



# Mātangi Strategic Plan

The Mātangi Community Committee has created a Mātangi Strategic plan in consultation with the community. It offers everyone a chance to understand the history of Mātangi and consider what could be the future.

Mātangi Community Committee 2025 Edition





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# Mātangi Strategic Plan - Summary

## **Aspirations for Mātangi**

- Have a distinct identity
- Maintain a village feel - residential housing, school, church, shops, hall - in easy walking distance
- Preserve and reflect our history
- Be family friendly
- Feel welcoming and safe

**Vision:** Mātangi Village has long been a welcoming centre of social and economic importance to the local area and beyond, celebrating and preserving its distinct history and planning improvements to ensure it continues to be a desired place to live, learn, work, play, visit and meet with others.

## **Priorities**

**Short term** –

1. Connections – Footpaths – extend network to connect local communities
2. Jack Foster Reserve Concept plan design and delivery
3. Formation of Matangi Community Trust or similar to fundraise for community projects
4. Enhance village look and feel consistent with our vision

**Long Term** -

1. Identify and secure land within and close to the Village for
1. a village precinct
2. a large space for passive and active recreation

# Mātangi Strategic Plan – Areas of focus

1. Connecting Communities
2. Beautification
3. Destination
4. Traffic Calming
5. Future settlement

# Mātangi Strategic Plan – Actions

## 1. Connecting Communities

### Public transport:

- Retain bus service
- Extend/Modify the bus service

### Cycleway, Footpaths:

- Improve Footpath from Poplar Lane to Morrinsville Road
- Install path along Tauwhare Road to Mātangi Recreational Reserve and Tauwhare Pa. Extend this to Tauwhare village.
- Install path along Hoeka Road and Woodside Road to Mātangi Road.
- Install path Mātangi to Tamahere along Tauwhare Road.

### Trains:

- Explore options to utilise rail corridor for cycleway/footpath.
- Possible passenger transport or rail special events.

## 2. Beautification

- Preserve, reflect and celebrate local history.
- Have more apparent and attractive road entrances.
- Extend roadside cherry tree planting within the village.
- Encourage cherry tree planting by residences within the village and on neighbouring properties.
- Create an attractive Village centre.
- Enhance the appearance of community facilities - Jack Foster Reserve, Mātangi Hall etc.
- Underground the powerlines within the village.
- Fundraise to achieve goals - Form Mātangi Community Trust.



# Mātangi Strategic Plan – Actions

## 3. Destination - Facilities, Community Hub, Recreation

### Doing more with what we have.

Mātangi Hall - remodel and extend to provide a separately bookable space for smaller groups.

Jack Foster Reserve - Project to provide enhanced community space to meet and enjoy.

Good Street playground - Additional planting, car park space?

Wally Pollock Reserve - Upgrade to provide further historical information, tracks and gully restoration.

Mātangi/Hillcrest Sports Club – now planning expansion of facilities including public toilet.

Investigate better village parking options.

### New Places and Facilities

Secure land for village central Hub - 609 Mātangi Road, 610 Mātangi Road

Secure land in village for recreational space.

Emergency Services; Fire service

Public toilet, E bike parking and charging. EV charging, BBQ, climbing wall, community garden.

Creative work space, Library, Wifi.

## 4. Traffic calming

Improve signage

Pedestrian crossing/raised platform near or just north of the shops.

Increased parking.

A bend in the road (Tauwhare Road) – roundabout/s or other change.

Redirect traffic - encourage use of other routes. Assess feasibility of bypass.

## 5. Future Growth

Land near village to be zoned for future use as general residential housing. (600-900sqm) Community affordable housing project.

# Mātangi Strategic Plan – Action Plan

Action	Council	Community
Form Matangi Community Trust or Incorporated society		



# Mātangi – about us

## Mātangi (Gentle Breeze)

Located at the southern end of the Waikato District, is the lovely country village of Mātangi. A village community with a rich dairy heritage and more recently horticulture, the area offers a charming atmosphere, filled with orchards and rolling pastures. Historic houses with rambling gardens, and lifestyle blocks are part of the area, with village-style ¼ acre sections becoming more evident as you move towards the heart of the village. Tree lined streets and picturesque gardens remind us of a more relaxed time and place that some towns and cities have forgotten. All of this, yet located only minutes from an international airport, the city of Hamilton, and our neighbours Cambridge, Tamahere, Tauwhare Pā, Tauwhare, Bruntwood, Hautapu, Newstead and Eureka.



The 1919 Glaxo factory/dairy factory lies at the centre of the village, now a project of restoration for the owner, Harry Mowbray. It's also a hub that over 20 businesses operate from. Stop and sample a brew from Bootleg Brewery, now also the local pub, set in the raw atmosphere of the historic site. Or a sandwich and coffee from the Factory Bus Stop, a full-sized bus converted to a café and outdoor area, opposite the Mātangi Four Square and Mātangi Takeaways. Treat your car to a tune up at Mātangi Motors. Wander 100m down the road to Tauwhare Berry Farm – pick your own if you like. Better yet, a berry ice cream on a hot day.

You get the idea - plenty of amenities and services dot the area, but it retains a laid back, country image. What a place to live and go to school. Yes, there is also Mātangi School nestled within the village, with a growing roll indicating the desirability of the area.



# Mātangi - our history

A small village in a rural setting south-east of Hamilton, Mātangi is four kilometres west of the Te Iti o Hauā Marae at Tauwhare, and falls within the area that is home to the numerous Ngāti Hauā iwi, who by the 1800s extended from between the Upper Waihou and the Waikato River, from Te Aroha to the Maungatautari ranges, and to the present site of Hamilton.

The land around Mātangi at that time is shown on old maps as being largely swamp. The historic Potuwha Pā, 1.7 kms from the current Mātangi village, is on what was a track regularly used by Ngāti Haua to go between Tamahere and Tauwhare, and on to Peria.

The natural vegetation of the area would have been mostly mixed bush of tōtara, matai, rimu, kahikatea, tītoki, tawa, and rewarewa.

Following the Land Wars and related confiscations, the area was farmed by European settlers and has a dairy legacy dating back to the 1880s.

In 1884 a rail station opened, called Tamahere - renamed Mātangi in 1906 following a petition from locals.



The New Zealand Dairy Association Co-operative (NZDA) built the first dairy factory, a creamery, on the site in 1885. In 1894 the New Zealand Trading Company built a cheese factory which was purchased by Willian Murray in 1900. He changed the factory to make condensed milk which, hailing from Scotland, he called Highlander. These original buildings are still on site. The NZDA then built its own cheese factory opposite the main factory, presently a hostel. In 1917 NZDA built the biggest dairy factory in the world to produce dried milk for Glaxo. Halfway through construction of the building they realised they did not have enough milk so they went around all the other co-ops in the Waikato and asked them to join them, as Glaxo was paying one penny a pound of butterfat more than the going rate. The new combined company was called The New Zealand Co-Operative Dairy Company (NZCDC). NZCDC was then to go on and become Fonterra. Essentially the two biggest companies to come out of New Zealand, Fonterra and Glaxo Smith Klein, have their primary financial roots in Mātangi and it is also where Highlander condensed milk started. The factory was an early customer of the Central Waikato Electric Power Board in 1921, when 12 local households were also connected.

