

First Name:

Harry

Last Name: \*

Mowbray

Organisation:

Mowbray Group

On behalf of:

Postal Address:

Type in your address: Eg. 100 Queen St, 1 Willis St

Suburb:

City:

Hamilton

Country:

New Zealand

PostCode:

3284

eMail: \*

paperlines@gmail.com

Preferred method of contact

Email

Postal

Daytime Phone:

021901808

Mobile:

021901808

Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing: I am not sure how to answer the "gain an advantage in trade" associated with this submission. There is an up side but the cost involved is so significant it is not an economic proposal. This proposal has a much more significant influence on the Matangi Village at Mowbray Groups expense.

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## Consultation Document Submissions

Maps

Support

Oppose

Neutral/Amend

#### Decision Requested

Address: 452B Tauwhare Road, RD 4, Hamilton 3284

Matangi Dairy Factory is zoned industrial. I would like it to remain Industrial but create a special flexible zoning so the site can move towards a Business Town Centre zoning.

This process will need to happen as an organic growth due to the extraordinary expense involved in restoring these buildings.

#### Reason for Decision Requested

Matangi site has an extraordinary History and the best way to embrace this history to to create an historic up market business town centre that is a destination.

This ultimate use for the site will compliment the Matangi village.

It is not sensible to have an industrial site in the middle of the village.

We will seek out other historic buildings that are going to be demolished and bring them to the site to compliment the sites history.

the Matangi Community Council concurs with this view

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#### Attached Documents

File
Proposed District Plan Notified July 2018



Proposed Waikato District Plan
Submission form

ECM Project: DPRPh5-03
ECM # .....
Submission # .....
Customer # 11689
Property # 2006795

RMA Form 5

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (\*) are required fields and must be completed)

Form with fields for: First name\*, Last name\*, Organisation, On behalf of, Postal address\*, Suburb, Town/City\*, Country, Postal code\*, Daytime phone, Mobile, Email address\*, Preferred method of contact\*, Correspondence to\*, Trade competition and adverse effects\*, Note, and presentation preferences.

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): WOULD LIKE ZONING TO STAY INDUSTRIAL BUT MOVE TO BUSINESS

Physical address of the property concerned (if relevant to your submission): 452B TAYNHARE RD, RD3, HAMILTON TOWN CENTRE

Do you:

Support  Oppose  Neutral

The decision I would like is:

MATANGI DAIRY FACTORY TO REMAIN AS INDUSTRIAL AS WE WALK THE SITE INTO AN HISTORIC BUSINESS TOWN CENTRE. I WOULD LIKE A SPECIAL AND FLEXIBLE ZONING TO ALLOW THIS TO HAPPEN IN AN ORGANIC STEP BY STEP PROCESS

My reasons for the above are:

MATANGI SITE IS HISTORIC AND NEEDS TO BE PRESERVED AND TURNED INTO AN HISTORIC DESTINATION. CONTINUE TO FURTHER TO THIS MATANGI NEEDS TO GROW INTO AN UP MARKET VILLAGE AND HAVING AN INDUSTRIAL SITE IN THE MIDDLE OF THE VILLAGE DOES NOT FIT WELL IN THAT ENVIRONMENT.

Please return this form **no later than 5pm on 9 October 2018** to:

Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: [districtplan@waikato.govt.nz](mailto:districtplan@waikato.govt.nz)

Signed: [Signature] Date: 9-10-18  
(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.



RMA Form 5

Proposed Waikato District Plan

WAIKATO DISTRICT COUNCIL

Submission form

09 OCT 2018

Time 4:25 Initials JR

NGARUAWAHIA

ECM Project: DPRPh5-03

ECM # .....

Submission # .....

Customer # 11689

Property # 2006795

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**Closing date for submissions: 5pm on Tuesday 9 October 2018**

**Submitter details:** (please note that the (\*) are required fields and must be completed)

First name*: <i>Harry</i>	Last name*: <i>Mowbray</i>
Organisation: <i>Mowbray Group</i>	
On behalf of:	
Postal address*: <i>452B TAUWHARE RD.</i>	
Suburb: <i>R03</i>	Town/City*: <i>HAMILTON</i>
Country: <i>NEW ZEALAND</i>	Postal code*: <i>3260</i>
Daytime phone: <i>021 901 8088</i>	Mobile: <i>021 901 8088</i>
Email address*: <i>paperlines@gmail.com</i>	
Please tick your preferred method of contact*	
<input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	
Correspondence to*	
<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both	
Trade competition and adverse effects:*	
<input checked="" type="checkbox"/> I could <input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission. <i>THE COSTS ASSOCIATED WITH WHAT I WANT TO DO ARE EXCEPTIONALLY HIGH WITH LOW RETURNS. THIS IS PRIMARILY AN HISTORIC RESTORATION PROJECT</i>	
<b>Note:</b> If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991.	
Would you like to present your submission in person at a hearing?	
<input checked="" type="checkbox"/> Yes <i>(WITH A POWER POINT PRESENTATION)</i>	
<input type="checkbox"/> I do NOT wish to speak in support of my submission and ask that this submission be fully considered.	
If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case).	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>MATAANGI COMMUNITY COUNCIL</i>	

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): 20-3-1

Physical address of the property concerned (if relevant to your submission):  
452B TAWHARE ROAD, RD3, HAMILTON

Do you:  
 Support  Oppose  Neutral

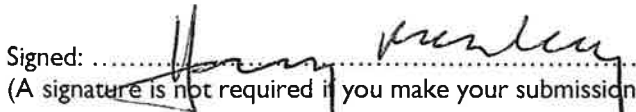
The decision I would like is:

I APPROVE OF THE INCREASE IN BUILDING HEIGHT TO 15m FROM 10m.  
 THE PROBLEM IS MATANGI IS A SITE OF SIGNIFICANT HISTORY AND THE BOILERHOUSE AND THE DRYER TOWER ARE 22m AND 26m RESPECTIVELY. THE BOILER FLUES ARE 33m.  
 I WANT DISPENSATION FOR THESE BUILDINGS WHEN CHANGE OF USE OCCURS TO REMAIN AT THESE HEIGHTS

My reasons for the above are:

COUNCIL RECORDS SHOW THAT WHEN A PREVIOUS CHANGE OF USE FOR THESE BUILDINGS WAS REQUESTED THE COUNCIL WANTED THESE BUILDINGS REDUCED IN HEIGHT TO 10m.  
 I DON'T WANT THIS TO BE A CONDITION IN FUTURE DEVELOPMENT

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 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: [districtplan@waikato.govt.nz](mailto:districtplan@waikato.govt.nz)

Signed:  Date: 9-10-18  
 (A signature is not required if you make your submission by electronic means)

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RMA Form 5

Proposed Waikato District Plan

Submission form

09 OCT 2018

Time 4:28 Initials Jen

ECM Project: DPRPh5-03
ECM #
Submission #
Customer # 11689
Property # 1007752

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (\*) are required fields and must be completed)

Form with fields for: First name (HARRY), Last name (MOWBRAY), Organisation (MOWBRAY GROUP), Postal address (452B TAUWHARE RD), Suburb (RD3), Town/City (HAMILTON), Country (NZ), Postal code (3260), Daytime phone, Mobile (021 901 508), Email (paperlines@gmail.com), Contact method (Email checked), Correspondence to (Submitter checked), Trade competition (I could not gain an advantage), Note on trade competition, and presentation preference (Yes checked, POWER POINT).

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): ~~WOULD LIKE ZONING TO REMAIN INDUSTRIAL BUT MOVE TO BUSINESS~~

Physical address of the property concerned (if relevant to your submission): ~~TOWN CENTRE~~  
456 TAUWHARE RD

Do you:

Support  Oppose  Neutral

The decision I would like is:

I WOULD LIKE ZONE TO REMAIN AS INDUSTRIAL BUT THE SITE TO BE DEVELOPED TO A BUSINESS TOWN CENTRE GOING FORWARDS

My reasons for the above are:

WE OWN THIS SITE AS WELL AS THE MATANGI DAIRY FACTORY SITE. THIS SUBMISSION TIES IN WITH THE FACTORY SITE

Please return this form no later than 5pm on 9 October 2018 to:  
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: [districtplan@waic.govt.nz](mailto:districtplan@waic.govt.nz)

Signed:  Date: 9-10-18  
(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.





RMA Form 5

Proposed Waikato District Council Plan

WAIKATO DISTRICT COUNCIL  
 Submission form  
 09 OCT 2018  
 Time: 4:28 PM Initials: JSS  
 NGARUAWAHIA

ECM Project: DPRPh5-03  
 ECM # .....  
 Submission # .....  
 Customer # 11689  
 Property # 2016921  
 1007727 2016912

To submit electronically please go to: [www.waikatodistrict.govt.nz/pdp](http://www.waikatodistrict.govt.nz/pdp)

**Closing date for submissions: 5pm on Tuesday 9 October 2018**

**Submitter details:** (please note that the (\*) are required fields and must be completed)

First name*: HARRY	Last name*: MOWBRAY
Organisation: MOWBRAY GROUP	
On behalf of:	
Postal address*: 452B TAUWHARE RD	
Suburb: RDB	Town/City*: HAMILTON
Country: NZ	Postal code*: 3260
Daytime phone:	Mobile: 021 901 808
Email address*: paperlines@gmail.com	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	
Correspondence to* <input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both	
Trade competition and adverse effects:* <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission.	
<b>Note:</b> If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991.	
Would you like to present your submission in person at a hearing? <input checked="" type="checkbox"/> Yes      POWER POINT <input type="checkbox"/> I do NOT wish to speak in support of my submission and ask that this submission be fully considered.	
If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      452B TAUWHARE RD, 456 TAUWHARE RD MATANGI COMMUNITY COUNCIL, 452 TAUWHARE LOT 1 DFS 61203 + SECTION 2	

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): LAND PRESEN

Physical address of the property concerned (if relevant to your submission):  
LOT 1 DPS 61203, 1B II DPS 61203, IT XVI DPS 37920  
15 II DPS 72565, LOT 7 DPS 72565

Do you:

Support  Oppose  Neutral

The decision I would like is:

I WOULD LIKE THE ZONING FOR BOTH  
OF THESE SITES TO BE INDUSTRIAL BUT  
WORK TOWARDS BUSINESS TOWN CENTRE.  
AS PER MATANGI SITE

My reasons for the above are:

SOME OF  
WE HAVE RECENTLY BOUGHT THIS LAND FROM  
RAILWAYS AND CREATED 2 NEW RECTANGULAR  
TITLES. I CAN'T LOG INTO WHAT THIS IS  
ZONED AS NO SPECIFIC ADDRESS.  
I WOULD LIKE THE ZONE TO BE INDUSTRIAL  
WITH A VIEW TO GOING TO BUSINESS  
TOWN CENTRE AS PER ~~THE~~ OUR OTHER  
SUBMISSIONS.

