


PART ONE: IDENTIFICATION

Place Name:	FORMER DAIRY FACTORY
Image:	 <p>Copyright: NZ Historic Places Trust Stuart Park 2010</p>
Site Address:	Whakapirau Wharf, Whakapirau
Legal Description:	Lot 2 DP 47660, North Auckland Land District
Certificate of Title:	N/A
Physical Description:	<p>The former North Kaipara Dairy Company Factory is on the south bank of the Arapaoa River at Whakapirau, by the Whakapirau Wharf at the end of Whakapirau Road. It was built as a butter factory, constructed in 1904. The building is oriented north-east - south-west, projecting into the Arapaoa River at its south-western end. It has a rectangular plan form with kauri weatherboard and a gabled corrugated asbestos/fibrolite type roof (replacing an earlier corrugate iron roof). While constructed essentially as a single storey building, it did have an upper floor with both internal and external access. At the northern end is a lean-to single-level extension in weatherboard, with corrugated iron catslide roof, recorded as originally housing the boiler room. It is supported on concrete piles, many of them in the harbour at high tide, and a number of them now quite corroded. Alterations over its lifetime have changed some of the openings, but as originally configured the factory had two nine-pane possibly fixed windows on its south-western (river) end wall. The southern of these two windows has been replaced by a wider corrugated roller door, believed to date from the 1980s use of the building as an oyster factory. In 2011 Heritage New Zealand described other external alterations to windows and doors. They described the interior as severely altered, although timber flooring, ceiling and wall linings were present. No machinery relating to dairy manufacturing survives internally.</p>
Site Type:	Commercial Building
Approx. date (or range)	Construction date 1904
NZAA Site No:	No

NZ Heritage List:	List Number 461, Historic Place Category 2 (entered 2011)				
Regional or District Plan Schedule	Scheduled in the Kaipara District Plan (Map H42, 19, 46) as Category A.				
Recorded NZTM grid reference:					
Easting:	1710950	Northing:	5998082	Position:	Centre of building

PART TWO: HISTORIC HERITAGE EVALUATION

Criterion	Comments	Value*
(a) Archaeological and / or scientific importance	The dairy industry has played a significant role in the economic, social and landscape development of New Zealand. The cooperative dairy factory movement was an innovative approach to dairy production in New Zealand. The ongoing significance of the dairy industry to New Zealand's economic and social well-being means that places such as the North Kaipara Dairy Company Factory (Former) reflect the development of the industry. It is possible that archaeological investigation of the site may yield further information on this important aspect of New Zealand history in the future. Marine farming is a more recent development, but is also of considerable economic and social significance. The fabric of the building and any remains associated with the former wharf could be investigated to provide further information on the phasing of the different operations over its lifetime.	2
(b) Architecture and technology	The building was constructed in 1904. The former North Kaipara Dairy Company Factory is an excellent example of a dairy factory located beside a harbour to utilise marine transport. While it has been modified, it retains many elements of its original design and construction. Although apparently not architect designed, its survival provides a rare example of a utilitarian factory building constructed in kauri, of a type that was formally widespread in New Zealand and especially Northland. The conversion of the factory for processing oysters in the 1970s gives it significance in relation to a second food processing function.	3
c) Rarity	From 1900 onwards there was a proliferation of dairy factories in Northland. The first cooperative was established in Waipu in 1900, followed by those at Kaitaia, Oruru-Fairburn and Bay of Islands in 1901 and Dargaville, Matakana, Hakaru and Maungaturoto in 1902. Port Albert started in 1903 and Hikurangi and North Kaipara in 1904. Other dairy factories which lasted in longer use were modified and altered to meet changing needs, and the use of road transport. Because this did not happen at Whakapirau, the former North Kaipara Dairy Company Factory is an early rare surviving example, in a unique position built on piles into the harbour.	3

