

Heritage Evaluation

The Royal New Zealand Air Force Institute Building (former)

[Currently known as The Sunderland Lounge]

Hudson Bay Road, Hobsonville Point



The South and East elevations of the former Royal New Zealand Air Force Institute Building.

1.0 Purpose

The purpose of this document is to consider the place known as the Royal New Zealand Air Force Institute Building (former), on Hudson Bay Road, Hobsonville Point, against the criteria for evaluation of historic heritage in the Unitary Plan Operative in Part (the Unitary Plan).

The document has been prepared by Blair Hastings, Heritage Consultant, on the specific instructions of the Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	Hudson Bay Road, Hobsonville Point
Legal description and Certificate of Title identifier	Sec 3 SO 490900 (CT 759967, NZ Gazette 2016-In6007), North Auckland Land District
NZTM grid reference	NZTM Northing: 5927316.6 NZTM Easting: 1748781.83 – to the approximate centre of the site
Ownership	Auckland Council
Unitary Plan Operative in Part zoning	Residential – Mixed Housing Urban Zone
Existing scheduled item(s)	N/a
Additional overlays and controls	The Unitary Plan: Hobsonville Point Precinct, Sunderland (sub-precinct C); Management Layers: High-Use Aquifer Management Areas Overlay [rp]
Heritage New Zealand listing	Royal New Zealand Air Force (RNZAF) Institute Building (Former). Registration Type: Historic Place Category 2. Registration No: 9710
Pre-1900 site (HPA Section 2a(i) and 2b)	No. The place is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values, however it has some potential as a site of human activity before 1900 resulting from former rural activity in the vicinity
Designations (UP):	Designation - ID 4311, Airspace Restriction Designations
CHI reference/s	N/a
NZAA site record number/s	N/a

3.0 Constraints

This evaluation is based on the information available at the time of assessment.

A site visit was made on 10 March 2017. The building was inspected both externally and internally. A number of rooms were inaccessible.

On inspection it was obvious that the interior of the building had been highly modified, and its original form and character, significantly compromised (refer to figures 99–102). Reference is, however, made throughout this evaluation to the interior spaces, as originally built, or as modified today, in order to support this initial assumption, and in effect in order to prove the recommendation that only the exterior of the building be proposed for scheduling.

The evaluation does not include a structural assessment or a condition report of the building; and any comments on the structural integrity or the condition of the building are based on the visual inspection only.

The evaluation does not include an assessment of any archaeological values of the place and nor does it include an evaluation of the importance of the place to mana whenua.

4.0 Historical Summary

4.1 Hobsonville Point

Hobsonville Point lies on a peninsula of land extending into the Upper Waitemata Harbour. It is located approximately 11km north-west of central Auckland.

The site of the Institute Building (former) at Hobsonville Point formed part of the Waipareira Block acquired by the Crown, from iwi, in 1853. The Crown bought 600 acres on the peninsula and renamed the area 'Port Hobsonville' after Captain William Hobson, the first Governor of New Zealand¹. After landing by sea at the site, Hobson thought it suitable as the seat of Government for New Zealand but later rejected this on the advice of the Surveyor-General of New Zealand, Felton Matthew. After the signing of the Treaty of Waitangi, Okiato (renamed Russell), was chosen as the capital instead.

David Bruce, a Presbyterian Minister, acquired the subject land (as part of Allotment 12), from the government in 1863. Henry Clark, a son of Rice Owen Clark, the first European settler to move to the Hobsonville area², was the next owner.

The land was mainly used for farming, however in 1863 Rice Owen Clark, frustrated with his claggy, non-draining farmland, developed pottery works at nearby Limeburners Bay³ to commercially produce clay drainage pipes. Eventually seven companies operated in the locale until the clay ran out in the

¹ <http://www.hobsonvillepoint.co.nz/about/history>

² Rod Clough, Sarah Macready and Mica Plowman, R.O. Clark's Pottery (1864-1931), Limeburners Bay, Hobsonville: Archaeological Investigation, Clough and Associates, January 2008, p. 13

³ LINZ, CT NA: 62/34; 66/168; 66/169; 66/299; 67/197

1930s. Rice Owen Clark's descendants went on to form Crown Lynn Pottery in New Lynn⁴.

Much of the land in the area, however, including the subject site, was not built upon during this early development phase and in 1925, Henry Clark's farm was purchased by the government for defence purposes.

4.2 RNZAF Base Auckland

RNZAF Base Auckland is located near the upper reaches of the Waitemata Harbour. The base formerly comprised two separate airfields, Whenuapai and Hobsonville.

In 1923, the New Zealand Permanent Air Force (the NZPAF) was established as a branch within the military. In 1925 Hobsonville Point was chosen by the government as a site for both land and sea based aviation. By 1928 the area was being developed as a seaplane station and in 1929 a 'landing' was constructed with hand and horse-drawn scoops, as a 'wet apron' where flying boats could roll up onto the land. Prior to the depression years of the early 1930s, the base expanded quickly, with both personnel facilities such as barracks and houses, and military infrastructure such as road, hangars and airstrips.

In 1934 the NZPAF was renamed the Royal New Zealand Air Force (the RNZAF) following an assent from the King⁵, and in 1936, with WWII imminent, the RNZAF was re-established as a separate branch of the military⁶. The landing's largest hangar was built in 1939 to house the massive Short Sunderland flying boats, which had a wingspan of 34 metres. Hobsonville was New Zealand's premier flying-boat base until 1967 when the amphibious craft were phased out.

Construction of Whenuapai as a base for Wellington bomber aircraft began in 1937. From 1945-1965 Whenuapai was also Auckland's civil international airport. Post World War II Auckland became a centre for RNZAF transport and maritime squadrons. The Bases, Hobsonville and Whenuapai, were integrated in 1965 to form RNZAF Base Auckland. Hobsonville subsequently became a grass airfield for No. 3 Squadron RNZAF, which has now moved to Ohakea, 22km west of Palmerston North.

The government decommissioned Hobsonville in 2002 and the remaining operations were moved to Ohakea and Whenuapai. Whenuapai was touted to close as well, however, in 2009, the government decided to retain Base Whenuapai, implementing a reconstruction programme.

⁴ <http://www.hobsonvillepoint.co.nz/about/history>

⁵ 'RNZAF timeline', URL: <http://www.nzhistory.net.nz/war/rnzaf/timeline>, (Ministry for Culture and Heritage), updated 24 October 2014

⁶ Squadron Leader J.M.S. Ross, Royal New Zealand Air Force, Historical Publications Branch, 1955, p.25. [accessed at NZETC URL: <http://nzetc.victoria.ac.nz/tm/scholarly/tei-WH2AirF-c3.html>]

4.3 The Site and Building

Prior to the outbreak of war, personnel numbers on the base were nearing 250. Nearing the end of 1939 there were between 500 and 600 officers at Hobsonville⁷. This rapid expansion in occupancy sparked a second wave of construction on the base, in order to meet the growing needs for accommodation. The *Auckland Star* remarked that 'the measure of its expansion may be gauged by the high-speed development of the Hobsonville Air Base.'

At the same time as this, however, on the back of a government investigation into why, in recent years, so many airmen had taken discharge at Hobsonville, the Minister of Defence (the Hon. F. Jones) concluded that one of the contributing factors was a lack of amenities.⁸ It was not sufficient to construct buildings to meet basic needs alone. The influx of personnel had made necessary the use of recreation and reading rooms for lecture and similar purposes. With few facilities for social activities, owing to the distance of the base from the centre of Auckland, it was recognised by the government (and by the officers) that a men's institute was essential. An almost identical building had already been built at RNZAF Base Wigram, in Christchurch.

In early August 1939 the Public Works Board in Wellington invited tenders for the erection of a [Men's] Institute at RNZAF Base Hobsonville. John R. Simpson submitted the successful tender for £7,629. This was accepted in September 1939 and the work was reported to have been completed by March 1940⁹. Mr Simpson had been awarded at least one other contract at the base, for a temporary timber hangar and annexe costing £11,255, in March of the same year¹⁰.

By October of 1939 the foundations had already been laid for the Hobsonville Base Institute. It was reported as a large building to be used solely for recreation purposes (in order to meet the amenity needs considered absent, by the Hon. F. Jones). 'This is a phase of life at the base that had perforce been neglected'¹¹. Like the Base Wigram building, the Institute was designed to house reading, writing and general recreation rooms, as well as a hall in which moving pictures would be screened.

The Press remarked, similarly, that amenities were to be much improved at Base Hobsonville by the erection of an institute building, in which there would be a large hall 72 feet by 40 feet, with a stage and dressing rooms. Its chief purpose would be as a cinema hall, equipped with a projection room. There would also be a canteen, a store and shop, a barber's saloon, a kitchen, and a flat for a caretaker, and most of these facilities are shown on the original plans, referenced in figs. 108–109.

The building was sited very centrally on the base, in close proximity to many of the houses, the barracks, mess and canteen buildings and hangar and other

⁷ NZ Air Force, *Auckland Star*, Volume LXX, Issue 249, 21 October 1939

⁸ Hobsonville Air Base, Press, Volume LXXV, Issue 22607, 12 January 1939

⁹ AJHR 1940, D-1, p55, URL: <http://atoja.natlib.govt.nz/cgi-bin/atojs?a=d&d=AJHR1940-I.2.2.3.1&pg=51&e=-1940---1940-10-1---bySH-on-0hobsonville-1940>

¹⁰ EXPENDITURE OF £241,318, Press, Volume LXXV, Issue 22652, 6 March 1939

¹¹ NZ Air Force, *Auckland Star*, Volume LXX, Issue 249, 21 October 1939

work areas and buildings. Today, however, many of these buildings are gone, and the original context is less evident. The legal site too has little obvious relevance to the original context of the building, its fencing, and small ancillary buildings (that have gone). Refer figs. 3, 55 and 56.

The Institute was a primary location for social events on the base for many years. Aside from being used as a cinema and for all other planned recreational functions, the building hosted many dances and concerts across its period of operation, including, as an example, a gala dance night in October 1941, held in aid of raising 'patriotic funds'¹². British actor, playwright and composer Noel Coward, performed at the base that same year. 'He was met by the officer commanding the base, Wing-Commander H. B. Burrell, and for the better part of half an hour kept his audience excellently entertained. The social hall at the base was packed to the doors, there being present not only the officers and men, but their wives and families as well'¹³.

The government decommissioned Hobsonville in 2002 and sold the land to Housing New Zealand. Renamed the Sunderland Lounge after the seaplanes that were based at Hobsonville, the building was re-purposed as a community hall. By 2005, the majority of the land had been transferred to a subsidiary of Housing New Zealand, the Hobsonville Land Company (the HLC), established to develop the former base for residential purposes.

In 2014 the Institute Building and the nearby Headquarters Building were earmarked for transfer to Auckland Council as 'community facilities' (refer figs. 30 and 32) to serve the new development and in 2016 the land parcel was surveyed and vested.

4.4 John Mair – Government Architect¹⁴

John Thomas Mair was born in Invercargill on 12 October 1876. He was the son of Catherine Hamilton and Hugh Mair, a carpenter, later a building contractor and mayor of Invercargill. John was educated at public schools and received his early architectural training with William Sharp, engineer, architect and surveyor to the borough of Invercargill. He was employed by the architectural branch of New Zealand Railways, and from 1904 to 1905 became involved with George Troup, officer in charge, in the design of Dunedin railway station during its early period of construction.

After studying at the University of Pennsylvania from 1906 to 1908 he was awarded a special certificate in architecture. He was then attached to the New York office of the architect George B. Post and in 1909 went to London, where he became an associate of the Royal Institute of British Architects. He returned to New Zealand via France and Italy, where he looked at Romanesque and Italo-Byzantine buildings. Their influence, in addition to that of the neo-Romanesque work of the American H. H. Richardson, was soon to be seen in

¹² DANCE AND FAIR, New Zealand Herald, Volume LXXVII, Issue 23788, 16 October 1940

¹³ MR. NOEL COWARD, New Zealand Herald, Volume LXXVIII, Issue 23864, 15 January 1941

¹⁴ Peter Shaw. 'Mair, John Thomas', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopaedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/4m31/mair-john-thomas> (accessed 19 April 2017)

his unusual design for the Presbyterian First Church, Invercargill. This was Mair's first major work on commencing practice in Wellington in 1910.

From 1910 to 1918 Mair's work was mainly domestic. His houses were mostly in the fashionable California bungalow style, designed for middle-income clients who wanted to live in something other than the ubiquitous bay villa. For more wealthy, conservative clients he favoured two-storeyed wooden houses designed in the English Arts and Crafts manner of Charles Voysey and M. H. Baillie Scott.

On 29 April 1914, at the age of 37, Mair married Ethel Margaret Snow in Invercargill. Within months she contracted tuberculosis and died in September the following year, aged 33, leaving an eight-month-old son. Mair never remarried.

In 1918 he was engaged by the Defence Department as inspector of military hospitals, a position he held until 1920, when he became architect to the Department of Education. His public service career reached its pinnacle in 1923 when, in succession to John Campbell, he was appointed Government Architect. For the next 18 years Mair was responsible for most of the government buildings erected in New Zealand, many of them involving significant departures from tradition and precedent in style and construction methods. During his period of office modernist architectural precepts displaced the revivalist styles favoured for public buildings in the past and construction methods began to utilise concrete and structural steel instead of brick and timber.

Notable among the buildings built by the Public Works Department during Mair's tenure as Government Architect are Rotorua's Blue Baths. Among his many other buildings were courthouses completed in Hamilton (1931), Ashburton (1938) and Blenheim (1939); and post offices in Napier (1930), High Street, Christchurch, and Cambridge Terrace, Wellington (1932), Tauranga (1938) and Lower Hutt (1943). Mair's largest building was the Departmental Building in Stout Street, Wellington, which he designed in 1937.

Although as the Government Architect, Mair would have overseen the design of the Hobsonville Institute Building, and taken the responsibility for its success (or failure), it is unknown to what degree he was directly involved, and if anyone else assisted, in any of the design, construction and administration phases of the project. We do know that the plans for the building were a direct adaptation of those drawn for a very similar Institute building constructed prior at Wigram.

In 1940 Mair was elected a fellow of the Royal Institute of British Architects; after retiring in 1941 he received honorary life membership of the New Zealand Institute of Architects. He was for many years a member of the Town-planning Institute of New Zealand. At the age of 83, on 26 November 1959, John Mair took his own life at his home at Khandallah, Wellington. He was survived by his son, Lindsay, a Wellington architect.

5.0 Physical Description

5.1 Hobsonville Point Today

Hobsonville Point, formerly the location of the RNZAF Base Hobsonville, is currently being redeveloped as a new residential suburb of Auckland. The project is being facilitated by the HLC, which is a subsidiary of Housing New Zealand, which bought the land from the Defence Force in 2002. The development is being promoted as a master planned community, to include 4,500 houses and associated community facilities and infrastructure¹⁵.

The Institute Building is located within the Sunderland Sub-precinct of the Hobsonville Point Precinct in the Unitary Plan – Operative in Part.

5.2 The Site

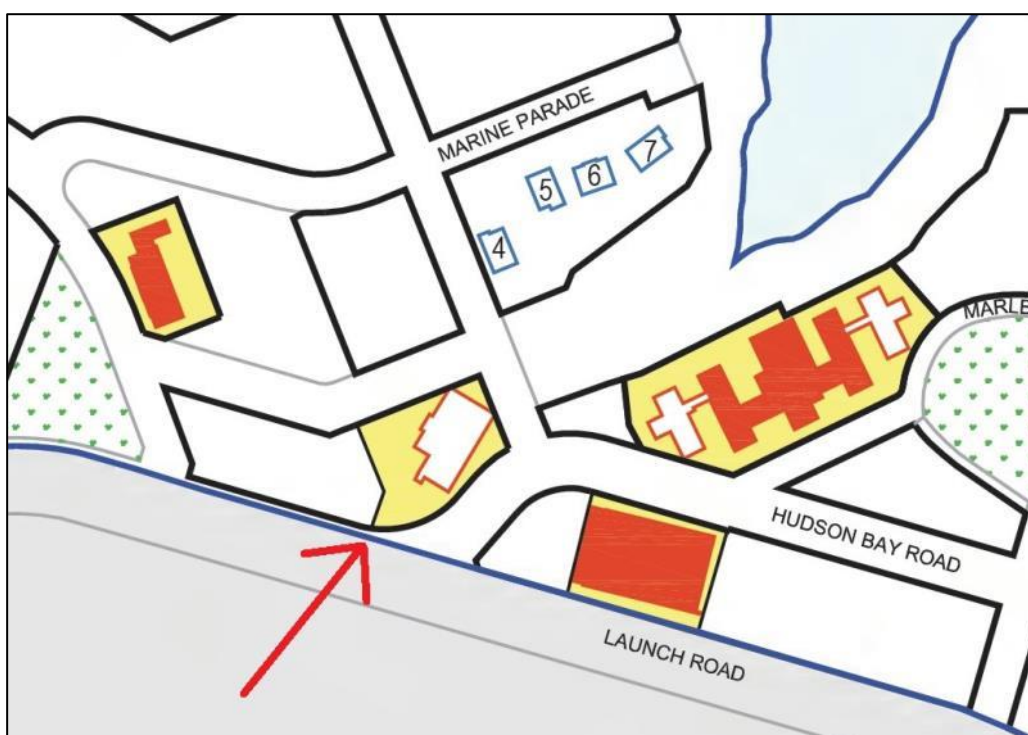


Figure 1: The shape of the proposed site (shown with the red arrow) was formed by the proposed layout of the roading infrastructure within the sub-precinct.

The Sunderland Comprehensive Development Plan: Hobsonville Point. APPENDIX A - April 2013.

¹⁵ <http://www.hobsonvillepoint.co.nz/about>

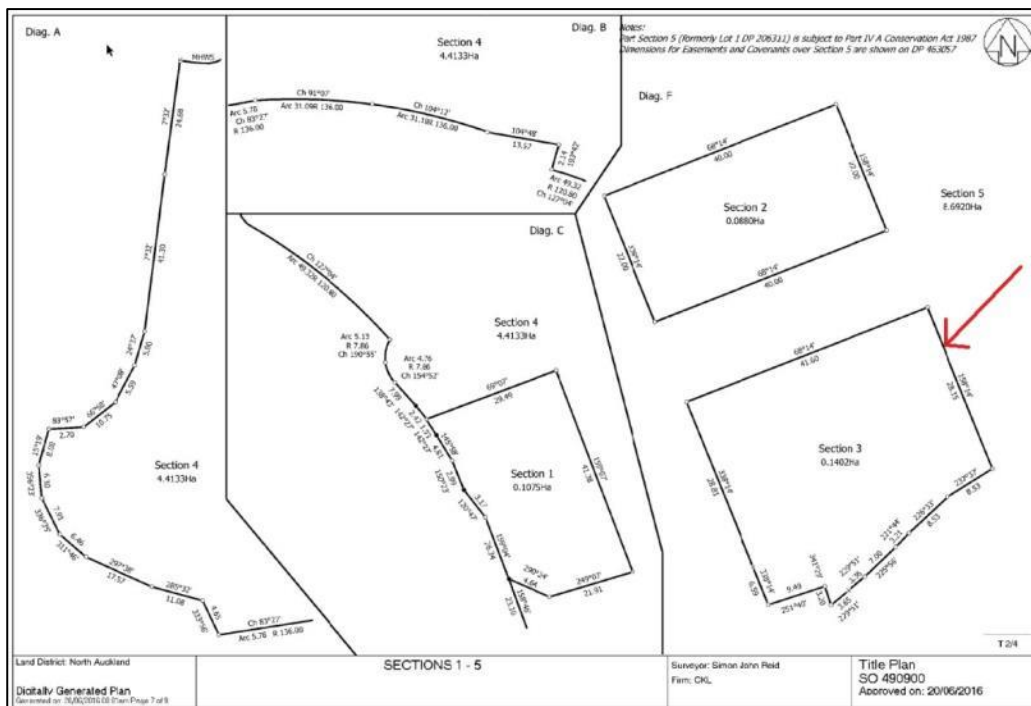


Figure 2: The actual site – surveyed in 2016 – slightly different to the one proposed above (in the CDP, 32013), but still largely based on the same roading layout. The shape has no relevance to the original site boundaries (as defined only by fencing). Land District North Auckland Sections 1-5 – SO 490900, June 2016 – showing Section 3 (with red arrow) as the subject site. Auckland Council files March 2017.