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Signed: ..... Date: .....  
(A signature is not required if you make your submission by electronic means)

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RMA Form 5

Proposed Waikato District Plan  
 Waikato DISTRICT COUNCIL  
 Submission form  
 09 OCT 2018  
 Time 4:29p Initials Jess  
 NGARUAWAHIA

ECM Project: DPRPh5-03  
 ECM # .....  
 Submission # .....  
 Customer # 11689  
 Property # 1007760

To submit electronically please go to: [www.waikatodistrict.govt.nz/pdp](http://www.waikatodistrict.govt.nz/pdp)

**Closing date for submissions: 5pm on Tuesday 9 October 2018**

**Submitter details:** (please note that the (\*) are required fields and must be completed)

First name*: HARRY	Last name*: MOWBRAY
Organisation: MOWBRAY GROUP	
On behalf of:	
Postal address*: 452 B TAUWHARE RD	
Suburb: RD3	Town/City*: HAMILTON
Country: NZ	Postal code*: 3200
Daytime phone:	Mobile: 021 901 9086
Email address*: paparlino@gmail.com	
Please tick your preferred method of contact*	
<input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	
Correspondence to*	
<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both	
Trade competition and adverse effects:*	
<input checked="" type="checkbox"/> I could <input type="checkbox"/> I could not gain an advantage in trade competition through this submission.	
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Would you like to present your submission in person at a hearing?	
<input checked="" type="checkbox"/> Yes    POWER POINT	
<input type="checkbox"/> I do NOT wish to speak in support of my submission and ask that this submission be fully considered.	
If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case).	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    MOWBRAY GROUP, 452B TAUWHARE RD 456 TAUWHARE, 452 TAUWHARE MATANGI COMMUNITY COUNCIL	

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): CHANGE TO BUSINESS TOWN CENTRE ZONING

Physical address of the property concerned (if relevant to your submission):

~~DPS~~ LOT 1 DPS 72565

Do you:

Support  Oppose  Neutral RURAL ZONE

The decision I would like is:

I WOULD LIKE THIS TO CHANGE TO BUSINESS TOWN CENTRE TO ALLOW FOR HISTORIC COTTAGES TO BE SHIFTED ON TO THIS LAND.

THIS WILL COMPLIMENT THE MATANGI HISTORY AND HELP CREATE A DESTINATION.

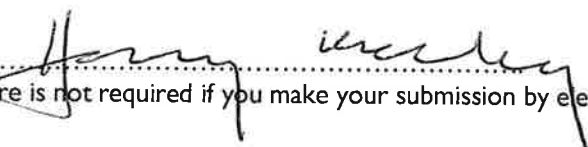
COTTAGES TO BE CLASSICAL EXTERIOR BUT MODERN INTERIOR FOR AIR BANDS LETTING.

My reasons for the above are:

THIS LAND USED TO HAVE THE MATANGI RAILWAY STATION ON IT AND RAILWAY HOUSES.

I WOULD LIKE TO PUT RAILWAY HOUSES BACK ON THIS LAND AND POSSIBLY A RAILWAY STATION (LOOKING AT GISBORNE RAILWAY STATION) ALONG WITH EARLY HISTORIC COTTAGES. REFER TO POWER POINT

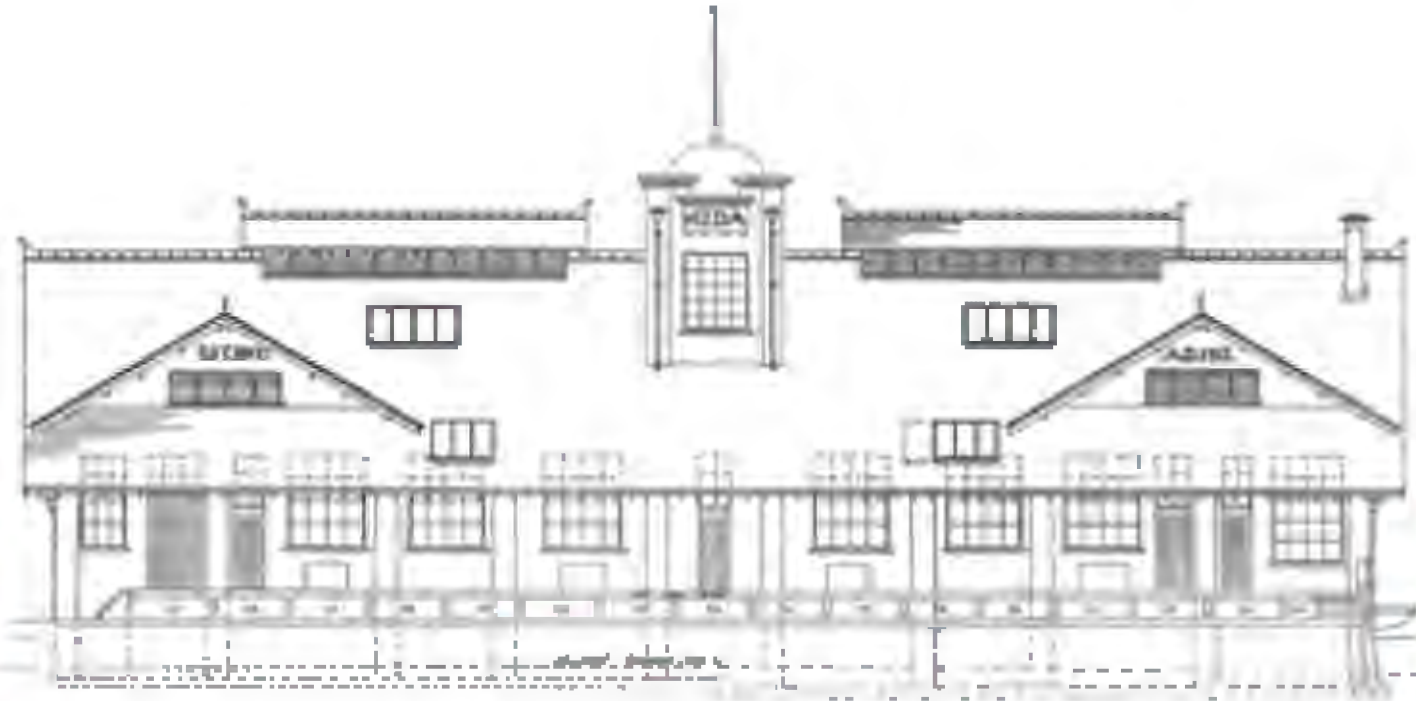
Please return this form no later than 5pm on 9 October 2018 to:  
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: [districtplan@waic.govt.nz](mailto:districtplan@waic.govt.nz)

Signed:  Date: 9-10-18  
(A signature is not required if you make your submission by electronic means)

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# ***Matangi Factory***

## ***Council Proposal***

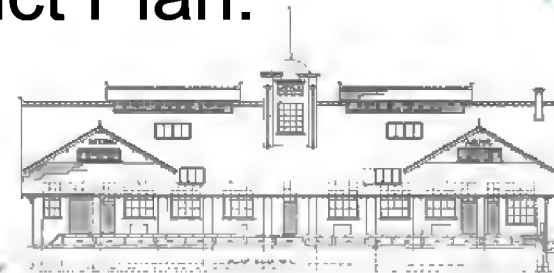


Matangi Factory is one of the jewels in the history of New Zealand agriculture.

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.

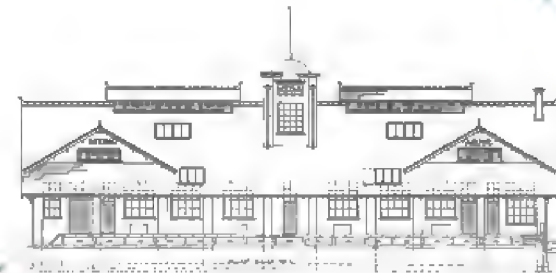
For the above reasons Matangi should have special recognition in the District Plan.



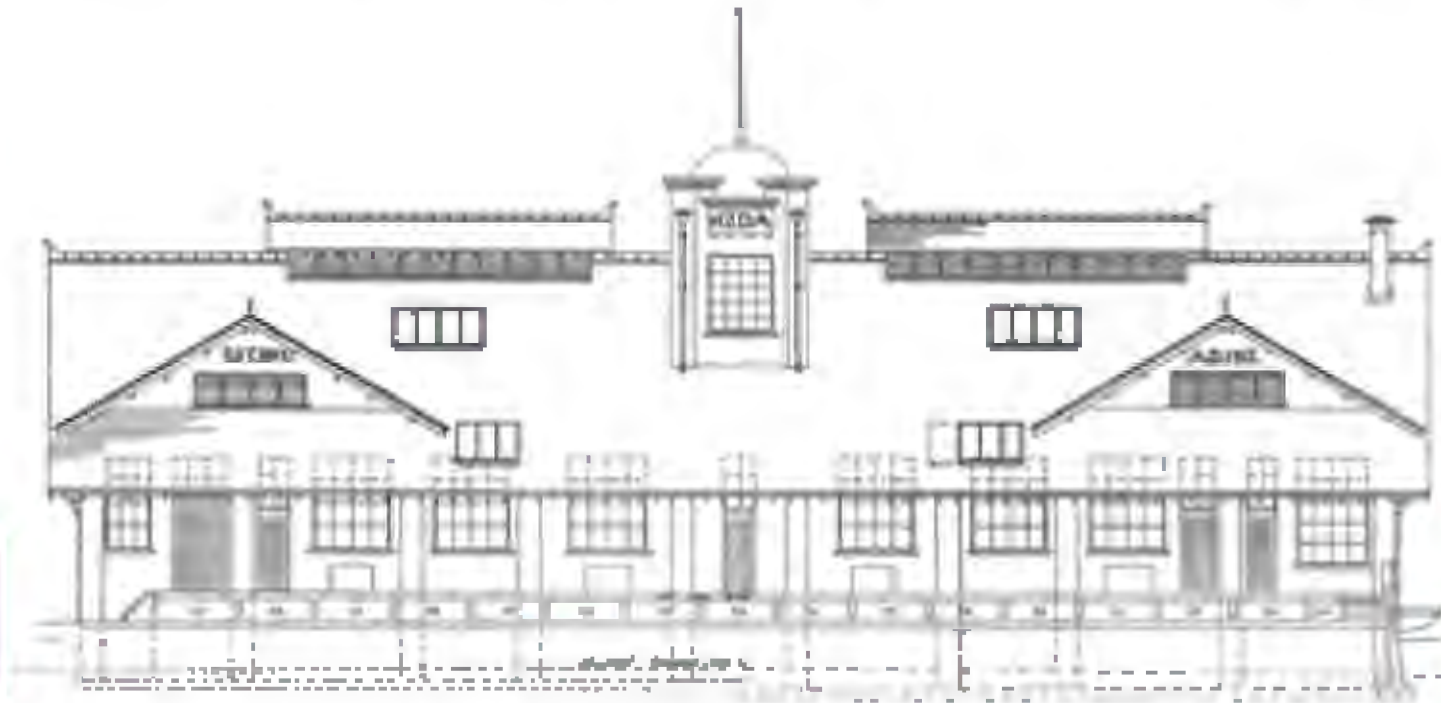
The plan should be for the factory site to ultimately become a thriving historic destination combining residential with an eclectic group of businesses that fit with an up market village.

