

BEFORE THE HEARING COMMISSIONER

**IN THE
MATTER OF**

**The Resource Management Act
1991 (the Act)**

AND

**IN THE
MATTER OF**

**Waikato District Council Proposed
District Plan:
Hearing 25-Rezoning Requests.**

**TABLED STATEMENT OF EVIDENCE OF CAROLYN ANNE MCALLEY FOR AND ON
BEHALF OF HERITAGE NEW ZEALAND POUHERE TAONGA**

1. INTRODUCTION

- 1.1 My name is Carolyn Anne McAlley. I hold the qualification of a Bachelor of Planning degree from Auckland University. I have over 20 years planning experience in local and regional government, in consenting, implementation and policy based roles.
- 1.2 I have been employed by Heritage New Zealand Pouhere Taonga (HNZPT) since August 2012, where part of my role includes providing statutory planning advice in relation to proposals under the Resource Management Act, including District Plans, Plan Changes and Resource Consent proposals.
- 1.3 Although this evidence is not prepared for an Environment Court hearing I have read the Environment Court Code of Conduct for Expert Witnesses Practice Note 2014 and have complied with it when preparing this evidence. In preparing this statement I have obtained specialised technical advice from HNZPT Senior Conservation Architect Robin Byron and HNZPT Senior Listing Advisor Martin Jones and this has been directly quoted as referenced throughout the document.
- 1.4 Otherwise I confirm that the topics and opinions addressed in this statement are within my area of expertise. I have not omitted to consider materials or facts known to me that might alter or detract from the opinions that I have expressed.

2. SCOPE OF EVIDENCE

- 2.1 HNZPT is New Zealand's lead heritage agency and operates under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Included as the purpose of the HNZPTA is: *"To promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand."* HNZPT meets this purpose in a number of ways, including advocacy and active involvement in Resource Management Act 1991 (RMA) processes for heritage.
- 2.2 With regard to the submissions of Harry Mowbray Group Limited (the submitter) (404.1 /404.2 /404.3/404.4 /404.5) HNZPT made further submission/s in opposition. These points and a response to the submitter's evidence are discussed in section 4.

3. LEGISLATIVE FRAMEWORK

3.1 The purpose of the RMA is to “*promote the sustainable management of natural and physical resources*”. Section 5 of the Act states:

“In this Act, sustainable management means managing the use, development and protection of natural and physical resources in a way, or at a rate which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.”

3.2 Section 6 of the RMA requires “*all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources to recognise and provide for:*

...6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu and other taonga, and

... 6(f) the protection of historic heritage from inappropriate subdivision use and development” (historic heritage includes sites of significance to Māori).

3.3 In terms of Part 2 RMA matters, historic heritage is part of the environment. Therefore adverse effects on historic heritage must be avoided, remedied or mitigated (as required by section 5).

3.4 The RMA defines historic heritage as:

(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

(i) archaeological:

(ii) architectural:

(iii) cultural:

(iv) historic:

(v) scientific:

(vi) technological; and

(b) includes—

(i) historic sites, structures, places, and areas; and

- (ii) archaeological sites; and*
- (iii) sites of significance to Māori, including wāhi tapu; and*
- (iv) surroundings associated with the natural and physical resources.*

4. HNZPT RESPONSE TO EVIDENCE FOR HARRY MOWBRAY GROUP LIMITED SUBMISSION POINTS

4.1 Background

- (i) The submitter made a suite of submission points (404.1 /404.2 /404.3/404.4 /404.5) seeking various rule changes to 425B Tauwhare Road, Matangi and surrounds to accommodate the addition of historic railway cottages and other relocatable buildings, the development of a Business Town Centre/ Zoning, the amendment of height controls, and allowing for the development of an historic town centre zone.

- (ii) As the submission/s did not contain any objectives, policies or rules HNZPT was concerned at the unintended consequences that these amendments may have on the existing HNZPT listed NZ Co-operative Dairy Company Limited Factory (Former) List No. 4935 located at 452 Matangi Road (the Matangi Dairy Factory) and indicated through the further submission process they would need to see the suite of rules to confirm their stance. HNZPT sought that the changes were declined.