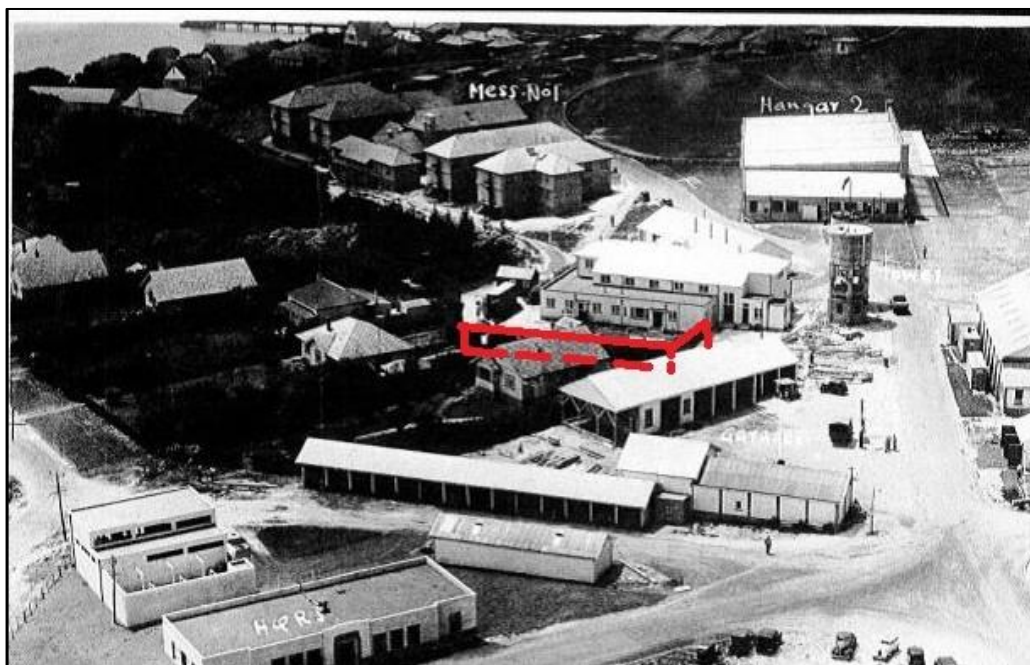


Figure 3: Hobsonville December 1940 – Red lines show approximately where fencing was (refer figs. 53 and 54 below) – indicating what may have been 'presumed' as a boundary, noting that there were no legal boundaries for this building/site. The current legal site makes no reference to this, surveyed to suit proposed roading only. Air Force Museum of New Zealand, 1940.

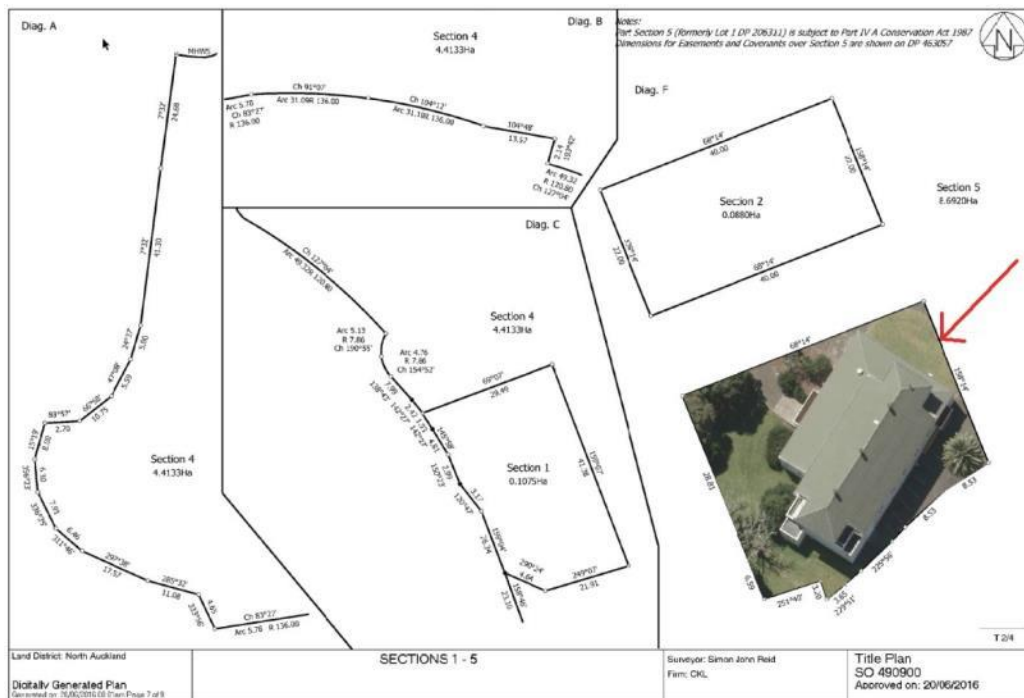


Figure 4: Land District North Auckland Sections 1-5 – SO 490900, June 2016 – showing Section 3 (with red arrow and Auckland Council GIS overlaid) as the subject site. Auckland Council GIS April 2017.



Figure 5: Land District North Auckland Sections 1-5 – SO 490900, June 2016 – the subject site bottom right. Auckland Council GIS April 2017.



Figure 6: Land District North Auckland Sections 1-5 – SO 490900, June 2016 – the subject site (circled in red) – in the context of Hobsonville Point.
Auckland Council GIS April 2017.

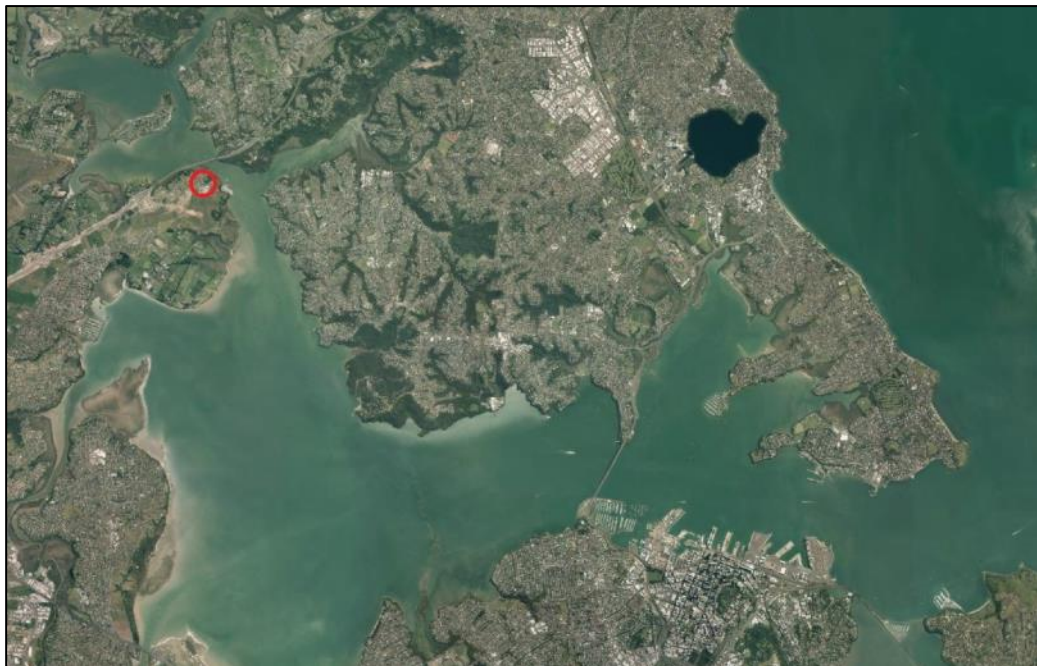


Figure 7: Land District North Auckland Sections 1-5 – SO 490900, June 2016 – the subject site (circled in red) – in the context of Auckland.
Auckland Council GIS April 2017.

The shape of the legal site today bears little resemblance to the original curtilage, that was in effect defined by fencing, pathways and entrance doors, the location of ancillary sheds and the surrounding community of military buildings. The best evidence we have of these informal boundaries (in order to highlight the differences between the site then and now) is shown in figs. 3 and 56, where fencing is clearly seen to the east of the building, running parallel with it, perhaps as a yard for the caretaker. The form of the site today has been dictated by the planned layout of the roading infrastructure for the new residential community.

The current site is an irregularly shaped polygon, that includes three orthogonal sides. It is approximately rectangular, matching the approximate shape of the building; however, it has in effect been turned 30 degrees clockwise. This we know is as a result of the planned roading, having nothing to do with the early curtilage or with 'approximating' the shape of the building. No remnants from within the original curtilage remain.

The site is 1,402m², sloping gently downwards from the road boundary, into the site, as far as the southern edge of the building, and other than which it is generally flat. To the east, along the east elevation of the building, the ground is asphalt with parking spaces marked out in front. To the north, adjacent to the original front entrance of the building, is a semi-circular grassed area that will in part be removed, to accommodate the new roading. It is unlikely that this was original, as a hard surface would have led to the entrance. To the north-west is a small carpark, which leads to the current main entry doors. This too sits largely outside of the new legal boundary, where new roading is proposed. South of this carpark, right around and across the south elevation of the building, the area is grass. There are a number of small trees in this area, that are either outside of the legal boundary and/or have no known historic relevance.

There is no remaining evidence that any of the area that surrounds the Institute building, either within the legal boundary, or within the extent of the early curtilage, has any original features or historic significance.

In regards context, while a number of original buildings in the immediate proximity have been, or are planned to be, demolished, or relocated, four buildings, or groupings of buildings currently remain, giving significant original context to the Institute building. The RNZAF Headquarters and Parade Ground (Historic Place Category 2, Heritage New Zealand) is approximately 200m to the west, the Catalina Barracks, a similar distance to the east, the Catalina (No. 2) Hangar is approximately 50m south-east of the Institute and the Wasp (No. 4) hangar is 50m south of that.

5.3 The Building

The Institute Building is known to have been designed as a direct adaptation of an almost identical building built just prior, at Base Wigram in Christchurch (now gone). The series of plans referred to in figs. 103–107 show the Wigram Plans, renamed Hobsonville, including a handwritten note to ‘Omit this bay’. Figs. 108–109 appear to be the adapted (and final) plans for the building at Hobsonville. Indeed the long dimension has been reduced by the width of one bay. The building is also reversed about both the X and Y axes. Similar Institute buildings are understood to have been constructed at Woodbourne, Te Rapa, Ohakea and Whenuapai¹⁶. The buildings at Woodbourne and Te Rapa are now gone and as Ohakea and Whenuapai are still functioning bases, it is unclear whether the original Institute buildings still survive.

The Hobsonville Plan (shown in fig, 111) shows the overall building footprint to be approximately 103 feet long (south-north) by 59 feet wide (west-east). The building consists of a main double height hall space approximately 85 feet long (south-north) by 40 feet wide (west-east) and a single storey ‘apron’ annexure, approximately 20 feet wide that runs along much of the west side of the hall, and across the entire north side. This apron was built as a flat roof, but (we presume to avoid ongoing weather-proofing issues) subsequently rebuilt as a pitched iron roof in the 1960s.

The roof of the main hall is ridged south-north, and hipped at either end. The hip at the northern end is above a second floor projection room that sat partially above both the entrance foyer and the lavatories, and at the southern end, the hip is above what may have been a small fly-tower for the stage. Either side of the stage were dressing rooms, although drawings for the lavatories (behind or south of the west dressing room, added in 1940) show the east dressing room as a barber’s shop. The western part of the apron annex around the building contained a two-bedroom caretaker’s flat (that utilised a large, dual purpose kitchen), a room labelled ‘aircrew’ and a pool room. The apron annex across the north elevation contained the main entrance and foyer, and adjacent to the east, the lavatories.

The interior layout is very different to this today. As just two examples of how impactful the various changes have been, the main entrance has been relocated from the north elevation to the western side of the building (removing all traces of the caretaker’s accommodation suite), and the projection room is now totally inaccessible from the ground floor. It is entered only via an external door, in effect on the roof of the apron annex. Very little original interior fabric either remains or is exposed, other than most of the window and door joinery. Although these and other internal modifications are expanded on in 5.5 below, in summary, they are sufficiently major to exclude the interior from the scheduling proposed.

The Institute is a timber clad and framed, iron roofed, utilitarian building. Despite the swathe of interior modifications, the exterior shell is relatively intact.

¹⁶ New Zealand Heritage List / Rārangi Kōrero – Report for a Historic Place Royal New Zealand Air Force (RNZAF) Institute Building (Former), HOBSONVILLE POINT (List No. 9710, Category 2), Alexandra Foster DRAFT: 25 November 2016 Heritage New Zealand Pouhere Taonga

It is still very readable as two basic forms: the main rectangular double height hall and the single storey apron annex, that were built together in 1940.

Approaching the east elevation of the building from Hudson Bay Road, or from the south, original external dressing room doors have been removed (on both sides of the long elevation). They are shown on the original plans and the opening has been made good in the exterior fabric with weatherboard jointers. The brick and rendered steps have also been removed. Six window bays are then evident. The first, or most southerly, bay includes doors into the Hall with small hung timber windows above. The following five bays each include one large hung timber window; of a type commonly seen in similar institutional and community buildings. Interestingly, there is a smaller version of each of these, opposite, within the west elevation. They were originally a type of clerestory window that sat above the apron annex. Now, however, because of the pitching of that roof, they are internal (or unseen from outside), looking into its trussed roof space.

At the end of the east elevation, covered double doors led into the foyer of the lavatories. This is presumed to have allowed for secondary egress during large events. A single door now resides in the covered alcove, providing access to the commercial kitchen. Windows above this entrance are recent additions.

Across the north elevation, the original windows into the lavatories have been removed. Windows either side of the entrance door are original dating in style to the same timber windows used in early state houses across New Zealand. The main door (that entered the formal foyer space) has been replaced. The projection room above, within the same hipped section of the main hall found at the southern end of the Institute building, includes large ventilation grilles that were not an original feature. Ventilator hoods have been removed from the ridge of the main roof above.

Much of the west elevation of the building has changed, as a result of the internal modifications to reposition the main entrance along this façade. South of the entrance, within the apron annex, all of the early windows have been replaced, to accommodate the new toilet block inside. A significant amount of associated plumbing is visible externally. Further south, along the southern section of the west elevation, the dressing room door (similar to along the west elevation) has been removed, and made good.

Back on Hudson Bay Road, looking at the south elevation, the lavatories added in 1940, very soon after construction was complete, are clearly evident. The double height hipped end, that houses the stage and fly-tower is prominent. The dressing rooms, built as one flat-roofed annexure either side of the hip, are clearly seen on early photographs and plans, however they now include a second flat-roofed 'step'. It is unlikely that this modification was made for decorative purposes, however it is inexplicable as to why it was done if it were for an internal reconfiguration, as increasing the width of the stage would have surely compromised the size of the dressing rooms.

From a decorative perspective, a brief paint scraping exercise on site suggests the shell has had various colour schemes over the years, although the predominant colour may relate to a beige or 'drab'. Early black and white photos

perhaps suggest the window and door trim may have been accented. The building otherwise lacks any decorative or architectural features of note. This lack of 'fancy', however, is not surprising. It was, after all, a utilitarian building, built for purpose. The architectural form absolutely followed the function.

5.4 Condition

Much of the building was re-roofed in 2012. It appears that none of the flat roofs were resurfaced at that time. Despite the re-roofing, however, the building is in a generally poor aesthetic condition. The following items represent typical (but by no means all) issues, that are unsightly, and which negatively affect the weather-tightness of the building.

Referring to figs. 61-102 it is plain to see that paintwork has variously failed, leaving timber exposed. Scribes and soakers are missing, allowing water to ingress into the building structure. Gutters and downpipes are broken, missing or otherwise compromised at important junctions. Ground water is draining into the sub-floor of the building, rather than away from it. Rot in timber cladding is evident.

It is recommended that a condition report be written for the building, in order for the owners to establish a program of repairs and maintenance.

5.5 Modifications

The Institute building was reported to have been completed in March 1940¹⁷. Soon afterwards it was discovered that the provision of toilets was insufficient, and later that year a toilet block was added to the south elevation of the building, accessed from the south-west dressing room. The location of the block could just as easily have been put elsewhere, or if it were considered necessary for the dressing rooms, then off to the side, instead of within a 'main' or very visible elevation. Not a decorative or subtly placed addition, it highlights the architectural intent, that, to reiterate from above, function was prioritised over form.

Plans for the toilet block (refer fig. 110) show the left hand or east dressing room as a barber's shop. It includes an external entrance, internal access to and from the hall, and steps onto the stage, just as the opposite west dressing room does. Interestingly the full floor plan (refer fig. 109), thought to have been from the construction set, shows this space (the barber's shop) in the same configuration, but as a dressing room. It is unclear then in what order each space came and was used.

Post office facilities were constructed for personnel at or around this time, and included posting slots, mailbox facilities and a telephone box. This work was also carried out under the auspices of the Government Architect, John Mair¹⁸.

¹⁷ AJHR 1940, D-1, p55, URL: <http://atoja.natlib.govt.nz/cgi-bin/atojs?a=d&d=AJHR1940-I.2.2.3.1&pg=51&e=-1940---1940-10-1---bySH-on-0hobsonville-1940>

¹⁸ New Zealand Heritage List/Rārangī Kōrero – Report for a Historic Place Royal New Zealand Air Force (RNZAF) Institute Building (Former), HOBSONVILLE POINT (List No. 9710, Category 2), Alexandra Foster DRAFT: 25 November 2016 Heritage New Zealand Pouhere Taonga

Thought to have been undertaken in the 1960s, the apron annex was reroofed to a pitch, in order, it is presumed, to deal with weather-tightness issues associated with the former flat roof.

All the while, and unknown in terms of a chronology, internal alterations were being made to convert the space into the uses found within today. At some stage, presumably when the commercial kitchen was installed, the former projection room was made inaccessible other than via the door on the roof space above.

All of the internal modifications have had ramifications within the external envelope, as openings were removed and/or added, to suit the amenity of the occupants within.

For all intents and purposes then, the internal space is barely recognisable today, when compared to that which was planned and built in 1940. The exterior, however, has had few significant modifications, and can still be seen and read as being generally intact.

5.6 Current Use

Auckland Council owns the Royal New Zealand Air Force Institute Building (former). It is currently known as the Sunderland Lounge, and is available for public use, as a bookable community facility.

5.7 Summary of Key Physical Features

Refer to Appendix 5, figs. 61-102.

- Siting:
 - The building is an irregularly shaped polygon, generally rectangular in shape;
 - The site is shaped to suit proposed new roading, not any historic curtilage;
 - North-west, north-east and south-east corners are very close to the new boundaries;
 - Some low level vegetation and a number of small trees within the site. None of which have any known historic relevance¹⁹;
 - Site is generally flat, however, it does slope gently downwards into the site, to the southern edge of the building, from the southern or road boundary;
 - Six parking spaces are marked out adjacent to the east elevation.

- Building construction:
 - Double height rectangular hall running approximately south-north, ridged and hipped at each end, with a single storey apron annexure along the west and north elevations;
 - Small toilet block added to the south elevation soon after completion, in 1940;
 - Timber framing throughout;
 - Main roof in iron (ventilator hoods removed);
 - Remaining flat roofs presumed to have a bituminous surface;
 - The apron annex roof was trussed, pitched and clad in iron in the 1960s, removing the bulk of the flat roofing.
 - Timber weatherboards (painted);
 - Timber hung and casement windows. The windows in the west elevation (now below the pitched roofline of the apron annex) are pivoted awning;
 - Vented subfloor.

- General features:
 - Largely intact original footprint;

¹⁹ Although this should be confirmed by specialists as required

- Highly visible;
 - Highly readable as a hall or community space;
 - Surrounded by four important original (and contemporary) buildings or groupings of buildings from Base Hobsonville;
 - Very few recent external modifications.
- Non-contributing exterior features:
 - In generally poor aesthetic condition;
 - It is recommended that a condition report be written for the building, in order for the owners to establish a program of repairs and maintenance.
 - Boundaries and landscaping bear no relationship to original setting;
 - Door and steps at the southern end of the elevation, into original dressing room, gone;
 - Windows above porch not original;
 - Projection room above inaccessible internally. Only accessed via door visible in this elevation, above the apron annex;
 - Large new ventilation grille to projection room;
 - Kitchen extract hood new;
 - New entrance porch added to west elevation;
 - Includes new entrance window and door joinery;
 - Original clerestory windows above apron annex now beneath pitch of new roof, and internal only;
 - New window joinery to toilet facilities south of new entrance;
 - Considerable plumbing piping and fixtures visible externally;
 - Door and steps at the southern end of the west and east elevations, into original dressing room and Barber's shop, gone.

6.0 Comparative Analysis [Other Similar or Related Places]

The subject building is an example of utilitarian hall architecture. It operated in this capacity for almost 70 years, although it has been used less since 1962, when the seaplanes ceased to operate from the base.

A brief assessment of the early halls in New Zealand, developed as school, local, district and town facilities to meet the needs of the residential communities that surrounded them, and the generic commonalities between them and the Institute building, is considered a relevant arena for comparative analysis.

So too is a brief assessment of the building compared to other known Institute and/or similarly used buildings across the military bases in New Zealand.

Finally, a look at the works of John Mair is worthy, in order, if possible, to contextualise the Institute building in terms of his broad portfolio of works.

6.1 Hall Architecture

The Institute building at Hobsonville is a product of generic hall architecture in New Zealand, and not any known military architecture per se. Similarly, most of the 'other' building typologies on Base Hobsonville, and on the other bases positioned across the country, were based on 'tried and tested' architectural forms, in effect those common domestically at the time. The Institute building is a simple version of a timber framed hall.

At the turn of the 20th century small towns used community and school halls to stage public entertainment. These had become a feature of rural life from the 1880s. At their most basic level, halls were one-roomed, rectangular buildings with a gabled roof. Larger halls had entrance porches, cloakrooms, a kitchen, and a meeting room or two. These places were social hubs for small communities, hosting not only performance events, but dances, horticultural shows, and meetings²⁰. This in effect describes the Institute building. Although built for a different audience, it was designed as a place for shared community use.