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***





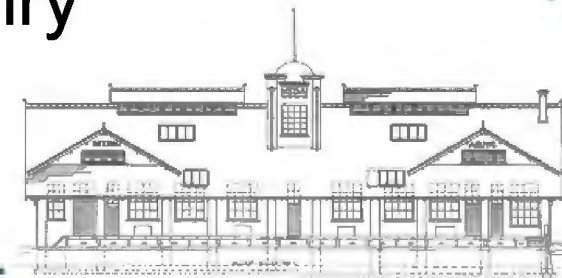
1885

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



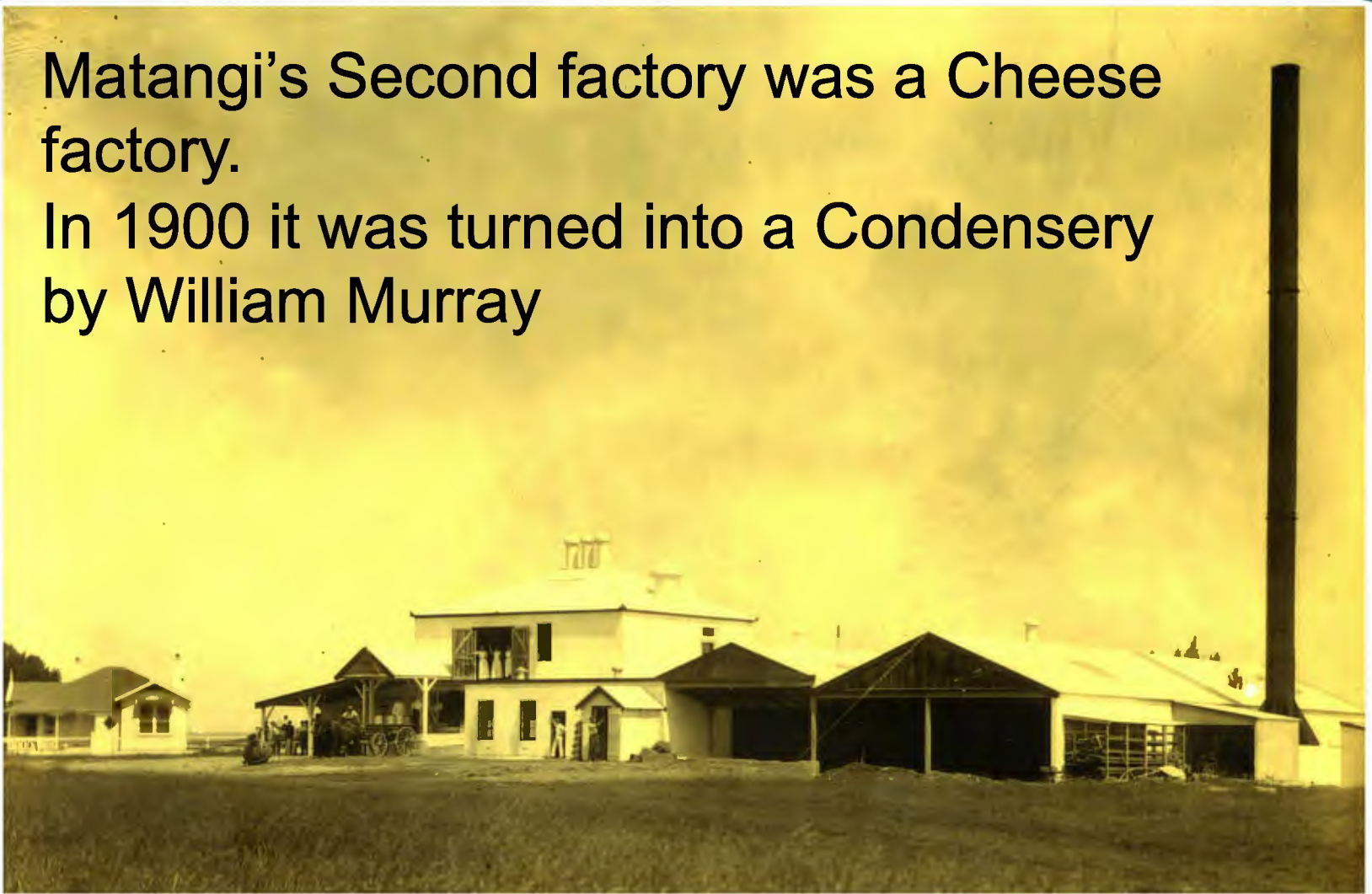
Henry Reynolds

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

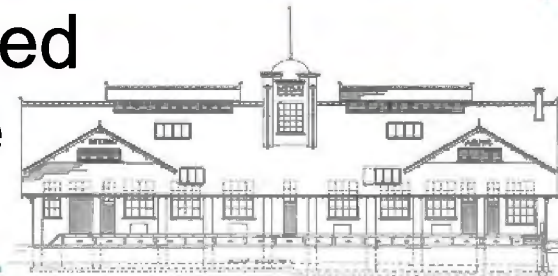


Matangi's Second factory was a Cheese factory.

In 1900 it was turned into a Condensery by William Murray



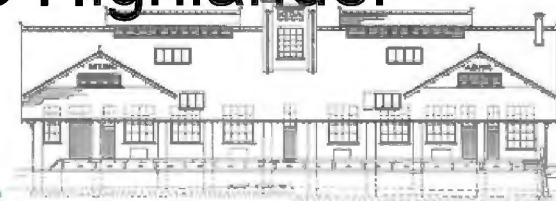
He was a good Scottish man and called the condensed milk Highlander. Three of these buildings are still on site.



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



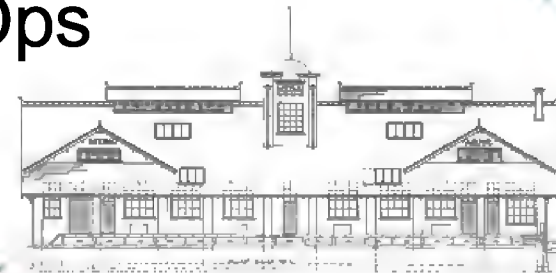
By this time the the NZDA had purchased Henry Reynold's Anchor business so both the Highlander Condensed Milk and Anchor brands were on the Matangi site.



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

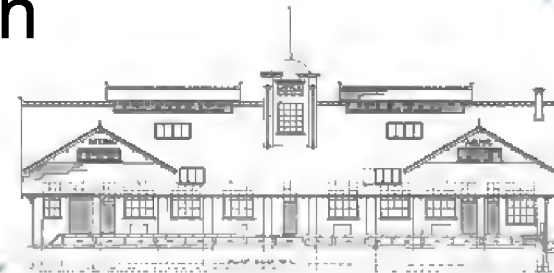


Farmers were leaving the farmer based Co-Ops to supply Glaxo. This was driving these Co-Ops and the Farmers supplying them into financial difficulty.

In response the farmers burnt the Bunnythorpe Glaxo factory down.

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

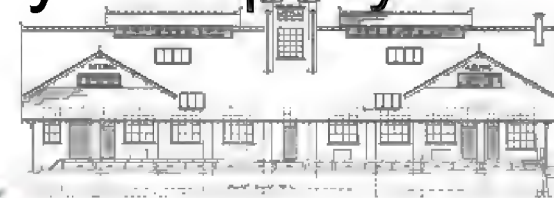
At this stage Joseph Nathan decided to approach the Biggest Co-Op in the Waikato, The NZ Dairy Association



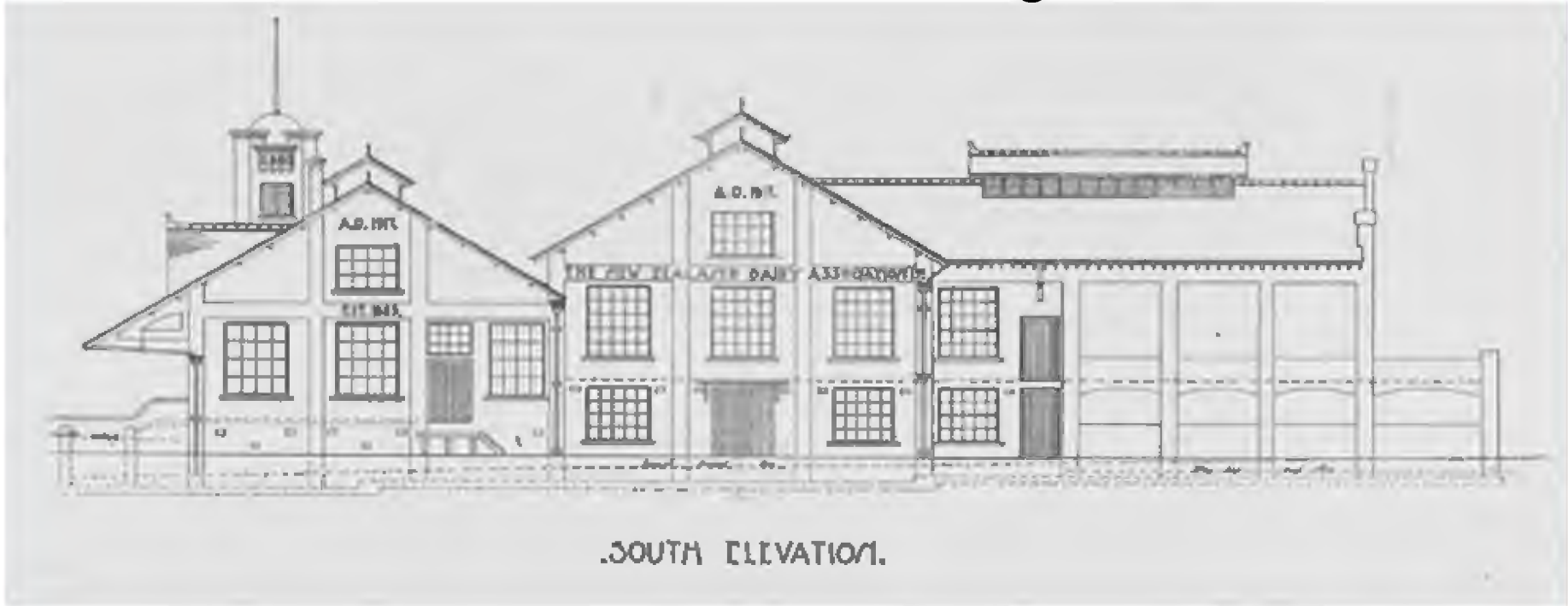
Circa 1915 Glaxo and the NZDA formed a liaison and built the biggest Dairy factory in the world, we call it the Glaxo building

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.

