



# 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.

<b>Registration Status:</b>	Registered	
<b>Registration Type:</b>	Historic Place Category 2	
<b>Register Number:</b>	4935	
<b>Date Registered:</b>	05 September 1985	
<b>Extent of Registration:</b>	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.	
<b>Chattels</b>		
<b>District Plan Listing:</b>	District Plan	Waikato District Plan Proposed 25 September 2004. Item No. 67, Group A in Appendix C: Historic Heritage.
<b>Maori Interest:</b>	No Significant Association Identified	
<b>NZHPT Office:</b>	Lower Northern Office	
<b>Other Information:</b>	A fully referenced Upgrade Report is available from the Lower Northern Area office of NZHPT.	
<b>General Nature of Wahi Tapu:</b>		
<b>Section 23 Assessment:</b>		
<b>Section 23(2) Detail:</b>		
<b>Statement of Wahi Tapu:</b>		



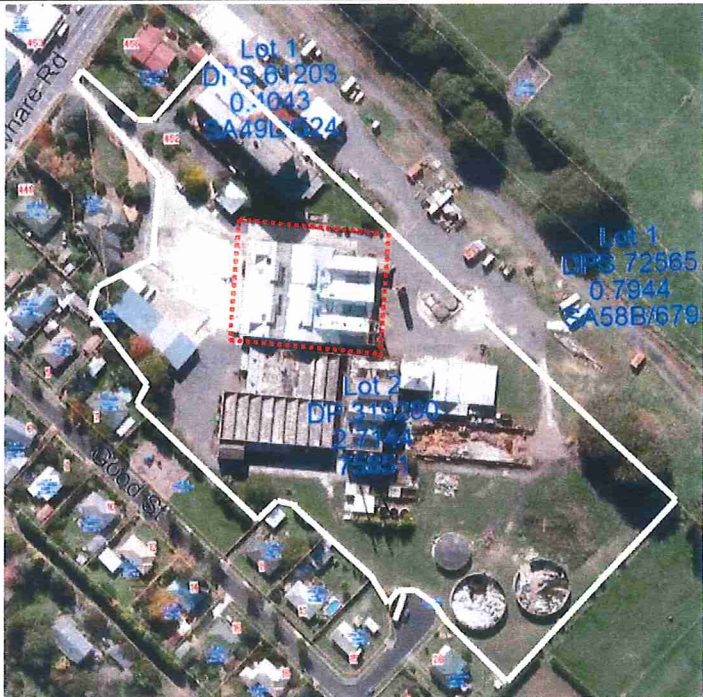
New Zealand Historic Places Trust Pouhere Taonga  
**New Zealand Co-operative Dairy Company  
 Limited Factory (Former), Matangi**

Register No.4935

File: BDG 453 T



Carolyn McAlley, NZHPT, NZCDC Factory (Former), 24 April 2013

Address	452 Tauwhare Road, MATANGI
Legal Description	Lot 2 DP 319280 (CT 75851), South Auckland Land District
Extent	 <p>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 [as shown by the dotted red line]. The white line demarcates</p>

	the extent of the land parcel.
Constructed by:	Frederick Charles Daniell (Architect) R. Sanders (Builder)
Owners	Harry Mowbray (Mowbray Group Limited)

### 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.<sup>1</sup> 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.<sup>2</sup> At the head of the NZCDC was Sir William Goodfellow (1880-1974).<sup>3</sup> 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.<sup>4</sup> 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.<sup>5</sup> 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.'<sup>6</sup> Its construction represented a major investment; the factory and employee accommodation cost £40,000 and the machinery £45,000.<sup>7</sup>

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.<sup>8</sup> The design of the Matangi factory

<sup>1</sup> Virginia Gallagher, *Matangi Primary School 75th Jubilee 1910-1985: A School and District History*, 1985, p.18.