- (iii) In the interim the submitter (as discussed in his evidence at page 8, para 6.4) has nominated another part of the site for listing with HNZPT as a historic place. This nomination was accepted in June 2020. All nominations are evaluated annually for consideration to include in HNZPT's work programme for full research and assessment in the following financial year. The Highlander Condensed Milk Factory building, the subject of the recent nomination, sits further into the subject site than the existing listed historic place, the Matangi Dairy Factory.

- (iv) "Both the currently listed and nominated places are closely interrelated parts of a wider historical complex at the site that collectively forms an integral aspect of their physical and historical context and setting. Taking into account the greater amount of information that is currently to hand, HNZPT is of a view that this wider context can itself be considered to have significant heritage value. Incorporating elements from the

1890s onwards and connected to associated rail and other transport networks for distribution, the complex demonstrates several notable phases in the historical and physical development of the dairying industry in New Zealand - itself a fundamental aspect of the country's economic prosperity between the 1890s and late 20th century, in which the Waikato played an especially important role. The complex particularly reflects the increasing variety and scale of production that occurred during this period, and technological advances such as condensation, evaporation and spray drying - as well as canning, power production and apparently innovative tanker distribution - that enabled such shifts to take place. The complex also reflects the New Zealand dairy industry's important connections with the globalised British imperial trading network throughout much of this period, facilitated by its production of a variety of dairy products for overseas markets, and connections via New Zealand's rail network to export centres such as Auckland. As stated in the history provided by submitter (p.31)¹, the complex as a whole 'has played an extraordinary role in New Zealand's dairying history'.²

- (v) With regard to the proposed Waikato District plan's generic suite of historic heritage (HH) rules HNZPT has participated in those hearings as a submitter and further submitter. Of particular interest in relation to this rezoning hearing was the "site development rule". At the time of the HH hearing this rule allowed a new building on the site of a scheduled heritage building as permitted if it was further than 10m from the scheduled item and not located between the building and the street frontage. (The submitter has proposed a similar rule, through the planning evidence of Mr. Fraser McNutt, that any new building on the site is to be permitted if it was further than 10m from the scheduled item and not located between the outer edge of the building forward 30m). However in the Closing Statement for the HH hearing, the reporting planner has advised that a revised approach was to be taken with regard development on the site of a heritage item, with the setting to be regarded as either the relevant Lot and DP, or for other sites, as specified i.e. the Matangi Dairy Factory, a setting diagram will become part of the schedule. At the time of writing the setting diagrams are still to be made available for consideration.

¹ Andrew Mowbray and Harry Mowbray, 'Matangi Factory Historic Places Trust Restoration Proposal', n.d., p. 31, supplied to HNZPT in support of 'Application for entry on the New Zealand Heritage List/ Rārangī Kōrero - Highlander Condensed Milk Factory', 9 Jan 2020.

² Martin Jones, Tuakana Kaitohutohu Ātiha – Senior Heritage Assessment Advisor, HNZPT

(vi) HNZPT is generally supportive of the revised approach to the HH site development rule now being taken by Waikato District Council as this has the potential to offer a more nuanced approach to the consideration of new development in the setting of a scheduled heritage item. With regard to the Matangi Dairy Factory (Former) listing entry, “the current List boundary, Appendix 1, is simply the extent of the listed historic place (created in the days when historic place listings were generally confined to individual buildings) rather than its setting and doesn't assume that heritage values stop at its boundary. Indeed one of the criteria for current listing (Criteria - (66(3) (k))³ is the extent to which a place forms part of a wider historical and cultural area. The implications of this, in general, are that if that wider historical and cultural area is particularly adversely affected, then so is the associated Listing.”⁴

4.2 HNZPT response to the proposed Mixed use zone

(vii) At the time of writing HNZPT has taken part in several meetings on a without prejudice basis with the submitter's planner, regarding the proposed suite of objectives, policies and rules for the new mixed use zone.

(viii) With regard the objective, policy and rule framework proposed by the submitter (Appendix 2 and 3 of their evidence), HNZPT has particular interest in and concerns about the enablement of a high level of permitted activity on site, which includes new buildings including relocated buildings, which we understand many of which the submitter has already obtained or is in the process of obtaining. HNZPT has expressed an interest at these meetings that the proposed relocatable buildings being located as far away as possible from the buildings and intervening spaces on site that form authentic surviving parts of the Matangi Dairy Factory complex;⁵ and expressed an interest in a layout similar to that contained as part of Mr. Mowbray's evidence, and explained at para 2.4 of the Mowbray evidence as follows “*The rear of the factory will contain small cottages that will be used for visitors accommodation*”. HNZPT has sought that a revised diagram, as contained at Appendix 2 to this evidence, become part mixed use zoning framework with regard the relocatable buildings and that should