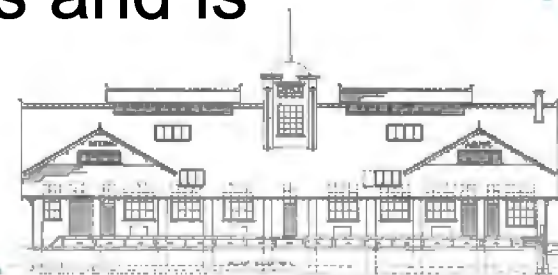
They formed a new company and called it  
The New Zealand Co-operative Dairy Company

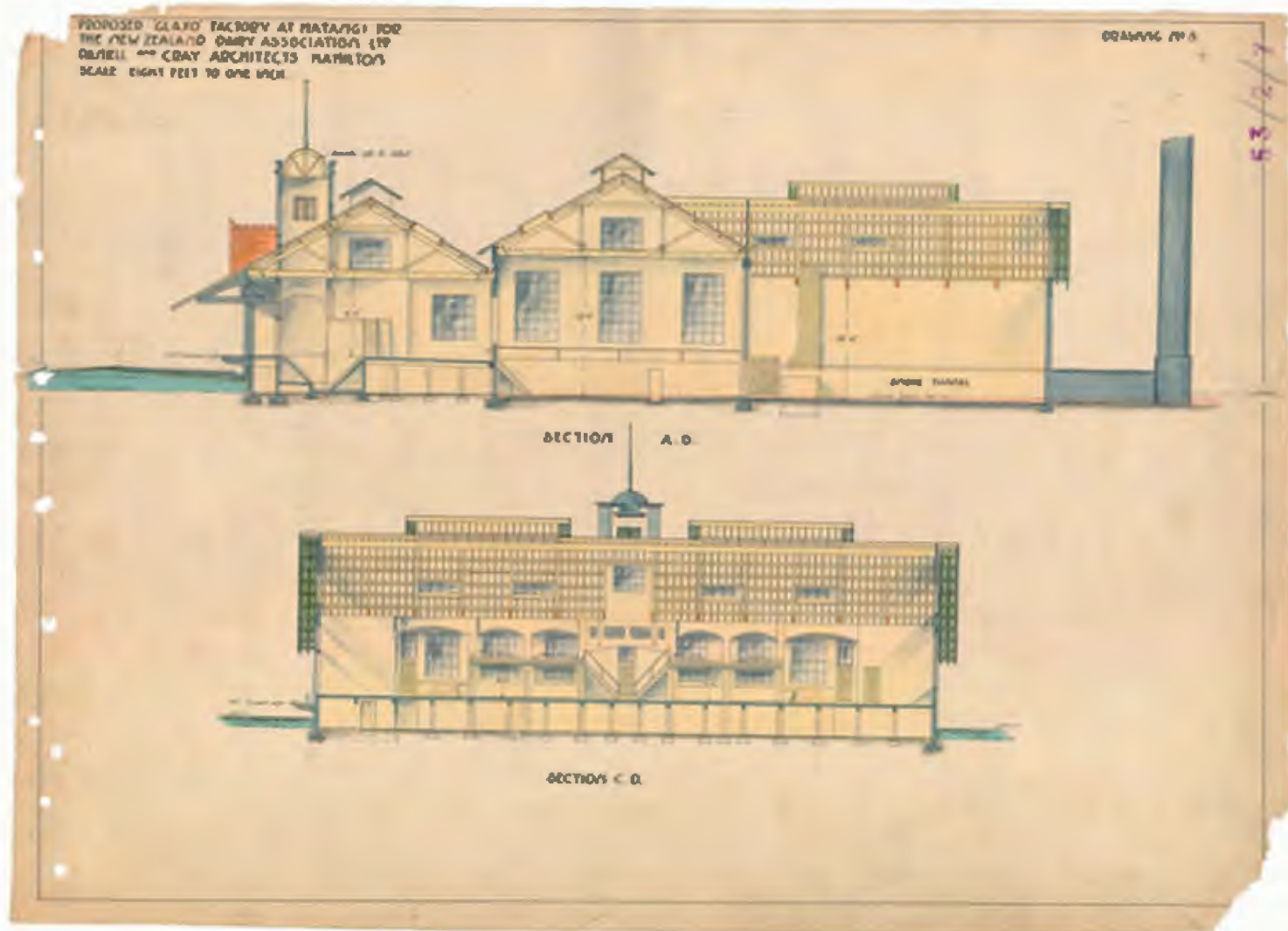


# One of Frederick Daniell's elevation drawings of the Glaxo Building

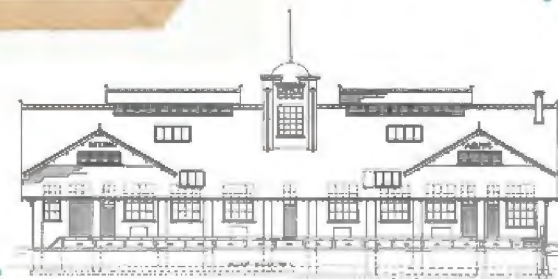


It is hand done in Indian ink on silk paper.  
The building is approx 50 x 40 metres and is  
sarked in 1inch thick Kauri  
The trusses are Rimu.





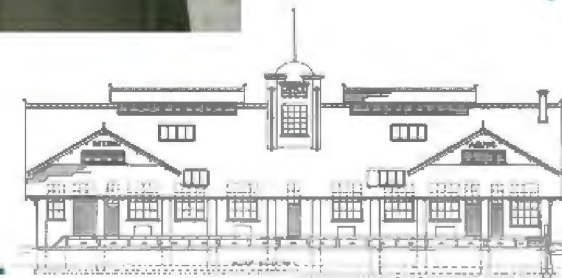
One of the hand painted construction Drawings showing Rimu trusses







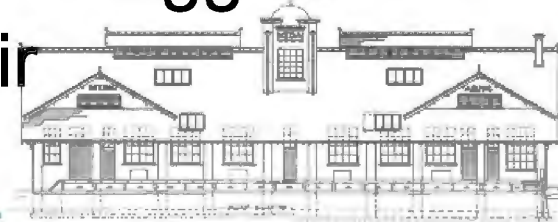
**Kauri sarking & Rimu trusses in  
The Glaxo Building**



# The Glaxo Building Circa 1924

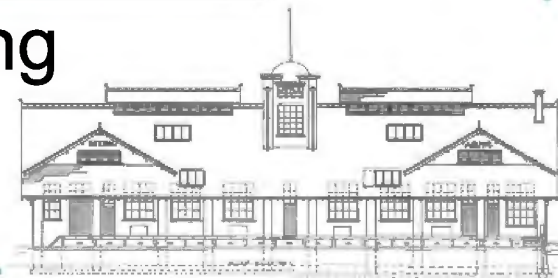


NZCDC went on to become Fonterra and Glaxo to become Glaxo Smith Klien. Thus, the two biggest companies to come out of NZ have their primary financial root in this building



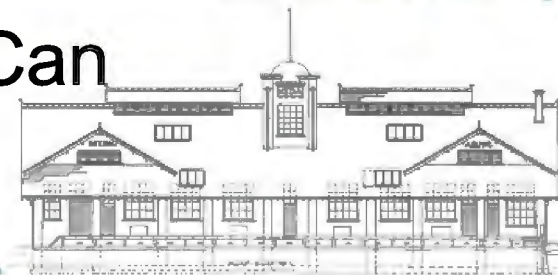


The weighing, sampling and tipping  
of milk on the landing of the  
Glaxo Building



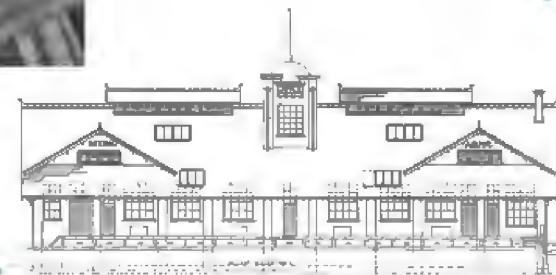


Cira 1947 the new Boiler House and Can Manufacturing building were built



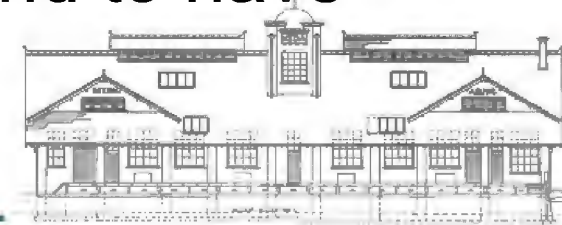


**Die cutting presses in operation  
making the cans.**



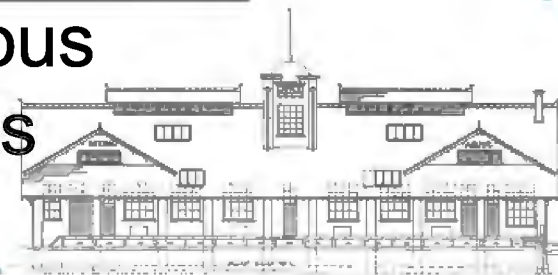


Matangi was the first factory in the world to have Milk Tanker trucks. They were 1952 S Bedfords with Truscott trailers



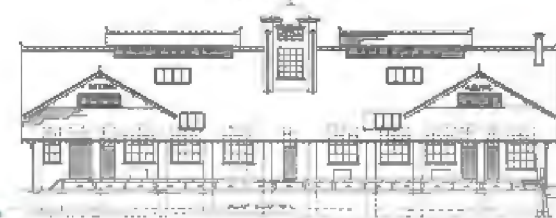


The horizontal milk silos in the previous photo were changed to vertical silos by the mid 1960's





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

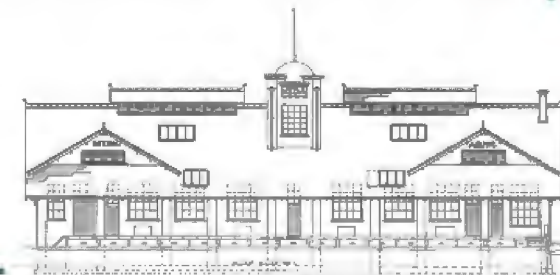






Aerial photo  
of Matangi  
factory

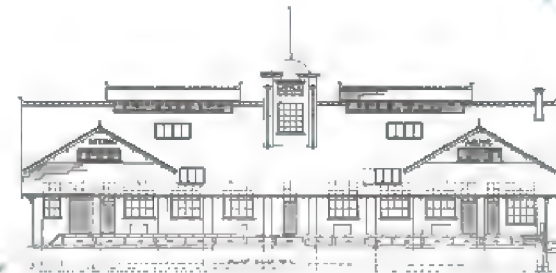
The technology  
for making  
caesenates was  
developed at  
Matangi and this  
information was  
used to build  
Reporoa and  
Paerata factories



# **Where have we come from and where are we now?**

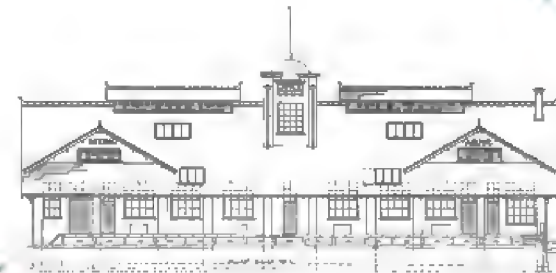
All buildings leaked, the basement in the Glaxo Building was permanently flooded and most other Buildings flooded when it rained.