<sup>2</sup> Julia Millen, *Glaxo: From Joseph Nathan to Glaxo Wellcome. The History of Glaxo in New Zealand*, Glaxo Wellcome New Zealand Limited, Auckland, 1997, p.52. The amalgamation of the Matangi Cheese Company with the New Zealand Dairy Association was reported in the *Evening Post*, 21 May 1917, p.2.

<sup>3</sup> Margaret Rowe. 'Goodfellow, William - Goodfellow, William', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 30-Oct-2012  
URL: <http://www.TeAra.govt.nz/en/biographies/4g13/goodfellow-william> (accessed 13 February 2013).

<sup>4</sup> *Anchor 100 Years*, New Zealand Co-operative Dairy Company, Hamilton, 1986, p.10. Jane Tolerton. 'Agricultural processing industries - Dairy factories in the 20th and 21st centuries', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12

URL: <http://www.TeAra.govt.nz/en/agricultural-processing-industries/page-2> (accessed 11 June 2013).

<sup>5</sup> Millen, *Glaxo*, p.64. *Evening Post*, 13 November 1919, p.4.

<sup>6</sup> Millen, *Glaxo*, p.55.

<sup>7</sup> *Evening Post*, 13 November 1919, p.4.

<sup>8</sup> Geoffrey Thornton, *Cast in Concrete: Concrete construction in New Zealand 1850-1939*, Reed Books, Auckland, 1996, p.156

includes reinforced concrete 'column and beam construction with concrete panel walls and timber trussed roofs...'.<sup>9</sup> Daniell was engaged by the NZCDC to design a number of dairy factories and conversions to milk powder production. The Matangi dairy factory is by far the largest and best example of his work.<sup>10</sup>

The contract between Glaxo and the NZCDC ceased in 1936 and the factory reverted back to the NZCDC.<sup>11</sup> A number of milk products continued to be produced in the factory and were sold under the brand *Anchor*.<sup>12</sup> 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.<sup>13</sup> This versatility also led Matangi to become one of the key research and development laboratories for the NZCDC.<sup>14</sup> 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.<sup>15</sup>

## References:

*Evening Post*, 21 May 1917.

*Evening Post*, 13 November 1919.

*Waikato Times*, 20 September 2012. URL: <http://www.stuff.co.nz/waikato-times/business/7842872/Labour-of-love-and-faith> (accessed 11 June 2013).

Gallagher, Virginia, *Matangi Primary School 75th Jubilee 1910-1985: A School and District History*, 1985.

Millen, Julia, *Glaxo: from Joseph Nathan to Glaxo Wellcome: the history of Glaxo in New Zealand*, Glaxo Wellcome New Zealand, Auckland, 1997.

Mowbray, Harry and Andrew Mowbray, *Matangi Factory Historic Places Trust Restoration Proposal* (unpublished), 2005.

Thornton, Geoffrey, *Cast in Concrete: Concrete construction in New Zealand 1850-1939*, Reed Books, Auckland, 1996.

*Anchor, butter, cheese, milk powder*, New Zealand Co-operative Dairy Company, 1957.

*Anchor 100 Years*, New Zealand Co-operative Dairy Company, Hamilton, 1986.

Margaret Rowe. 'Goodfellow, William - Goodfellow, William', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 30-Oct-2012. URL: <http://www.TeAra.govt.nz/en/biographies/4g13/goodfellow-william> (accessed 13 February 2013).

Jane Tolerton. 'Agricultural processing industries - Dairy factories in the 20th and 21st centuries', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12

URL: <http://www.TeAra.govt.nz/en/agricultural-processing-industries/page-2> (accessed 11 June 2013).

Other Names	Glaxo Factory
Key Physical Dates	1917-1919: Construction
Former Uses	Manufacturing and Processing – Dairy Factory

<sup>9</sup> *ibid.*

<sup>10</sup> J. Nathan & Co. had the Waihou Valley Dairy Company's cheese factory at Waihou, Te Aroha, converted to produce milk power in 1916. F.C. Daniell involved in the remodelling of the factory and the design for staff accommodation. See Millen, *Glaxo*, pages 49-51.