So popular were both the form, and moreover the function, that after the Second World War the government provided subsidies for communities to build halls that could serve as 'living memorials' to local service people who had died in war. Over 300 war memorial halls were built, and these were, like the Institute building, multi-purpose venues, hosting plays, dances, meetings and much more²¹.

The examples below, both built in 1931, exhibit characteristics in both form and function, that are clearly evident in the Institute Building – albeit that the school hall is at the least decorative end of the typology, and the Town Hall, the other. The very plain Institute Building is more like the former.

²⁰ <http://www.teara.govt.nz/en/theatres-cinemas-and-halls/page-2>

²¹ <http://www.teara.govt.nz/en/theatres-cinemas-and-halls/page-3>



Figure 8: The Kariaotahi School Hall - built **1931** in a generic rectangular gable ended style. Timber framed, timber weatherboards, hung windows and an iron roof. The building exhibits a robust simplicity to the form – much of which is similar to the Institute building.
<https://www.waikatodistrict.govt.nz/recreation/community-halls>.



Figure 9: The Oxford Town Hall - built 1931. Built with more decorative flair, and with different materials than the Kariaotahi School Hall and the Institute building, the Oxford Town Hall still exhibits a similar shape, form and function to the Institute Building.
[https://commons.wikimedia.org/wiki/Category:Oxford_Town_Hall_\(New_Zealand\)#/media/File:Oxford_NZ_Town_Hall.JPG](https://commons.wikimedia.org/wiki/Category:Oxford_Town_Hall_(New_Zealand)#/media/File:Oxford_NZ_Town_Hall.JPG).

6.2 Similar Military Buildings

Similar Institute buildings are understood to have been constructed at Wigram, Woodbourne, Te Rapa, Ohakea and Whenuapai²². The buildings at Woodbourne and Te Rapa are now gone and, as Ohakea and Whenuapai are still functioning bases, it is unclear whether the original Institute buildings still survive.

Interestingly, aerial photographs dating to the 1950s, of both Woodbourne and Te Rapa (below) do not obviously show the same, or even similarly shaped buildings. This is not to say that an Institute (or hall or recreation) building didn't exist – just that the original set of drawings may not have been used other than for Wigram and Hobsonville. A scan of both council GIS data and Google Maps doesn't immediately show anything similar at Ohakea and Whenuapai.

Referring to figs. 103–109 below, the plans for Hobsonville were based on the plans for Wigram. It is worth noting that while the internal structural and/or room layout of the Wigram plans is very similar to Hobsonville, the uses are in some cases quite different. For example, the main entrance in Wigram appears to be through a vestibule adjacent/within the lavatory block, whereas at Hobsonville, the entrance is through what is the canteen at Wigram. With such scant detail available to us, we cannot know whether the changes made were a) because the layout at Wigram had proved at fault, or b) because the way the building was deemed to be used at Hobsonville was to be different. Regardless, the buildings are so similar they were clearly a grouping, and if the Hobsonville Institute building is the last remaining of a grouping, then it is all the more important in terms of both our military and community hall architecture.



Figure 10: Woodbourne Aerodrome, Marlborough District. Whites Aviation Ltd: Photographs. Ref: WA-08568-F. Alexander Turnbull Library, Wellington, New Zealand. / records/30648041.

²² New Zealand Heritage List/Rārangī Kōrero – Report for a Historic Place Royal New Zealand Air Force (RNZAF) Institute Building (Former), HOBSONVILLE POINT (List No. 9710, Category 2), Alexandra Foster DRAFT: 25 November 2016 Heritage New Zealand Pouhere Taonga



Figure 11: Te Rapa, Waikato, showing Air Force Camp with training grounds and housing between Te Rapa Road (State Highway 1) and railway line, looking south to the racecourse and Hamilton beyond. Whites Aviation Ltd: Photographs. Ref: WA-38809-F. Alexander Turnbull Library, Wellington, New Zealand. / records/23526229.



Figure 12: [Assumed to be] **1941**. View of Wigram Aerodrome RNZAF base, Christchurch – shows the very similar (but slightly larger, longer by 1 bay) version of the Institute Building at Hobsonville. The Hobsonville Building is reversed about both the x and y axes – refer drawings, figs. 103-109. <http://rnzaf.proboards.com/thread/14286/early-wigram-pics>.

Papakura Military Camp is located in the Auckland suburb of Papakura North. It is today the National Headquarters for the New Zealand Special Air Service. Established in 1939, it includes within its curtilage a timber framed, iron-roofed hall building, similar in size and form, and perhaps age²³, to the Institute building (refer fig. 15 below). It did, at least in 1962 (see fig. 14 below), operate in a similar capacity too, called up in the photo as the camp cinema.

While little more is currently known about the building, the comparison is worthwhile, in suggesting that utilitarian hall buildings, similar to the Institute building, were most probably built, to facilitate recreation purposes, across many of New Zealand's defence force bases, at or around the time of World War II.

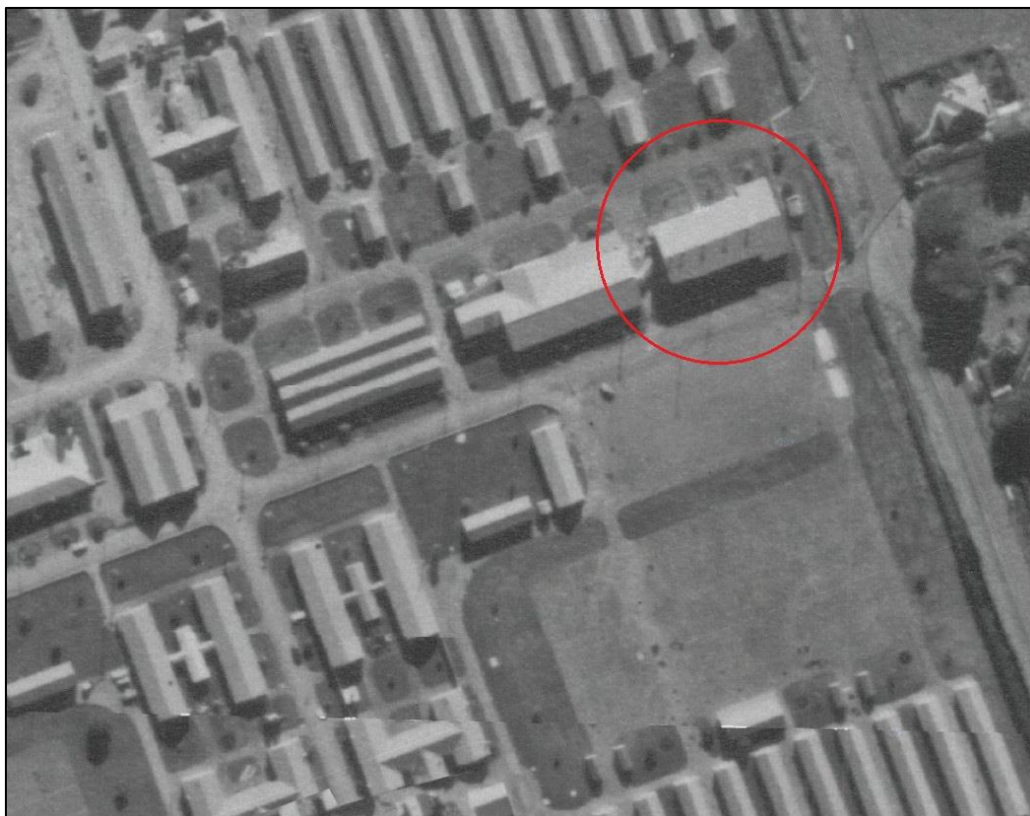


Figure 13: **1959**. View of Papakura Military Base, Papakura – shows the Cinema Building circled in red. Auckland Council GIS – Historic Aerial Photography – accessed May 2017.

²³ Although the earliest current evidence of the building dates to 1959, refer fig. 13 above.

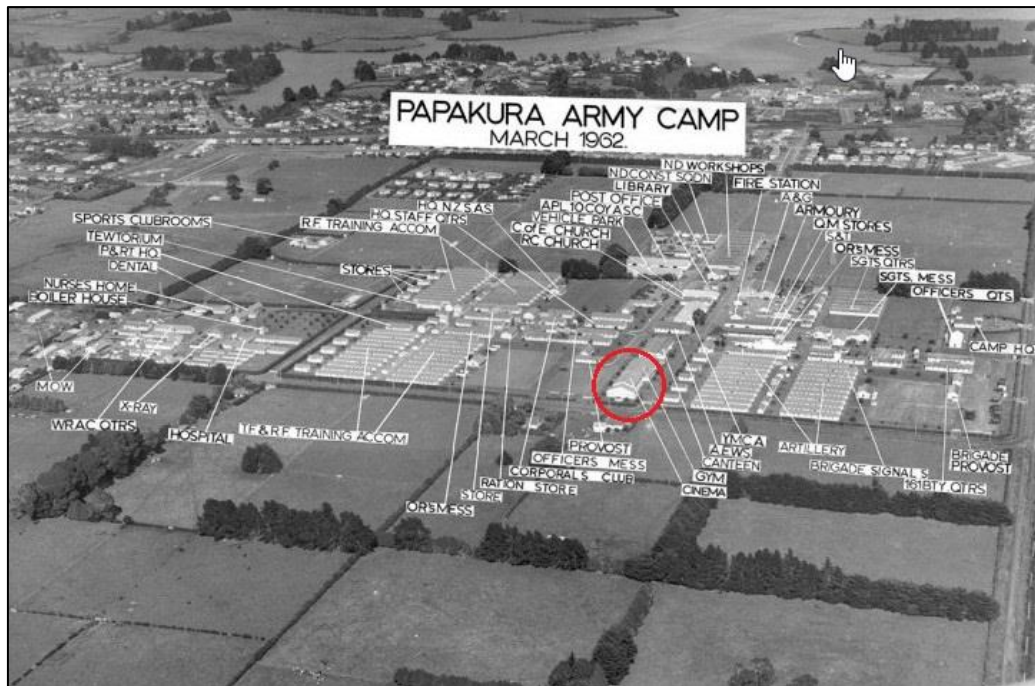


Figure 14: The Papakura Military Camp building circled in red. Called up as the camp cinema. "PAPAKURA, **1962**. By the time this photo was taken, Papakura had become home to a number of Regular Force units, including the SAS and 161 Battery. By the end of the decade the camp had been transformed with a major works programme to renovate or replace the mostly WWII infrastructure."

Photo credit: Air Force Museum of NZ.



Figure 15: The Papakura Military Camp building, shows a similar scale and form to the Institute building at Hobsonville.

Googlemaps – image capture March 2013. Accessed May 2017.

6.3 Other John Mair Works

As Government Architect, John Mair oversaw a multitude of institutional and other typological works of architecture. For the 18 years Mair held the position, he was responsible for many notable buildings, many of which ushered in significant departures from tradition and precedent in style and construction methodologies. During his period of office, modernist architectural precepts displaced the revivalist styles favoured for public buildings in the past and construction methods began to utilise concrete and structural steel instead of brick and timber.

The Catalina (No. 2) Hangar and the Wasp (No. 4) hangar are monuments to these modernist precepts. The Institute building however, is designed more in a traditional manner – a ‘tried and tested’ typology that was still very common in similar buildings across the country at the time.

Referencing his notable buildings does little to assist with this comparative analysis. The Blue Baths in Rotorua, and the Departmental Building in Stout Street, Wellington are both large and very significant architectural works. Neither can in any way be compared to the Institute building. They do, however, as just two examples of his extensive and impressive portfolio, position him as an important figure in New Zealand’s architectural history.

6.4 Comparative Analysis Conclusion

On a comparative basis then, the Institute building can be considered a direct descendant, and contemporary of, the generic New Zealand Hall building, designed for school, community or township use. The subject building has its place in the chronology of the development typology, and it therefore has importance.

It is also perhaps the only remaining building that may have been purpose-built as an identical grouping of recreational halls, or ‘Institutes’, individually positioned at various air force bases across New Zealand. It may, however, be one of any number of surviving similar, but not identical buildings, built across New Zealand’s defence force bases.

Comparing John Mair’s buildings is less informative, given the simplicity of the subject building when compared to his well-known and notable works, and also, because he was responsible for so many buildings, it is difficult to ascertain the level of his actual involvement in the design, construction and/or administration phases of the build. His importance, however, does mean that, designed and built under his control, a little historic value can be attributed to the building.

7.0 Significance Criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

Base Hobsonville represents an important part of New Zealand's military history, and the remaining buildings, important pieces of its built infrastructure. The only land and sea based station across the country, it was conceived of in 1925, and operational by 1929. As the threat of war in Europe grew, so did numbers of New Zealand's military forces. In 1939, to meet the needs of the growth in personnel, and specifically, to address the lack of local recreational facilities, the government developed plans to build this and other Institute buildings at the various bases positioned around the country.

These Institute buildings were extremely important in delivering amenity facilities to airmen and airwomen within the RNZAF. This was especially salient at Base Hobsonville, where discharge rates had been unusually high throughout the preceding decade, determined in a government investigation to have resulted directly from the distance of the base from Central Auckland.

This idea, to include for these facilities within the base at Hobsonville, was so successful that the building operated in the same capacity for over 60 years, or until operations were discontinued in 2002. Similarly, other Institute buildings across the country only closed as bases were decommissioned or as operations were transferred elsewhere. It is possible that the subject building is the last of its kind within New Zealand. That its use has changed little, being re-purposed as a community facility, is all the more important as it enables the continuation of its original function as a recreational facility.

The building was in no small part responsible for developing and maintaining the morale of the thousands of men and women who served at Hobsonville. In doing so, this strengthened the RNZAF, which is recognised as having made significant contributions to New Zealand's security, both domestically and internationally.

In summary, the Royal New Zealand Air Force Institute Building (former) is determined to be of **considerable** historical significance **locally** and **regionally** for the idea that such facilities be provided as a key component of airforce bases. It is also determined to be of **considerable** historical significance **nationally** as it was one of a small number of buildings of its type, some of which we know to have demolished in recent years.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

Completed in 1940, the building was used immediately for a multitude of purposes, all of which were aimed at providing the recreational facilities unavailable on the base, and generally inaccessible in any case, given its distance from the city.

The building was known to have hosted many social events of significance, including, in 1941, an evening with British actor, playwright and composer Noel Coward. New movies were regularly screened, and dances were held. Personnel on the base had access to a barber's shop, postal services and a pool room. The building catered for all manner of social, amenity and recreation needs.

The large hall space was well lit from the large hung windows that run the length of the east elevation of the main double height component of the building and the clerestory light opposite, which became internal as a result of roofing modifications to the apron annex. The hall was and is otherwise spacious and multi-functional. The caretaker's flat (incorporated within the western section of the apron annex) is presumed to have enabled the constant manning of the facility, and its operation into evening or more typical recreation hours.

Its location on the base, being relatively central to the headquarters, the barracks, many of the houses, two of the large hangars and the workshops, would have made it a physically significant and easily accessible social hub.

So important was the need for the building that even after 1962, when the seaplanes ceased to operate, and personnel numbers decreased, the building continued to be a success in offering social facilities. Through later years modifications were made to the interior of the building, in order not to repurpose its use, but to modernise decorative components and/or to meet the changing needs of base personnel. Regardless, even as the stage was removed, the projection room made inaccessible from below, and a commercial kitchen and bar added, the facility's function remained firm, to provide for ongoing recreational needs. As a community facility today, owned by Auckland Council, the building continues to meet similar needs, for a new audience.

In summary, the Royal New Zealand Air Force Institute Building (former) is determined to be of **considerable** social significance **locally** to the large number of airmen and airwomen who were stationed at Base Hobsonville.

(c) Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

A mana whenua values assessment has not been included as part of this evaluation.

(d) Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

As a result of the government announcing in 2000 the progressive closure of Hobsonville Base, and also the significant and most probably repeated internal alterations, there is likely very little remaining within the building that can inform our knowledge of the defence industry. The exterior shell too, while mainly intact, has little from a knowledge perspective to contribute to an understanding of the cultural history of the locality.

In summary, the Royal New Zealand Air Force Institute Building (former) is determined to have **little** significance under this criterion.

(e) Technological

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The RNZAF Institute Building (former) is determined to have little or no significance under this criterion. The materials and construction methods employed in the Institute Building are typical of commercial timber framed construction in the late 1930s and are unlikely to reveal technical innovation.

In summary, the Royal New Zealand Air Force Institute Building (former) is determined to have **little** significance under this criterion.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The Institute building was conceived of as a recreational facility for Base Hobsonville in 1939. The plans are known to have been adapted directly from the Institute building located at Base Wigram, in Christchurch.

As a defence building, it was designed by (or under the auspices of) the Government Architect John Mair. Mair is recognised today as an important architect in New Zealand's history, having been responsible for the design of a number of highly regarded and influential buildings. It is, however, difficult to attribute any significant value to the subject building, as it is first and foremost, a very plain timber framed and weather-boarded hall, built modestly, and generically to type, in considerable numbers across the country. Also, as Mair's level of actual involvement in the design, construction and/or administration phases of the build cannot easily be ascertained, his importance as an architect doesn't necessarily lend historical gravitas to this particular building.

Indeed, if Mair became known for his modernist designs, the two remaining air hangars nearby – the Catalina (No. 2) Hangar and the Wasp (No. 4) hangar – may evidence these modernist precepts. The Institute building in strict contrast, however, is designed in a traditional manner – using a 'tried and tested' typology that was still very common in similar buildings across the country at the time.

As an example of utilitarian hall architecture then, there is little to differentiate the Institute building from others of its type, built in many schools, rural districts, towns and cities across New Zealand. Its form, as a large double height rectangular space with a single storey apron annex, was a consequence of its intended function, and not, it is surmised, in order to present any type of architectural statement.

The Institute's most notable physical attributes are in its simple, generally symmetrical and recognisable form. They are, however, typical, and not sufficiently noteworthy to make the building anything near an exemplar of its type.

In summary, the Royal New Zealand Air Force Institute Building (former) is determined to have **little** significance under this criterion.

(g) Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The building has been a local landmark for 77 years, albeit that for the bulk of this time it was as part of a 'closed' or otherwise private, RNZAF base. It is presumed that architectural flair or decorative fancy was not deemed necessary in the design of the building, for it to stand out within its original context. That it was a) relatively central within the arrangement of barracks, houses, hangars and other base buildings, and b) the principal recreational facility on the base, would have assured its presence was noted and distinctive, as the place for social gatherings.

Interestingly, the building, despite its relative lack of architectural character, is perhaps more conspicuous today as a visual landmark than ever it was, as many (but not all) of the original RNZAF buildings that surrounded the Institute, have been demolished or removed and relocated. Much of the land that surrounds it has been cleared for the development that is progressing, so the building currently commands a physical presence it did not have previously.

Ironically also, about to otherwise recede within the plethora of new built form, it is likely that the building will stand out visually (when perhaps it never did), as it will be so strikingly different to the architecture that surrounds it.

The Institute would have been known to the thousands of airmen and airwomen who went through Hobsonville, not likely for any aesthetic or visual qualities, but as a distinctive social landmark. Today it continues to be a noted social landmark, operating as a publically available community facility.

In summary, the Royal New Zealand Air Force Institute Building (former) is determined to be of **moderate** significance locally, for its social landmark qualities.

(h) Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The Institute was one of many buildings that formed part of RNZAF Hobsonville. It was, in context, relatively central on the base, surrounded by houses, hangars, barracks, workshops and the base headquarters, approximately 200 metres east of the building.

With the closure of the base in 2002, in order to facilitate the redevelopment of the land and the broader Hobsonville Point area, most of the original RNZAF buildings have now either been demolished or relocated.

Importantly, however, the Institute building is surrounded, in relatively close proximity, by four historically significant original buildings. They are the Catalina Barracks (to the east), the Catalina (No. 2) Hangar (to the south-east), the Wasp (No. 4) hangar (due south) and the aforementioned base headquarters (to the west). While far from complete, the original context is relatively intact. The Institute building, central to these, both metaphysically, from a social

perspective, and physically, is an important link in the contextual built framework that remains.

Each of these buildings housed fundamental base functions, and collectively they account for much of the general activity that took place on the base. Thousands of airmen and airwomen filtered through each building (albeit perhaps less through the headquarters), as part of daily life on the base. The context survives not as a museum type representation but as a real collection of original buildings.

While the building is less architecturally impressive than the headquarters, and less monumentally impressive than the two hangars and the barracks building, it is its difference as it were, that will enable it to stand out against these contemporaries, and more so, when eventually compared to any new neighbours built as part of the current area-wide development.

Furthermore, that it is a simple and relatively plain timber framed and weather-boarded, iron-roofed utilitarian building, makes its retention and protection even more important. This is because a) it represents a good intact example of so many other smaller utilitarian buildings that once graced the base, but that are now gone, and b) it is perhaps the last surviving Institute building across New Zealand's RNZAF bases that are still in operation.