³ Heritage New Zealand Pouhere Taonga Act 2014

⁴ Martin Jones, Tuakana Kaitohutohu Ātiha – Senior Heritage Assessment Advisor, HNZPT

⁵ Robin Byron, Senior Conservation Architect BArchMAIBC (Canada)MICOMOS / Tuakana Kaihoahoa Penapena, HNZPT

the relocatable buildings be located within the identified areas that this would be a permitted activity from a historic heritage perspective. “This proposed layout would serve to create a situation that maintains a clear spatial and visual separation between the genuine complex buildings and relocated structures with no historical connection to the site”.⁶ The submitter’s planner has advised that this approach would be too restrictive and has expressed a preference for their site development control to be retained as proposed in his planning evidence. Further to the proposal for the site diagram HNZPT also realized that consideration must be given to the management of new buildings other than the relocatable buildings and considered that these should be managed through a restricted discretionary activity site development control for any other new building in the “setting” of the Matangi Dairy factory, with similar assessment criteria to that in R70, page 18 of 20, Appendix 3 of Mr. Fraser Mcnutt’s Evidence.

- (ix) Given the pending work by the Waikato District Council on settings as part of the HH site development control, HNZPT reserves any further comment on the matter of the management of new buildings on the site, until such time as the settings information is made available for their consideration and review.

- (x) With regard to other concerns relating to the submitters evidence, HNZPT seeks that the historic heritage rules are amended as required to align with the generic suite of historic heritage rules, including references to both A and B buildings as HNZPT seeks to anticipate the inclusion of other heritage buildings on the site.

- (xi) With regard to the objectives and policies for the zone, HNZPT seeks that the following amendments (Underline addition and deletion ~~strikethrough~~) to the submitters proposed policies “
 - 1. Policies-Range of activities
“(f) Maintain the heritage values of the buildings and surrounds through the appropriate repurposing and reusing of existing buildings. ~~where possible.~~”
 - 5. Policies-High quality urban form
c. Development is sympathetic and restrained, and does not detract from the ~~addresses,~~ ~~responds and is sympathetic to the heritage values and overall historical authenticity~~

⁶ Martin Jones, Tuakana Kaitohutohu Ātiha – Senior Heritage Assessment Advisor, HNZPT

and integrity of the site, in particular the buildings, structures and spaces associated with the history of dairy manufacture in New Zealand.

(xii) In conclusion HNZPT looks forward to continuing to work with the Waikato District Council and the submitter to develop an appropriate rule framework for this important heritage site.

5. CONCLUSIONS

5.1 The RMA requires that the protection of historic heritage as a Matter of National Importance. As subdivision, use and development have the potential to significantly detract from Māori heritage and historic heritage, it is important that the Plan limit the potential for adverse effects to occur.

5.2 I seek that the amendments as sought by HNZPT in this statement be retained at the time of the decision making.

5.3 I am able to answer any questions that you have relating to this statement.



Carolyn McAlley

For Heritage New Zealand Pouhere Taonga

10 March 2021

Appendix 1: HNZPT Extent Report – Colour version




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 data-bbox="518 1892 1350 1995">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.¹ 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.² At the head of the NZCDC was Sir William Goodfellow (1880-1974).³ 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.⁴ 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.⁵ 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.'⁶ Its construction represented a major investment; the factory and employee accommodation cost £40,000 and the machinery £45,000.⁷

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.⁸ The design of the Matangi factory

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

² 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.

³ 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).

⁴ *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).

⁵ Millen, *Glaxo*, p.64. *Evening Post*, 13 November 1919, p.4.

⁶ Millen, *Glaxo*, p.55.

⁷ *Evening Post*, 13 November 1919, p.4.

⁸ 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...'.⁹ 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.¹⁰

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

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

⁹ *ibid.*

¹⁰ 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.

¹¹ Millen, *Glaxo*, p.75.

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

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

¹⁴ *ibid.*, p.31.

¹⁵ *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	A technical change is required: Change name; update address; update legal description; clarify extent (see p.1). BD paper HP 247/1985; BD min HP 286/1985 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.

