' houses and single-men's accommodation located on Matangi Road. Construction of the factory began in 1917 and was overseen by the builder R. Sanders. The factory was officially opened by the Prime Minister, William Massey, on 12 November 1919. It was reported at the time that the factory was 'to handle the largest quantity of milk under one roof in the world.' Its construction represented a major investment; the factory and employee accommodation cost £40,000 and the machinery £45,000.

Architect Frederick Charles Daniell had a practice in Hamilton for 27 years and designed many buildings in concrete. He experimented with different methods, including the use of 'Camerated Concrete' and the design of reinforced concrete. The design of the Matangi factory includes reinforced concrete 'column and beam construction with concrete panel walls and timber trussed roofs...'. Daniell was engaged by the NZCDC to design a number of dairy



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factories and conversions to milk powder production. The Matangi dairy factory is by far the largest and best example of his work.

The contract between Glaxo and the NZCDC ceased in 1936 and the factory reverted back to the NZCDC. A number of milk products continued to be produced in the factory and were sold under the brand Anchor. Mowbray and Mowbray note that 'Matangi was an extraordinarily versatile site' with its ability to produce a range of products from canned evaporated milk, technical rennet caseinates (soluble salts of milk proteins), and whey powder to baby milk powder. This versatility also led Matangi to become one of the key research and development laboratories for the NZCDC. The New Zealand Co-operative Dairy Company Limited Factory (Former) ceased operations on 31 May 1987. Since 2004 the site has been home to a number of small businesses.

Registration Status: Registered

Registration Type: Historic Place Category 2

Register Number: 4935

Date Registered: 05 September 1985

Extent of Registration: Extent includes part of the land described as Lot 2 DP 319280 (CT 75851), South Auckland Land District and the building known as the New Zealand Co-operative Dairy Company Limited Factory (Former) thereon.

Chattels

District Plan Listing: District Plan Waikato District Plan Proposed 25 September 2004. Item No. 67, Group A in Appendix C: Historic Heritage.

Maori Interest: No Significant Association Identified

NZHPT Office: Lower Northern Office

Other Information: A fully referenced Upgrade Report is available from the Lower Northern Area office of NZHPT.

General Nature of Wahi Tapu:

Section 23 Assessment:

Section 23(2) Detail:

Statement of Wahi Tapu:

Identifier



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier 75851
Land Registration District South Auckland
Date Issued 13 June 2003

Prior References
SA43B/576 SA53C/769

Estate Fee Simple
Area 2.7144 hectares more or less
Legal Description Lot 2 Deposited Plan 319280