From 1919 until its closure in 1987, the Mātangi dairy factory produced milk powder, condensed milk and cheese.

In 1902, the first Mātangi post office opened and in 1906, a telegram service was added. The Mātangi Hall opened in 1904, and the school started in the Hall in 1910. Bulk stores, railway marshalling yards, and other community facilities followed. Current historical features of the village include the residences, known as the Seven Sisters and Two Brothers, built on Mātangi Road for the factory managers. The distinctive design of these houses and the Glaxo Factory were the work of architect Frederick Daniell, and are identified as important heritage buildings. The houses are still private residences, and while the factory no longer operates as a dairy factory, the site is home to a large number of small businesses and ongoing development.

St David's Church, Mātangi Hall, Mātangi School, the Mātangi Recreational Reserve and the Jack Foster Reserve are valuable community assets for the area.



# St David's Church -Then and Now

## Saint David's Church

St David's Church on Mātangi Rd was built between 1932-33. The Taylor family, David and Patience, were early farming settlers in Mātangi. In 1921 they donated land to the Anglican Church as a site to build the church. Taylor descendants are still living in the area. Funds for the church were raised by the local community through fundraising events, social functions, and generous donations.

Church services were held once a week until petrol rationing in the 1940s led to a reduction to fortnightly. Post-war, attendance dwindled, reducing services to once per month. St David's became part of the St Francis Co-operating Parish in Hillcrest in 1976, amalgamating Anglican, Methodist, and Presbyterian congregations.

The last co-operating parish service at St David's was held on 8 December 2018 and the building was sold in 2019. Further information about churches in Mātangi may be found at [matangilink.nz/st-davids/](https://matangilink.nz/st-davids/)

On 15-16 August 2019 a new chapter began for Saint David's under the Romanian Orthodox Church, specifically the Parish of Saint George in Hamilton. Over the next four years, renewal, beautification, decoration, and arrangement of the church took place, aligned with Orthodox tradition. The parish priest, Reverend Father Ovidiu Motofelea, who is also the Romanian Orthodox Dean of New Zealand, along with his family and a few faithful, carried out this work. The consecration into the Orthodox faith took place on 3 September 2023

The faithful of Saint George Parish feel blessed to have Saint David's Church as a remarkable place of worship and to be part of a wonderful community. They give thanks and pray to God for this, with the mission of bringing God's peace and prayers to this part of the world.





# Thinking about the future – Mātangi Factory



By Harry Mowbray

In my view Mātangi Dairy Factory is the most significant industrial site in New Zealand's history. It is the cornerstone factory for Fonterra, and where the Glaxo part of Glaxo Smith Klein made their money, as well as where Highlander condensed milk started.

Over the last 5 years I have worked on changing the zoning of the factory from Industrial to a mixed use zone. Mixed use zone will mean the we can have 10 residential buildings, 1000 square metres of visitor accommodation, along with commercial and light industrial activities on site.

I am collecting other old historic buildings to compliment the buildings that are already on site. These buildings will be arranged to create something akin to the piazzas you find in Europe. Essentially the buildings will be clustered around a central open area.

I have seven single and twin bedroom cottages from the mid 1800's to the early 1900's which will be lined up on the opposite side of the railway line to the main factory and will be let as Air-B&B accommodation.

My vision is to preserve this extraordinary history by making the factory the Mātangi village hub. Thereby providing purpose and an economic future for the area.

The plan is to try and attract boutique businesses, such as cheese, bread and yogurt making to compliment Bootleg Brewery, Sunday Society, Tis the Season, and the Vet Clinic. We are also looking to attract other businesses like doctors and dentists along with law firms and restaurants.

Photographs of the dairy and railway history will be on display so the site will become a living museum.

I have a vision to make Mātangi a cherry blossom destination. To that end I have planted over 120 Awanui cherries on site.

**Essentially the plan is to create an extraordinarily vibrant and historic village hub that is a destination.**



# Thinking about the future – sports ground



## The Mātangi Recreational Reserve

643 Tauwhare Road, has a **playground** and **sports fields** and is home to the Mātangi Sports Club, which offers club facilities and fields teams in **netball**, **rugby league**, **rugby** and **lacrosse** and hosts other clubs for practice and competition.

Waikato District Council has secured an additional 9 acres to this site and plans are in place for new netball courts, an extension to the 2<sup>nd</sup> rugby field, additional parking and an off-lead dog exercise park.



# Thinking about the future – Mātangi School



Mātangi school, opened in the old Mātangi Hall in 1910, and got its own building in 1917, sited near the Mātangi Dairy Factory.

The building was moved to its current site on Mātangi Road in 1920.

Currently the school has around 200 students, providing a staffing entitlement of 10 teachers.

During 2024 four new classrooms were added to cater for Ministry of Education predicted roll growth

# Mātangi Strategic Plan - purpose

**A Strategic Plan represents the community's aspirations for Mātangi's future.**

The Waikato District Council (WDC) encourages feedback from all communities within the district, about the shape and direction that the individual communities will develop over time.

In 2005 and 2013 Community Plans were created, through consultation with the community organised by the Mātangi Community Committee. The intentions in those plans are now captured in the Council Blueprint, which informs Council decision-making regarding current community interests, and is updated every three years.

This Strategic Plan document is designed to stimulate ideas from the people of Mātangi, for a longer-term vision of how we would like the Village and area to develop and grow over the next 30+ years.

Previous Community Plans reflected the desire for the village to retain its historic character and village feel. Developments at the factory site, in particular, have added the concept of Mātangi as a destination.

Mātangi is in a highly desirable settlement area near Hamilton.

The village and surrounding area are currently closed to housing intensification by Council zoning, the need to protect elite soils, and the lack of residential wastewater disposal services. Provision of the latter is anticipated after 2041, so there is likely to be increased pressure for zoning for residential housing in Mātangi after that date. This needs to be factored into our and Council's long-term planning.





### Jack Foster Reserve

If the land that is now the Jack Foster Reserve hadn't been purchased by WDC when the farm there was subdivided and sold, there simply would not be a park within the village. The people of Mātangi had long desired a local park. The Mātangi Community Committee advocated for this outcome. By raising this with the Waikato District Council, the Jack Foster Reserve came to be.



# Planning - strategy

Growth is easy, it sort of happens on its own.

**Ensuring that the growth suits the area, district or community, so that it becomes good healthy growth, leading to a functional desired outcome - well that needs exceptional planning.**

In the case of a community, it means taking a long-term view of what the community is to look like, and putting the planning in place early.