The site was surveyed, then vested in Auckland Council, in 2016. The shape of the site bears no relation to the original curtilage, or to what was assumed to be the 'boundaries', as seen in fencing that seemed to define, and the ancillary sheds or small buildings that appeared to sit within, the Institute grounds. Nothing of this remains today, and the site has been merely surveyed off to meet the planned roading within the broad development.

However, despite the lack of any physical historical content, it is considered important that the site be included as part of the place for scheduling, to ensure development encroaches no more than is otherwise planned.

In summary, the Royal New Zealand Air Force Institute Building (former) is determined to be of **moderate** contextual and visual significance locally.

8.0 Statement of Significance

The RNZAF Institute Building (former) has considerable historical significance locally, regionally and nationally as possibly the last remaining Institute (or recreational facility) across the bases that are still operational around New Zealand. As the threat of war in Europe grew, so, in the late 1930s, did numbers within New Zealand's military forces. To meet the social needs of a growing personnel base, and specifically to address the lack of local recreational facilities at these bases, which were generally located beyond the boundaries of the nearest town or city, the government developed plans to build this and other Institute buildings at all RNZAF bases.

This idea, to include for these facilities within the base at Base Hobsonville, was so successful that the building operated in the same capacity for over 60 years, or until operations were discontinued in 2002. Importantly, it continues to offer similar services today, as a shared council owned community facility.

The building was in no small part responsible for developing and maintaining the morale of the thousands of men and women who served at Hobsonville. In doing so, this strengthened the RNZAF, which is recognised as having made significant contributions to New Zealand's security, both domestically and internationally.

The building is of considerable social significance locally to the large number of airmen and airwomen who were stationed at Base Hobsonville. The building was used for a multitude of purposes, all of which were aimed at providing the recreational facilities hitherto unavailable on the base, and generally inaccessible in any case, given its distance from the city.

The building was known to have hosted many social events of significance, it screened new movies, and hosted dances. Personnel on the base had access to a barber's shop, postal services and a pool room. The building catered for all manner of social, amenity and recreation needs.

Its relatively central location on the base meant it was a visual and easily accessible social hub. So important was the need for the building that even after 1962, when the seaplanes ceased to operate, and personnel numbers decreased, the building continued to be a success in offering social facilities. Later internal modifications were made in order not to repurpose its use, but to modernise decorative components and/or to meet the changing needs of base personnel. The building's social function remained firm: to provide for the ongoing recreational needs of airbase personnel.

The building is determined to be of moderate significance locally, for its aesthetic landmark qualities. It has been a local landmark for 77 years, albeit that for the bulk of this time it was as part of an otherwise private RNZAF base. While relatively plain architecturally, it was both a) relatively central within the arrangement of barracks, houses, hangars and other base buildings, and b) the principal recreational facility on the base, for it to have a significant landmark presence, as the place for social gatherings.

The Institute would have been known to the thousands of airmen and airwomen who went through Hobsonville, not likely for any architectural or visual qualities, but as a distinctive social landmark. Today it continues to be a noted social landmark, operating as a publically available community facility.

Finally, the Royal New Zealand Air Force Institute Building (former) is determined to be of **moderate** contextual and visual significance locally. It was, in context, relatively central on the base, surrounded by houses, hangars, barracks, workshops and the base headquarters. Many of these buildings, however, have now either been demolished or relocated.

The Institute building is surrounded, in relatively close proximity, by four historically significant original buildings. Central to these, both metaphysically, from a social perspective, and physically, the Institute building is an important visual link in the contextual built framework that remains.

9.0 Extent of the Place for Scheduling

The identified extent of the Royal New Zealand Air Force Institute Building (former) for scheduling is the area considered integral to the function, meaning and relationships of the place, identified as the entire site, shown below in red, legally described as Sec 3 SO 490900 (CT 759967, NZ Gazette 2016-In6007), North Auckland Land District.



Figure 16: The Extent of the Place - Identified as the entire site, shown above in red – Legally described as Sec 3 SO 490900 (CT 759967, NZ Gazette 2016-In6007), North Auckland Land District.

10.0 Recommendations

10.1 Scheduling

Based on the above evaluation, the Royal New Zealand Air Force Institute Building (former) meets the threshold for scheduling as a Historic Heritage Place: Category B.

The proposed scheduling specifically excludes the interior of the building as it has been highly modified, and its original form and character, significantly compromised.

10.2 Other

It is recommended that a condition report be written for the building, in order for the owners to establish a program of repairs and maintenance.

It is also recommended that any interior works proposed for the building should, in accordance with best practice architectural conservation principles, retain, conserve and reveal any original interior fabric and/or internal building features.

11.0 Other Matters

It is worth noting that there is little or no protection for this building in the Unitary Plan, as at the date of this evaluation.

Under I605, the Royal New Zealand Air Force Institute Building (former) is located within the Sunderland Sub-precinct (Sub-precinct C) of the Hobsonville Point Precinct.

Under I605.1 the Hobsonville Point Precinct Description states: “The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community”.

Only the Landing Sub-precinct (Sub-precinct F) specifically references its heritage component, in the Hobsonville Point Precinct Description, stating, ‘This sub-precinct provides for mixed uses, and is intended to be a vibrant urban node building on its existing heritage and landscape features and taking advantage of its waterside position and ferry service.’

While the Unitary Plan states under I605.3 Policies (15), that any identified historic heritage buildings and their surrounds should be managed in accordance with a heritage management plan, there is no specific reference to the Institute Building anywhere within I605, either as an ‘identified historic heritage building’ or as anything else.

Indeed the ‘Hobsonville Point features plan’ (see fig. 47 below) identifies a number of ‘special features’ and ‘notable buildings’, but not the Institute Building.

Only the ‘Sunderland Comprehensive Development Plan, April 2013’ (the CDP) which is not directly included within the Unitary Plan, other than through referencing the approved Land Use Consent for the CDP, refers to the building specifically (see figs. 35-36 below), and only then as ‘a building of heritage

value to be optionally retained'. It (the CDP) references only the Catalina Barracks, the Base Commander's House, the Headquarters Building, the Catalina Hangar, the Mill House and Cottage, the Officers' houses in Marlborough Crescent, the houses in Sunderland Avenue and the four houses in Marine Parade as heritage buildings. It then says that they will warrant special protection and controls to ensure that their heritage value is recognised and protected.

Therefore, other than as inferred indirectly through line items within the objectives and policies of I605 there is no specific reference to the subject building and no specific protection for it, or management plan recommended, under the Unitary Plan.

12.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	Local, Regional, National
B- Social	Considerable	Local
C- Mana Whenua	Not evaluated	N/a
D- Knowledge	Little	N/a
E- Technological	Little	N/a
F- Physical Attributes	Little	N/a
G- Aesthetic	Moderate	Local
H- Context	Moderate	Local

*Levels of significance or value:

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

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

Little: of limited importance and interest.

NA/None: none identified

13.0 Overall Significance

Place Name and/or Description	The Royal New Zealand Air Force Institute Building (former)
Category	B
Primary Feature	The Royal New Zealand Air Force Institute Building (former)
Known Heritage Values	A and B
Extent of Place	See 9.0 above - Sec 3 SO 490900 (CT 759967, NZ Gazette 2016-In6007), North Auckland Land District
Exclusions	Interior of the building
Additional Controls for Archaeological Sites or Features	N/a
Place of Maori Interest or Significance	N/a

Author: Blair Hastings, Heritage Consultant, BCom, BArch (hons), BBSc, NZRAB registered [in voluntary suspension]

Date: 26 May 2017

Reviewer: Cara Francesco (Principal Specialist Built Heritage Policy), and
Richard Bland (Council Heritage Asset Advisor)

Date: 17 May 2017

Appendices:

Appendix 1: Supplementary research

Appendix 2: Deposited Plans and Certificates of Title

Appendix 3: Auckland Unitary Plan Operative in Part zoning

Appendix 4: Historic photographs

Appendix 5: Site photographs

Appendix 6: Drawings

Appendix 1: Supplementary research

WORK AT THREE STATIONS

An indication of the extent of aerial defence activities in New Zealand is given in the latest issue of the Gazette, which publishes details of tenders accepted recently by the Public Works Department for the construction of buildings at three Air Force stations—Wigram, Hobsonville, and Whenuapai. The total value of eight tenders accepted is £241,218.

The biggest contract is for the construction of two hangars for the Royal New Zealand Air Force station at Whenuapai, near Auckland. This aerodrome is nearing completion, and the two hangars are to cost £153,080. The contractor is Mr R. A. Cornish.

The contracts involve work at Wigram costing £56,326. The most costly item is the construction of two hangars, for which the tender of the contractor, P. Graham and Son, Ltd., was £33,175. The building of two dormitory blocks is costing £4995, the contractors being Messrs Hannah and Dyer. Another contract at Wigram is for the construction of a temporary wooden hangar and annexe at a cost of £10,727. The contractor is Mr R. D. T. Hall. Two other contracts for work at Wigram involve the construction of a store by B. Moore and Sons, Ltd., at a cost of £6695, and the building of a lubricant store by Messrs N. McGillivray and Son at a cost of £774.

Two contracts have been signed for work at Hobsonville costing nearly £33,000. One contract is for the erection of a temporary timber hangar and annexe costing £11,255, the builder being Mr J. R. Simpson. The other contract is for the construction of two stores at a cost of £20,557, the contractor being the Liddle Construction Company, Ltd.

Figure 17: Paperspast – “Two contracts have been signed for work at Hobsonville costing nearly £33,000.

One contract is for the erection of a temporary timber hangar and annexe costing £11,255, the builder being Mr J. R. Simpson.” Simpson was obviously active as a builder on the base.

Press, Volume LXXV, Issue 22652, 6 **March 1939**.

<http://paperspast.natlib.govt.nz/newspapers/CHP19390306.2.123>.

TENDERS

**R. N.Z.A.F. BASE, HOBSONVILLE.
INSTITUTE.**

Tenders, closing with the Secretary, Public Works Tenders/Board, Wellington, at 4 p.m. on TUESDAY, August 20, 1939, are invited for the Erection of an Institute at the R.N.Z.A.F. Base at Hobsonville.

Plans and specifications are on exhibition at the Public Works Office, Customs Street West, Auckland.

Figure 18: Paperspast – "HOBSONVILLE INSTITUTE. Tenders, closing with the Secretary, Public Works Tenders/Board, Wellington, at 4 p.m. on TUESDAY; August 20, 1939, are invited for the Erection of an Institute at the RNZAF. Base at Hobsonville.' ; Plans and specifications are on exhibition' at the Public Works Office, Customs Street West, Auckland."

Page 22 Advertisements Column 1, New Zealand Herald, Volume LXXVI, Issue 23421, 10 **August 1939**.
<http://paperspast.natlib.govt.nz/newspapers/NZH19390810.2.197.1>.



Figure 19: Paperspast – HOBSONVILLE AIR BASE “Amenities at the base will be much improved by the erection of an institute building, in which there will be a large hall 72 feet by 40 feet, with a stage and dressing-rooms. Its chief purpose will possibly be a cinema hall, and it will be equipped for sound effects and contain a projection room. There will also be a canteen in the building, a store and shop, a barber’s saloon, a kitchen, and a flat for a caretaker. The building will be constructed in wood.”

Press, Volume LXXV, Issue 22789, 15 August 1939.

<http://paperspast.natlib.govt.nz/newspapers/CHP19390815.2.18>.

Military Camouflage

No longer is a wet canteen known as such by the Army Department. Its official designation is an "expense." An expense is to be provided in the institute building to be erected at the Royal Air Force Base at Hobsonville. At first sight the change in name seems to be mere military camouflage. Possibly its originator did not have the line in mind, "T'expense of spirit" that occurs in a Shakespearean sonnet, but Air Force officers will admit that the Oxford dictionary comes closer to the general idea than was perhaps originally realised in giving a definition of expense as "an outlay in execution of a commission."

Figure 20: Paperspast – Military Camouflage. "No longer is a wet canteen known as such by the Army Department. Its official designation is an "expense". An expense is to be provided in the institute building to be erected at the Royal Air Force Base at Hobsonville. At first sight the change in name seems to be mere military camouflage. Possibly its originator did not have the line in mind, "T'expense of spirit" that occurs in a Shakespearean sonnet, but Air Force officers will admit that the Oxford dictionary comes closer to the general idea than was perhaps originally realised in giving a definition of expense as "an outlay in execution of a commission".

LOCAL GOSSIP, New Zealand Herald, Volume LXXVI, Issue 23429, 19 **August 1939**, Supplement.
<http://paperspast.natlib.govt.nz/newspapers/NZH19390819.2.221.45>.

N.Z. AIR FORCE. HOBSONVILLE BASE. RAPID EXPANSION. INCREASE IN PERSONNEL. SCOPE OF TRAINING WORK

New Zealand's Air Force is growing rapidly and the measure of its expansion may be gauged by the high-speed development of the **Hobsonville** Air Base. In personnel, equipment, scope and efficiency it has advanced to a remarkable extent since the outbreak of war.

Whereas the peace strength was in the vicinity of 250, there are now between 500 and 600 officers at the base. Its primary purpose is as a stores and repair depot and in addition is a technical school for the training of technical personnel.

The average instruction course occupies three months, thus there is a constant stream of recruits passing through the base. On the completion of their training they are drafted to other stations in New Zealand, where they continue their instruction, and also service the 'planes in commission. Recruits continue to come forward in a steady stream, and the officers speak highly of the type of young men who are offering their services.

The sudden increase in personnel at **Hobsonville** has created many problems of accommodation. At the present time many of the officers and men are under canvas, while permanent accommodation is being rushed up by a large staff of workmen. The most important units are messrooms and barracks for men and non-commissioned officers, also a new mess and sleeping accommodation for officers. A large administrative building has been completed

within the last few days, and the headquarters staff is in the throes of moving. Of one storey, in permanent materials, the headquarters block is a fine building, with ample accommodation to cope with the large increase in work.

Adjacent to this building is the new guard room, constructed on lines similar to the headquarters, with barrack accommodation for the men and officers, also a detention room.

New Men's Institute.

The foundations have already been laid for a large new building that will be used solely for recreation purposes. Hitherto this is a phase of life at the base that has perforce been neglected. The influx of personnel has made necessary the use of recreation and reading rooms for lecture and similar purposes. With few facilities for social activities, owing to the distance of the base from the city, it has been recognised by the officers that a men's **institute** is essential, and the construction of the block is being treated as urgent. It will house reading, writing and general recreation rooms, as well as a hall in which moving pictures will be screened.

Figure 21: Paperspast – N.Z. AIR FORCE. HOBSONVILLE BASE. RAPID EXPANSION. INCREASE IN PERSONNEL. SCOPE OF TRAINING WORK.

"With few facilities for social activities, owing to the distance of the base from the city, it has been recognised by the officers that a men's institute is essential, and the construction of the block is being treated as urgent. It will house reading, writing and general recreation rooms, as well as a hall in which moving pictures will be screened."

Auckland Star, Volume LXX, Issue 249, 21 **October 1939**.
<http://paperspast.natlib.govt.nz/newspapers/AS19391021.2.41>.

DANCE AND FAIR

GALA AT AIR BASE

PATRIOTIC FUNDS AIDED

A SUCCESSFUL FUNCTION

A gala night was held at the Royal New Zealand Air Force base, Hobsonville, yesterday, when the personnel of the station gave a fair and dance in aid of patriotic funds. Mrs. Burrell, wife of Wing Commander H. B. Burrell, officer commanding the base, was chairman of the gala committee, and resident wives of the officers were in charge of stalls. These were set up in No. 1 hangar adjoining the institute, in which the dance was held. Lavish decorations of flags and greenery brightened the hangar and brisk business was done at the various well-stocked stalls, which were visited by the guests prior to the commencement of the dance.

Figure 22: Paperspast – DANCE AND FAIR. GALA AT AIR BASE PATRIOTIC FUNDS AIDED A SUCCESSFUL FUNCTION".

New Zealand Herald, Volume LXXVII, Issue 23788, 16 **October 1940**.
<http://paperspast.natlib.govt.nz/newspapers/NZH19401016.2.154.1>.

MR. NOEL COWARD

AIR BASES VISITED

PERSONNEL ENTERTAINED

Officers and men of the Royal New Zealand Air Force at the bases at Hobsonville and Whenuapai gave a rousing reception last night to Mr. Noel Coward, the noted English playwright and composer, when he visited the two bases. Mr. Coward was accompanied by Mr. J. A. C. Allum, representing the Provincial Patriotic Council, and officers of the Internal Affairs Department.

A concert at which members of the Gilbert and Sullivan company at present in Auckland, and well-known local entertainers, were taking part was in full swing when Mr. Coward arrived at Hobsonville. He was met by the officer commanding the base, Wing-Commander H. B. Burrell, and for the better part of half an hour kept his audience excellently entertained. The social hall at the base was packed to the doors, there being present not only the officers and men, but their wives and families as well.

Sauntering casually on to the stage, Mr. Coward began with a number of his own compositions. Then "to give himself a rest," as he explained, he sang a medley of popular American compositions, and later returned to his own works, notably a series of well-known waltz songs.

For his final item, before he was taken to Whenuapai to repeat his performance, Mr. Coward acted as his own accompanist. He sang and played the inimitable "Mad Dogs and Englishmen," a song known to probably 90 per cent of those present. The warmth of the applause left no possible doubt concerning the enjoyment of Mr. Coward's singing. His accompanist, Mr. Sefton Daly, also gave a polished performance.

Mr. Coward, before going to the air bases, paid a call at the Carrie Hostel. He said he was very impressed with the hostel and with the work done for the soldiers.

Figure 23: Paperspast – MR. NOEL COWARD, New Zealand Herald, Volume LXXVIII, Issue 23864, 15 January 1941. <http://paperspast.natlib.govt.nz/newspapers/EP19411030.2.104>.

TO RETIRE TOMORROW GOVERNMENT ARCHITECT

The Government Architect, Mr. John T. Mair, F.R.I.B.A., is to retire on superannuation tomorrow. He has been responsible for the design of most of the Government buildings erected in the Dominion during the past 18 years.

Mr. Mair was born in Invercargill, where he received his early professional training. He was attached to the staff of the Chief Engineer, New Zealand Railways, for several years, being engaged among other work on the design of the Dunedin Railway Station, which is one of the outstanding buildings of that city.

In 1906 Mr. Mair undertook a two years' extensive study course at the University of Pennsylvania, U.S.A., where he was granted a special certificate of graduation in architecture. While in America Mr. Mair was employed for some time as designer to the school architect, Richmond, Virginia, and later became attached to the designing staff of a prominent firm of architects in New York. He then proceeded to London for examination by the Royal Institute of British Architects, of which he was made an associate. He was elected a fellow of the institute last year.

On his return to New Zealand Mr. Mair practised his profession in Wellington. In July, 1918, he was engaged by the Defence Department as inspector of hospital works, a position which he left in September, 1920, to become architect to the Department of Education. He was appointed to the Public Works Department as Government Architect in April, 1923.

Mr. Mair has been a member of the Town Planning Board for many years, and has served on numerous committees dealing with architectural and general building questions.

Figure 24: Paperspast – TO RETIRE TOMORROW. Evening Post, Volume CXXXII, Issue 105, 30 October 1941. <http://paperspast.natlib.govt.nz/newspapers/EP19411030.2.104>.



Figure 25: [Assumed to be] **1941**. View of **Wigram** Aerodrome RNZAF base, Christchurch – shows a very similar (but slightly larger, longer by 1 bay) version of the Institute Building at Hobsonville. The Hobsonville Building is reversed about both the x and y axes – refer drawings, figs. 103-109.
<http://rnzaf.proboards.com/thread/14286/early-wigram-pics>.



Figure 26: Close-up of the above figure 25.

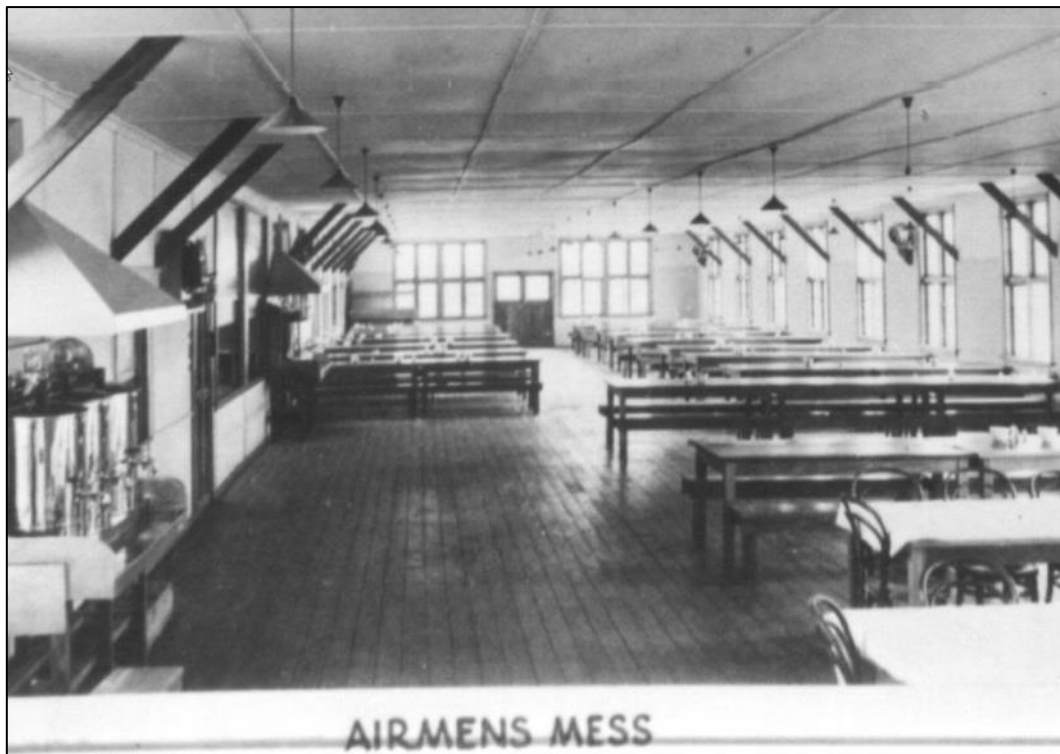


Figure 27: Date and RNZAF site unknown. Presumed to be the interior of an 'Airmen[']s Mess' – showing timber ceiling buttressing similar to the subject building at Hobsonville, albeit now encased – refer figs. 99-100 below. <http://rnzaf.proboards.com/thread/1261?page=3>.