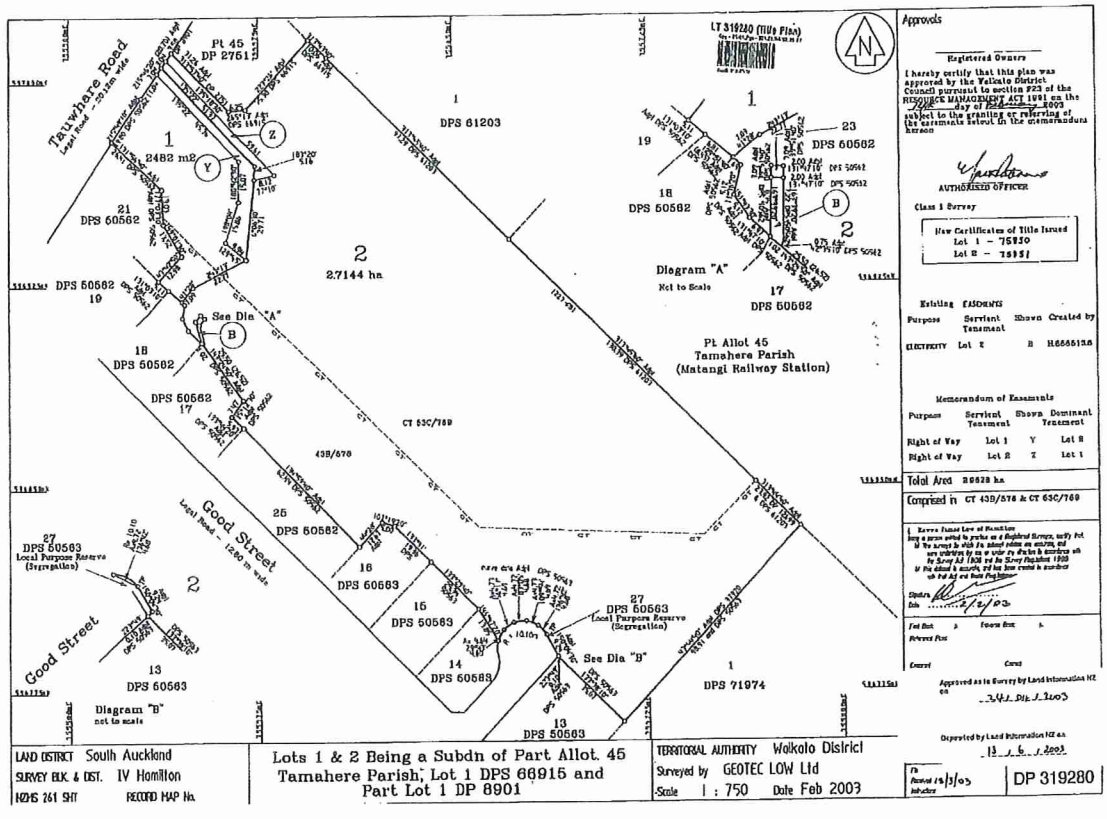
Proprietors
Mowbray Group Limited

Interests

Appurtenant hereto are drainage rights created by Transfer 411935
Appurtenant hereto are drainage rights created by Transfer 431272
Appurtenant hereto are drainage rights created by Transfer 433277
Appurtenant hereto are drainage rights created by Transfer 437937
Appurtenant hereto are drainage rights created by Transfer 414764
Appurtenant hereto are drainage rights created by Transfer 418546
Appurtenant hereto are drainage rights created by Transfer 424662
Appurtenant hereto are drainage rights created by Transfer 432987
Appurtenant hereto are drainage rights specified in Easement Certificate H856513.3 - 2.3.1989 at 1.31 pm
Appurtenant hereto are drainage rights specified in Easement Certificate H856513.5 - 2.3.1989 at 1.31 pm
Subject to an electricity right (in gross) over part marked B on DP 319280 in favour of WEL Energy Group Limited created by Transfer H856513.6 - 2.3.1989 at 1.31 pm
Appurtenant hereto is a right of way created by Easement Instrument 5621771.4 - 13.6.2003 at 9:00 am
Subject to a right of way over part marked Z on DP 319280 created by Easement Instrument 5621771.4 - 13.6.2003 at 9:00 am
The easement created by Easement Instrument 5621771.4 is subject to Section 243 (a) Resource Management Act 1991
5710341.4 Mortgage to Bank of New Zealand - 29.8.2003 at 9:00 am
7845451.1 Variation of Mortgage 5710341.4 - 13.6.2008 at 9:00 am

Transaction Id 36011066
Client Reference mmas001

Search Copy Dated 13/02/13 12:25 pm, Page 1 of 1
Register Only



Board Paper and Minute

Paper No: HP 247/1985
 File No: HP 6/1/4

CLASSIFIED BUILDINGS

Waikato Region 6 - 10 June 1985

Waikato County

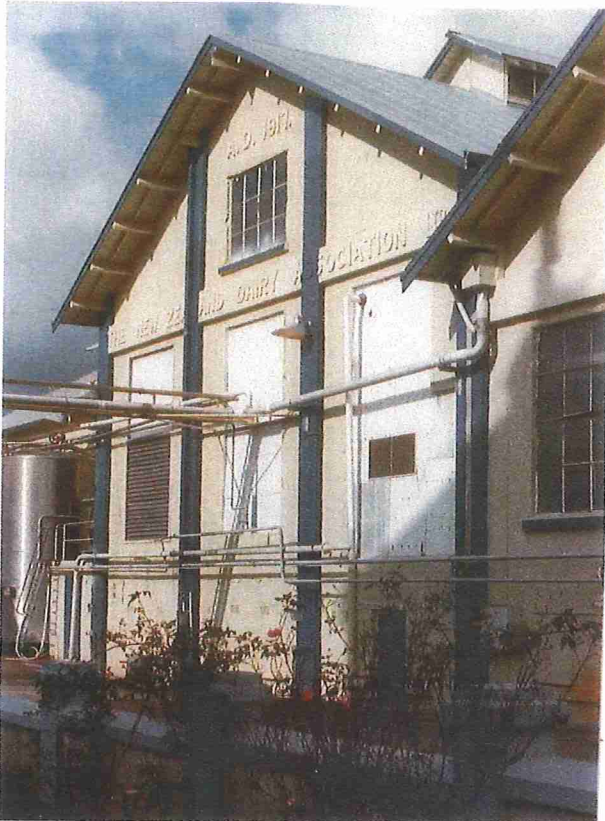
➔ NZ Co-op Dairy Company Ltd Factory, Matangi
 House, 37 Matangi Rd, Matangi