**Any community will have its challenges** In the case of Mātangi Village, the sewerage treatment plant is at capacity, which means no more connections to take on more sewage. Once that is overcome you can be sure developers will flock overnight to do what they do. **The Mātangi Strategic Plan needs to have the community's vision in place now to ensure that the area develops in the way that we, the community, wish it to.**

Members of the Mātangi community have discussed and identified improvements that will preserve and enhance what we have.

**Firstly, we want Mātangi to:**

- **Have a distinct identity**
- **Maintain a village feel - residential housing, school, church, shops, hall - in easy walking distance**
- **Preserve and reflect our history -**
- **Be family friendly**
- **Feel welcoming and safe**

# Mātangi Strategic Plan – our vision

## Our Vision – “ Meet me in Mātangi ”

Matāangi Village has long been a welcoming centre of social and economic importance to the local area and beyond, celebrating and preserving its distinct history and planning improvements to ensure it continues to be a desired place to live, learn, work, play, visit and meet with others.





# Matāngi Strategic Plan – Areas of focus

1. Connecting Communities
2. Beautification
3. Destination
4. Traffic Calming
5. Future settlement

# Connecting communities

**Mātangi** has always been a meeting place for the wider area. It offers a social, retail and service hub with an increasing array of opportunities to access local providers and provide employment. Mātangi School is also key in building identity. Links to neighbouring communities, Hamilton and Cambridge are important to residents.

**Public transport:** Mātangi is currently part of a Council funded pilot bus service to the area.

## Future

- Retain service
- Extend service

**Cycleway, Footpaths** - There are well used footpaths within the village and along Taplin Road to the subdivision. A footpath links Mātangi to Hamilton. The Allan Turner Bridge links Tamahere and Mātangi Road via Fuchia Lane.

## Future

- Improve footpath from Poplar Lane to Morrinsville Road.
- Install path along Tauwhare Road to Mātangi Recreational Reserve and Tauwhare Pa. Eventually extend to Tauwhare village. Explore use of compacted gravel to get greater distance from expenditure.
- Install path along Hoeka Road and Woodside Road to Mātangi Road.
- Install path Mātangi to Tamahere along Tauwhare Road.

**Trains:** Mātangi is situated on the rail line from Ruakura to Hautapu. Freight trains go twice daily. The corridor allows space for a double rail line, however there is currently only one line.

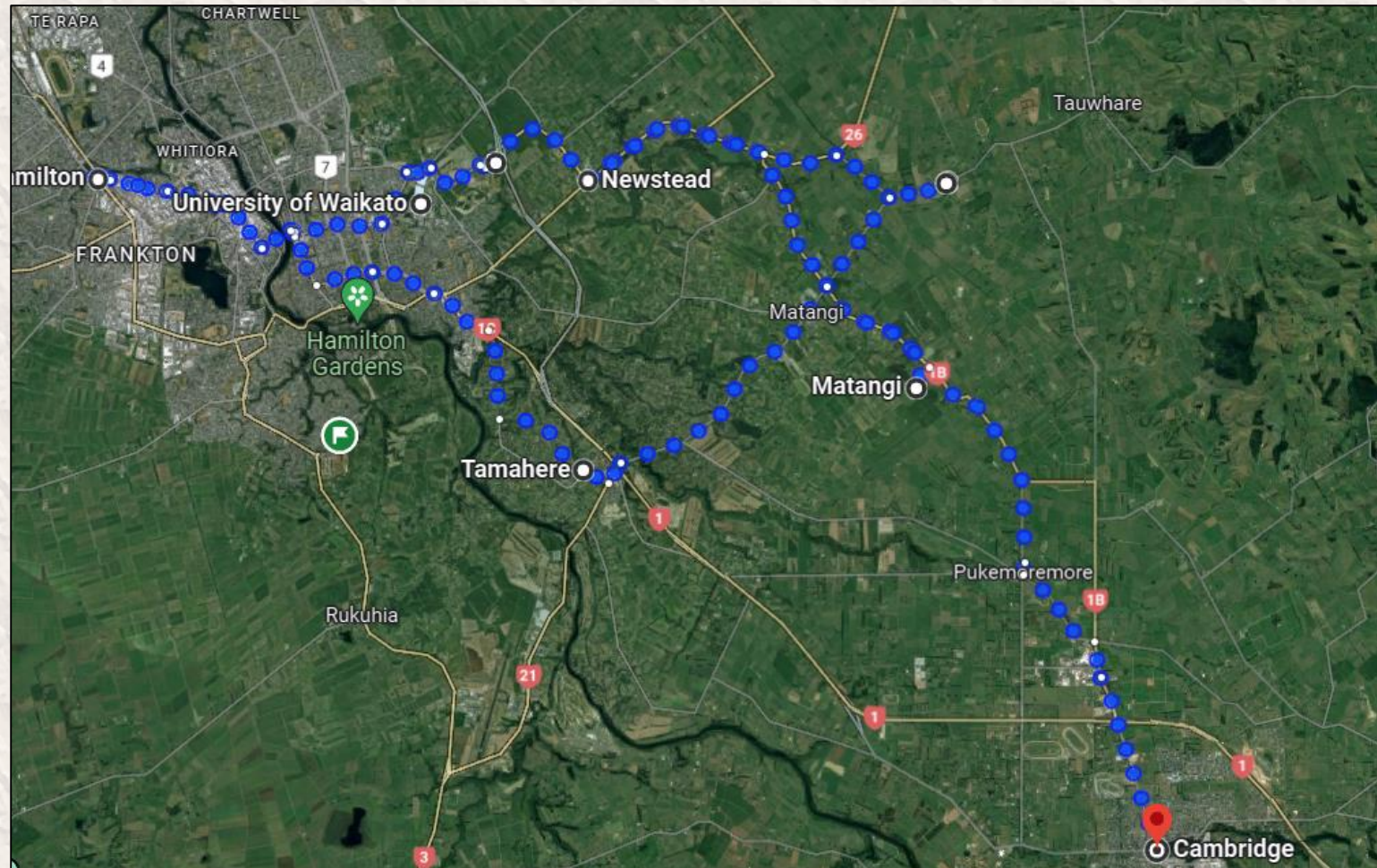
## Future

- Explore options to utilise rail corridor for cycleway/footpath.
- Possible passenger transport or rail special events



# Connecting communities – public transport

Thanks to the Waikato District Council and the Waikato Regional Council, a bus trial is now under way, connecting Tamahere, Mātangi, Tauwhare Pā and Newstead to Hillcrest and the University and links with destinations further afield.





# Connecting communities - trains



## History of the local railway

Construction on the Cambridge branch railway line began in 1882, when the first sod was turned at Ruakura near Hamilton. The **Cambridge Branch**, passes through **Mātangi** (officially named the **Hautapu Branch** since 2011). The first public train from Cambridge to Hamilton ran in 1884. People boarded the train at various stations along the line. In 1946, the passenger service ceased.