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**

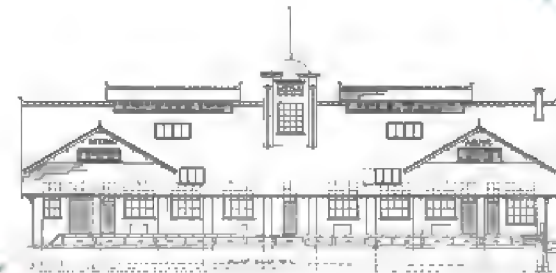


## Removal of Asbestos

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

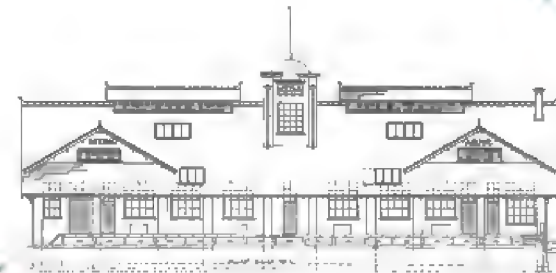
Predicted expense going forward to remove all Asbestos from site would be between \$ 3 and 5 million



## Structural work on buildings without considering The possible new earthquake code

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

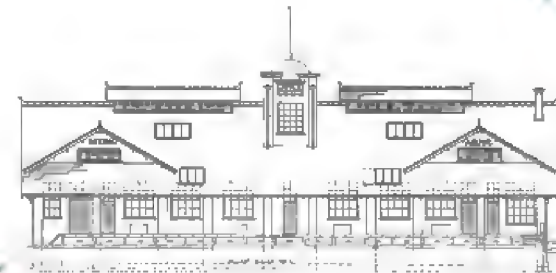
Going forwards this is not easy to estimate but just fixing the structure in the front section of the Glaxo was quoted at \$ 400,000 about 10 years ago



## Power & Fire

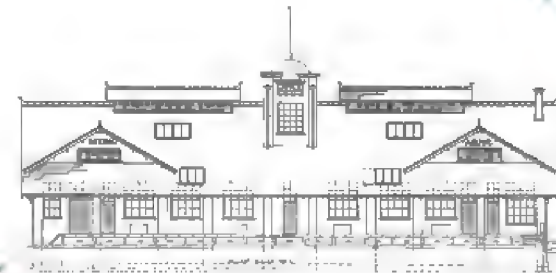
The need to upgrade every buildings power and fire code if any work has to be done on a building is huge

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



Why am I telling you all of this?

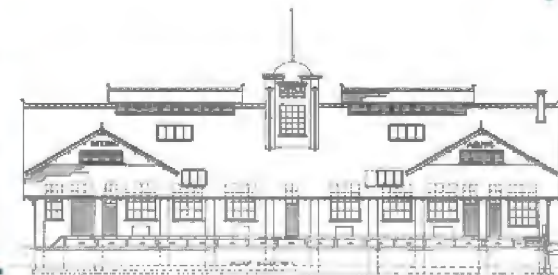
It is because I would you to know the restoration of this site is not economic it is driven by the passion I have for preserving this important part of our history



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



What is like  
now

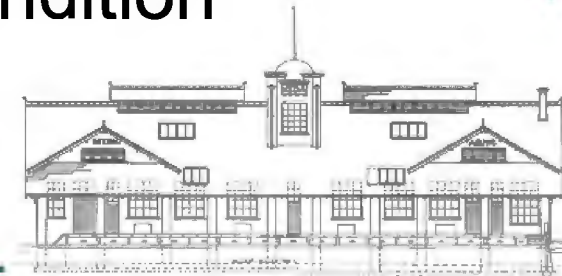




Before the rebuild these two Highlander Condensed milk buildings were derelict



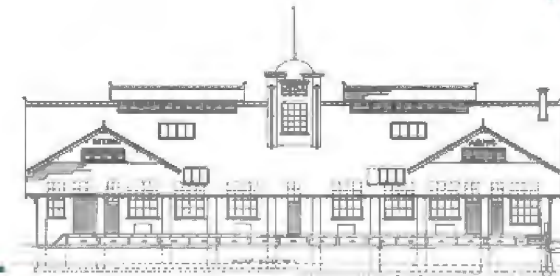
The rebuilt buildings are now in excellent condition



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



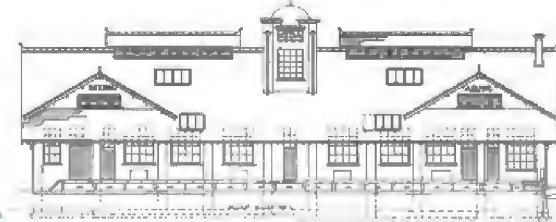
**After the re-build.  
Note the asbestos  
roof was replaced**



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.



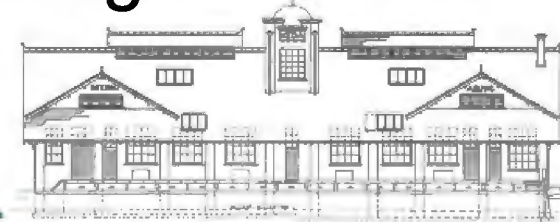
# Glaxo Building 2005 & 2018



The Glaxo building  
blocked up  
windows and  
concrete milk silo  
bases



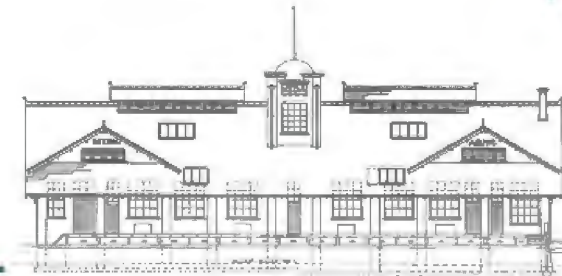
The wet interior of the  
second floor. Trees were  
growing inside



# Landing on the Glaxo building 2005



# Landing 2018



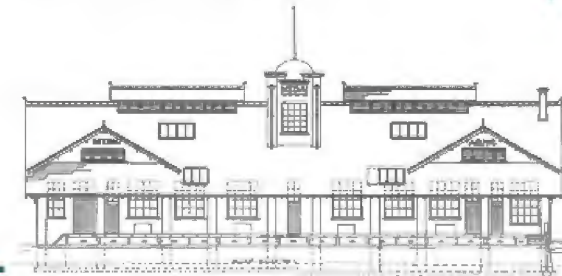


# Boiler house

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.

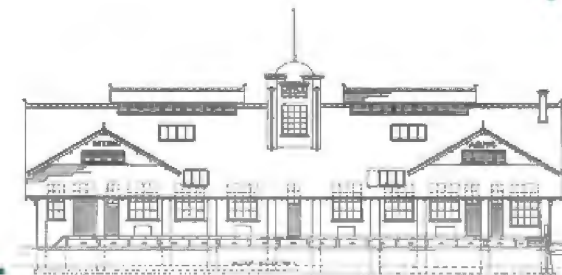
Future as an office block.  
The flues, one boiler &  
coal conveyor to stay  
as industrial art.



# Dryer Tower

The dryer building is 26 metres tall.

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

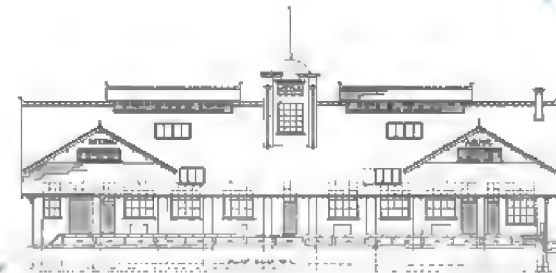




The Glaxo building with its heritage status,  
the Tower block and the Boiler house  
all exceed to 10metre maximum  
Height allowed on an industrial site.

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

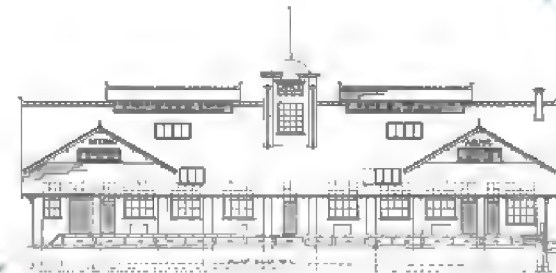
This is one of the reasons I would like a special  
zoning for the site.



## 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.

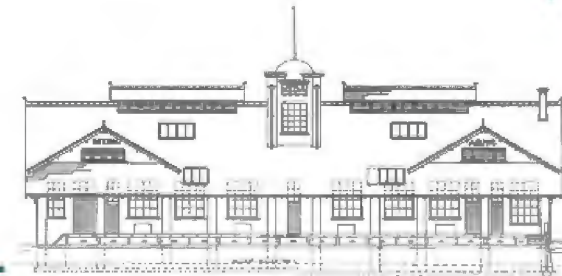
We managed to purchase this house and land  
In 2012 and we have rebuilt house



# Our Matangi Railway cottage make over



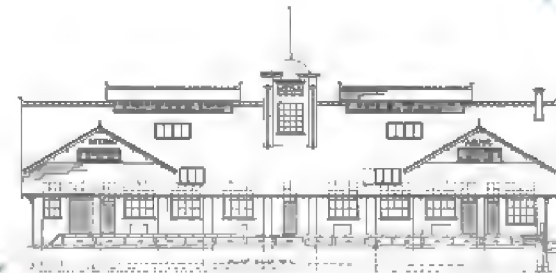
Every piece of timber  
In the railway house  
is stenciled with its  
dimensions and its  
location.