(d) Representative-ness	Despite alterations to the building, the former North Kaipara Dairy Company Factory is an excellent example of a kauri dairy factory located beside a harbour to utilise marine transport	2
(e) Integrity	In spite of, or perhaps even because of, its relatively short life as a dairy factory, and its subsequent use for other purposes, the former North Kaipara Dairy Company Factory has remained essentially intact as it was built. While it has been modified, it retains many elements of its original design and construction.	2
(f) Context	The former North Kaipara Dairy Company Factory is significant as it represents tangibly the beginnings of the development of the butter and cheese industry in Northland; an industry which has had a wide economic and social impact. The building therefore forms part of a small group of important historic buildings surviving in the Northland region from this industry. Given its location, the building also documents the significance of harbour based transport in a period when roads were almost non-existent in this part of Northland. It was associated with creameries at Matakoho and Ararua, and used a motor launch, the first to be used in the district, to collect the cream and bring it to the factory. The building also relates to the later exploitation of the harbour for its marine resources through its conversion to use for processing oysters.	3
(g) People and events	The factory was specially designed by Mr Percival of Inglewood and built by the contractors Messrs Weber and Sons of Pahi. The machinery which was supplied and fitted up by the well-known firm of Messrs J. B. MacEwan and Co. William Edward Percival (1856 – 1921) was born in Richmond, Virginia, but was educated in England. He came to New Zealand in 1888. He became a principal in the Inglewood firm of Percival and Messenger, Accountants and Land and Commission Agents. Percival was secretary to the Moa Farmers', Tarata, Lepperton, and Waitui Co-operative Dairy Factory Companies, and to the Maketawa Dairy Factory Company. He also prepared plans and specifications for the building and equipment of many dairy factories and supervised the erection of several factories in various parts of the country. He was Mayor of Inglewood from 1905 to 1907.	2
(h) Identity	The old dairy factory enhances the foreshore environment and adds to the sense of place and identity of Whakapirau. Preservation of the building appears to have the backing of the Historic Building Society and local people of Whakapirau. In a 2014 Kaipara District Council Action Plan for the area the community said they want to ensure preservation of this building. The former North Kaipara Dairy Company Factory has social significance because of the role it played in the economic development of this part of the Kaipara, but also in the past for its function as a community centre and hall used for meetings, indoor sports, dances, weddings and other life milestone events. The community of Whakapirau used and valued this place as a community hall for several decades.	3

(i) Tangata whenua	It is unknown if the resource place or feature is important to tangata whenua for traditional, spiritual, cultural or historic reasons.	U
(j) Statutory	The resource is recognised nationally on the New Zealand Heritage List/Rārangi Kōrero as Category 2. The resource is within the Kaipara District Plan (Map H42, 19, 46) as Category A.	3
Threshold for Scheduling	Minimum of 3/High in two criteria:	Yes

*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed - U.

PART THREE: STATEMENT OF SIGNIFICANCE

Statement of Significance:	<p>The former North Kaipara Dairy Company Factory is of historic heritage value for its architecture, rarity, context and identity. Architecturally it is an excellent example of a kauri-built dairy factory located beside a harbour to utilise marine transport. The building is an early rare surviving example, in a unique position built on piles into the harbour. The former North Kaipara Dairy Company Factory is of high context value. It contributes to our understanding of the butter and cheese industry in Northland during this time, forming part of a small group of historic buildings surviving from this industry in the Northland region. Given its location, the building also documents the significance of harbour based transport in a period when roads were almost non-existent in this part of Northland. The old dairy factory is of high identity value to Whakapirau, as a local land mark, the role it played in the economic development of this part of the Kaipara and several decades as use as a community centre and hall. Overall, the North Kaipara Dairy Company Factory is of high regional historic heritage significance.</p>
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PART FOUR: EVALUATION RECOMMENDATION

Identified criteria	(b),(c), (f), (h), (j)
Overall Value*	High
Overall Score*	3
Overall Context**	Regional
Eligibility for scheduling:	Yes
Extent of Place:	Yes [Refer to diagram in Part 6]
Interior protected:	No
Potential Tangata Whenua value:	Not a site of Maori origin
Pre-1900 or gazetted archaeological site:	No

* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential.