The former section from Hautapu to Cambridge is still officially gazetted as being the 'Cambridge Industrial Siding', although the official record does note that the tracks have been removed. Future-proofing has ensured that when the expressway was built, the bridge over the rail corridor on the outskirts of Cambridge was made wide enough to ensure that, should the need arise to reintroduce the train line into Cambridge, the space underneath was already there. Currently the Hautapu section remains active, with freight trains running twice a day between Hamilton and the Hautapu dairy factory.

As there is already an active line running from Hautapu past Mātangi to Hamilton, could a passenger service be reinstated for this section?

Perhaps a restored heritage train such as the Goldfields Railway in the Karangahake Gorge?

This could cater to the needs of tourists, cyclists and daily commuters. The local line is only one track in a corridor with space designated wide enough for two.

Could we run a separate cycle trail from the Tamahere Te Awa cycle trail, looping past the Mātangi dairy factory, then alongside the current line into the edge of Cambridge?



# Connecting communities - footpaths



There is already a strong desire to see more footpaths within Mātangi. The Mātangi Community Committee has already put a submission to Council that our footpath be extended from Mātangi to our local Mātangi-Hillcrest Sports Club on Tauwhare Road. Currently the footpath ends at the Tauwhare Berry Farm opposite the Mātangi Hall. It is only logical that the footpath also extends through to Tauwhare Pā – residents there are also high users of the sports grounds. With significant expansion plans underway for the sports club to increase the site size and the number of sports codes operating there, it is more important than ever that Council expedites this footpath extension.

Councils and communities are more and more talking about the physical and mental wellbeing of the people within their communities. It is recognised that well planned quality footpaths are desirable. They increase foot traffic, connectivity and relationships between people in the communities and their local facilities. Just as important, are the health benefits and the spirit of community and belonging that this connectivity encourages.

(About 1.7km to the sports club)  
(About 1.4km from sports club to Tauwhare Pā)





# Connecting communities - footpaths

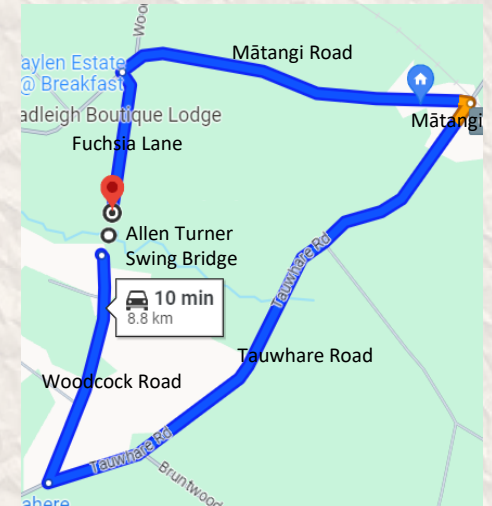


Where do you see further extension of the footpaths?

Connecting south-west from Mātangi along Tauwhare Road to Woodcock Road? This creates a circular block of about 9kms from the Allan Turner swing bridge on Fuchsia Lane to Mātangi Road to Tauwhare Road down to Woodcock Road and back to the Allan Turner Swing bridge.

*(I can hear you joggers and walkers salivating already at the thought of this picturesque and safe path).*

*(3.6km of Tauwhare Road unpaved, another 2.5km for the rest)*



Perhaps alongside Woodside Road and Hoeka Road and back into Mātangi, creating a loop. A big encouragement for joggers (8km route) - noting that there has been an exponential increase in people using the extended footpath from Mātangi to Hamilton. Joggers, walkers, people with pushchairs and dog walkers and some younger cyclists. Verbal feedback has been *"I never did this before as the roadside berm was just too busy and I felt unsafe"*.

*(About 5km currently unpaved)*





# Connecting communities - cycleways

The popularity of cycling for sport and for recreation has been growing over recent years. The completion of the Cambridge velodrome was naturally expected to draw professional cyclists to the area. Perhaps not unsurprisingly, it has helped contribute to the explosion in recreational cycling as well, including an increase in the popularity of electrically assisted bicycles. Cycleways have the benefit of keeping cyclists safely away from road traffic and providing a far more picturesque view than being surrounded by vehicular traffic.

People who in the past would have felt unsafe cycling on the roads, are flocking to cycleways, with increases in numbers across all ages.

Of course, traffic to local cafes, shops etc. has increased, and in many cases business are popping up to cater to this new group of customers.

Cycling has physical health, mental, and economic benefits to the community and country.

Could we run a cycle trail along Tauwhare Road, from the Tamahere Te Awa cycle trail, looping to the Mātangi Dairy Factory, then alongside the current rail line back into Cambridge?

The local rail line is only one track in a corridor with space enough for two. Could we get KiwiRail to allow us to create a safe cycleway/walking path, bringing a new experience for cyclists and potentially increasing revenue to cafes, accommodation and retail premises along the way?



## 2. Beautification

Mātangi Village, clustered around the Mātangi Factory, is situated in a predominantly rural area with some rural subdivisions, lifestyle blocks and larger agricultural, cropping and horticulture properties. Community feedback is that it's appearance can be enhanced.

### Future

- Preserve, reflect and celebrate local history.
- Have more apparent and attractive road entrances with signs.
- Extend roadside cherry tree planting within the village.
- Encourage cherry tree planting within the village and on neighbouring properties.
- Create an attractive centre.
- Enhance the appearance of community facilities - Jack Foster Reserve, Mātangi Hall etc.
- Underground the powerlines.
- Fundraise to achieve goals - Form Mātangi Community Trust. Apply to Council rural fund.



# Beautifying - the place we call home

## Trees...

We have cherry trees in the village along Mātangi Road. Let's extend them down the rest of Mātangi Road towards Hamilton.

Now that the threshold (50kph zone) of the village has been moved further out, Council has planted more cherry trees on Mātangi Road within the 50kph zone.

What else would look good?



NZ Cherry Blossom  
Festival, Mātangi



How about more of the same or perhaps different varieties, along Tauwhare Road, Taplin Road, Fuchsia Lane?



# Beautifying the place we call home – powerlines underground?

For many years the community has enjoyed the show of ornamental cherry trees that were planted down both sides of Mātangi Road. When these trees became very old the community successfully sought to replace them, but was very disappointed to find that trees could only be replaced on one side of the road because of a policy not to plant trees under electricity wires because of the tree maintenance required.

There are many reasons why power lines are moved underground. They detract from our environment, restrict activity under the lines, reduce property values.

Undergrounding can reduce the number of power outages due to bad weather, eliminate damage from falling branches/trees and reduce injuries resulting from car accidents.



The aesthetic aspects of undergrounding power lines can make a big difference to a community.