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



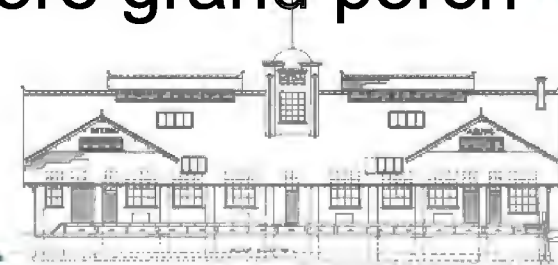


All the houses had the  
Same floor plan but  
There were



5 different roof designs &  
5 different porch designs

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

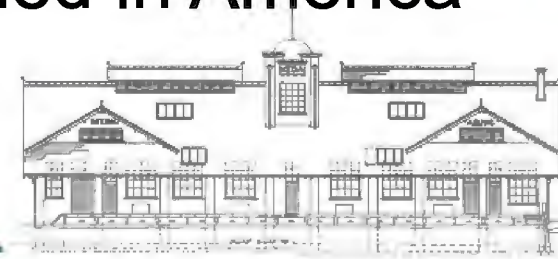




Other roof and porch designs



The houses were designed in America

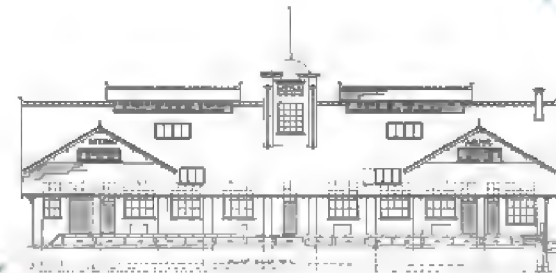


I would like to buy an example of every different roof and porch design of Railway house and make a Railway Village on and on our land on the Northern side of the Railway line

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

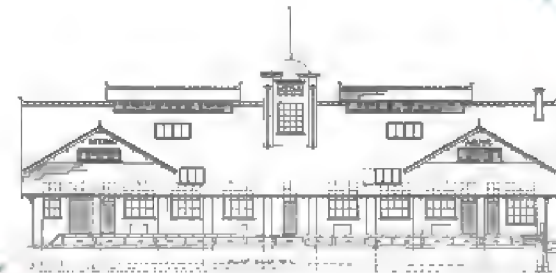




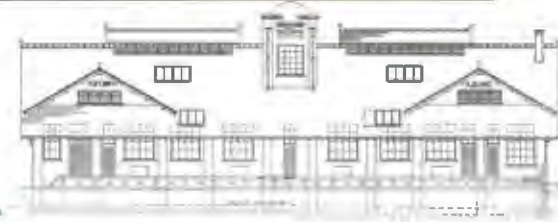
We are also destroying our heritage with regards to the Huntly Coal Miners, Waihi Gold Miners & Farm Worker's Cottages.

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

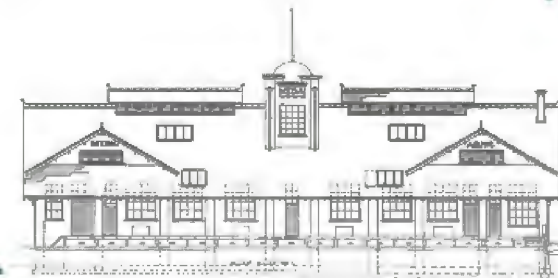


I'd like to salvage Huntly  
Coal Miners and Waihi  
Gold Miners cottages &  
restore them as Air B&B  
accommodation





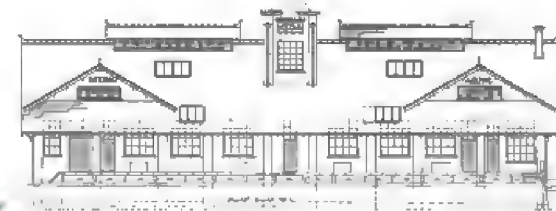
Other cottages to be  
Used for Air B&B



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

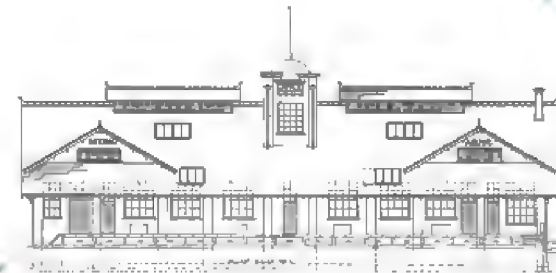
The density of houses would be significantly beyond what is presently allowed. Provided we can manage the sewage and the Matangi Community are happy with the proposal I would like to get the Land designated for this to happen.

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

<b>murray price</b> architectural design a 31a lake domain drive, hamilton p/f 07 834 0500 m 0274 888 432 e murray.price@xtra.co.nz	client <b>MOWBRAY GROUP</b>	date MAY '14	job # 10136
	project <b>REDEVELOPMENT DAIRY FACTORY</b> <b>TAUWHARE RD, MATANGI</b>	sheet <b>Rendered views #1</b>	rev # / scale 1:200
<small>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 without prior written permission.</small>			

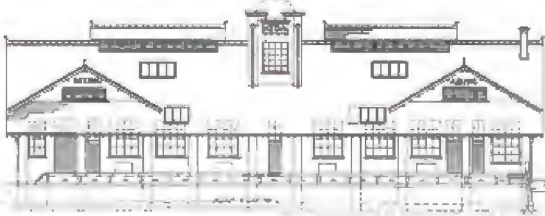




# View From the Factory

<b>murray price</b> architectural design a 31a lake domain drive, hamilton ph 07 834 0500 m 0274 989 432 e murray.price@dmz.co.nz	<b>client</b> <b>MOWBRAY GROUP</b>	<b>date</b> MAY '14	<b>job #</b> 10136
	<b>project</b> <b>REDEVELOPMENT DAIRY FACTORY</b> <b>TAUWHARE RD, MATANGI</b>	<b>sheet</b> <b>Rendered views #2</b>	<b>scale</b> 1:200

rev. # | date | by | app. #  
 Contractor to check and verify all dimensions on site before commencing work  
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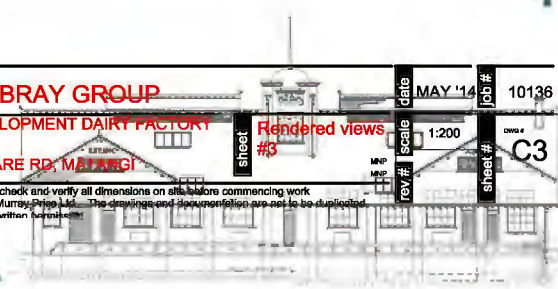




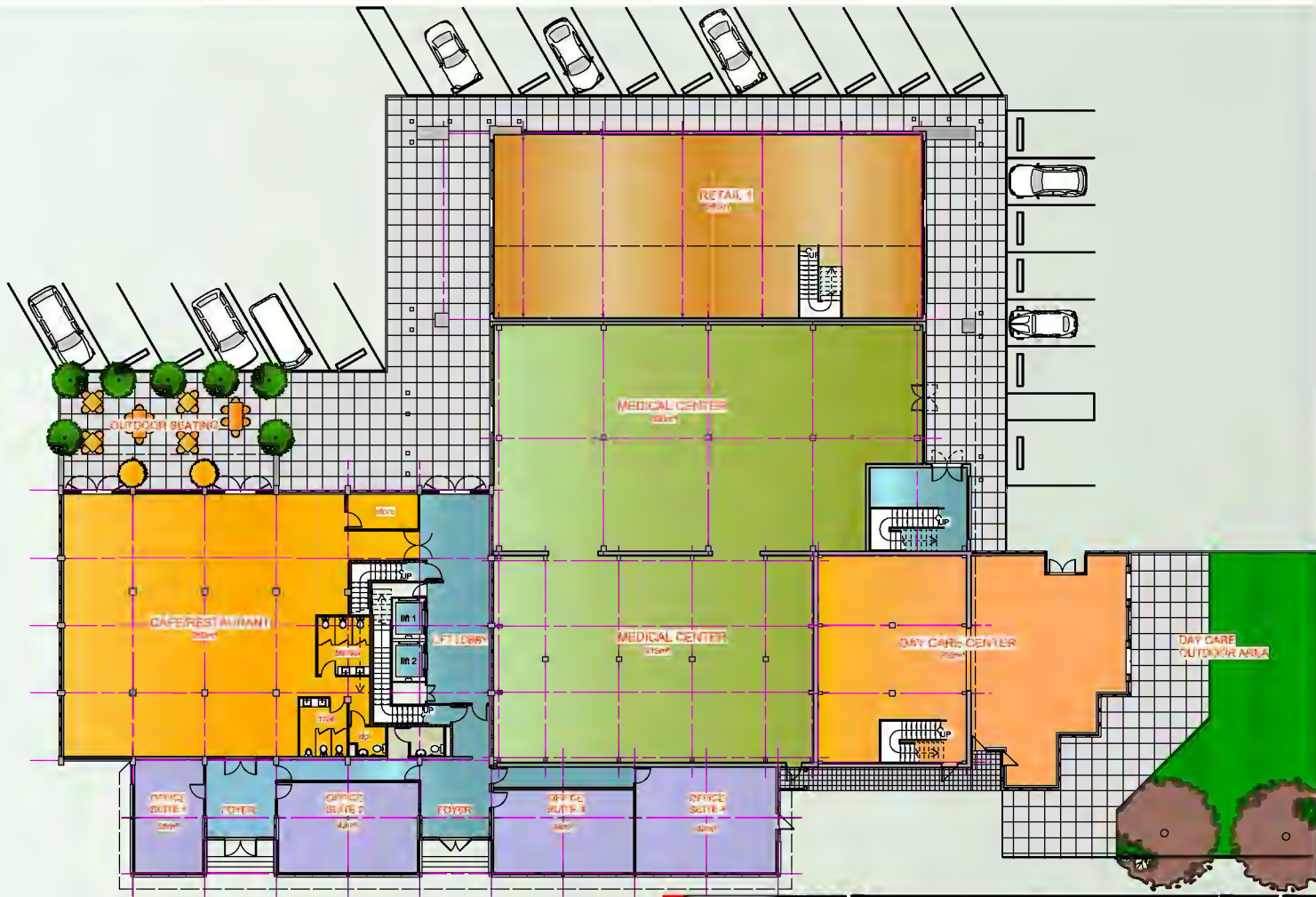
# View from Factory entrance

<b>murray price</b> architectural design a 31a lake domain drive, hamilton p/t 07 834 0500 m 0274 889 432 e murray.price@xtra.co.nz	<b>client</b> <b>MOWBRAY GROUP</b> <b>REDEVELOPMENT DAIRY FACTORY</b> <b>TAUWHARE RD, MATAMOI</b>	<b>date</b> MAY '14	<b>job #</b> 10136
	<b>project</b> <b>sheet</b> <b>TAUWHARE RD, MATAMOI</b> <b>RENDERED VIEWS</b> <b>#3</b>	<b>scale</b> 1:200	<b>sheet #</b> C3

