

UNDER

the Resource Management Act 1991
("RMA")

IN THE MATTER

of Waikato District Plan Review– Hearing 25
Zone Extents.

STATEMENT OF EVIDENCE OF HARRY WYLLIE MOWBRAY

[Submission 404]

[APPLICANT]

1. INTRODUCTION

- 1.1 My full name is Harry Wyllie Mowbray. I hold a degree in physics and chemistry, I am a certified organic dairy farmer milking 700 cows, I own a consulting and engineering company servicing the pulp and paper industry, I have set up multiple companies with my children and I am the owner of the Historic Matangi Dairy Factory since 2003.
- 1.2 I have prepared this statement of evidence to address matters raised in my submissions to Waikato District Council's ("WDC") District Plan review.
- 1.3 This Statement of Evidence is in support of my submission numbers 404.1, 404.2, 404.3, 404.4 & 404.5 which all relate to the restoration of Mowbray Group's Matangi Dairy Factory site.
- 1.4 The outcome I am seeking, through the Proposed District Plan hearings, is to incorporate a Matangi Mixed Use Zone (MMUZ) over my landholdings rather than the proposed Industrial and Business zone.
- 1.5 I require a more adaptive set of land uses to support occupation of former factory spaces not being well suited to one particular zone. As tenants come about, I need to respond quickly without the requirement of a resource consent processes which can be too time-consuming and expensive

Purpose and Scope of Evidence

- 1.6 Specifically, my evidence will cover:
- (a) Context and background (Section 3)

- (b) Consultation (Section 4)
- (c) Relevant History of the Matangi Dairy Factory (Section 5)
- (d) Current Use, Employment and Capacity (Section 6)
- (e) Community Function (Section 7)
- (f) Conclusion

1.7 A summary of my evidence is contained in **Section 2**.

1.8 My evidence relies on having owned the Matangi Dairy Factory site since 2003. Early in our ownership we found 5 kleensacks full of drawings. About eight of these drawings were of the construction of the 4th dairy factory on the site, a building we now call the Glaxo building. The revelations were extraordinary and since then every decision I have made has been based on how to sensitively preserve the history while making the buildings as commercially viable as possible.

Expert Witness Code of Conduct

1.9 I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2014. I have complied with the Code of Conduct in preparing this evidence and agree to comply with it while giving evidence. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

2. SUMMARY OF MY EVIDENCE

2.1 My evidence has covered the history of the Matangi Dairy Factory, its place in New Zealand's agricultural and industrial history and what we have done to this point to preserve this history and make the site a living historical destination that we can all be proud of.

2.2 My vision for the site is to create a vibrant living precinct that complements the history and the historic buildings on the Matangi Factory site. Other historic buildings will be bought in and sensitively placed to further complement the existing buildings and to help form the precinct.

2.3 We support the local community by holding events on the site. As mentioned in section 7 below, this is done at no cost to the community. We also hold fundraisers at the site and seek a flexible planning framework to continue these community functions.

A continued and expanded community function would be made more difficult by the PDP zonings.

2.4 The rear of the factory will contain small cottages that will be used for visitor's accommodation. The primary focus will be on railway cottages but it is also intended to use relocated farm workers cottages along with gold and coal miners cottages to ensure this history is also preserved. I have provided an example through **Attachment 2 (Plan B1)** to this evidence to give an example of my intended vision, location and grouping of these cottages I refer to above.

2.5 I have spent many years conceptualising and then preparing the existing buildings to fit in with my vision. I have shared my vision, which includes the MMUZ concept with the residents of Matangi and associated groups and they have written letters of endorsement. (Attached as **Appendix 1.**)

- 1) The Matangi Community Committee.
- 2) Mr Tim Van de Molen the National MP for the Waikato electorate.
- 3) Sandra Peek, Byword Publishing owner and resident.
- 4) Mr Teddy Wharawhara and Mr Trevor Hetene on behalf of the local Tauwhare Marae.
- 5) Sharyn Douglas, Principal Matangi Primary School

3. CONTEXT AND BACKGROUND

3.1 We purchased the Matangi Dairy Factory in 2003 after it had been turned in at auction. It was turned in because the site was in an extreme state of disrepair, all of the buildings leaked in varying degrees with the worst one being what we call the Glaxo building where one third of the roof water was coming directly into the building. The basement of the building was permanently flooded and trees had taken root in decayed butter boxes and were growing up into the rafters.