Figure 28: September **1946**. View of **Wigram** Aerodrome RNZAF base with planes, hangars and buildings, Christchurch, Canterbury. Shows the institute building (circled in red, now gone) to the same or similar design to the subject building at Hobsonville. Whites Aviation Ltd :Photographs. Ref: WA-03934-G. Alexander Turnbull Library, Wellington, New Zealand. /records/30650934.

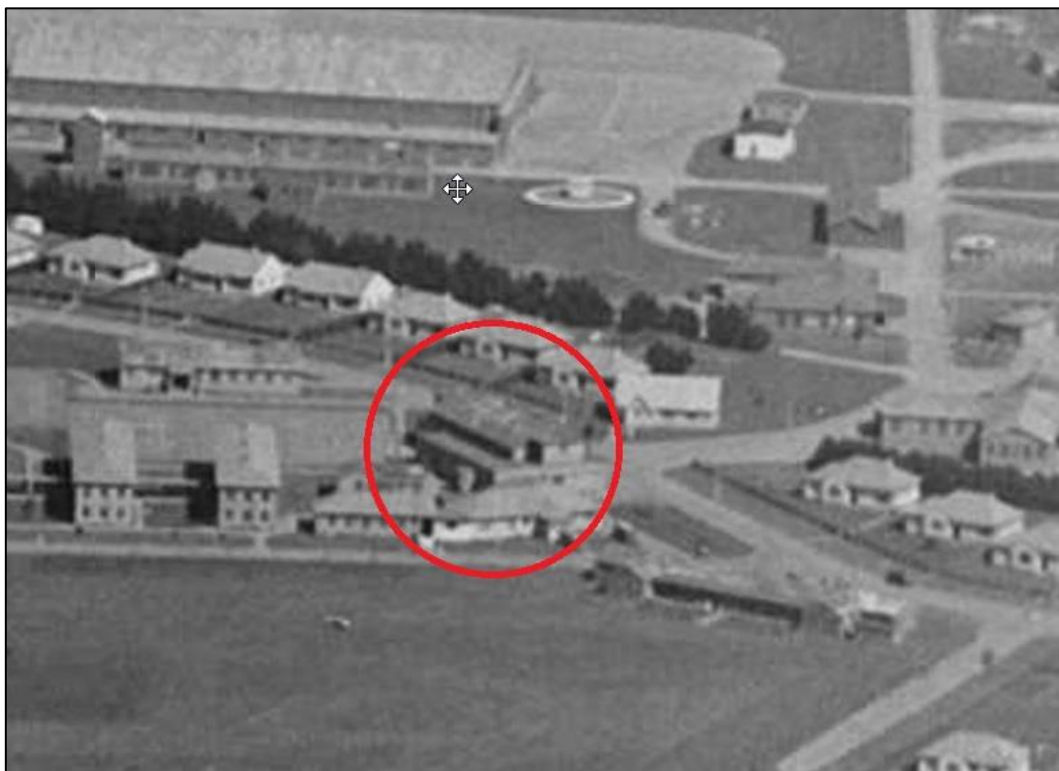


Figure 29: September **1946**. Close-up extract from above: View of Wigram Aerodrome RNZAF base with planes, hangars and buildings, Christchurch, Canterbury. Shows the institute building (circled in red, now gone) to the same or similar design to the subject building at Hobsonville. Whites Aviation Ltd :Photographs. Ref: WA-03934-G. Alexander Turnbull Library, Wellington, New Zealand. /records/30650934.

Historic buildings return to community

NICOLA MURPHY

Last updated 08:33 15/06/2012

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NICOLA MURPHY

COMMUNITY BUILDING: Brian Neeson is pleased two historical Hobsonville buildings, the Old Headquarters, pictured here, and Sunderland Lounge, are being bought by Auckland Council to be used as community facilities.

Two Hobsonville buildings with long and colourful histories will soon become facilities for the flourishing community.

Auckland Council has assigned \$4.2 million to buy the Old Headquarters and the Sunderland Lounge from Hobsonville Land Company.

The funding was approved as part of the long term plan last month.

The next step is to negotiate purchase of the properties.

Upper Harbour Local Board deputy chairman Brian Neeson is pleased the buildings are being valued and restored like they should be, especially after they were initially removed from the long term plan.

"It's taken hard work to get them back on it.

"The buildings are of historical significance and we're thrilled."

Chairwoman Margaret Miles says the buildings will provide a link to past activities of the area.

"With increasing numbers of residents living in Hobsonville Point as more houses are built there will be an increased need to provide community meeting space such as this," she says.

The Old Headquarters is an art deco building built in the late 1930s and it has a long historic association with the airbase.

The Sunderland Lounge was built in the late 1940s and was initially used as the airbase's cinema. It is named after the Sunderland seaplanes which were based at Hobsonville in the 1940s and 1950s.

Mayor Len Brown says the buildings mean a lot to West Aucklanders and the history of the region.

"I'm very supportive of local boards across Auckland that are investigating ways to preserve historically significant buildings like the former RNZAF buildings at Hobsonville Point," he says.

Mr Neeson says demand will grow as the population of Hobsonville does.

"The land company has kept it beautifully so little work needs to be done."

Hobsonville Land Company sustainability manager Katja Lietz says it was sensible for the council to buy the buildings.

"We support them being retained as community facilities."

- Western Leader

Figure 30: Western Leader – 15 June **2012** - 'Historic buildings return to community': 'Auckland Council has assigned \$4.2 million to buy the Old Headquarters and the Sunderland Lounge from Hobsonville Land Company. <http://www.stuff.co.nz/auckland/local-news/western-leader/7108224/Historic-buildings-return-to-community>.

Sunderland Lounge restoration

The restoration of Sunderland Lounge, in Hobsonville Point, has now started, and a new roof is under construction.

Downer Group is re-roofing the former RNZAF Institute building, with work expected to be finished by the end of May.

The building previously operated as a social facility for men and women who served at the RNZAF Base in Hobsonville during the Second World War.

The renovations will allow the building to again operate as a social hub, this time as a bookable community facility. The restoration has been funded by Upper Harbour Local Board, and is a key priority in the 2014 local board plan.

Upper Harbour Local Board Chair Brian Neeson says the project will ensure the new community in Hobsonville Point has the facilities it needs as the area grows.

"Making sure we have the right facilities for this growing area is essential for the success of the community," he says.

"Restoring the Sunderland Lounge is a great step forward and also celebrates the area's history as a former air base."

The re-roofing work involves asbestos removal, which will be carried out in accordance with strict safety guidelines.



Upper Harbour Local Board Chair Brian Neeson in front of Sunderland Lounge.

Figure 31: Our Auckland – Auckland Council – April **2015** – 'Sunderland Lounge Restoration'. This was a 're-roofing' project.
<http://www.aucklandcouncil.govt.nz/SiteCollectionDocuments/ourauckland/magazine/ouraucklandalbany201504.pdf>.

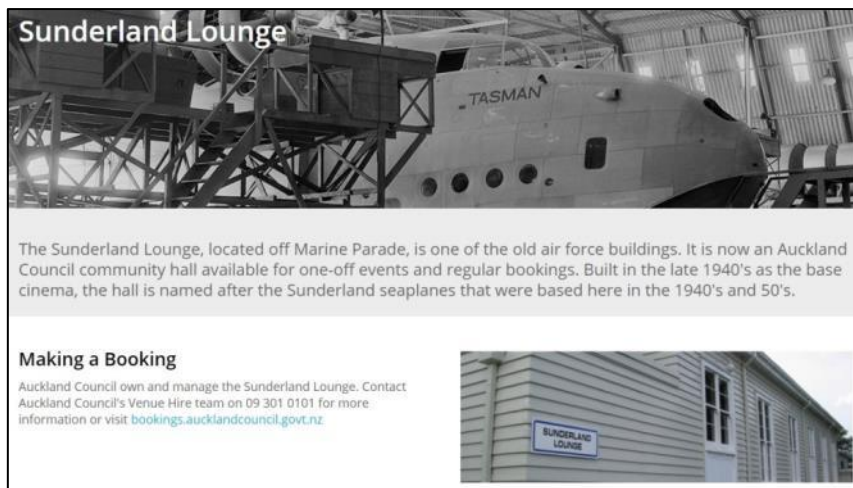


Figure 32: Hobsonville Land Company website: <http://www.hobsonvillepoint.co.nz/hlc>. Includes redirection to Auckland Council. Note: reference to date of construction incorrect.

"The Sunderland Lounge, located off Marine Parade, is one of the old air force buildings. It is now an Auckland Council community hall available for one-off events and regular bookings. Built in the late 1940's as the base cinema, the hall is named after the Sunderland seaplanes that were based here in the 1940's and 50's." <http://www.hobsonvillepoint.co.nz/community/sunderland-lounge>.

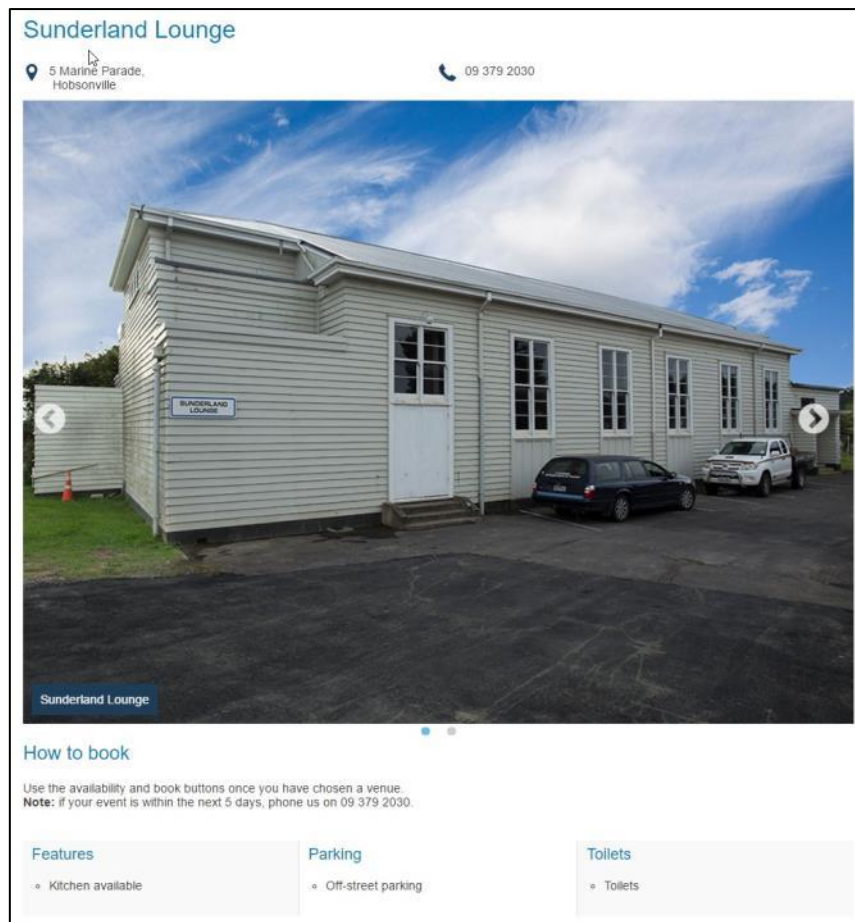


Figure 33: Auckland Council website – Community facilities bookings.
<https://bookings.aucklandcouncil.govt.nz/facilities/facility/sunderland-lounge>.

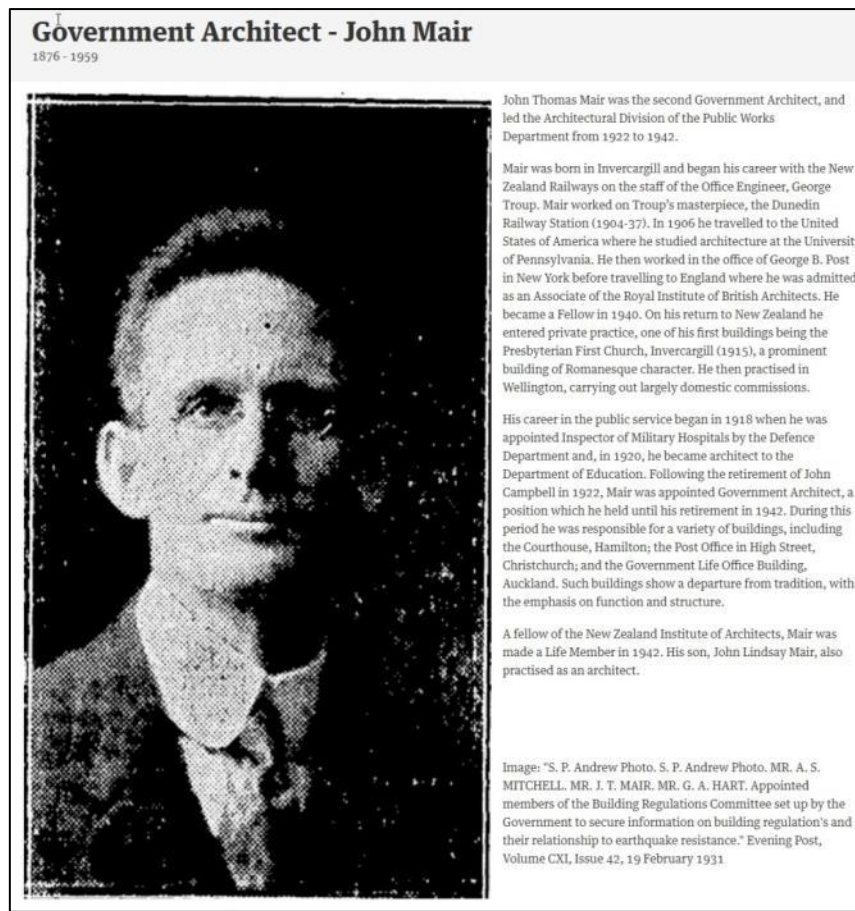


Figure 34: Wellington City Heritage website – Sources: Martin, Lewis E. "Built For Us: The work of Government and Colonial Architects, 1860s to 1960s," (Dunedin: University of Otago Press, 2004). Noonan, Rosslyn J. "By Design: A brief history of the Public Works Department, Ministry of Works 1870 – 1970," (Wellington: AR Shearer, Government Printer, 1975). Richardson, Peter. "Campbell, John", from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 30-Oct-2012 URL: <http://www.TeAra.govt.nz/en/biographies/2c3/campbell-john>. Schrader, Ben. 'Public buildings - State-sector buildings', Te Ara - the Encyclopedia of New Zealand, updated 29-May-12 URL: <http://www.TeAra.govt.nz/en/public-buildings/2>. Shaw, Peter. 'Mair, John Thomas', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 12-Nov-2013 URL: <http://www.TeAra.govt.nz/en/biographies/4m31/mair-john-thomas>. Wagstaff, Blyss and Alison Dangerfield. "Executive Wing (the Beehive), Wellington (List No.9629, Category I)," Heritage New Zealand Pouhere Taonga – List Entry Report for a Historic Place, (2015). WCC Heritage Inventory 2001

S. P. Andrew Photo. S. P. Andrew Photo. MR. A. S. MITCHELL. MR. J. T. MAIR. MR. G. A. HART. Appointed members of the Building Regulations Committee set up by the Government to secure information on building regulation's and their relationship to earthquake resistance. Evening Post, Volume CXI, Issue 42, 19 February 1931. <http://www.wellingtoncityheritage.org.nz/architects/government-architect-john-mair>.

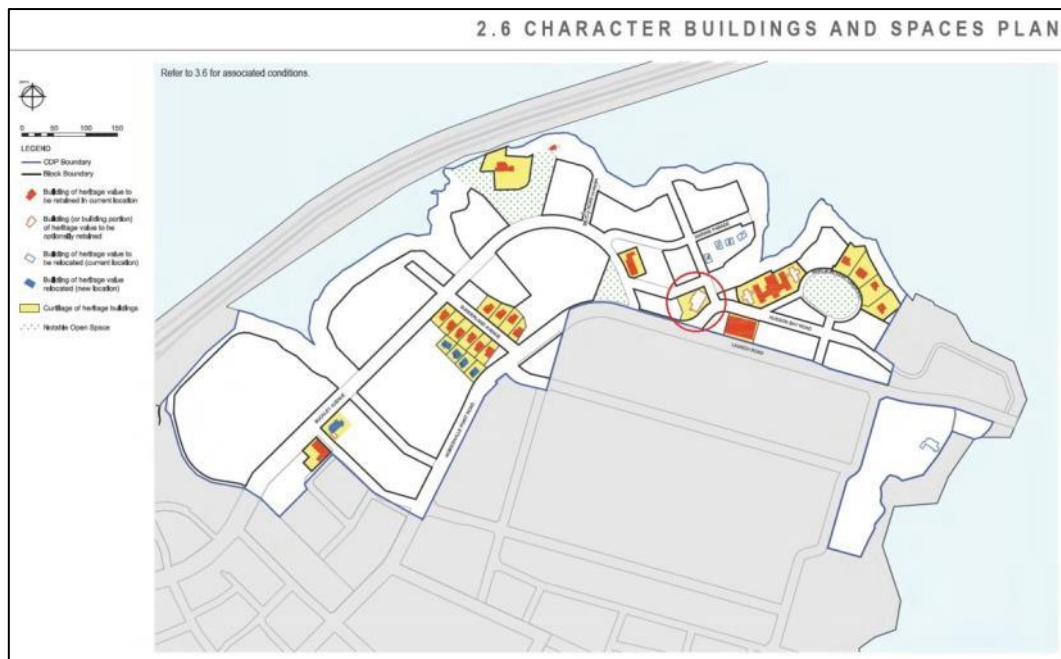


Figure 35: Hobsonville Land Company – Isthmus Construct JV – Character Buildings and Spaces Plan – shows the subject building as ‘Building of heritage value to be optionally retained’. Context shown is ‘as current’ March 2017. Comprehensive Development Plan: Sunderland, Hobsonville Point
APPENDIX A - April **2013**. **NOT** IN THE UNITARY PLAN – OPERATIVE IN PART. Status / relevance therefore unknown. <http://www.hobsonvillepoint.co.nz/publications>.

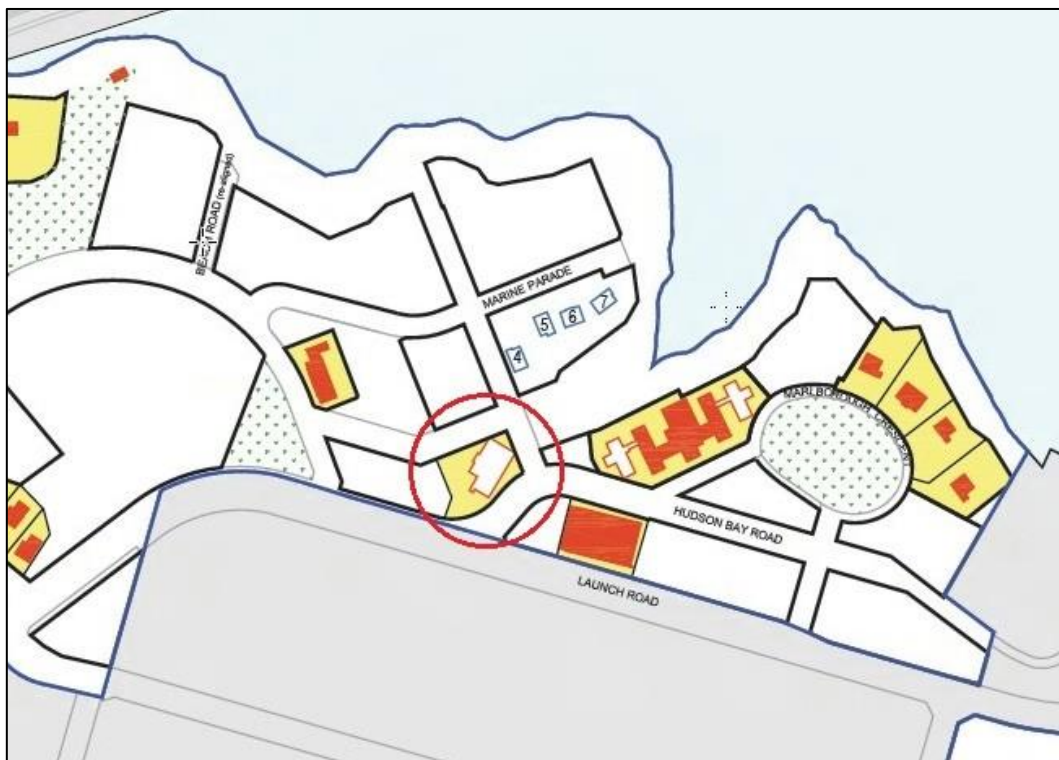


Figure 36: Extract from figure 35 above. Hobsonville Land Company – Isthmus Construct JV – Character Buildings and Spaces Plan. Context around the Institute Building (former) shown is ‘as current’ March 2017. Comprehensive Development Plan: Sunderland, Hobsonville Point
APPENDIX A - April **2013**. **NOT** IN THE UNITARY PLAN – OPERATIVE IN PART. Status / relevance therefore unknown. <http://www.hobsonvillepoint.co.nz/publications>.