If we were successful in undergrounding in the Mātangi area, we would have a village that is beautified by the removal of overhead lines (and eventually removal of the poles as well). It would allow tree-planting on both sides of the road, and would increase street safety. There is also the advantage of reduced line maintenance.

The cost is high – this would not be funded by Council so would need to be a community project, or we could decide to paint the poles ... ?



# Beautifying the place we call home – hands on

Can we see if the Mātangi Garden Club would like to plant out and maintain the gardens that surround the entry points to the village. The Council, due to cost, looks likely to no longer maintain these and in future these areas are likely to be concrete filled.



## Jack Foster Reserve

Over the last few years Mātangi community members and school children have planted daffodils, provided by the Waikato District Council, in the Jack Foster Reserve.

Once the car park is built there, we can plan a special community space. What would you like to see there?

## Are there other places we should be looking to plant up?

Residents have asked to plant fruit trees in Good Street.





# Celebrating history

The Mātangi Factory owners are passionate about sharing the history of that site and often provide very interesting tours.

This heritage sign has been created and is ready to be erected by the Jack Foster reserve once the carpark project has been completed.

594 X 425 MM

## SIGNS OF SETTLEMENT

**Potuwaha Paa** is located on a hill above the gully on Tauwhare Road, about 1.5 kilometres south of the current Matangi Village. A site of significance to Ngāati Haua, it is protected within the Wally Pollock Reserve. There are several other paa sites nearby.

**Briarly House**, a private home, was built on part of the Potuwaha Paa site in the 1870s. It was described as 'built of heart of Kauri brought from Thames with a verandah on two sides, eleven rooms, and outbuildings at the rear'. The farm had several acres of plantations of coniferous and deciduous trees plus 150 fruit trees around the house at that time.

**St David's Church** opened in 1933 after extensive local fundraising. It was the third and last church to be built in the village and is still in use today. The bell and windows are from St Peter's, a church built in 1876 at the southern end of Victoria Street in Hamilton.

**Matangi School** began in the Matangi Hall in 1910 but in 1917 got its own building near the Matangi Factory. This was moved in 1920 to its current site on Matangi Road and extended. The swimming pool was dug in 1929. A major refurbishment of the school buildings in 1993 was followed by the addition of the Recreation Centre in partnership with Matangi Scouts. In 2019, additional classrooms arrived to accommodate the growing roll and site development continues.

**Jack Foster Reserve**  
In 2007, Waikato District Council purchased land adjacent to the Matangi School for a public reserve. It is named after local vet, Jack Foster, who worked in Matangi for 45 years; a great character and true community man.

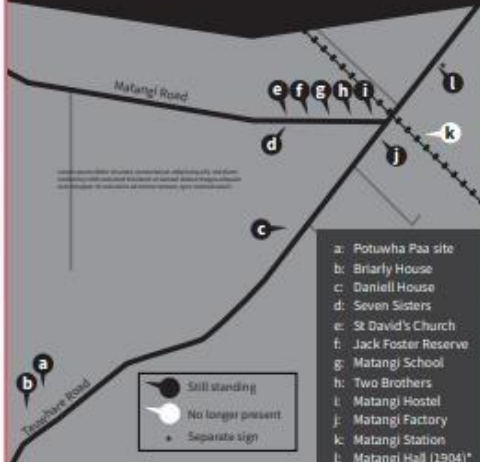


Matangi School, c.1927.

594 X 320 MM

## Nau mai Haere mai Matangi

Matangi is located within the traditional rohe of Ngāati Haua. Historically, the land was swampy and covered in a mix forest and wetland plants such as flax. Ngāti Haua lost this land through confiscation and sales following the Waikato War in the 1860s. Dairy farming became the dominant land use until the 1970s when subdivision of farms for lifestyle blocks began.



- a: Potuwaha Paa site
- b: Briarly House
- c: Daniell House
- d: Seven Sisters
- e: St David's Church
- f: Jack Foster Reserve
- g: Matangi School
- h: Two Brothers
- i: Matangi Hostel
- j: Matangi Factory
- k: Matangi Station
- l: Matangi Hall (1904)\*

Still standing  
No longer present  
Separate sign

Waikato District Council  
Signs funded by Waikato District Council with support from Wai Networks and Trust Waikato


594 X 425 MM

## DAIRY DEVELOPMENTS


The first Matangi dairy factory was a creamery built in 1885 beside the railway line to Cambridge that opened in October 1884. The fifth factory, which opened on the site in 1919, was a collaboration between the New Zealand Dairy Association (NZDA) and Glaxo, a company that specialised in the manufacture of milk powder. A cheese factory, built in 1914, became a workers hostel for the Glaxo development.

In 1920, the NZDA merged with the Waikato Valley Co-operative Dairy Company and the Waihou Co-operative Dairy Company to become the New Zealand Co-operative Dairy Company, forerunner to Fonterra. It was based in Matangi.


The Factory still dominates the Matangi skyline. It closed in 1987 but the site is being preserved and is leased to a wide variety of small businesses.



Matangi Factory, 1918.




Matangi Station, Cambridge Branch Line, 1941.



The Glaxo Factory, c.1950.

## ARCHITECT FREDERICK DANIELL

During WWI, the task to design 'the largest Dairy Factory in the world' including accommodation for the workers was taken on by Frederick Daniell. The distinctive Glaxo Factory building at the factory site and 'the Seven Sisters and Two Brothers' residential homes on Matangi Road, which together now form the Matangi Heritage Precinct, showcase his work. Daniell also designed the home at 391 Tauwhare Road and many churches and homes in Hamilton City.



The Seven Sisters, c. 1920.



# 3. Destination

## Mātangi as a place to meet

### Businesses within the community:

Four Square, Bus cafe, Mātangi Garage, Mātangi fish and chips, Woodside estate, Tauwhare Berry farm,

Businesses on the Mātangi Factory site - Bootleg Brewery, The Sunday Society, Tis the season, Mātangi/Hillcrest Sports Club, Woodside estate.

### Public Facilities and Spaces provided through Council

#### **Future : Doing more with what we have.**

- Mātangi Hall - remodel and extend to provide a separately bookable meeting and social space for smaller groups.
- Jack Foster Reserve - Project to provide enhanced community space to meet and enjoy
- Good Street playground - Additional planting, car park space?
- Wally Pollock Reserve - Upgrade to provide further historical information, tracks and gully restoration.
- Mātangi/Hillcrest Sports Club – now planning expansion of facilities including public toilet.
- Investigate better parking options.
- Asset register

#### **Future - New Places and Facilities**

- Secure land for future central Hub - 609 Mātangi Road, 610 Mātangi Road.
- Secure land in village for recreational space and facilities.
- Review access to Emergency Services
- Public toilet
- E bike parking and charging. EV charging, BBQ, climbing wall, community garden, fruit trees.
- Creative workspace, Library, Wifi.