- 3.2 A sizeable tree had broken through the roof in the water treatment building and the water ingress had rotted the rafters. The roof had to be completely rebuilt and the floor concreted over.
- 3.3 The Boiler house had over 90 broken window panes that were replaced only to have another 65 broken again in the first 6 months of owning the site. It was out of control children, living adjacent to the factory, using slug guns to shoot the windows out.
- 3.4 The pigeons were living in the boiler house and were nesting in the asbestos lagging. This required extensive asbestos clean up and soil removal. People had been stealing the cabling and had cut live cables that were left exposed. It took us many years to discover some of these cables where the cut ends were hidden from view.
- 3.5 The drainage from the site was dysfunctional which resulted in the permanent flooding in some areas and intermittent flooding in many of the buildings during a cloud burst. Using cameras down the drains and fixing the various blockages that were located has fixed all the flooding issues at the factory.
- 3.6 The factory had another independently owned 380mm diameter (ID) drain going almost all the way into Hamilton. It did not service anything other than the factory. In conjunction with Graham Memberry as chairman of the Matangi drainage board this drain has been inspected, cleaned and repaired down to Woodside road. It has also been hooked into the whole of Matangi's drainage system.
- 3.7 Since this was done there has been no further flooding in Matangi. The drainage board has asked if they could insure this part of the drain and have done so at a value of \$2.5 million.
- 3.8 The previous owners had sold most of the salvageable metal from the buildings including the transformers. The whole site was serviced by one 100Amp line on one side of the factory and another 100Amp line into the tower block. This is essentially enough power to run 10 electric kettles on each side of the factory.
- 3.9 We have had to re-power the factory site, re-wire buildings and put in new distribution boards. We have spent around \$2.2 million on power alone on site since purchasing it in 2003. We have spent around \$150,000 on drainage work, around \$500,000 on roofing work and around \$500,000 on asbestos related work.
- 3.10 A further \$3 million dollars will be required to be spent on asbestos removal with regards to replacing corrugated Super 6 roof cladding and removing the old boilers

from the boiler house. This asbestos is contained so it is not a problem but it will need to be addressed at some stage.

- 3.11 Only one of the nine septic systems were working properly when we purchased the site. These have all been repaired and now work as per their original design. The septic systems do need upgrading and I am committed to collecting the septic tank overflows and processing them through an Innoflow system that is further explained in Mrs Simonson's evidence. I am also committed to applying for and implementing the relevant Waikato Regional discharge consents that Mrs Simonson refers to in her evidence. The Innoflow out flow will be irrigated on gardens according to the soil type to ensure no nutrient transfer to the aquifer.
- 3.12 There was no sensible water reticulation on site as the previous owners had cut all the pipes out and sold them for scrap.
- 3.13 We have spent at least \$5.0 million to bring it to where it is today and operating in a sensible way.
- 3.14 Matangi Factory casts a huge shadow over the village, the factory was a derelict dump when we bought it in 2003 and this demeanour had infused the community. The school roll dropped and the real estate values reflected that.
- 3.15 Matangi school now attracts students from out of town whereas before people sought to take their children away from the school. While there is still a long way to go the transformation of the factory to this point has led to the transformation of Matangi.

4. CONSULTATION

- 4.1 Researching and writing the history took 9 months, it involved going through Fonterra's archives, researching Glaxo and Highlander condensed milk's history, trawling through old news papers and library files and talking with ex factory workers and long time residents of Matangi. The history we wrote references the sources and can be found on the WDC web site.
- 4.2 Along the way I have had extensive communication with our ward councilors and council staff who have been supportive of what we are doing and any of them that have been around long enough will have seen the transformation in the Matangi Factory and Community.