Attachments
Technical Change Request



Register Record

Register Number: 4935

Site Reference: P3622

Name: NZ Co-operative Dairy Company Limited Factory

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		

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

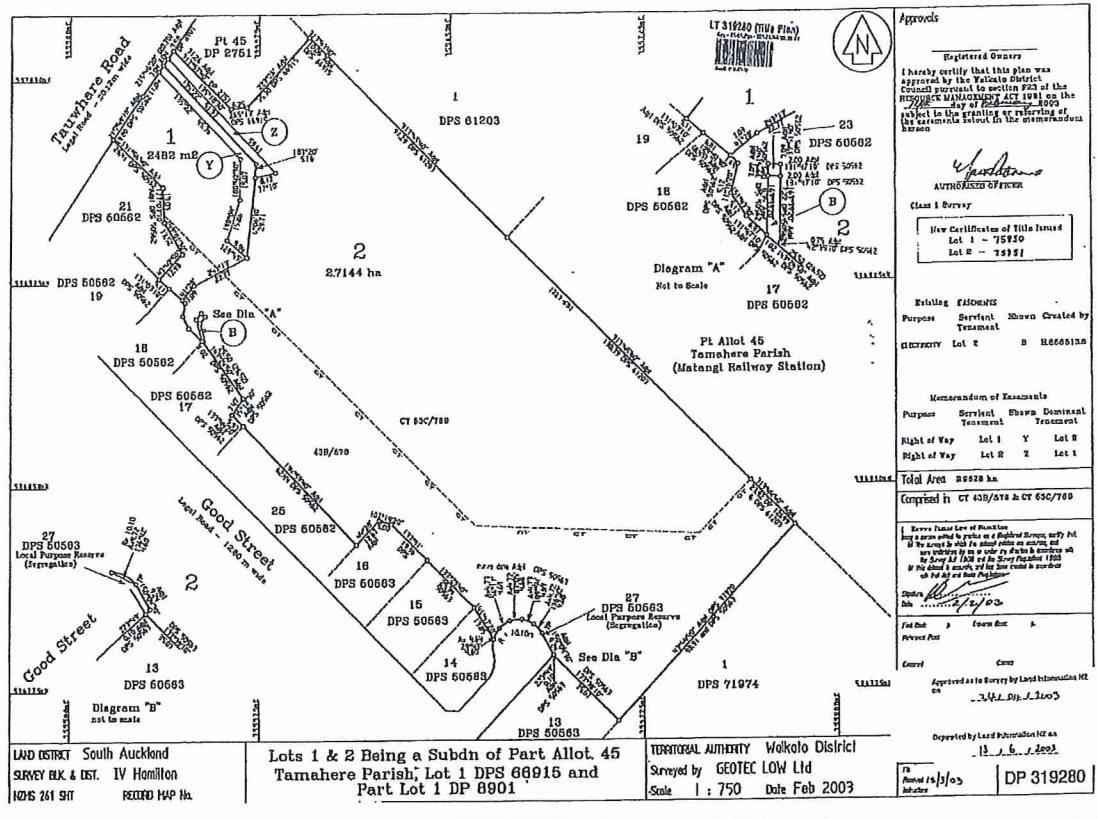
The easement created by Easement Instrument 5621771.4 is subject to Section 243 (a) Resource Management Act 1991

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

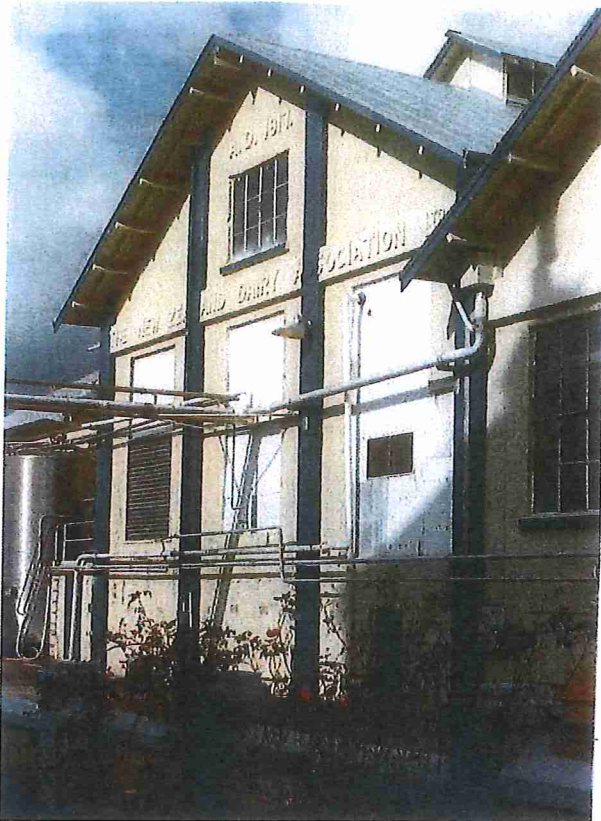
- ➔ NZ Co-op Dairy Company Ltd Factory, Matangi House, 37 Matangi Rd, Matangi