# Destination – a place to meet

What do we need?

What would you like?





# Destination – community hub

We currently have zones for central business (pink), mixed use (grey), residential housing (yellow), a new settlement zone (lime) and general rural. Purple dot locations signify Heritage buildings.

How do we further develop our community hub?

There is a lack of space for people to move within the commercial area so parking is at a premium and u turns common.

Council acquiring 609 and 610 Mātangi Road at the intersection of Mātangi and Tauwhare Roads would provide flexibility to plan roading and provide space away from the current congestion for retail and community spaces and offer the opportunity to preserve buildings of historical value.

A park, a library, a medical centre - these places also need land to be built on.



# Destination – facilities



The Factory Bus Café, our local Four Square, Fish & Chip shop, Mātangi Motors, our little free libraries, our emergency AED are all in the same spot, with limited parking.

**Can we create more parking spaces or do the shops and garage move or the road change?**



Public toilet

**What type/style and located where?...**

This is one now at Tamahere.



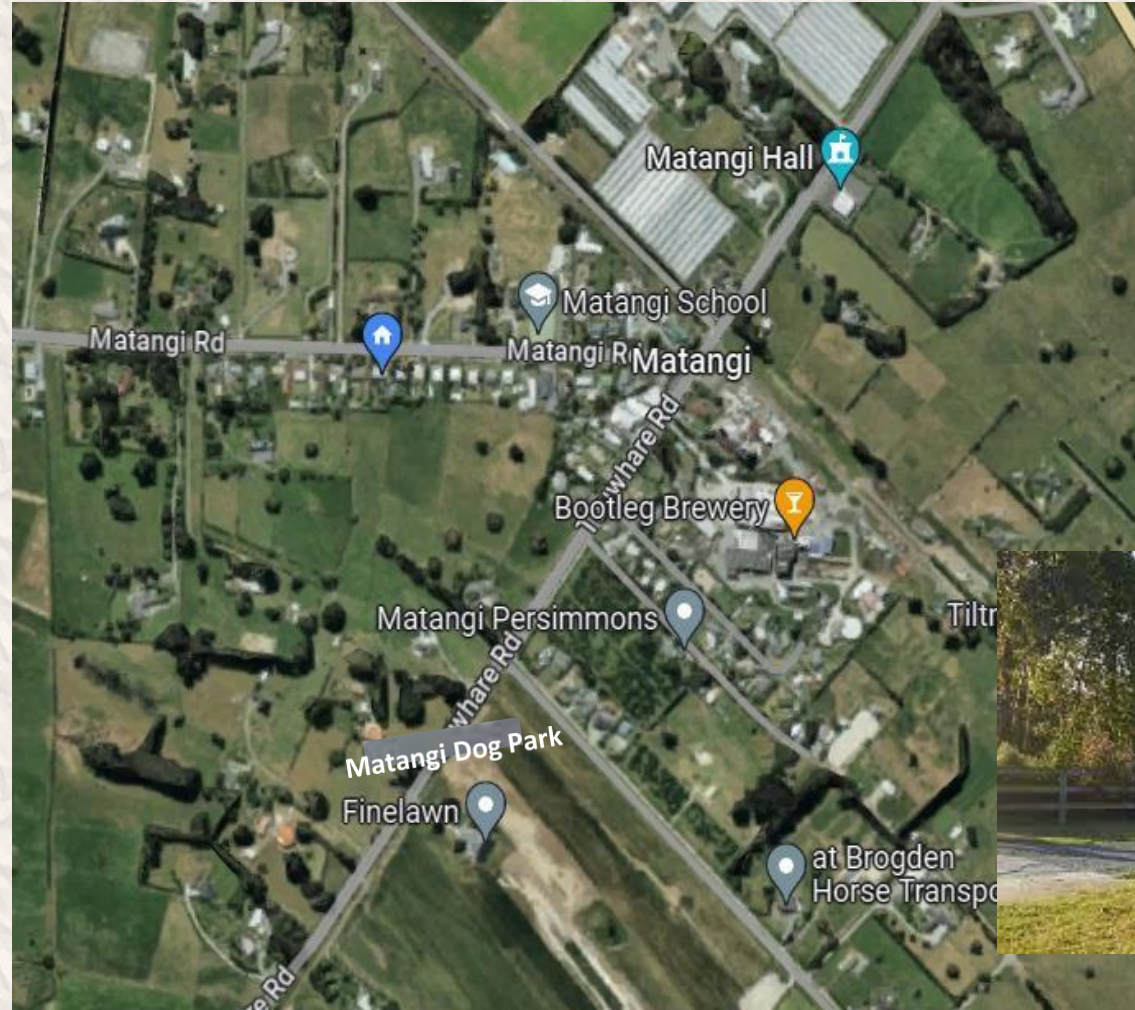


# Destination - Space to relax and play - a new space?

## Recreational area

By purchasing land near the village centre Council could provide for a future recreation area which could include:

- Sports field
- Gymnasium
- Swimming pool
- Gardens
- Maze
- Multi-purpose facilities
- Location for a public toilet
- An off-lead dog park.





# Destination

## Space to relax and play – and create

### A Mātangi community men's & women's shed/repair space

A community space where people socialise and work cooperatively. Where local people bring in their broken or damaged belongings and local volunteer 'experts' do their best to help the owners repair them. Part of the aim is to foster a culture of repair.

Being able to create or fix something is remarkably empowering. The skills that are shared are not only of practical use, but also highly supportive of mental well-being. This has long been recognised by the menzshed and womenzshed movement.

Often for gender or cultural reasons we have seen making and repairing along gendered lines – for example, women do sewing to make and repair things, men do woodworking... A community space enables people to learn skills they don't have and share their own skills with others.

People work on their own tasks, but also help to run the space. Participants also support other local community groups with making and repairing things (e.g. repair/make toys for a children's play group).

It could also incorporate a community vegetable garden and community produce sharing pātaka/stand, and our little free libraries.

People who have moved from larger properties into smaller houses, such as at Atawhai Assisi, might appreciate a space like this to continue their hobbies

### What else might be included?





# Destination – village parking



## More village centre parking

Can we increase the parking available outside the Four-Square location? It's already the hub of many businesses, and is regularly quite congested.

One option might be angle-parking.

This could adjust parking from 16 parks to perhaps 24, but this would not allow for vehicles with trailers, so overall not really meeting our needs.

Extend parallel parking further along towards Good Street?



# A safer community – emergency response times

## Unsatisfactory response times

There is some concern that national minimum goal response times may not be met in responding to emergency callouts in the Mātangi/Tamahere area including Tauwhare Pā and Tauwhare.

*Specifically with reference to Fire & Emergency.*

With recent residential growth in the aforementioned areas, and over 20 businesses operating out of the old Mātangi dairy factory site, along with increased road traffic having the potential to slow response times even further, it's an easy google check to confirm that emergency response times may fall outside the expectation of best practice.