- 4.3 I have also been very active on the Matangi Community committee for the last 17 years and note their submission in support. I also have discussed with them the details of what I have proposed through the proposed MMUZ provisions.
- 4.4 We have excellent relationships with Kiwirail and Heritage New Zealand and Kiwirail have provisionally said that if we get an historic Railway Station we could put it adjacent to the rail corridor.
- 4.5 As a part of the application for a mixed-use zone we have talked with local Iwi who have noticed the transformation in the factory and they support what we are doing. I have also obtained a letter of endorsement from the local Iwi in support of my proposal. (attached as **Appendix 1**)

5. Relevant History of the Matangi Dairy Factory

- 5.1 So why am I so passionate about restoring the old buildings on the Factory site which makes little economic sense? It all goes back to finding the 5 Kleensacks full of drawings. They were all damp because they were in a cupboard that had a rusted out drain pipe in the corner. Eight of these drawings were of Frederick Daniell's Building which we were to later find was where the two biggest companies to come out of New Zealand had their financial root. Those two companies are Fonterra and GlaxoSmithKline.
- 5.2 The two elevation drawings are hand done in Indian ink on silk paper. Apparently, they were called silkies. The other drawings are hand painted construction drawings.
- 5.3 I employed Andrew Mowbray (my son) to research the history and I then wrote the history, which is available on the Waikato District Council web site and has been archived in other places including with Heritage New Zealand.
- 5.4 The history is extraordinary within the context of New Zealand starting in 1884 with Henry Reynolds winning a butter competition in Melbourne and then being asked what he called his butter. He was a farmer and had no name but he had been a merchant seaman and had an anchor tattooed on his arm. The Anchor brand was founded.
- 5.5 In 1885, the New Zealand Dairy Association the Co-Op that owned Matangi, was the first factory to supply Henry with cream outside of his own farm. Henry then set up creameries around the Waikato and in 1896 he sold the Anchor business to the New Zealand Dairy Association so the Anchor brand moved to Matangi.

- 5.6 In 1894 land was purchased on the site by the New Zealand Trading Company and they built a Cheese Factory. In 1900 this building was taken over by William Murray who turned it into a Condensary and being a good Scottish boy he called it Highlander Condensed Milk. In 1900 both the Highlander Condensed milk brand and the Anchor brand were on the Matangi site.
- 5.7 In 1873 Joseph Nathan started his business and from the mid 1880's he made a fortune out of sending frozen butter and meat to the UK. He wanted to also send dried milk so in the early 1900's he procured a dryer from Europe. It did not work so he modified the process, put a patent on it and called the product Laxo. This was later changed to Glaxo.
- 5.8 He built his dairy factory just out of Palmeston North in Bunnythrope and was paying a penny a pound of butter fat more than the local Co-Ops. This was causing the Co-Ops and the farmers that remained in the Co-Ops to get into financial difficulty. In response they burnt down Henry's factory. He rebuilt it to have it burnt down again. At this stage he decided to come up to the Waikato and he put a dryer in the Waihou factory.
- 5.9 He then decided to work with the New Zealand Dairy Association the Co-Op that owned Matangi and who were the biggest dairy factory in New Zealand and together they built what we call the Glaxo building on the Matangi site. It is 38m x 50m and was the biggest dairy factory in the world, it is sarked in 1 inch Kauri and the trusses are Rimu.
- 5.10 The building, designed by Frederick Daniell, who has iconic status in New Zealand architecture, is one of New Zealand's earliest reinforced concrete buildings. Halfway through the construction of the factory they realised they did not have enough milk so they went around all the other Co-Ops and said come and join us as we are being paid 1penny/pound butter fat more. They called the combined Co-Op the "New Zealand Cooperative Dairy Company" (NZCDC). NZCDC went on to become Fonterra and Glaxo to become GlaxoSmithKline.
- 5.11 The two biggest companies to come out of New Zealand have their primary financial root in the building we call the Glaxo building on the Matangi site.
- 5.12 A co-generational boiler house was built in 1947 using the high pressure steam to power a 3 megawatt power station and the low pressure steam in the factory. This would have been innovative technology at that time.