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

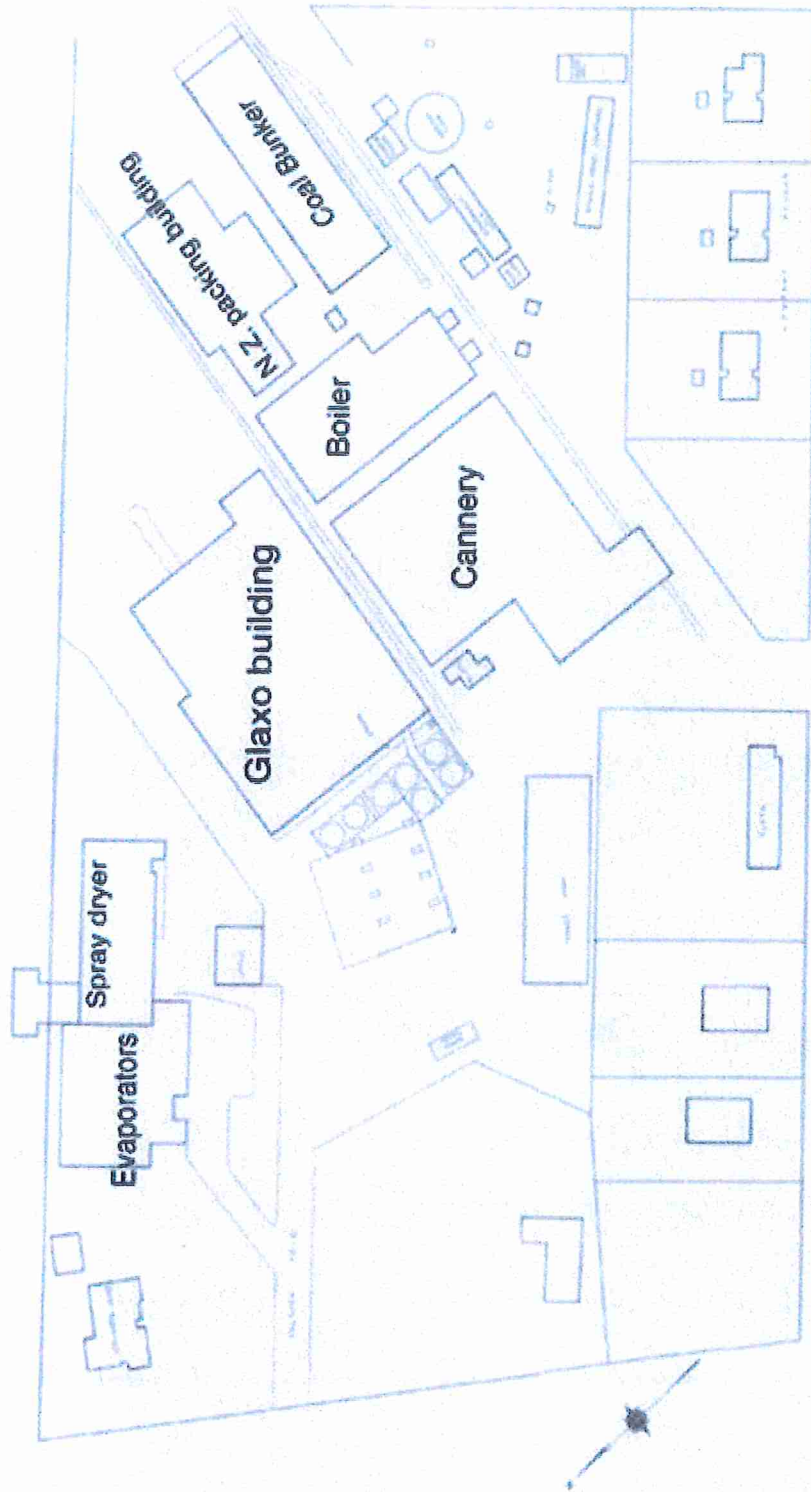
MINUTES OF THE 125th ORDINARY MEETING OF THE
NEW ZEALAND HISTORIC PLACES TRUST BOARD HELD ON 5 SEPTEMBER 1985
AT ANTRIM HOUSE, WELLINGTON

- (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.