Paper: HP 286/1985
 File: HP 3/4

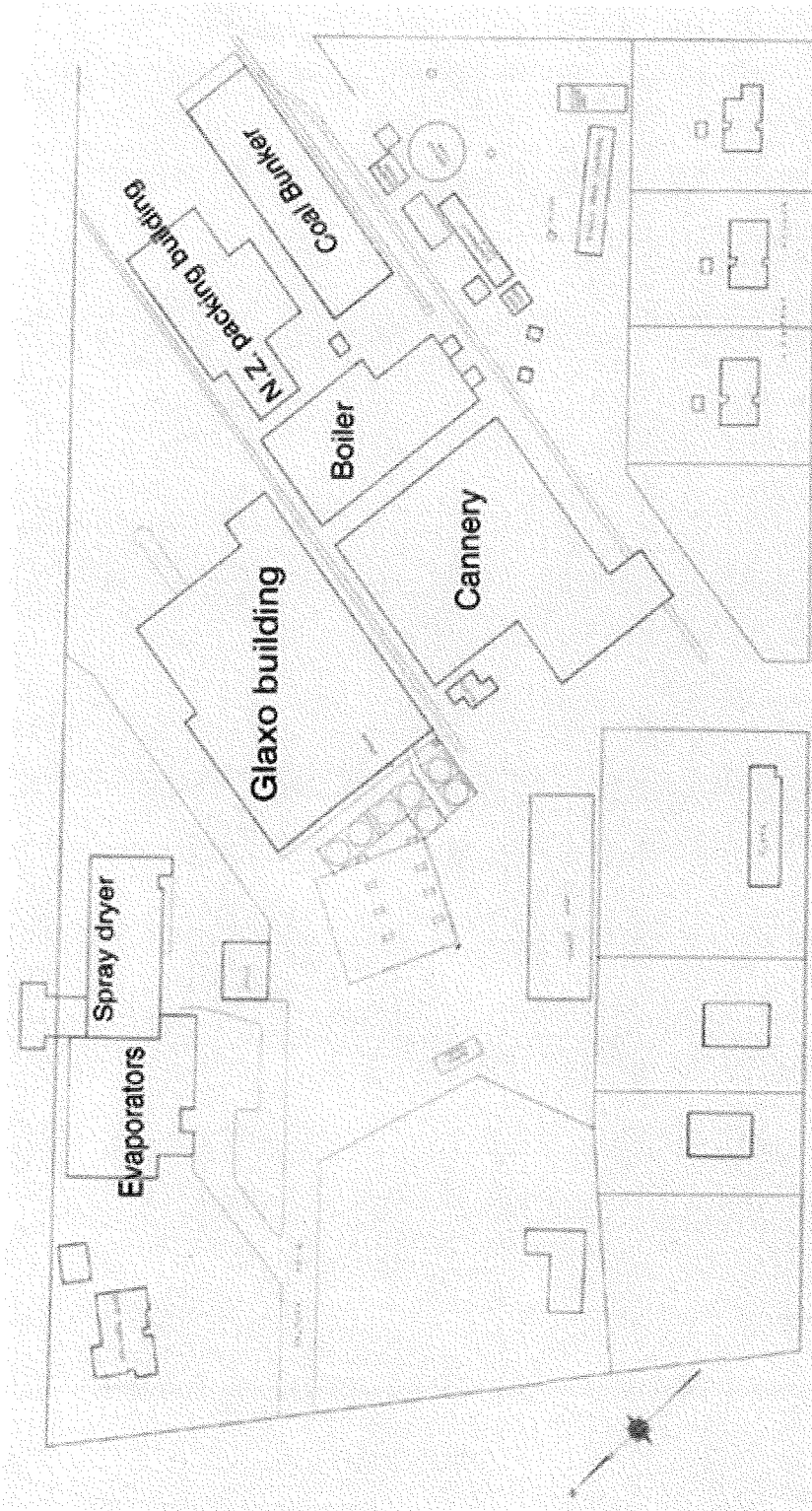
MINUTES OF THE 125th ORDINARY MEETING OF THE
 NEW ZEALAND HISTORIC PLACES TRUST BOARD HELD ON 5 SEPTEMBER 1985
 AT ANTRIM HOUSE, WELLINGTON

- (iv) That the classification of C and D buildings and historic areas in the Waikato region as proposed in Paper HP 247/1985 be confirmed.

Images



New Zealand Co-operative Dairy Company Limited Factory, NZHPT, 6 June 1985 [image appended to NZHPT Buildings Record Form].



Site plan of the Matangi Factory site, described as the Glaxo Building on the plan. Harry and Andrew Mowbray, *Matangi Factory Historic Places Trust Restoration Proposal* (unpublished), p.48.