- 5.13 In 1965 and 1967 a new evaporator set was added followed by a spray dryer. At this time it was also the head office for NZCDC and the on site laboratory invented the process for making caesinates. Reporoa and Pirata were built based on this technology.
- 5.14 Matangi and Te Awamutu dairy factories were the first two factories in the world to have milk tanker trucks. They were 1952 "S" Bedfords and Truscott trailers which were built in Te Rapa. We have a Truscott trailer and a 1952 "S" Bedford and we plan to build an original Anchor Tanker.
- 5.15 Matangi used to have its own railway station and railway houses. These houses were built as flat packs in the saw toothed roof building in Frankton and railed throughout the North island. This history is also an integral part of Matangi's history which I intend to attempt to recreate.

6. Current Use, Employment and Capacity

- 6.1 When I purchased Matangi there were approximately 12 people living or working on the site. There was only one business operating.
- 6.2 We continue to make more of the factory suitable for tenants and have 24 businesses operating from the site at present and another two contracts to be signed. While I don't know specific numbers of people employed there will be in excess of 100 people that are employed by the various businesses.
- 6.3 This has injected positive life into the Matangi community and assisted in employment opportunities, housing options and a focal point for community activities (see section 7 below).
- 6.4 We have now partially or fully refurbished most of the buildings on site so they are rentable tenancies. For example two of the Highlander Condensed milk buildings have been fully refurbished and we are now working with Heritage New Zealand on the last of Highlander Condensed Milk buildings in order get it listed so it can also be completely refurbished.
- 6.5 The original manager's office has been completely refurbished as has the Butter Box building and the historic "C" style railway house. The complete rebuild of the 1902 railway cottage is well under way.

- 6.6 The proposed flooring out of the tower block, the evaporator building and the boilerhouse will increase the rentable space significantly. We also need to conceptualise how to add extra floors into the Glaxo building to enhance its features and build over the Coal Bunker while maintaining its features. All of these projects require careful thought and significant inputs. This also puts into perspective how much has to be done to complete the vision. We are heading towards 50% through the project.
- 6.7 I intend to continue to develop the site but require flexibility in the planning provisions to enable a wider range of uses within the site. Having a MMUZ over the entire site will provide me with this compared to what has been proposed through the PDP. The PDP is one dimensional in that it and does not allow for the incremental change required to move the site from primarily Industrial to an historic mixed-use destination with multiple employment and community opportunities. MMUZ will allow for the creation of a special and unique environment. (this has also been clarified further through Mr McNutt's evidence).

7. COMMUNITY FUNCTION

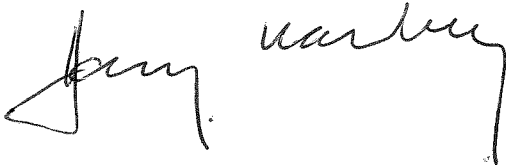
- 7.1 Now that the factory has been improved, we have been able to hold community events on the site. We have had a fund raiser for the charity Angel Casts, we have had two Christmas fairs as fund raisers for the Matangi school and the school play was held in the front on the Glaxo building. MowbrayGroup staff help set up these events and even went so far as to build the stage and the props for the play. This is done at no cost to the community. These events would have averaged over 500 people per event.
- 7.2 We also make our equipment available to the community. The type of things that have been used are our forklift, concrete saw, rock breakers, trucks, telehandler, trailers and cherry picker.

8. CONCLUSION

- 8.1 Matangi Factory holds a special place in New Zealand's agricultural and industrial history and this needs to be preserved and celebrated.
- 8.2 We have spent more than \$5million to date to bring the site to where it is today. The change to MMUZ will make the next significant stages of the project bankable.

8.3 In my view it is not sensible to have a rundown industrial factory site in the middle of what should be a picturesque town. The very best way to preserve and celebrate this history is to re-purpose the buildings and draw the community into the factory and make it a vibrant living and mixed use hub.

Harry Mowbray

A handwritten signature in black ink, appearing to read 'Harry Mowbray', written in a cursive style.

17 February 2021

Appendix 1

15 February 2021

Matangi Community Committee
c/- 419 A Tauwhare Road
Matangi, RD 3
Hamilton

To Whom it may Concern

Matangi Community Committee is a group of people that live in the Matangi community and act as a liaison between the community and the Waikato District Council. Through our community consultations we have sought to enlist Council support for preservation of local heritage, improved traffic safety and accessibility, and improved wastewater infrastructure.