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**PROPOSED L1 FLOOR PLAN**

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

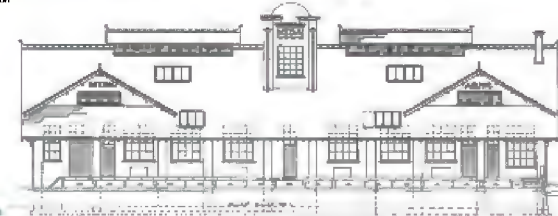
**murray price**  
 architectural design  
 e 31a lake domain drive, hamilton  
 ph 07 634 0500  
 m 0274 668 432  
 e murray.price@xtra.co.nz

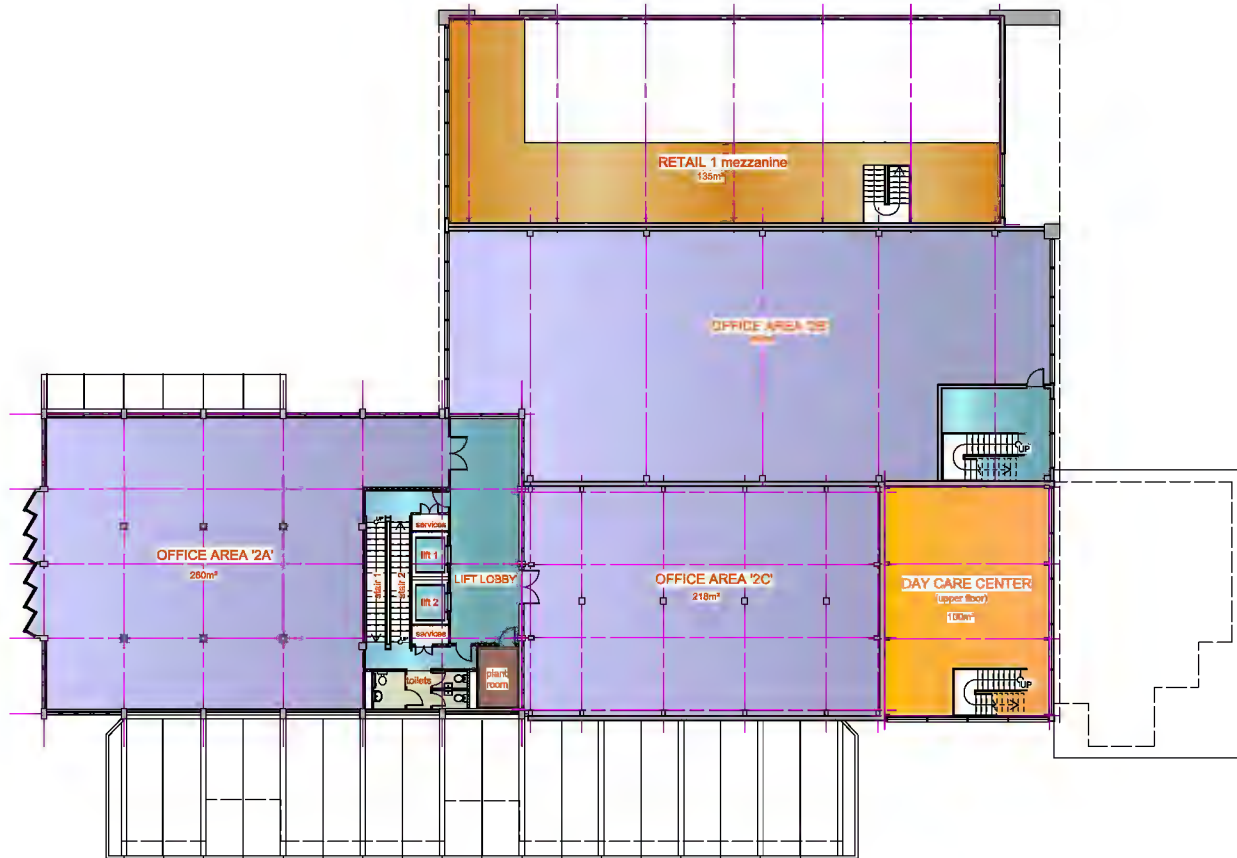
Project: **MOWBRAY GROUP**  
 REDEVELOPMENT DAIRY FACTORY  
 TAUWHARE RD, MATANGI

Sheet: **L1- GROUND FLOOR**  
 Date: Aug. 14  
 Scale: 1:200  
 Job #: 10138  
 Drawn by: C4

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# Ground Floor



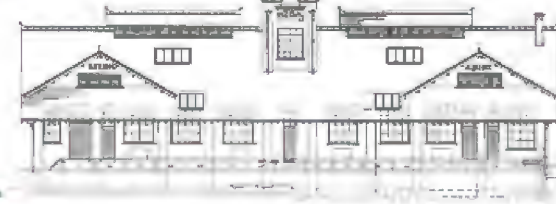


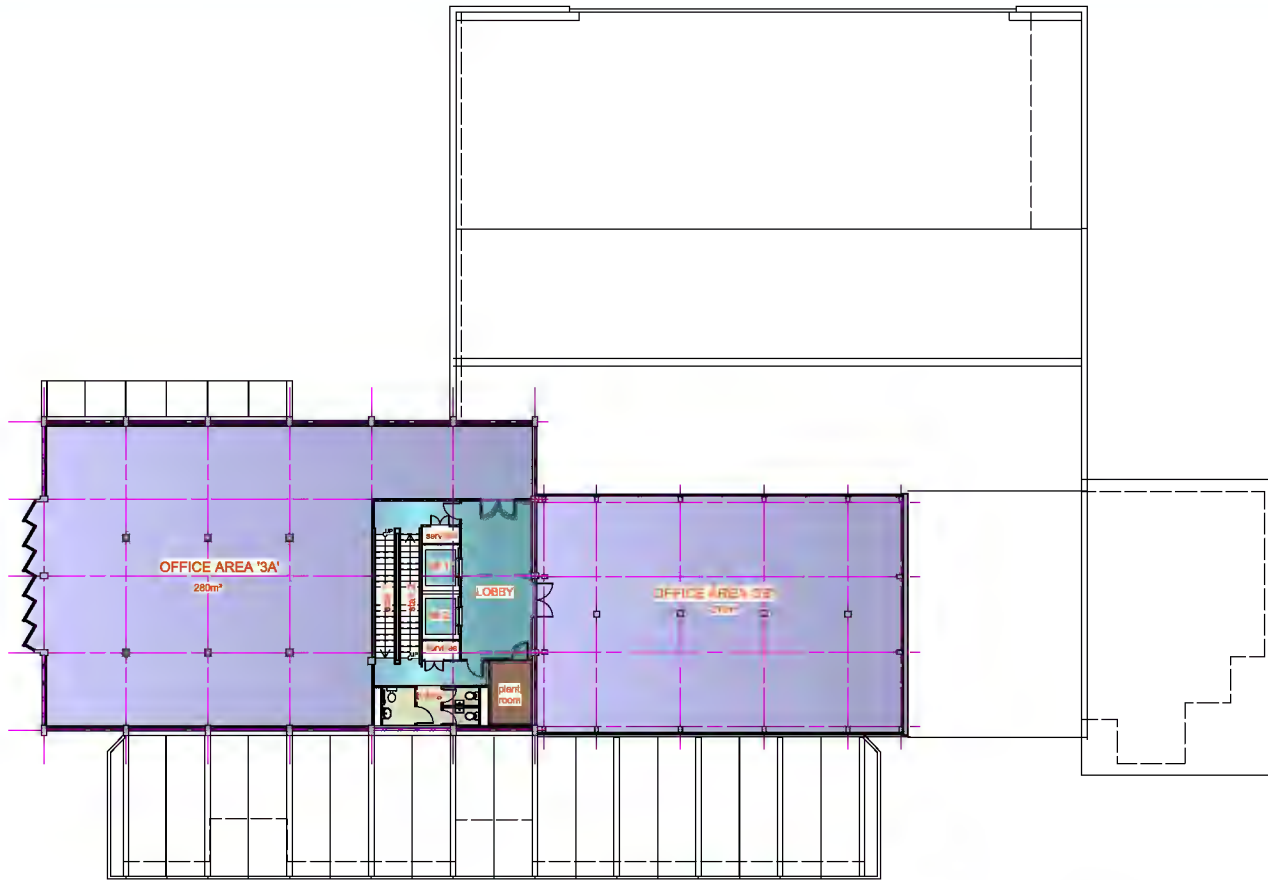
**PROPOSED L2 FLOOR PLAN**

1 0 1 2 3 4 5 6 7 8 9 10  
 0 1000 2000 3000 4000 5000 6000 7000 8000

<b>murray price</b> architectural design a 31a lake domain drive, hamilton ph 07 534 0500 m 0274 686 432 e murray.price@extra.co.nz	<b>Client:</b> MOWBRAY GROUP <b>Project:</b> REDEVELOPMENT DAIRY FACTORY <b>Location:</b> TAUWHARE RD, MATANGI	<b>Date:</b> Aug. 14 <b>Scale:</b> 1:200 <b>Sheet #:</b> L2 -FIRST FLOOR	<b>Job #:</b> 10136 <b>Draw #:</b> C5
	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 without prior written permission.		