<sup>11</sup> Millen, *Glaxo*, p.75.

<sup>12</sup> *Anchor, butter, cheese, milk powder*, New Zealand Co-operative Dairy Company, 1957 (no page number).

<sup>13</sup> Harry and Andrew Mowbray, *Matangi Factory Historic Places Trust Restoration Proposal* (unpublished), 2005, p.31.

<sup>14</sup> *ibid.*, p.31.

<sup>15</sup> *Waikato Times*, 20 September 2012. URL: <http://www.stuff.co.nz/waikato-times/business/7842872/Labour-of-love-and-faith> (accessed 11 June 2013).

Current Uses	Manufacturing and Processing - Factory/Workshop
Associated Registrations	New Zealand Co-operative Dairy Company Limited House (Former), Register No. 4302. New Zealand Co-operative Dairy Company Office Building, Register No. 4199.
Protection Measures	Waikato District Plan, Operative 5 April 2013. Item No. 67, Group A in Appendix C: Historic Heritage.
Recommendation	<p>A technical change is required:</p> <p><b>Change name; update address; update legal description; clarify extent</b> (see p.1).</p> <p>BD paper HP 247/1985; BD min HP 286/1985</p> <p>Update and reformat the name of the building as the Board minute and Register database differ. The address needs to be added. The legal description has been added without Board approval and requires updating. The extent of registration is not specified in the original Board minute.</p>

## Attachments

### Technical Change Request



## Register Record

Register Number: 4935

Site Reference: P3622

**Name:** NZ Co-operative Dairy Company Limited Factory

<b>Other Names:</b>	<b>Name</b>	<b>Year From</b>	<b>Year To</b>
	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		