Matangi Village grew around the cheese and dairy factories built over the years from 1885 on the 15 acre factory site at the crossroads of Tauwhare Road, Matangi Road and the railway line. As the size and importance of dairy production and processing grew so did the population, school and community facilities. The whole area was connected either as providers of milk and cream from farms, factory workers or associated services. The six-storey spray dryer tower and huge boiler house flues of the factory may dominate the Matangi horizon now but it is the "world leading" Glaxo Building opened by the Prime Minister in 1919 that draws most attention with its elegant lines and historic importance. Designed by well recognised architect Frederick Daniell the concrete construction project, begun in wartime, included employee cottages in the village and gives Matangi its distinctive look and feel. The factory and cottages are designated as one of two Heritage Precincts in the Waikato District Council District Plan. The Glaxo Building has been a Category 2 Heritage NZ site since 1985.

The factory closed in 1987 and was subsequently proposed as a meat processing plant which the community successfully opposed. It then became the base for The Landscape Factory. Over time buildings became increasingly derelict. In 2003 the site was purchased by the present owners, the Mowbray family, who have shown a long and exceptional commitment to investing in the preservation of the heritage of this site.

The factory site has been slowly refurbished and brought back to life and while the refurbishment is ongoing there are around 25 businesses operating from the site, and it is seen as a great asset to the village.

At present the site is zoned industrial and Mr Mowbray has applied to change the site to a mixed use zone with residential, commercial and light industrial to create a community focused historic destination. As we understand it the intention is to further utilise the buildings currently on site and introduce heritage buildings from other locations to preserve and practically utilise the structures. Current and relocated buildings will be set in an attractive setting open to Tauwhare Road. As the local community appreciate the work and investment the Mowbray family have made to restore, preserve and utilise the factory site in a way that respects the heritage and ensures Matangi continues to be a busy settlement the Matangi Community Committee has supported this proposal through submission to the Waikato District Council proposed District Plan process.

It is concerning that the proposed District Plan has indicated rezoning the properties to business zoning on Tauwhare Road and included heavy industrial on the remainder of the site. Business zoning could result in high level construction on Tauwhare Road inconsistent with the current village look and feel integral to our community plan 2013. Such buildings would obstruct views of the factory site and likely add to current traffic concerns. As to the inclusion of heavy industrial, it is hard to imagine why this would be seen as appropriate in the middle of a primarily residential area.

The Matangi Community Committee endorses Mr Mowbray's intention to feature the Glaxo building in developing the site as a cohesive heritage themed centre of varied activities under a mixed use zone framework that reflects that purpose. It is important to ensure this building with its extraordinary role in our village and the architectural, industrial and agricultural history of New Zealand, has a long term future.

The committee through its website communication and signage, has frequently highlighted the history of the factory site. We have many residents who remember the factory in operation and know its place in their family history. More recent residents appreciate living in a community where the history is evident.

If you have any queries please contact our Chairperson David Taylor djdataylor@gmail.com , 021339632 or myself at matangicomunityc@gmail.com or 0273411906

Yours sincerely

Kitty Burton
Secretary, Matangi Community Committee.



Tim van de Molen
MP for Waikato

14 February 2021

Re: **Matangi Dairy Factory**

With a strong and diverse economy, vibrant communities and rich history, the Waikato is a critical region for New Zealand. With the growth that is currently being experienced, and the potential to expand this further, we must capture opportunities that deliver measurable economic and social benefits.

The proposal by the Mowbray's, as owners of the Matangi Dairy Factory, for a Mixed Use Zone at their site is timely given the expansion we are experiencing across the Waikato. Importantly though, it is also a meaningful way to better incorporate the rich history of this site into our evolving community. As a Category 2 Historic Place, the Matangi Dairy Factory is also unique in that it boasts a prestigious line up of major brands that have had a formative part of their journey on this site. Significant investment by the current owners has already seen commendable progress in the restoration of the Matangi Dairy Factory, with approximately two dozen businesses now operating from different portions of the property.

Strong central government investment in the Waikato Expressway and fibre internet connectivity within our region over the past decade has been hugely beneficial and has underpinned our growth. The Waikato now presents an appealing location for businesses wishing to avoid constraints they may face in Auckland, such as space or cost, whilst maintaining the infrastructure benefits necessary to engage effectively with their customers, suppliers and other stakeholders. Located close to the Expressway, Matangi is a comparable solution for businesses in Hamilton – with fast internet, good roads and a lovely community.