4.1.2 ILLUSTRATIVE PRECINCT MASTERPLAN



Figure 37: Hobsonville Land Company – Isthmus Construct JV – Illustrative Precinct Masterplan – shows the subject building remaining and surrounded by largely residential new builds. Development Plan: Sunderland, Hobsonville Point

APPENDIX A - April **2013**. **NOT** IN THE UNITARY PLAN – OPERATIVE IN PART. Status / relevance therefore unknown. <http://www.hobsonvillepoint.co.nz/publications>.



Figure 38: Extract from figure 37 above. Hobsonville Land Company – Isthmus Construct JV – Illustrative Precinct Masterplan – shows the subject building remaining and surrounded by largely residential new builds. Development Plan: Sunderland, Hobsonville Point

APPENDIX A - April **2013**. <http://www.hobsonvillepoint.co.nz/publications>.

Appendix 2: Deposited Plans and Certificates of Title

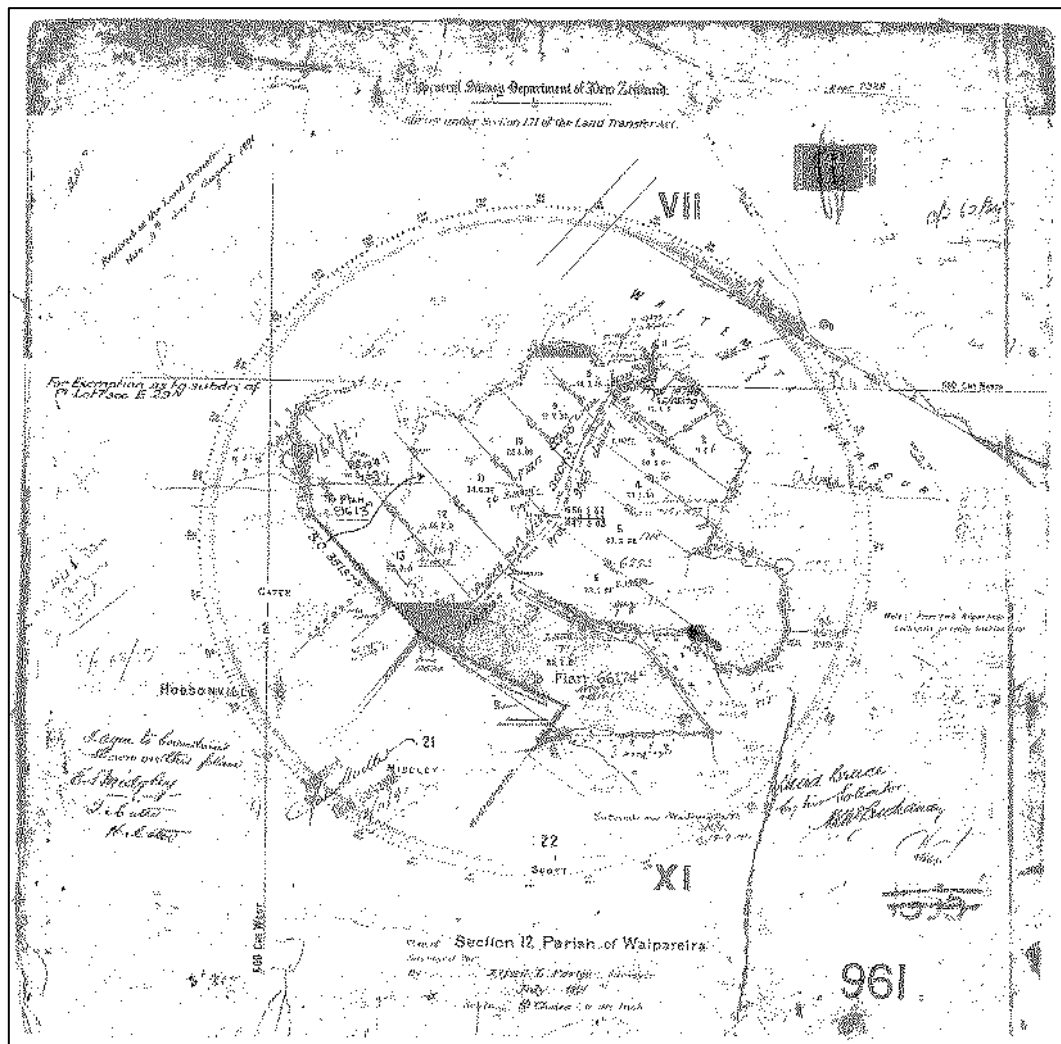


Figure 39: DP961 – 'Received at the Land Transfer Office 11 August 1891' – refers to the subject land under 'Proc 9965 Closing' – and 'taken for defence 1925'. Auckland Council files March 2017.

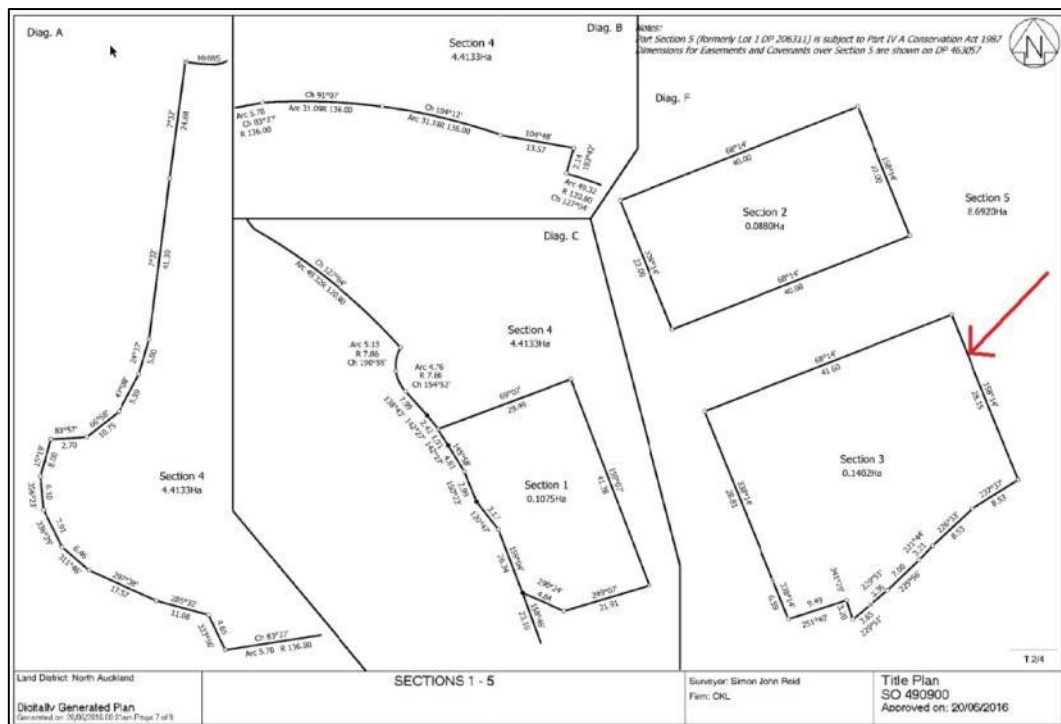


Figure 40: Land District North Auckland Sections 1-5 – SO 490900, June 2016 - showing Section 3 as the subject site - Auckland Council files March 2017.

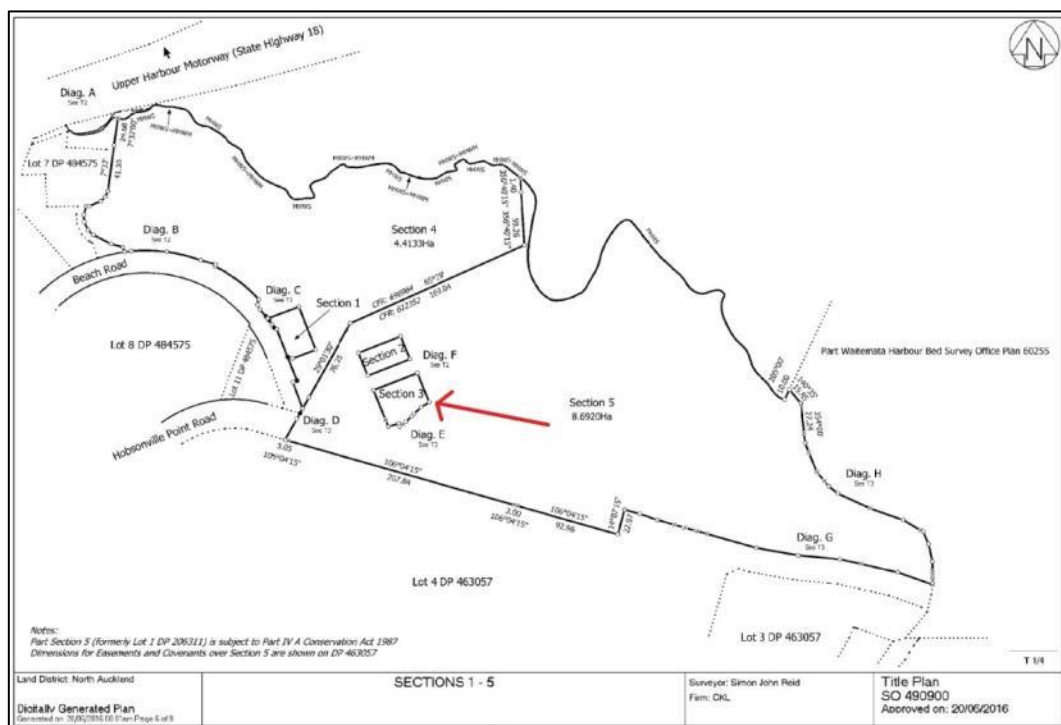


Figure 41: Land District North Auckland Sections 1-5 – SO 490900, June 2016 - showing Section 3 as the subject site - Auckland Council files March 2017.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier 759967
Land Registration District North Auckland
Date Issued 26 October 2016

Prior References

612352

Estate	Fee Simple
Area	1402 square metres more or less
Legal Description	Section 3 Survey Office Plan 490900
Purpose	Community facilities

Original Proprietors
Auckland Council

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right of way, right to transmit telecommunications and electricity, right to convey water and a right to drain water and sewage over part marked B on SO 490900 specified in Easement Certificate D581136.5 - produced 20.2.2001 at 2:00 pm and entered 6.3.2001 at 9:00 am

The easements specified in Easement Certificate D581136.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, right to convey water, transmit electricity and telecommunications and a right to drain water and sewage over part marked B on SO 490900 created by Transfer D605753.2 - 21.5.2001 at 11:00 am

All of the easements created by Transfer D605753.2 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to convey water, transmit electricity and telecommunications created by Transfer D605753.2 - 21.5.2001 at 11:00 am

9519519.1 Certificate under section 122 of the Ngati Whatua o Kaipara Claims Settlement Act 2013 that the within land is RFR land as defined in section 96 and is subject to Subpart 4 of Part 3 of the Act (which restricts disposal, including leasing, of the land) - 19.9.2013 at 7:00 am

Subject to a right of way (in gross) over part marked B on SO 490900 in favour of Auckland Council created by Easement Instrument 9590685.16 - 18.2.2014 at 2:27 pm

10129678.3 Surrender of the easements specified in Easement Certificate D581136.5 as appurtenant to CT 694426 & 694427 - 10.9.2015 at 5:04 pm

10652526.4 Surrender of the right to convey water and transmit electricity and telecommunications over part marked A on SO 490900 not included in part marked K on DP 497762 appurtenant hereto created by Transfer D605753.2 - 21.12.2016 at 12:14 pm

Transaction Id
Client Reference rbester001

Historical Search Copy Dated 8/03/17 1:10 pm, Page 1 of 1

Figure 42: CT 759967 (2016, pg. 1 of 1) – the current CT – showing that the subject site is owned by Auckland Council – having been transferred from the Crown, for the purpose of Community Facilities – Auckland Council, March 2017.

Land Held for State Housing Acquired for Community Facilities—Buckley Avenue, Hobsonville, Auckland

Pursuant to sections 20 and 50 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Zak Sun, Land Information New Zealand, declares that, pursuant to an agreement to that effect having been entered into, the land described in the Schedule to this notice is hereby acquired for community facilities, subject to Certificate 9519519.1, subject to right of way, right to transmit telecommunications and electricity, right to convey water, and rights to drain water and sewage created by Transfer D605753.2 and specified in Easement Instrument D581136.5, subject to a right of way easement in gross created by Easement Instrument 9590685.16, Part IVA of the Conservation Act 1987, and section 11 of the Crown Minerals Act 1991, and together with right of way, rights to convey water, transmit electricity and telecommunications and a right to drain sewage created by Transfer D605753.2, and shall vest in the Auckland Council on the date of publication hereof in the *New Zealand Gazette*.

North Auckland Land District—Auckland

Schedule

Land Acquired for Community Facilities

Area m ²	Description
1402	Part Lot 2 DP 463057 (part Computer Freehold Register 612352); shown as Section 3 on SO 490900.

Dated at Wellington this 18th day of October 2016.

Z. SUN, for the Minister for Land Information.

(LINZ CPC/2014/17794)

2016-ln6007

Figure 43: Operative in part Unitary Plan zoning – Residential – Mixed Housing Urban Zone - Auckland Council March 2017 - <https://unitaryplanmaps.aucklandcouncil.govt.nz/upviewer/>.

Amending a Notice—Land Held for State Housing Acquired for Community Facilities—Buckley Avenue, Hobsonville, Auckland

Pursuant to section 55 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Zak Sun, Land Information New Zealand, hereby amends the notice dated 18 October 2016 and published in the *New Zealand Gazette*, 20 October 2016, Issue No. 95, Notice No. 2016-ln6007, by removing the words

“and together with a right of way, rights to convey water, transmit electricity and telecommunications and a right to drain sewage created by Transfer D605753.2”

and replacing them with

“and together with rights to convey water, transmit electricity and telecommunications created by Transfer D605753.2”.

Dated at Wellington this 16th day of November 2016.

Z. SUN, for the Minister for Land Information.

(LINZ CPC/2014/17794)

2016-ln6511

Figure 44: Operative in part Unitary Plan zoning – Residential – Mixed Housing Urban Zone - Auckland Council March 2017 - <https://unitaryplanmaps.aucklandcouncil.govt.nz/upviewer/>.

Appendix 3: Auckland Unitary Plan Operative in Part zoning



Figure 45: Site shown outlined in red. Operative in part Unitary Plan zoning – Residential – Mixed Housing Urban Zone - Auckland Council March 2017 - <https://unitaryplanmaps.aucklandcouncil.govt.nz/upviewer/>.

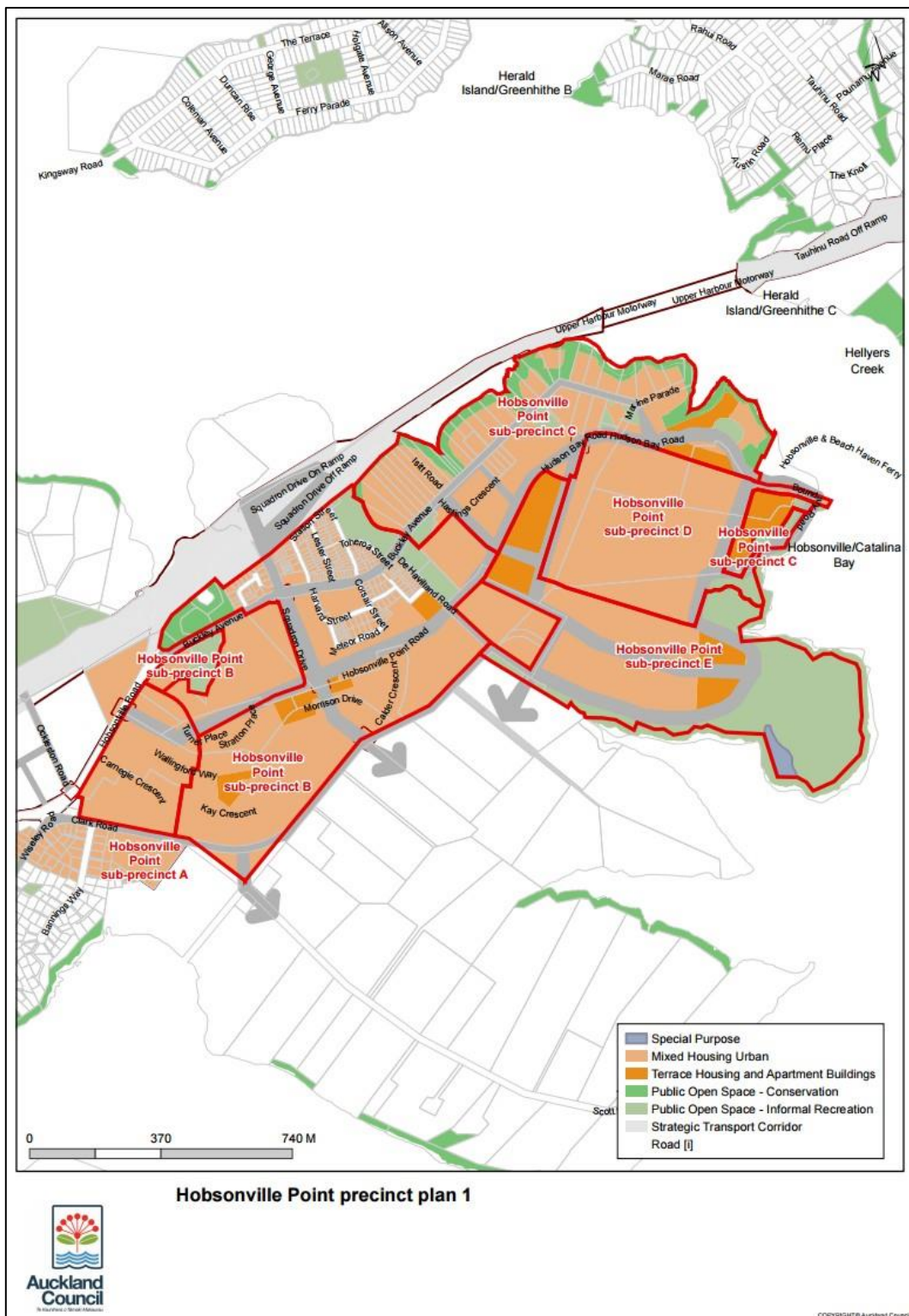


Figure 46: Extract from the Unitary Plan – Operative in Part - I605. Hobsonville Point Precinct. Hobsonville Point precinct plan 1. Shows the subject site as part of Hobsonville Point sub-precinct. Auckland Council Unitary Plan - http://unitaryplan.aucklandcouncil.govt.nz/pages/plan/Book.aspx?exhibit=AucklandUnitaryPlan_Print