**Location:** 452 Tauwhare Rd, MATANGI

**Registered Legal Description:** Lot 1 DPS 66915 All DP 8901 Pt DP 12699 Blk IV Hamilton

**Local Authority:** Waikato District

**Summary:**

**Registration Status:** Registered

**Registration Type:** Historic Place Category 2

**Register Number:** 4935

**Date Registered:** 05 September 1985

**Extent of Registration:**

**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:** Unknown

**NZHPT Office:** Lower Northern Office

**Other Information:**

**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



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

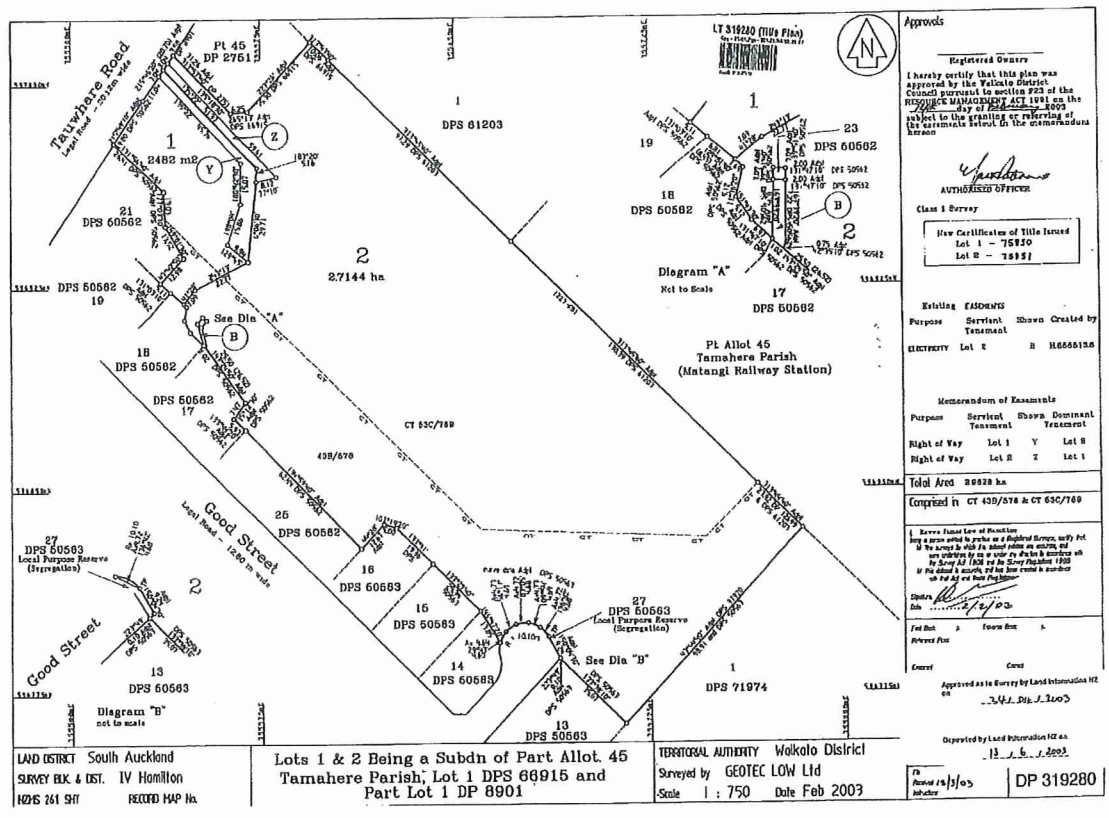
Proprietors  
Mowbray Group Limited

#### 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 mmaus001

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

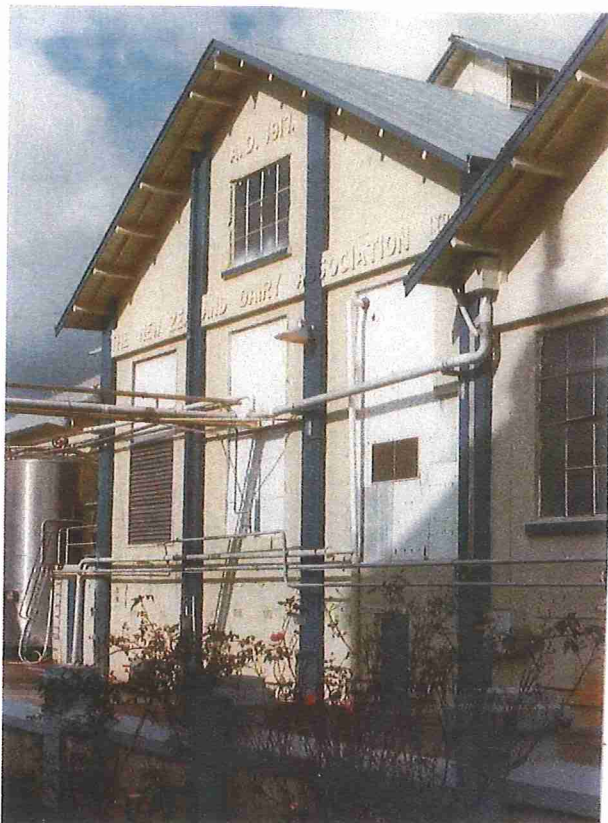
- NZ Co-op Dairy Company Ltd Factory, Matangi  
House, 37 Matangi Rd, Matangi