## What are the options?

What do you think about this situation?

Target Time >	8min	8min	11min	11min
	Hamilton Central Career Fire Station	Chartwell Career Fire Station	Cambridge Volunteer Fire Station	Morrinsville Volunteer Fire Station
Mātangi	13	13	12	20
Tamahere	12	11	12	22
Tauwhare Pā	15	13	13	15
Tauwhare	18	15	14	13
Eureka	16	14	19	11
Newstead	9	7	17	17

These are travel times only, so in the case of Volunteer stations, there needs to be added - the time taken for volunteers to arrive to the station and gear up before departing. (likely add another 4min for volunteer response times)

Everything in **RED** falls short of the FENZ goals for response times.



## A local volunteer fire station?

Currently, national goals require a response to fire and non-fire emergencies within **eight minutes for Career (permanently staffed) fire stations and eleven minutes for Volunteer fire stations 90% of the time**. As such, it is vital that stations are appropriately located (NZFS, 2012).

Mātangi is a logical centre point for locating a new volunteer facility, being close to the growing communities of Tamahere, Tauwhare Pā, Tauwhare, Eureka, and Mātangi itself. If we ignore the volunteer option, another option could be a new permanently staffed career station at the new inland port based at the Ruakura superhub.



## Did you know a house fire can kill you in less than three minutes?

In a fire, you'll probably be scared and disorientated. Toxic smoke might make it hard to breathe and see clearly.

**You will only have 1 or 2 minutes** from the sounding of the smoke alarm to when your life is seriously threatened by fire or smoke.



## 4. Traffic calming

Mātangi Village is at the junction of Mātangi and Tauwhare Roads. Mātangi Factory and the shops and services are on Tauwhare Road which is also a key east/west route for carriers and other vehicles. As it is a straight road not all vehicles take note of local activities or adhere to the speed limit.

### **Traffic calming**

#### **Future**

- Improve signage.
- Pedestrian crossing/ raised platform near/north of the shops.
- Increased parking.
- A bend in the road (Tauwhare Road) – roundabout/s or other.
- Redirect traffic - encourage use of other routes.
- Assess feasibility of bypass.
- Link Marychurch Road to Taplin Road.



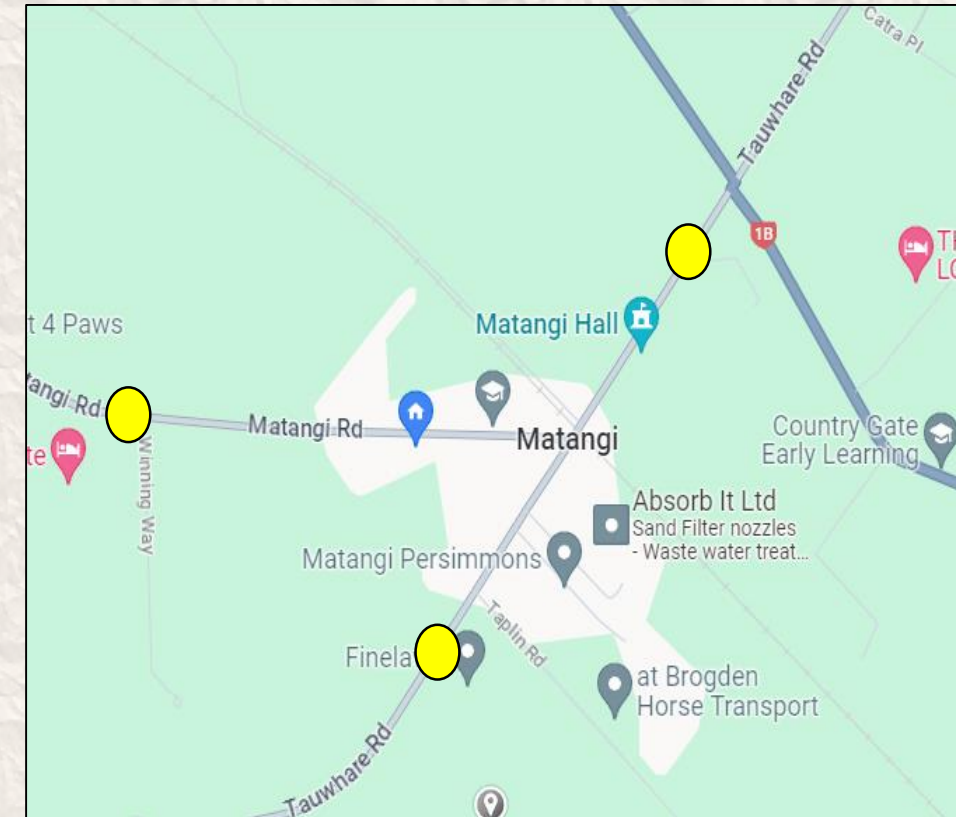
# Traffic calming - speed control

Although the thresholds have now been moved at the village entrances, the improvements to make these more visible have not yet been put in place.

The Mātangi Community Committee has been advised that will be:

- Curbing installed to provide a slight narrowing of the road.
- Shields to go behind the speed limit signs.
- Dragon's teeth road marking leading to the new thresholds.
- White fence and paling at village thresholds.

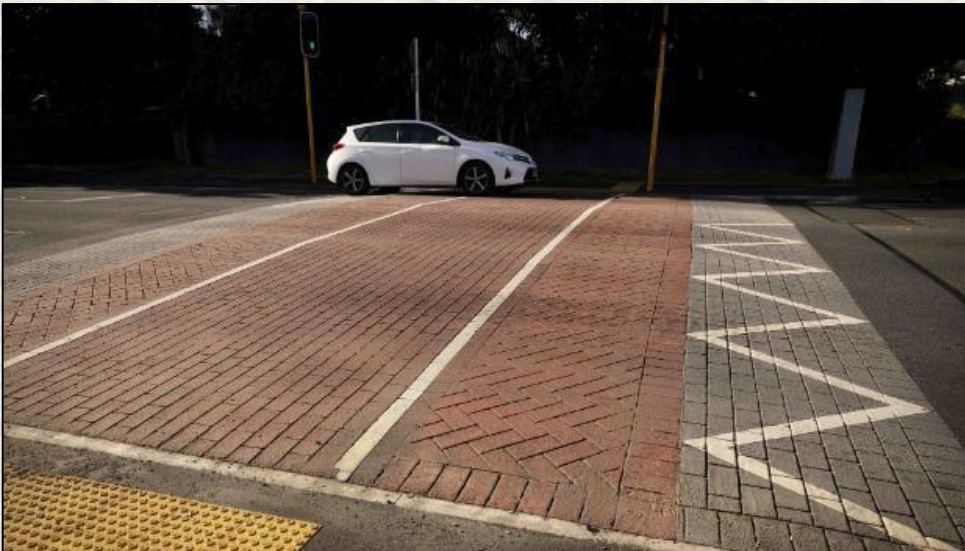
All these are considered to be visual triggers to drivers, alerting them to a change in speed coming into a residential area.