I am enthusiastic about the potential that the creation of a Mixed Use Zone at Matangi Dairy Factory brings. It will enable a diverse and appealing offering to be presented to the community and potential businesses alike. This, in turn, will facilitate an increased contribution to the economic and social prosperity of our community.

I look forward to the continued restoration and development of the Matangi Dairy Factory and will be following the progression of this proposal with interest.

Yours sincerely,

Tim van de Molen

Waikato

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National

Authorised by Tim van de Molen, Parliament Buildings, Wellington.



15 January 2021

Re: Matangi Factory Site Development

I am a resident of the Matangi community and this submission is to formally endorse the proposed Mixed Use Zone and planned development of the Matangi Factory Site.

The Matangi Factory Site's proposed rezoning and development is absolutely central to the community's future. Mr Mowbray's vision of the site as the heart of a vibrant village has almost universal community support. The site's development will protect and celebrate the unique history of the Factory Site and village – which is highly valued by the community; the sensitive introduction of other important New Zealand heritage buildings for appropriate uses is recognised as a rare level of commitment to New Zealand's architectural past; and the concept of designing the site to prioritise human-scale spaces and activities is exciting.

The Matangi Ward adjoins Hamilton City and, while there is significant integration of some aspects of the two communities, Matangi retains a strong cohesion and an admirable sense of community. Maintaining and enhancing its distinctive identity is the focus of a Vision/Strategic Planning process the Matangi Community Committee intends to initiate in 2021. The goal is to retain and enhance the identity and strengths of our community while optimising the advantages of being on Hamilton City's doorstep and part of the Waikato District Council's positive approach to its communities and development. Approval for the Factory Site's proposed rezoning and development will provide a strong foundation for the community planning process to be more ambitious.

In sum, achieving the proposed Mixed-Use Zoning and planned development will make an extraordinary contribution to Matangi's long-term future.

Mr Mowbray has been very open about his vision for the Factory Site and is consistently accessible to the community to discuss it. He has kept the Matangi Community Committee informed and has genuinely addressed any questions or feedback. The level of trust and support he now enjoys is acknowledgement of the significant investment, restoration and development he has already carried out and recognition that his motivation is to build something very special for the community.



Sandra Peek



TE ITI O HAUA MARAE TRUST

Postal Address: 1133 Tauranga Rd, RD3 Matamata

Ph: 0274138706

1st October 2020

Reference: Ex Matangi Factory
Attention: Harry Mowbray

To Whom It May Concern

*Ko te tuatahi, ko te Atua
Ko ia te timatatanga, ko ia te whakamutunga o nga mea katoa
Kia whai kororia tona Ingoa tapu, i nga wa katoa*

Tena Koutou;

This letter is in support of Mr Mowbray and his desire to design and develop a conceptual village at the ex Matangi factory.

I met with Mr Mowbray recently on the 21st September and he presented me with the history of the factory, his vision and how he intends to develop the village from conceptual through to its completion.

I am totally satisfied that there are no current or historical cultural issues that would impact for this venture to proceed and I have consulted with the legal trustees of the Marae and there is every reason for this project to continue with our support.

I intend to report to our local Iwi/Whanau whanui via it's Marae monthly meeting and I am completely confident that a wider support shall be inevitable.

Should you require further clarification, please feel free to make contact with any one of the following Trustees.

Trevor Hotene – (07)8295 890

OR

Myself – Teddy Wharawhara - 0275921478

Ma te Atua hei tiaki, hei manaaki

Kind Regards,

Teddy Wharawhara, Trustee Te iti o Haua Marae

24 June 2020

To Whom it may concern.

Matangi School is in the heart of the Matangi Village. The Matangi school community continues to grow each year, as we move towards 200+ students. This growth has brought diversity to our community and because of this we found our historic connection with the village has become an integral part of who we are and where we have come.

Matangi school was founded in 1910, it was a rural school where farming families sent their children. Originally based at the Matangi Hall, the school moved to the current site because families wanted access to education closer to their village. At the time the Glaxo milk factory was a major contributor to the local economy and community. The factory had a strong connection with the school, as an innovative business that put Matangi on the map.