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

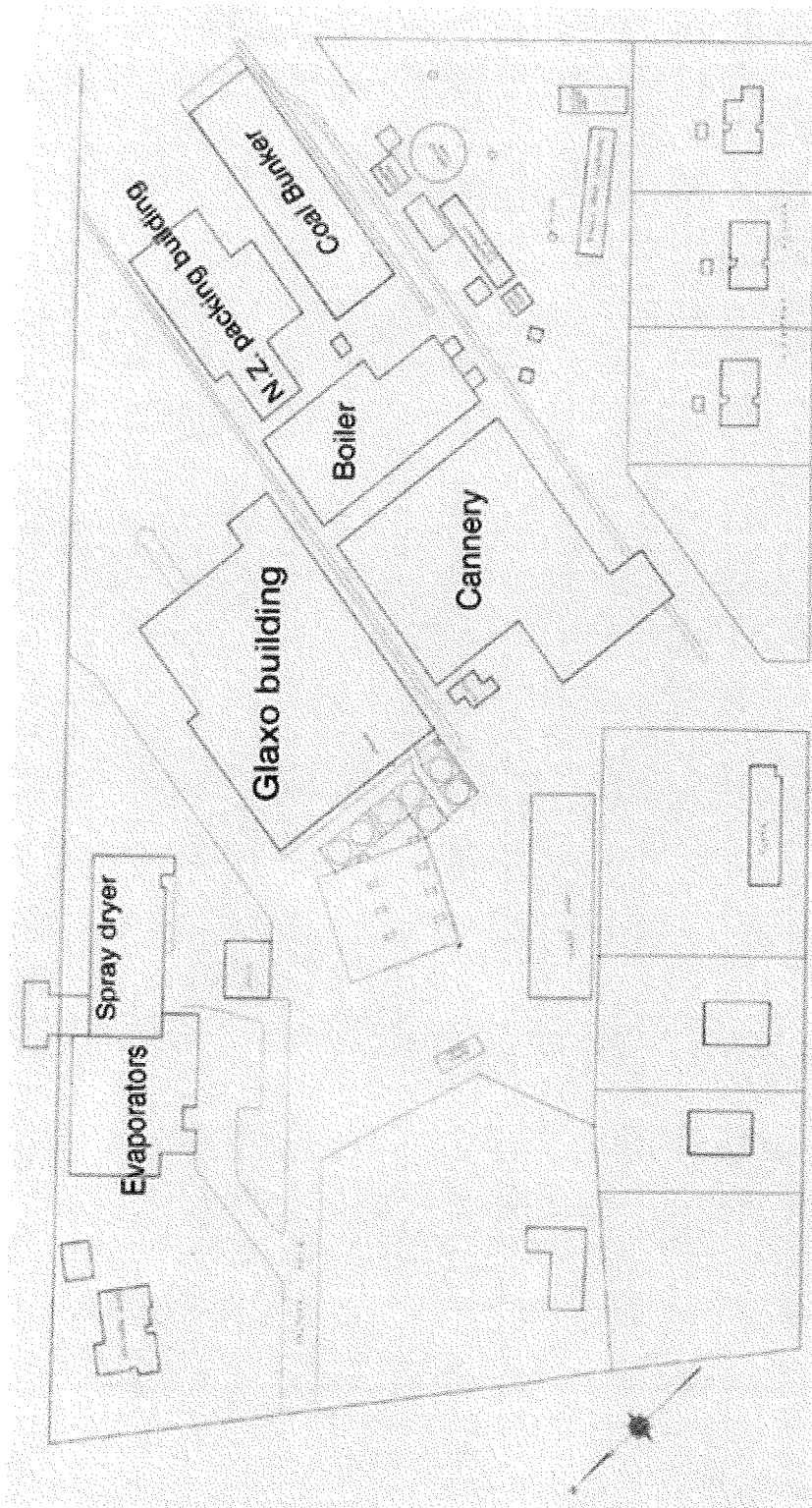
MINUTES OF THE 125th ORDINARY MEETING OF THE  
NEW ZEALAND HISTORIC PLACES TRUST BOARD HELD ON 5 SEPTEMBER 1985  
AT ANTRIM HOUSE, WELLINGTON

- (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].