# First Floor



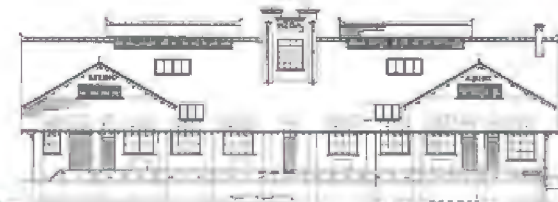


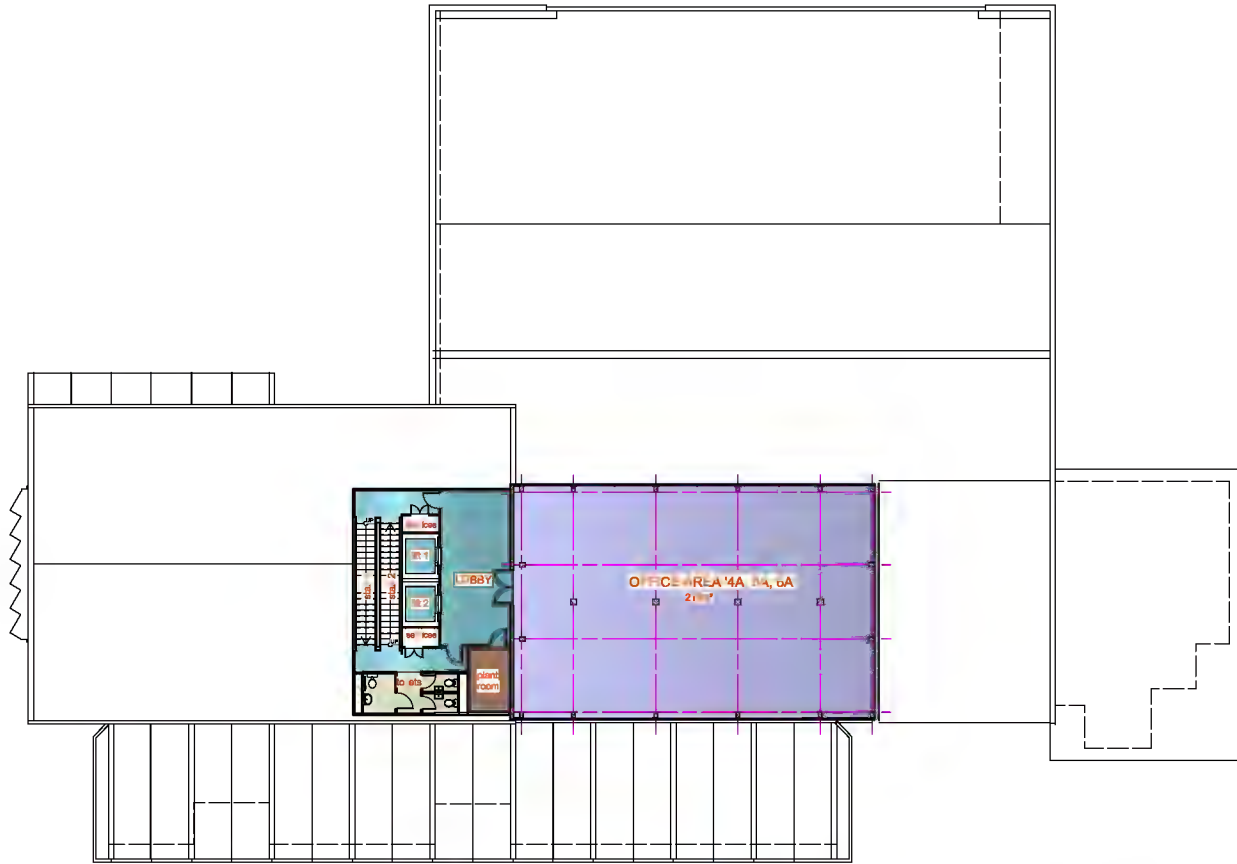
**PROPOSED L3 FLOOR PLAN**

1 0 1 2 3 4 5 6 7 8 9 10

<b>murray price</b> architectural design a 31a lake domain drive, hamilton p/f 07 834 0500 m 0274 886 432 e murray.price@cptra.co.nz	<b>client</b> <b>MOWBRAY GROUP</b>	<b>date</b> Aug.14	<b>job #</b> 10136
	<b>project</b> REDEVELOPMENT DAIRY FACTORY TAUWHARE RD, MATANGI	<b>sheet</b> L3 -SECOND FLOOR	<b>scale</b> 1:200

# Second Floor





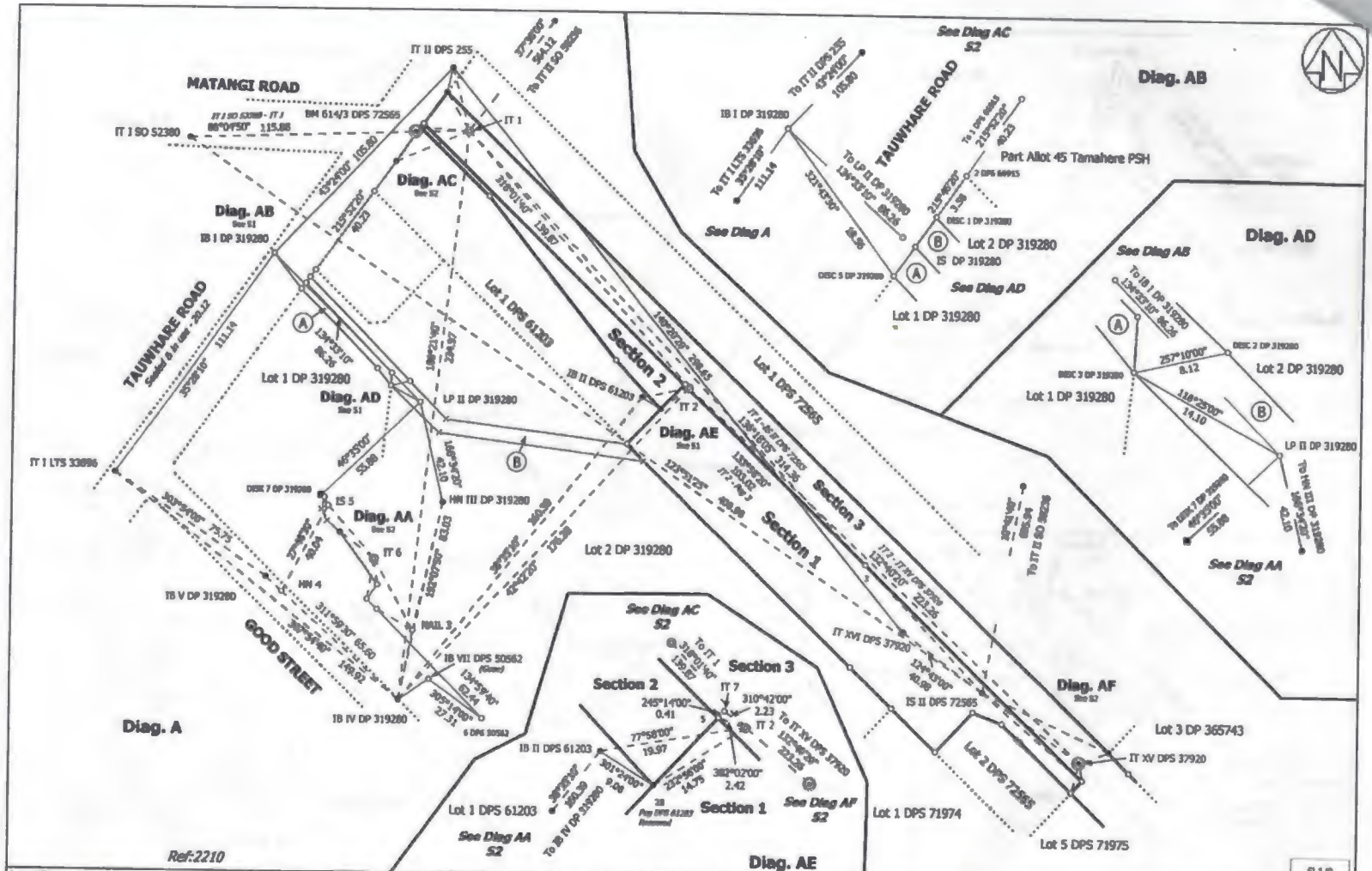
**PROPOSED L4, L5, L6 FLOOR PLAN**

1 0 1 2 3 4 5 6 7 8 9 10

<b>murray price</b> architectural design a 31a lake domain drive, hamilton t 07 834 9300 m 0274 969 432 e murray.price@cpdra.co.nz	<b>Client:</b> MOWBRAY GROUP <b>Project:</b> REDEVELOPMENT DAIRY FACTORY TAUWHARE RD, MATANGI	<b>Date:</b> Aug. 14 <b>Scale:</b> 1:200 <b>Sheet #:</b> C7	<b>Job #:</b> 10136
	<b>Sheet:</b> L4, 5, 6 -THIRD, FOURTH, FIFTH FLOOR	<small>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 without prior written permission.</small>	

# 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floor





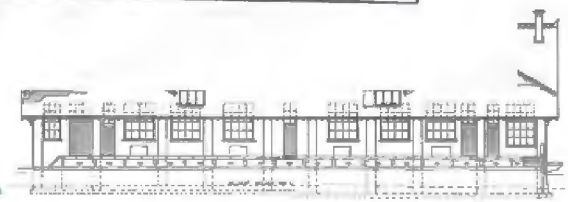
Ref:2210

Land District South Auckland  
Digitally Generated Plan  
Generated on: 26/08/2013 1:53pm Page 10 of 12

SECTIONS 1 TO 3 AND RIGHTS OF WAY OVER LOTS 1 AND 2 DP 319280

Surveyor: Timothy William Bailey  
Firm: Nicholson Surveying Limited (Tokoro)  
Survey Date: 5/06/2013

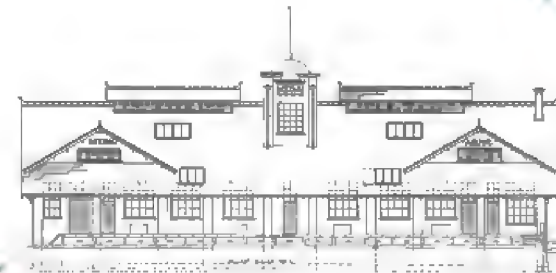
CSD Plan  
SO 465505  
Approved on: 26/08/2013



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)

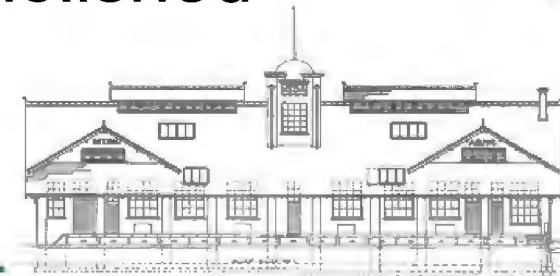
& the Turua Bank which has been used as a  
joinery factory in recent time



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

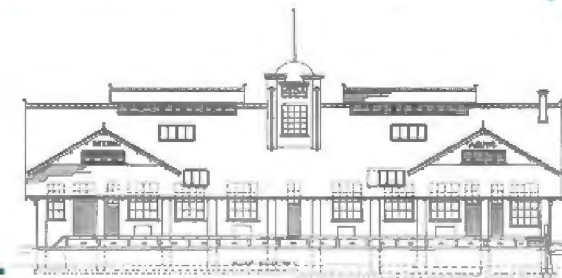


This special building needs to be picked up ASAP before it is demolished





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

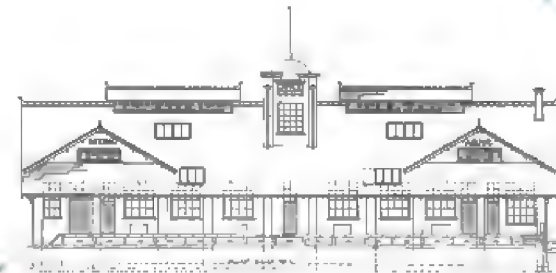




Other buildings I am looking at & trying to obtain

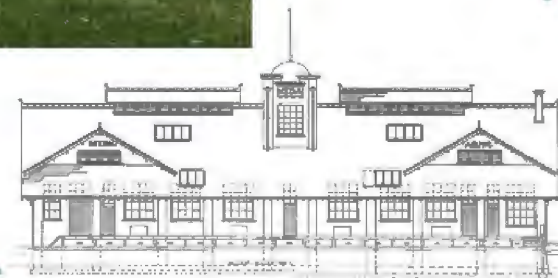
The Gisborne Railway Station

& the Opotiki Scout Den





Opotiki Building





Gisborne Railway Station.