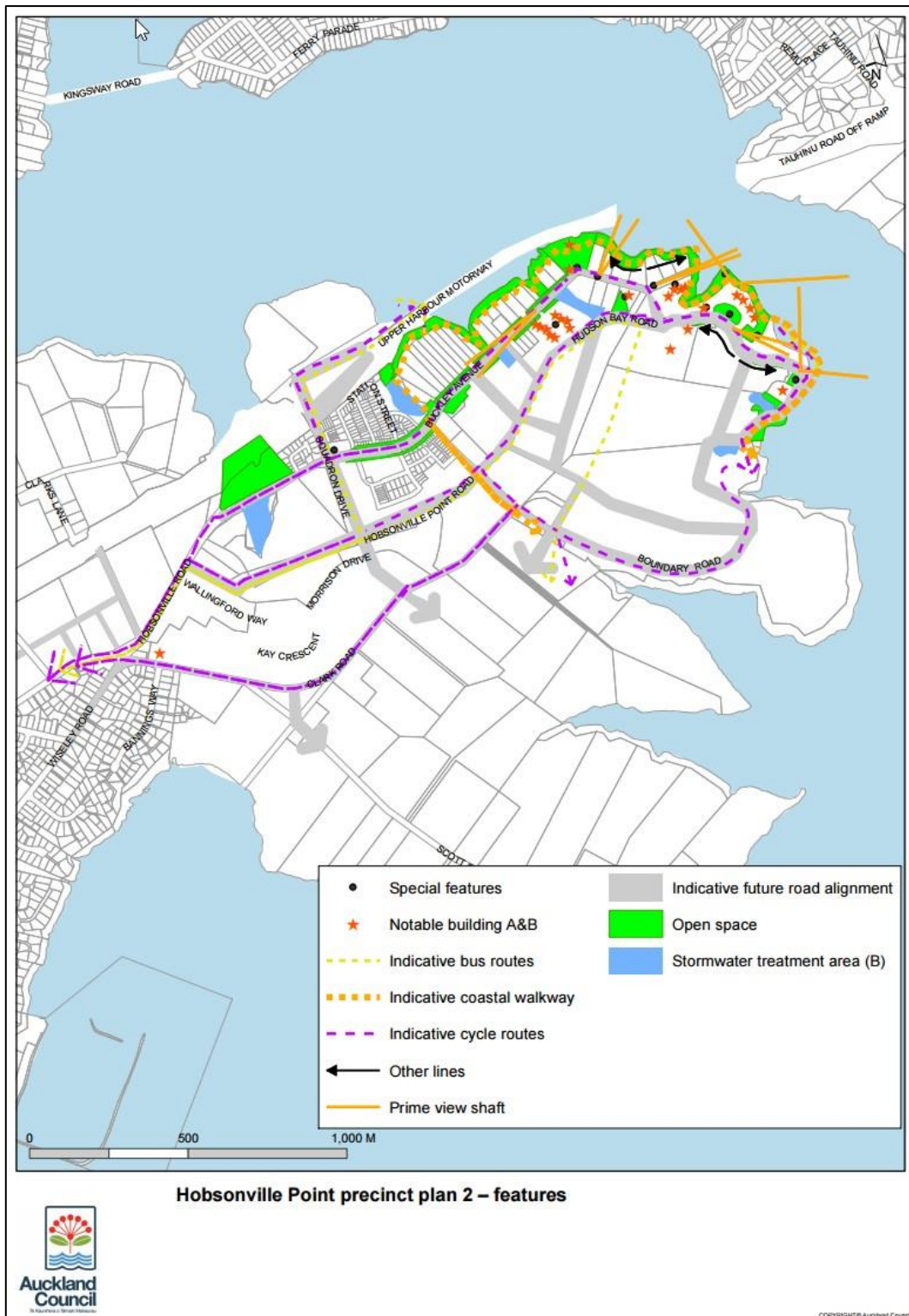


Figure 47: Extract from the Unitary Plan – Operative in Part - I605. Hobsonville Point Precinct. Hobsonville Point precinct plan 1. Shows the subject site is not regarded as containing a 'notable building'. Auckland Council Unitary Plan - http://unitaryplan.aucklandcouncil.govt.nz/pages/plan/Book.aspx?exhibit=AucklandUnitaryPlan_Print

Appendix 4: Historic photographs

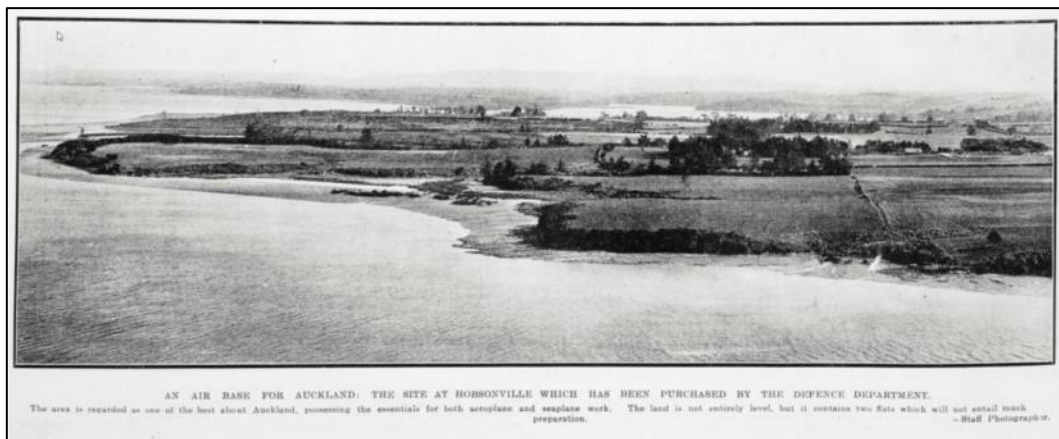


Figure 48: Hobsonville 24 September **1925** – ‘AN AIRBASE FOR AUCKLAND: THE SITE AT HOBSONVILLE WHICH HAS BEEN PURCHASED BY THE DEFENCE DEPARTMENT. The area is regarded as one of the best about Auckland, possessing the essentials for both aeroplane and seaplane work. The land is not entirely level, but it contains two flats which will not entail much preparation.’

Sir George Grey Special Collections, Auckland Libraries, AWNS-19250924-48-4.

<http://www.aucklandcity.govt.nz/dbtw->

[wpd/exec/dbtwpub.dll?BU=http%3A%2F%2Fwww.aucklandcity.govt.nz%2Fdbtw-](http://www.aucklandcity.govt.nz/dbtw-)

[wpd%2FHeritageImages%2Findex.htm&AC=QBE_QUERY&TN=heritageimages&QF0=ID&NP=2&](http://www.aucklandcity.govt.nz/dbtw-)

[MR=5&RF=HIORecordSearch&QI0=%3D%22AWNS-19250924-48-4%22.](http://www.aucklandcity.govt.nz/dbtw-)

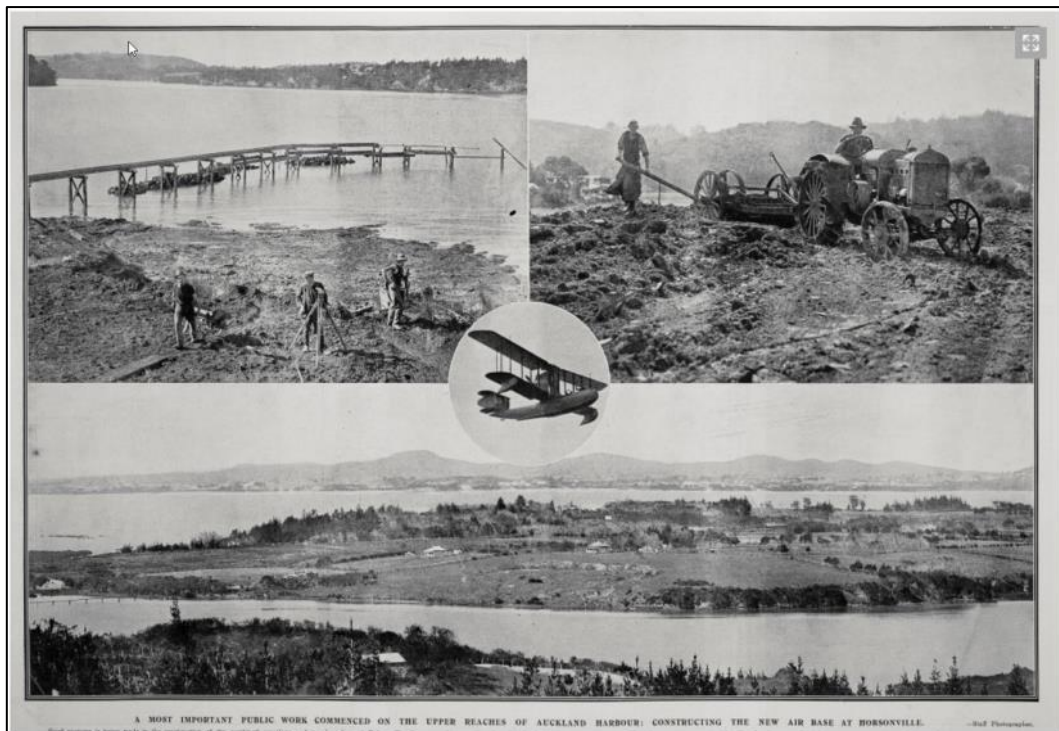


Figure 49: Hobsonville 16 August **1928** – ‘A MOST IMPORTANT PUBLIC WORK COMMENCED ON THE UPPER REACHES OF AUCKLAND HARBOUR: CONSTRUCTING THE NEW AIR BASE AT HOBSONVILLE.’

Sir George Grey Special Collections, Auckland Libraries, AWNS-19280816-47-1.

http://www.aucklandcity.govt.nz/dbtw-wpd/exec/dbtwpub.dll?BU=http%3A%2F%2Fwww.aucklandcity.govt.nz%2Fdbtw-wpd%2FHeritageImages%2Findex.htm&AC=QBE_QUERY&TN=heritageimages&QF0=ID&NP=2&MR=5&RF=HIORecordSearch&QI0=%3D%22AWNS-19280816-47-1%22.



Figure 50: Hobsonville **1929** – Four years after Henry Clark's farm was purchased by the government for a land and sea base for the newly established New Zealand Permanent Air Force branch within the Armed Forces. Red arrow shows the approximate location of the Institute Building – built in 1939.

Hobsonville. Whites Aviation Ltd :Photographs. Ref: WA-21459-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22337137>.

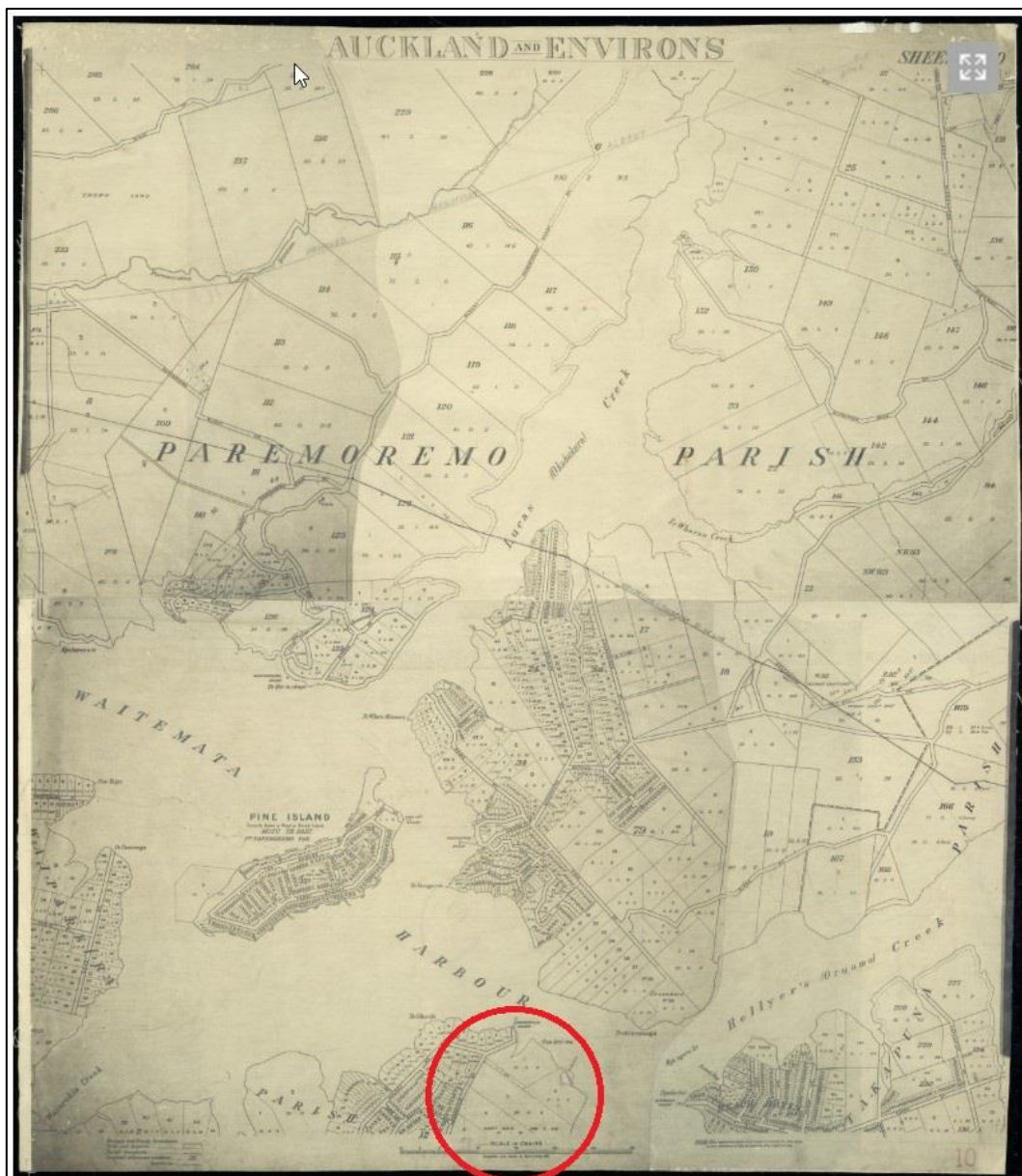


Figure 51: **1931** – Sheet 15, parts Waipareira/Takapuna Parishes/Waitemata Harbour, vicinity Boat Rock, of a series of cadastral maps covering the fringes of the Auckland urban area that seem to be a continuation of the published 'Auckland and Environs' series, compiled and drawn by R. C. Airey. The subject site is within the red circle – noted as 'Government Reserve'.
 Sir George Grey Special Collections, Auckland Libraries, NZ Map 7932.
http://www.aucklandcity.govt.nz/dbtw-wpd/exec/dbtwpub.dll?BU=http%3A%2F%2Fwww.aucklandcity.govt.nz%2Fdbtw-wpd%2FHeritageImages%2Findex.htm&AC=QBE_QUERY&TN=heritageimages&QF0=ID&NP=2&MR=5&RF=HIORecordSearch&QI0=%3D%22NZ Map 7932%22.

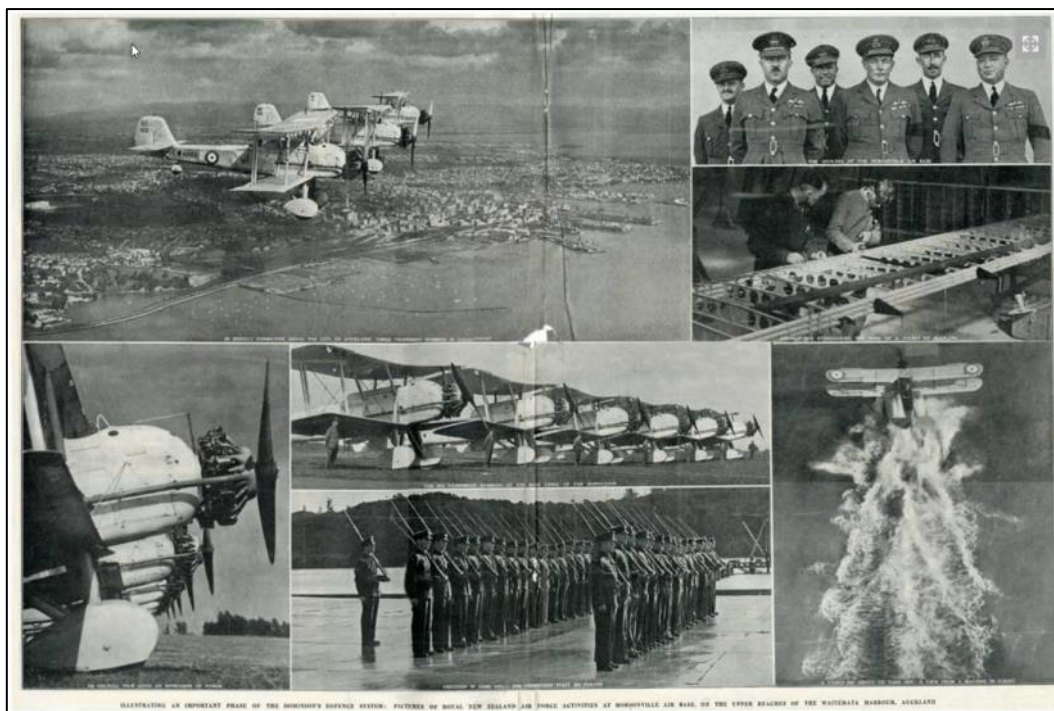


Figure 52: Hobsonville 21 October **1931** – 'ILLUSTRATING AN IMPORTANT PHASE OF THE DOMINION'S DEFENCE SYSTEM: PICTURES OF ROYAL NEW ZEALAND AIR FORCE ACTIVITIES AT HOBSONVILLE AIR BASE, ON THE UPPER REACHES OF THE WAITEMATA HARBOUR, AUCKLAND.'

Sir George Grey Special Collections, Auckland Libraries, AWNS-19311021-48-3.

<http://www.aucklandcity.govt.nz/dbtw->

[wpd/exec/dbtwpub.dll?BU=http%3A%2F%2Fwww.aucklandcity.govt.nz%2Fdbtw-](http://www.aucklandcity.govt.nz/dbtw-)

[wpd%2FHeritageImages%2Findex.htm&AC=QBE_QUERY&TN=heritageimages&QF0=ID&NP=2&MR=5&RF=HIORecordSearch&QI0=%3D%22AWNS-19311021-48-3%22](http://www.aucklandcity.govt.nz/dbtw-wpd%2FHeritageImages%2Findex.htm&AC=QBE_QUERY&TN=heritageimages&QF0=ID&NP=2&MR=5&RF=HIORecordSearch&QI0=%3D%22AWNS-19311021-48-3%22)

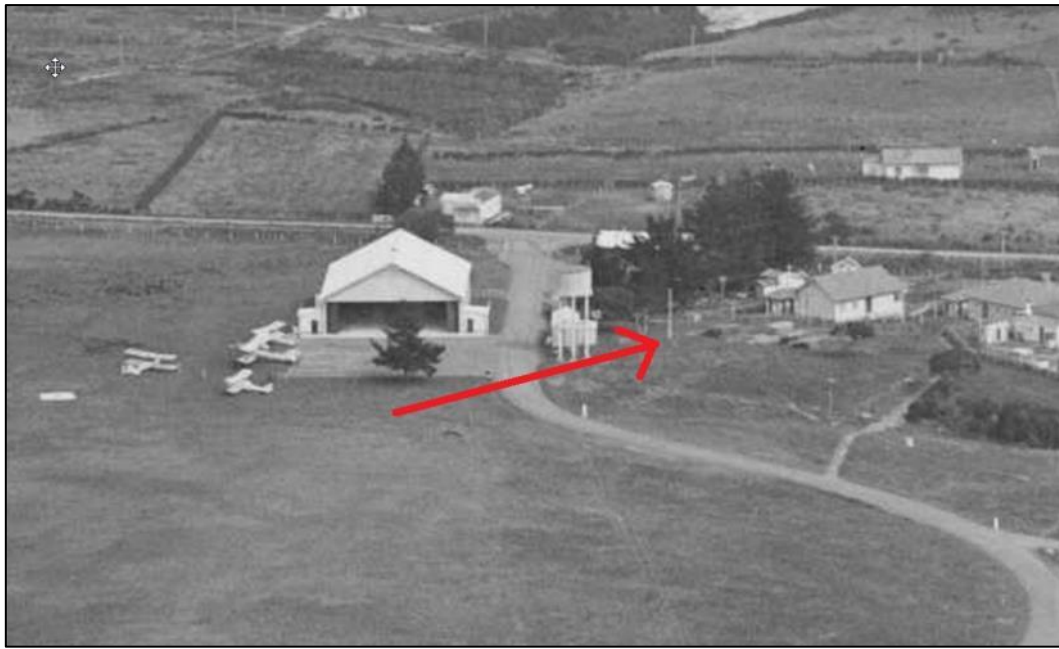


Figure 53: Hobsonville **1935** – Red arrow shows the approximate location of the Institute Building – built in 1939 – in a location just north of the Water Tower and early Hangar building – both now gone.

Royal New Zealand Air Force base, Hobsonville. Whites Aviation Ltd :Photographs. Ref: WA-21463-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22675267>.

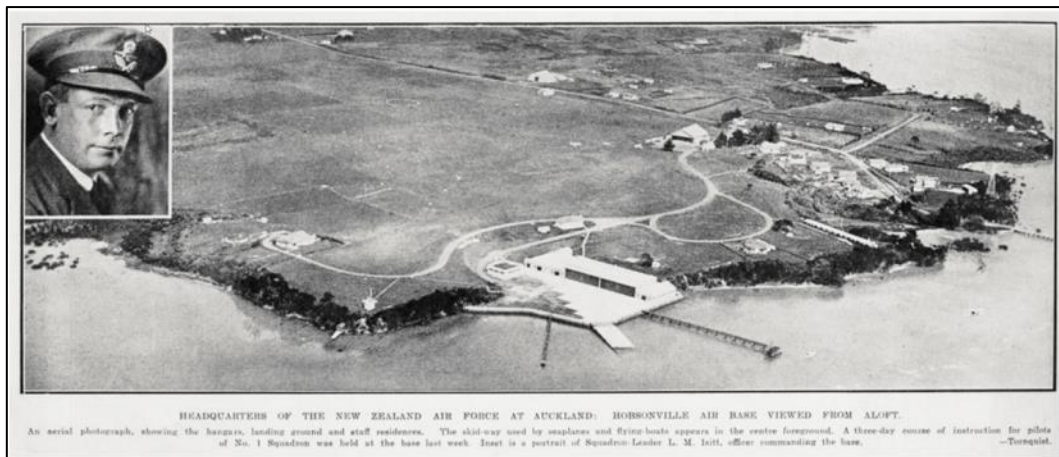


Figure 54: Hobsonville 6 May **1936** – ‘HEADQUARTERS OF THE NEW ZEALAND AIR FORCE AT AUCKLAND: HOBSONVILLE AIR BASE VIEWED FROM ALOFT.’