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important.

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

** Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

PART FIVE: MANAGEMENT/ RISK INFORMATION


Criterion	Comments	Value*
Occupancy/ Use:	The building has typically been in use, over the years as a community hall, oyster factory and storage for a local commercial fisherman. It was located in esplanade reserve (this restricts the use activities), however the building has been sold in private sales on a number of occasions despite being legally owned by the council (a fact they were not aware of until fairly recently). In 2011 resource consent was sought to provide holiday accommodation, combined with a community hall. Uncertainties over the ownership of the building has made the future use of the building uncertain.	3
Management	The site extends over the Coastal Marine Area, therefore it is not fully protected under the District Plan (outside jurisdiction). It is on the NRC Coastal Structures Database, but not scheduled on the Regional Plan. There is recognition of its heritage value through inclusion on the NZ Heritage List (listed since 2011). There is no known conservation plan or covenant.	2
Condition:	The present condition is assumed to be good based on photos, however the site was not visited and there have been questions about the condition of some of the piles.	2
Fragility/ Vulnerability	The building is in an active foreshore environment and uncertainties about the ownership of the building appear to have delayed maintenance work/ use. It is a relatively durable structure however.	2
Threats	The site is on the foreshore and coastal erosion/ processes are a threat if routine maintenance is not carried out. Further additions or alteration to the building that may detract from the heritage values of the building are a general threat.	3
Overall risk:	Moderate - High.	2 -3

*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

Criterion	Comments	Value*
Opportunities:	The former North Kaipara Dairy Company Factory is well known locally but not presently a major tourist attraction. There is information online about the building and industry. The building is no longer in public use which restricts access, although it is visible from the reserve. This could be enhanced through further investigation of the building and public information/ displays within the reserve area. There is potentially not a strong land use compatibility as it within/ and/ or surrounded by esplanade reserve.	2

*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

PART SIX- EXTENT OF PLACE



NZTM coordinates:					
Easting:	1710950	Northing:	5998082	Position:	Centre of building (1)
Note	This primarily includes the original building and existing piling. It is unknown if there are remains of the original jetty/ wharf (where boats once loaded and unloaded) that ran alongside the main building on the north elevation. This exact extent of place can only be confirmed through further investigation.				

ADMINISTRATION

Desktop Date:	29/03/2016	Site Visit Date:	Not Visited		
Site Accessibility:	N/A				
Evaluated by:	Adina Brown	Date:	29/03/2016		
Reviewed by:	Sarah Macready	Date:	1/04/2016		
Approved by:	Jon Trewin	Draft:	1/04/2016	Final:	5/04/2016
NRC Assessment ID:	04	NRC Schedule ID [Leave Blank]			

APPENDIX 1 Supporting Research

Sources Checklist:	Checked
Northland Coastal Plan schedule	Y
Kaipara District Plan schedule	-
Far North District Plan schedule	Y
Whangarei District Plan schedule	-
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections (http://whangarei.recollect.co.nz/)	-
Whites Aviation Archive National Library	Y
Papers Past	Y
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	Y
IPENZ Engineering Heritage Register http://www.ipenz.org.nz/heritage/default.cfm	Y
Sources are fully referenced in the historical background report (Appendix 2)	

Bibliography:

Author(s)	Date	Title	Publisher	Location
Liz Clark	27 March 2016	Historical Background Research: North Kaipara Cooperative Dairy Factory	Not published	Appendix 2 of this report
Heritage New Zealand Pouhere Taonga	2011	List Entry #461	Not published	HNZPT Northland Office. Summary available online http://www.heritage.org.nz/the-list/details/461
Kaipara District Council	2014	Whakapirau and Kaipara District Council working in partnership: Action Plan.	Kaipara District Council	http://www.kaipara.govt.nz/site/kaiparadistrictcouncil/files/pdf/Community%20Plans/Whakapirau%20Action%20Plan%20February%202014.pdf