# Traffic calming – pedestrian safety

- A raised platform or pedestrian crossing
- Do we need one of these? And if so, where should it go?
- More street lighting in this area.



# Traffic calming - Roundabouts

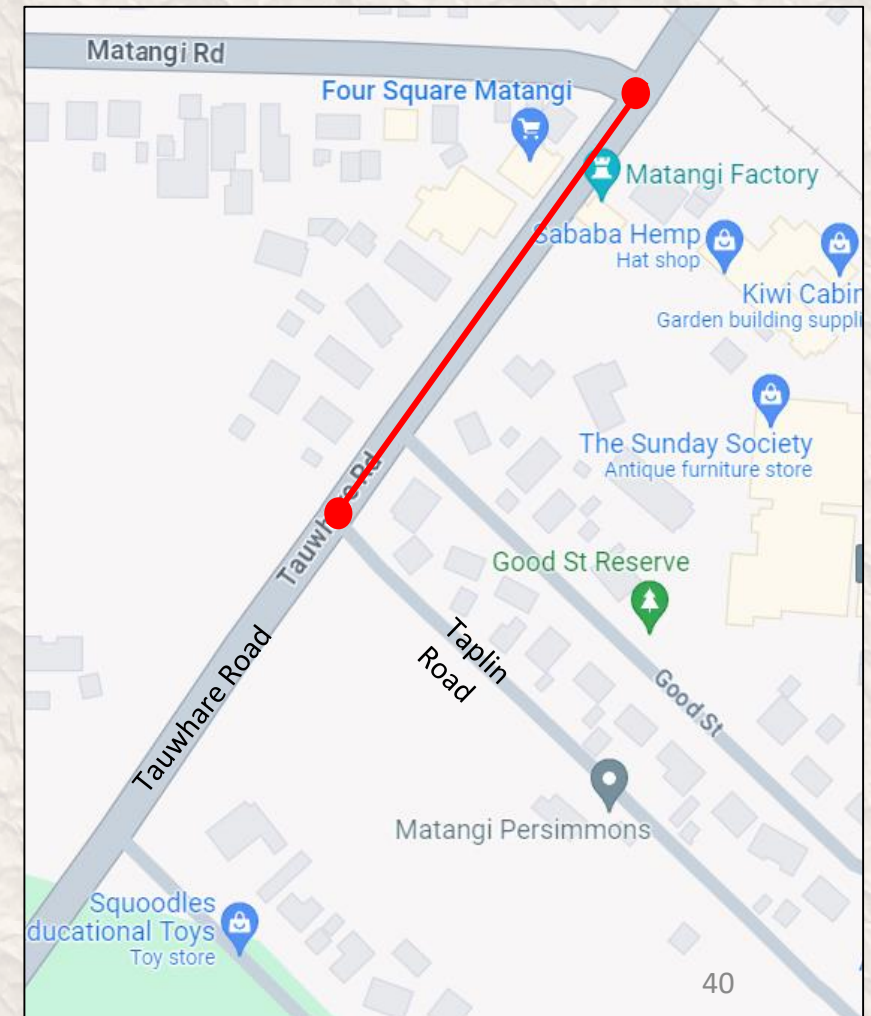
There have been a few near misses with traffic u-turning outside the Mātangi Four Square. Is there a way to slow traffic or make this area safer?

Also, traffic travelling at speed through the village on Tauwhare Road seems to be becoming more of an issue.

Would space allow for a small roundabout at the intersections of Mātangi Road/Tauwhare Road, and Taplin Road/Tauwhare Road, with concrete kerbing connecting the two?

Traffic has to slow down for the roundabouts and instead of u-turns, simply travel a few hundred meters to either roundabout.

An example of a small cheap but practical roundabout is the one as you enter Paeroa over the bridge by the famous L&P bottle.





# Traffic Calming – a bypass?

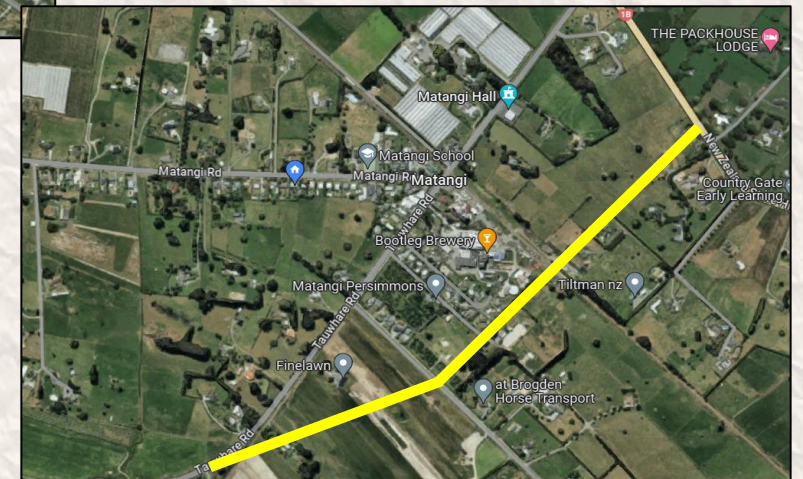
A bypass to keep heavy and through traffic from our residential streets?

A Mātangi residential area bypass is key to the future success of the town centre. Once completed, heavy vehicles and bypassing traffic can be permanently re-routed away from the village centre.

Here is one option. The yellow line overlays the current high tension power lines. Perhaps in the future, a bypass could run alongside the high-tension lines and connect Mātangi Road with Tauwhare Road.

Land directly beneath high tension lines is not normally seen as quite as valuable as land elsewhere therefore, the cost to purchase the land might make the project more viable. This location is indicative only, as allowances for existing infrastructure may be required.

An alternative/additional option might be a connection from Taplin Road travelling behind the Mātangi Dairy Factory and then connecting directly with Marychurch Road (SH1B) thereby bypassing the village centre.





## 5. Mātangi - future growth

Mātangi is not designated as growth area in the Waikato District.

It is, however, close to Hamilton and people want to live and work here. Options for further housing include settlement zone size sections (3,000sqm), a housing development with an independent waste water system or access to a remote waste water plant.

The latter sounds expensive for a small number of users.

Council has encouraged Settlement zone size sections near established settlements but sections of 3,000 sqm do not reflect Mātangi village.

### Future

Developments with an independent waste water system could enhance village life by allowing for residential sections or multi storey housing with multigenerational owners and tenants. Mātangi has multi storey buildings at the factory . Investigation of such an option may allow more opportunity for people to live in a village setting without a huge impact on land or infrastructure. Council could consider utilising Future Use zoning to identify possible opportunities near Mātangi Village.