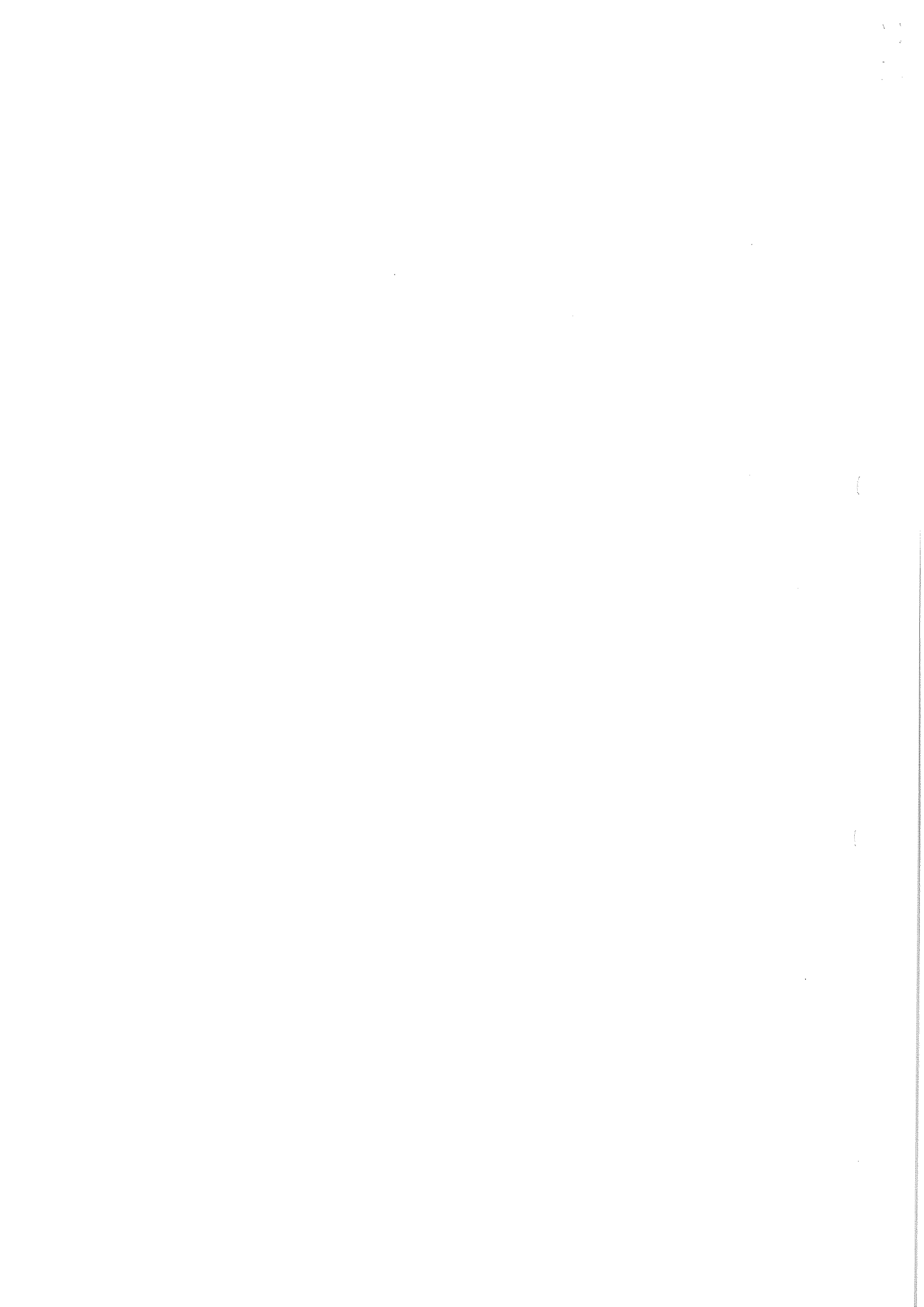
Images



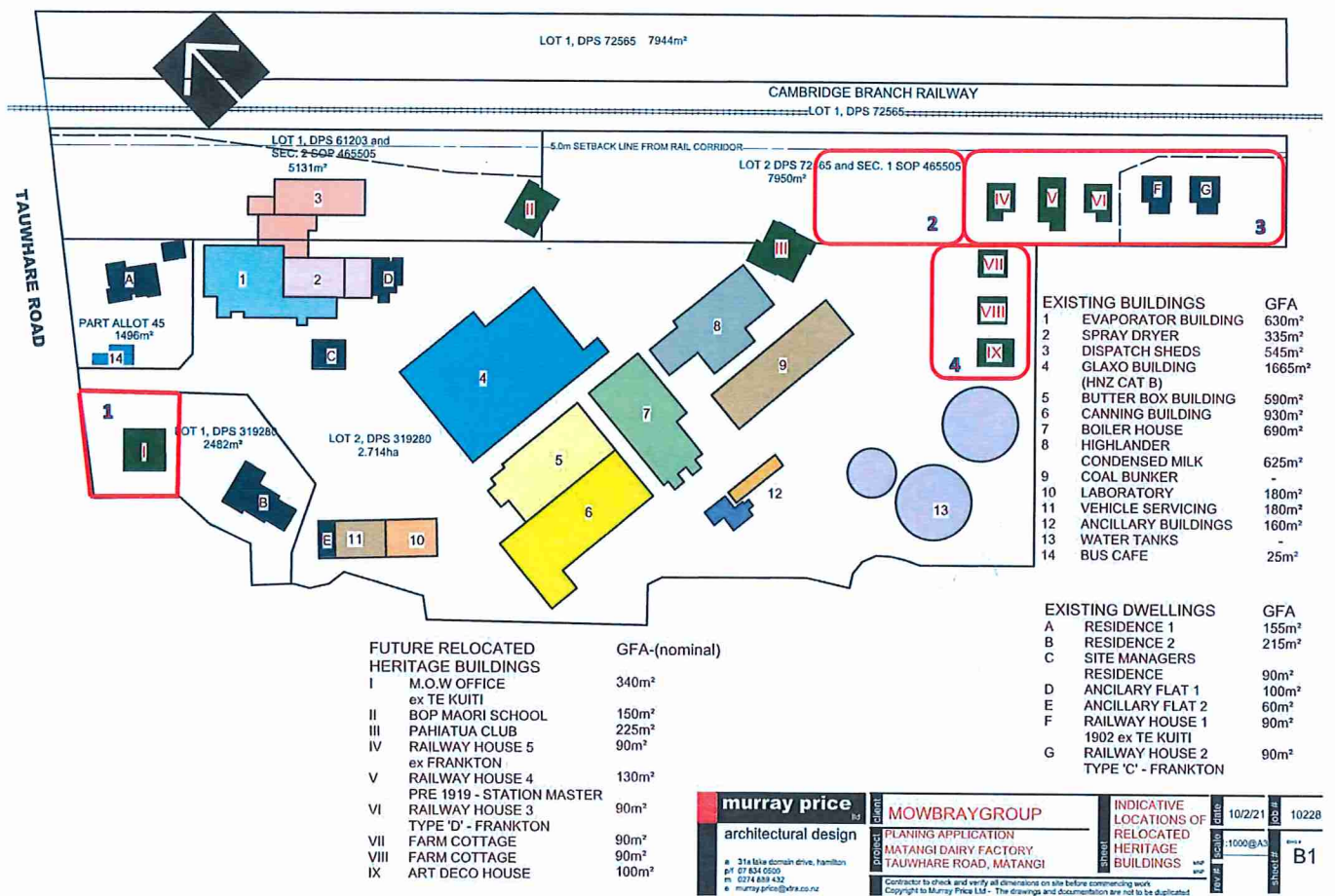
New Zealand Co-operative Dairy Company Limited Factory, NZHPT, 6 June 1985 [image appended to NZHPT Buildings Record Form].



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.



Appendix 2-HNZPT preferred locations for relocatable buildings



1 M.O.W. Office location (ex Te Kuiti) **2** Maori School & Pahiatua Club location (orthogonal orientation) **3** Railway Cottages location **4** Farm Cottages and Art Deco house location