In recent years the connection between the school and the local factory has grown from strength to strength. With the importance of understanding where we have come from and the need to know the place we call Matangi, the history of the factory has become a vital aspect of our children's education at Matangi School. The Mowbray family began to uncover the historic story of the factory, which in turn enabled two of our local teachers to share this knowledge with our senior students. This made us realise how the factory had a major impact on our community, as well as NZ, as an innovative enterprise of its time.

This knowledge and the continual restoration of the factory has allowed us to enjoy and cherish the historical impact the factory has had on our school as well as start to utilize the factory buildings. Last year the school was able to use the factory for our production performance. Having a space where the children and our community were able to present our performance within our local area and in a building of significance was not lost on our students, teachers and whanau.

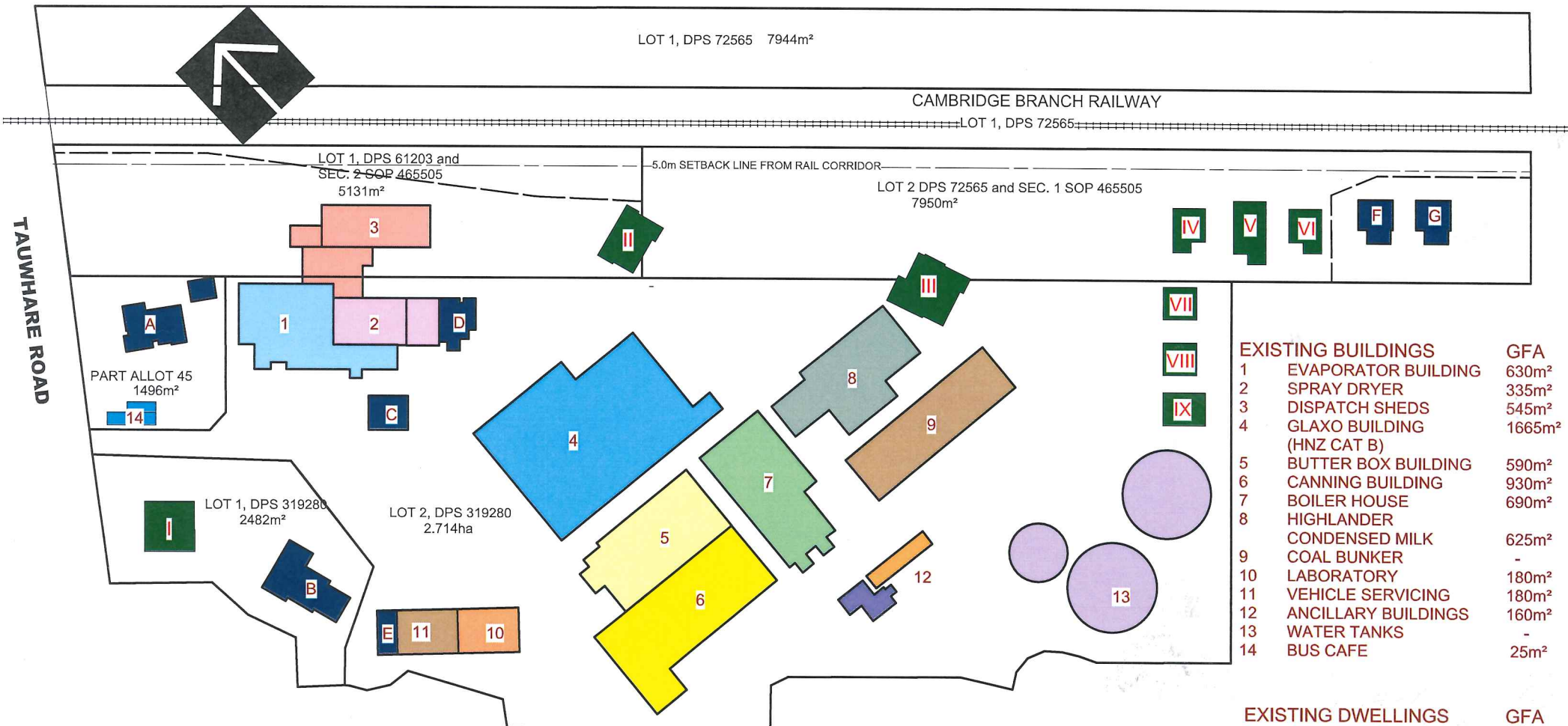
The continued restoration of this magnificent building has meant the connection with the school and the community has grown. We feel very privileged to have such a cultural icon at our fingertips. Not only has the factory restoration meant we can hold onto our historical knowledge but it has enabled businesses to grow in and around the factory site. This has also had a positive impact on the school, giving us access to local business talent, as well as helping the school community to grow.