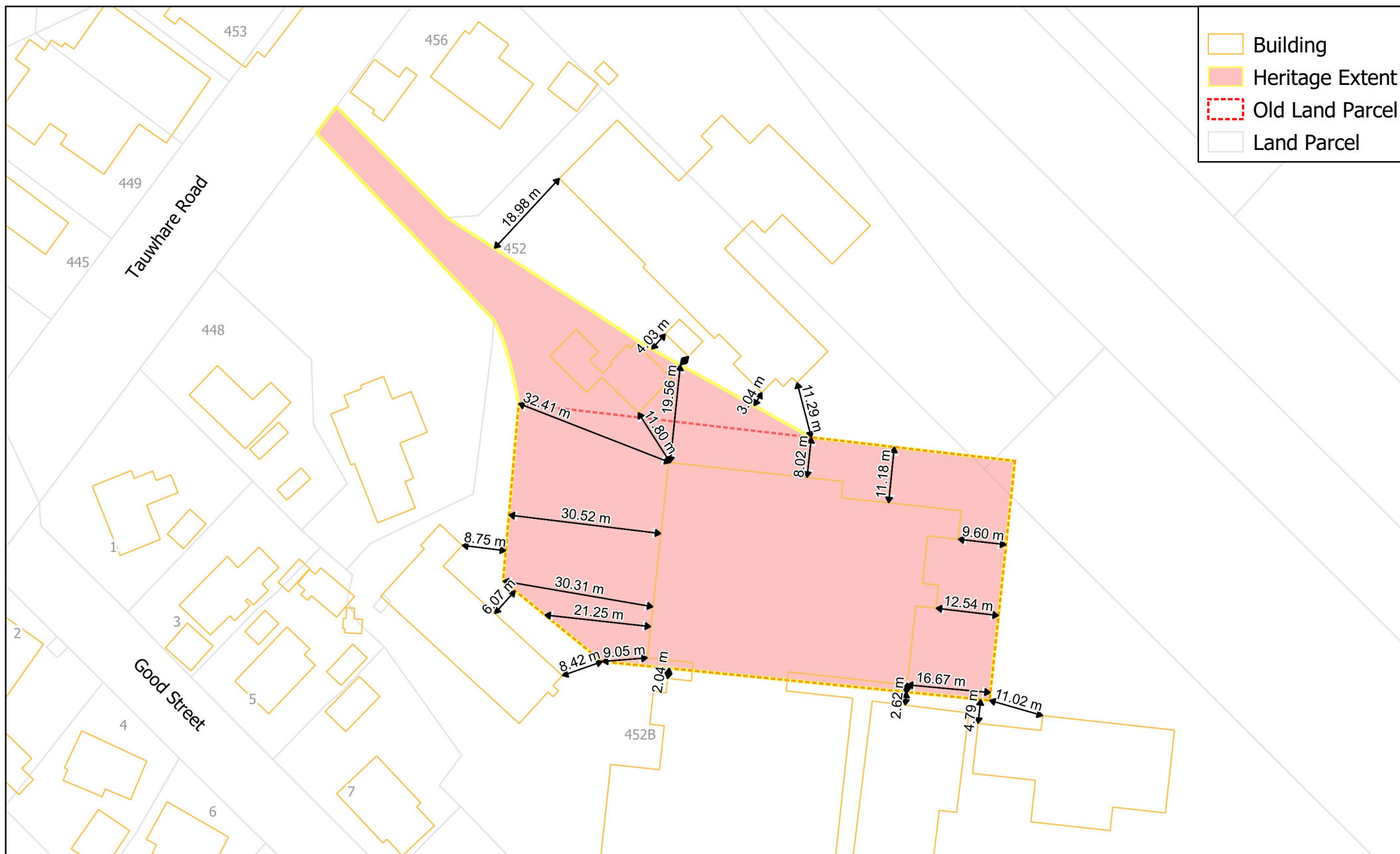
Site plan of the Matangi Factory site, described as the Glaxo Building on the plan. Harry and Andrew Mowbray, *Matangi Factory Historic Places Trust Restoration Proposal* (unpublished), p.48.





## Matangi Factory Heritage Site

Scale: 1:1000 Date Created: 9/4/2021



## Matangi Factory Heritage Site with Measurements No Aerial

Scale: 1:1000 Date Created: 9/4/2021



## Matangi Factory Heritage Site with Measurements

Scale: 1:1000 Date Created: 9/4/2021