As a school we continue to build our understanding of the Matangi area and how the land and surrounding area was used in early years, pre European. To build on this relationship, not just for our school but for the community we see the importance of having the factory restored and accessible. It is a landmark for New Zealand and a way to bring economic growth to our village. For our school it enables us to bring the school curriculum alive and maintain the heritage of our community.

In a time when education has identified how important understanding the historical significance of land, people and buildings, the Glaxo Factory becomes an essential gem to utilize

Sharyn Douglas
Principal
Matangi School.

Appendix 2



TAUWHARE ROAD

LOT 1, DPS 72565 7944m²

CAMBRIDGE BRANCH RAILWAY

LOT 1, DPS 72565

LOT 1, DPS 61203 and
SEC. 2 SOP 465505
5131m²

5.0m SETBACK LINE FROM RAIL CORRIDOR

LOT 2 DPS 72565 and SEC. 1 SOP 465505
7950m²

PART ALLOT 45
1496m²

LOT 1, DPS 319280
2482m²

LOT 2, DPS 319280
2.714ha

FUTURE RELOCATED HERITAGE BUILDINGS		GFA-(nominal)
I	M.O.W OFFICE ex TE KUITI	340m ²
II	BOP MAORI SCHOOL	150m ²
III	PAHIATUA CLUB	225m ²
IV	RAILWAY HOUSE 5 ex FRANKTON	90m ²
V	RAILWAY HOUSE 4 PRE 1919 - STATION MASTER	130m ²
VI	RAILWAY HOUSE 3 TYPE 'D' - FRANKTON	90m ²
VII	FARM COTTAGE	90m ²
VIII	FARM COTTAGE	90m ²
IX	ART DECO HOUSE	100m ²

EXISTING BUILDINGS		GFA
1	EVAPORATOR BUILDING	630m ²
2	SPRAY DRYER	335m ²
3	DISPATCH SHEDS	545m ²
4	GLAXO BUILDING (HNZ CAT B)	1665m ²
5	BUTTER BOX BUILDING	590m ²
6	CANNING BUILDING	930m ²
7	BOILER HOUSE	690m ²
8	HIGHLANDER CONDENSED MILK	625m ²
9	COAL BUNKER	-
10	LABORATORY	180m ²
11	VEHICLE SERVICING	180m ²
12	ANCILLARY BUILDINGS	160m ²
13	WATER TANKS	-
14	BUS CAFE	25m ²

EXISTING DWELLINGS		GFA
A	RESIDENCE 1	155m ²
B	RESIDENCE 2	215m ²
C	SITE MANAGERS RESIDENCE	90m ²
D	ANCILARY FLAT 1	100m ²
E	ANCILLARY FLAT 2	60m ²
F	RAILWAY HOUSE 1 1902 ex TE KUITI	90m ²
G	RAILWAY HOUSE 2 TYPE 'C' - FRANKTON	90m ²

murray price architectural design a 31a lake domain drive, hamilton p/f 07 834 0500 m 0274 889 432 e murray.price@xtra.co.nz	client: MOWBRAYGROUP Project: PLANNING APPLICATION MATANGI DAIRY FACTORY TAUWHARE ROAD, MATANGI	sheet: INDICATIVE LOCATIONS OF RELOCATED HERITAGE BUILDINGS	date: 10/2/21 scale: 1:1000@A3 job #: 10228 sheet #: B1
	Contractor to check and verify all dimensions on site before commencing work Copyright to Murray Price Ltd - The drawings and documentation are not to be duplicated		