Sir George Grey Special Collections, Auckland Libraries, AWNS-19360506-46-1.

<http://www.aucklandcity.govt.nz/dbtw->

[wpd/exec/dbtwpub.dll?BU=http%3A%2F%2Fwww.aucklandcity.govt.nz%2Fdbtw-](http://www.aucklandcity.govt.nz/dbtw-wpd/exec/dbtwpub.dll?BU=http%3A%2F%2Fwww.aucklandcity.govt.nz%2Fdbtw-wpd%2FHeritageImages%2Findex.htm&AC=QBE_QUERY&TN=heritageimages&QF0=ID&NP=2&MR=5&RF=HIORecordSearch&QI0=%3D%22AWNS-19360506-46-1%22)

[wpd%2FHeritageImages%2Findex.htm&AC=QBE_QUERY&TN=heritageimages&QF0=ID&NP=2&MR=5&RF=HIORecordSearch&QI0=%3D%22AWNS-19360506-46-1%22.](http://www.aucklandcity.govt.nz/dbtw-wpd/exec/dbtwpub.dll?BU=http%3A%2F%2Fwww.aucklandcity.govt.nz%2Fdbtw-wpd%2FHeritageImages%2Findex.htm&AC=QBE_QUERY&TN=heritageimages&QF0=ID&NP=2&MR=5&RF=HIORecordSearch&QI0=%3D%22AWNS-19360506-46-1%22)

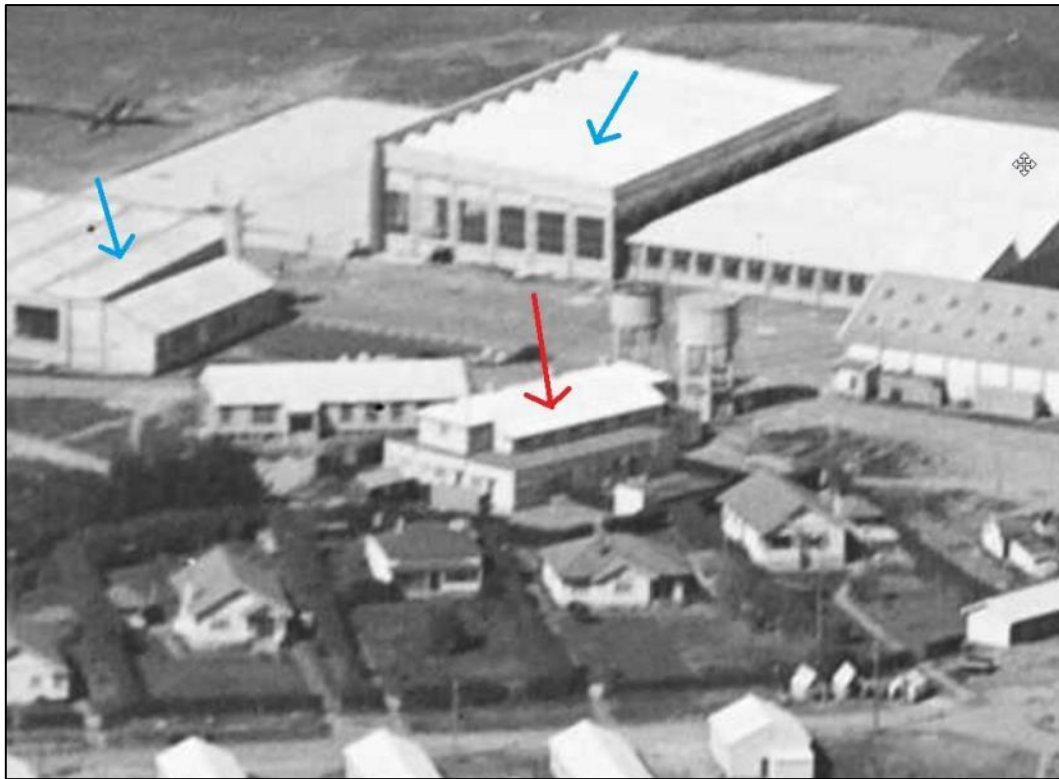


Figure 55: Hobsonville September **1940** – Red arrow shows the new Institute Building – built the previous year. The blue arrows show the two hangar buildings that remain and provide historical context today – all of the other buildings shown have gone.

Royal New Zealand Air Force base, Hobsonville. Whites Aviation Ltd :Photographs. Ref: WA-21465-G. Alexander Turnbull Library, Wellington, New Zealand.
<http://natlib.govt.nz/records/22299005>.

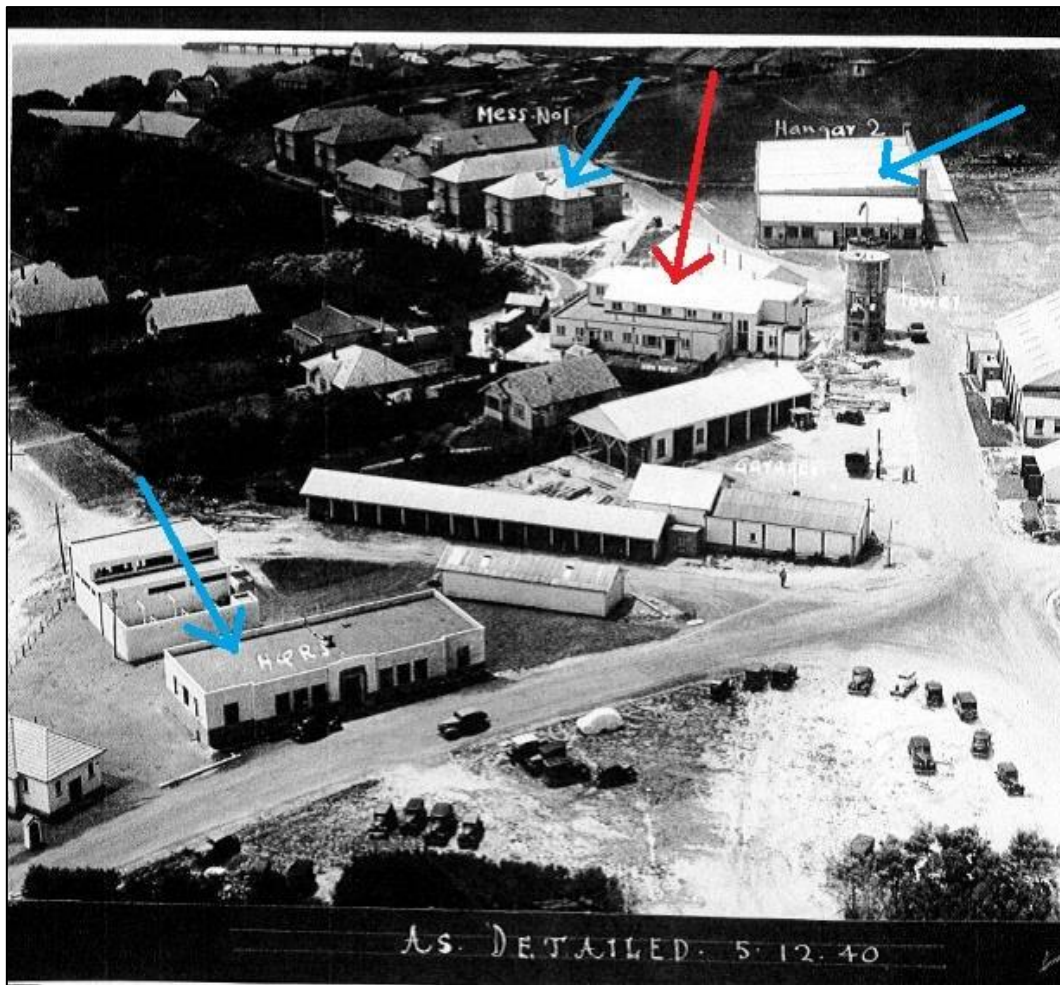


Figure 56: Hobsonville December **1940** – Red arrow shows the new Institute Building – built the previous year. The blue arrows show 'Hangar 2', 'Mess No.1' and the Royal New Zealand Air Force Headquarters building (bottom left) that remain and provide historical context today – all of the other buildings shown (except for the Barracks behind or to the east of the Mess) have gone.
Air Force Museum of New Zealand, 1940.

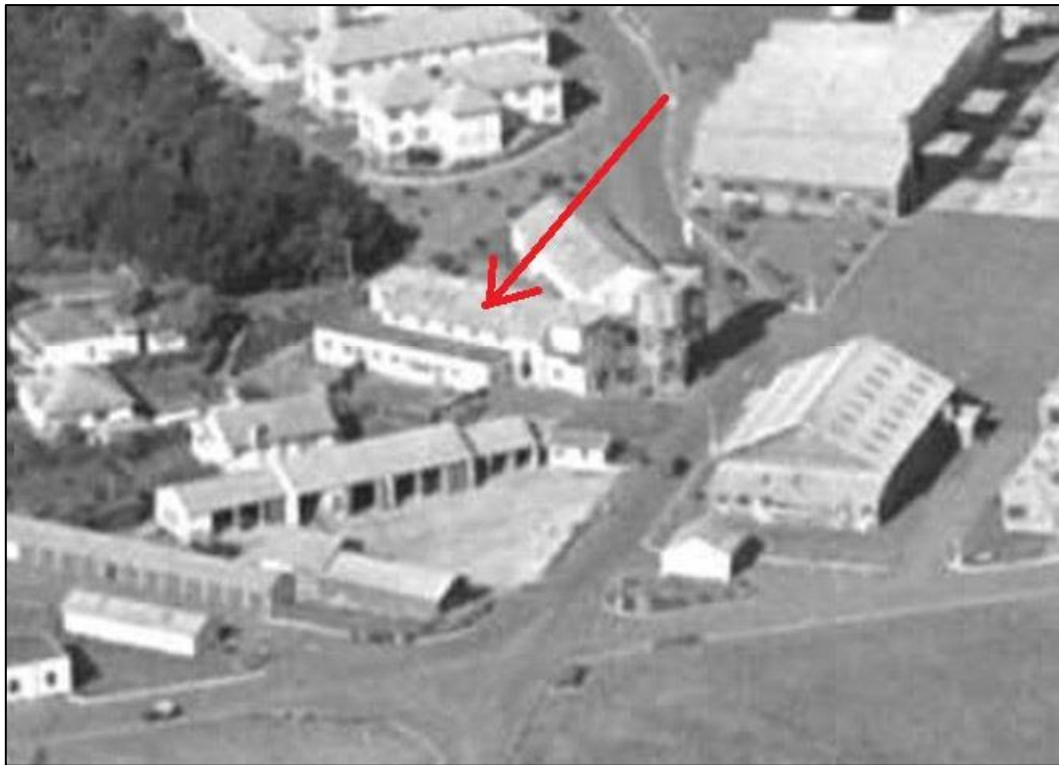


Figure 57: Hobsonville March **1949** – Red arrow shows the Institute Building, surrounded by buildings now largely gone – only the Hangar and Mess/Barracks buildings (top right and left respectively) remain.

Hobsonville Aerodrome, Waitakere City. Whites Aviation Ltd :Photographs. Ref: WA-19646-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22733919>.



Figure 58: November **1955**. Red arrow shows the Institute Building.
Hobsonville Aerodrome, Auckland. Whites Aviation Ltd :Photographs. Ref: WA-39926-F. Alexander
Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/30118241>.



Figure 59: Auckland and suburbs 1959 – Hobsonville circled in red. Auckland Central Business District circled in blue. Auckland Council GIS – Historic Aerial Photography – accessed March 2017.

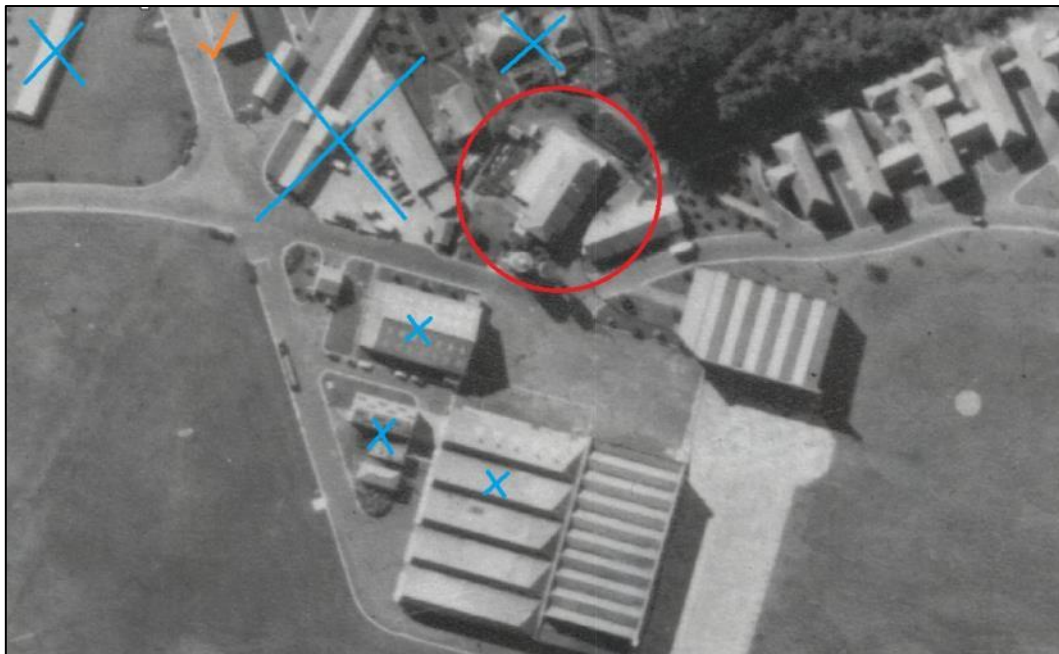


Figure 60: Hobsonville 1959 (extracted from the image above) – Institute Building circled in red. Blue crosses identify buildings now gone. The Royal New Zealand Air Force Headquarters building top left is ticked orange. Auckland Council GIS – Historic Aerial Photography – accessed March 2017.

Appendix 5: Site photographs



Figure 61: Site context – Looking north towards the subject site and building. The Royal New Zealand Air Force Headquarters building is to the left of the photograph, or to the northwest of the subject building. Photo: Blair Hastings – March 2017.



Figure 62: Site context – Looking southeast with the north elevation of the subject building to the immediate right of the photograph. The Catalina Barracks are to the distant left and the Catalina (No.2) Hangar is in the distant middle. Photo: Blair Hastings – March 2017.



Figure 63: Site context – Looking east from the subject building towards the Catalina Barracks. The barracks are to be retained. Photo: Blair Hastings – March 2017.



Figure 64: Site context – Looking south from the subject building towards the Catalina (No.2) Hangar (to the left) and the Wasp (No. 4) hangar (to the right). Both hangars are to be retained. Photo: Blair Hastings – March 2017.



Figure 65: Site context – Looking west towards the east elevation of the subject building. The foreground site marks the approximate location from where the Canteen building has been removed.
Photo: Blair Hastings – March 2017.



Figure 66: Site context – Looking at the northern most of the former officer's houses on Marlborough Crescent, approximately 200m west of the site. Photo: Blair Hastings – March 2017.



Figure 67: Looking northwest towards the south and east elevations of the subject building. The second 'tier' or flat roof in the south elevation is not thought to be original. There was also a further door in the southern end of the east elevation – into a Barber's Shop. Photo: Blair Hastings – March 2017.



Figure 68: Looking North at the south elevation of the building. The toilet block to the lower left of the image was added circa 1940 (see figure 110 below). Photo: Blair Hastings – March 2017.



Figure 69: Looking east at the west elevation of the subject building. The porch that provides shelter external to the main door has been added. The roof above the entrance foyer has re-pitched and re-roofed. Photo: Blair Hastings – March 2017.



Figure 70: Close-up image of the entrance porch seen above. Not original to the building. Modified doors. Photo: Blair Hastings – March 2017.



Figure 71: Non-original entrance porch to the west elevation. Both ramps have been added at some stage. Photo: Blair Hastings – March 2017.



Figure 72: Ramp detail from above. Boarding has been applied to cover rotten weatherboards and floorboards internally. A temporary repair job that will need attention. Photo: Blair Hastings – March 2017.



Figure 73: North elevation of the building. Windows appear to be original although when compared to the Wigram Institute Building, some windows may have been removed around the kitchen – perhaps to accommodate larger cooking facilities. Grille to projection room modified. Photo: Blair Hastings – March 2017.



Figure 74: North elevation of the building. Toilet block added circa 1940 – windows appear to be original. See plan figure 110 below. Photo: Blair Hastings – March 2017.



Figure 75: Southern section of the east elevation – the outline of the original door and steps into the Barber's Shop can be seen in the tin weatherboard jointers – refer also below. Photo: Blair Hastings – March 2017.

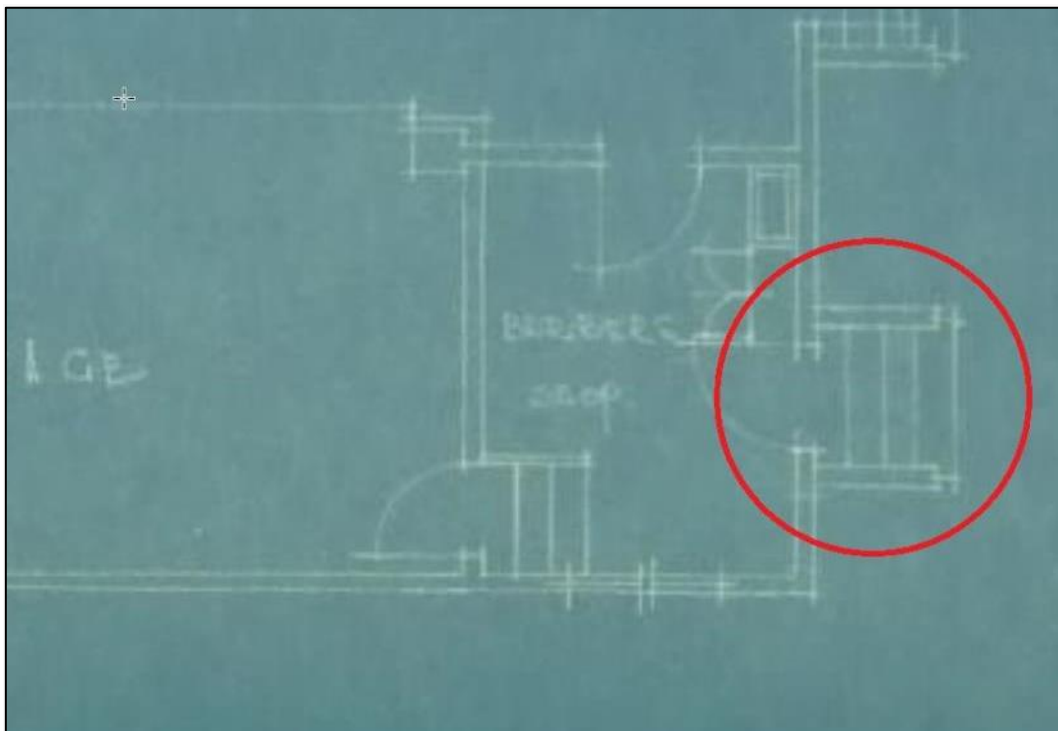


Figure 76: Extract from 1940 Toilet Block addition Plan (showing the Barber's Shop, as part of the original building) – Door and steps circled in red removed –see outline above in figure 75.

Hobsonville air base 1938-1941 BBAD 1054 2154b [Archives NZ/Te Rua Mahara o te Kawanatanga - ex New Zealand Heritage List/Rārangi Kōrero – Report for a Historic Place Royal New Zealand Air Force (RNZAF) Institute Building (Former), HOBSONVILLE POINT (List No. 9710, Category 2)].



Figure 77: Northern end of east elevation. Porch detail original. Opening modified. Joints clearly show where the original door was. Modern aluminium windows above. projection room above that again. Photo: Blair Hastings – March 2017.



Figure 78: Detail of the wall junction above the porch (referring to the photo above in figure 77). Galvanised soakers have been fitted to address a problem. They remain unpainted. Further timber rot is still evident. Photo: Blair Hastings – March 2017.



Figure 79: Detail of the wall junctions at the southeast corner of the building. The middle 'tier' (shown also below) was added at some stage. A combination of weatherproofing and roofing systems are evident. Photo: Blair Hastings – March 2017.



Figure 80: Detail of the southeast corner of the south elevation of the building. The red line shows tin jointers where the second 'tier' was added. Photo: Blair Hastings – March 2017.



Figure 81: Southern section of the west elevation – the outline of the original door and steps into the dressing room can be seen in the tin weatherboard jointers – refer also below. Photo: Blair Hastings – March 2017.

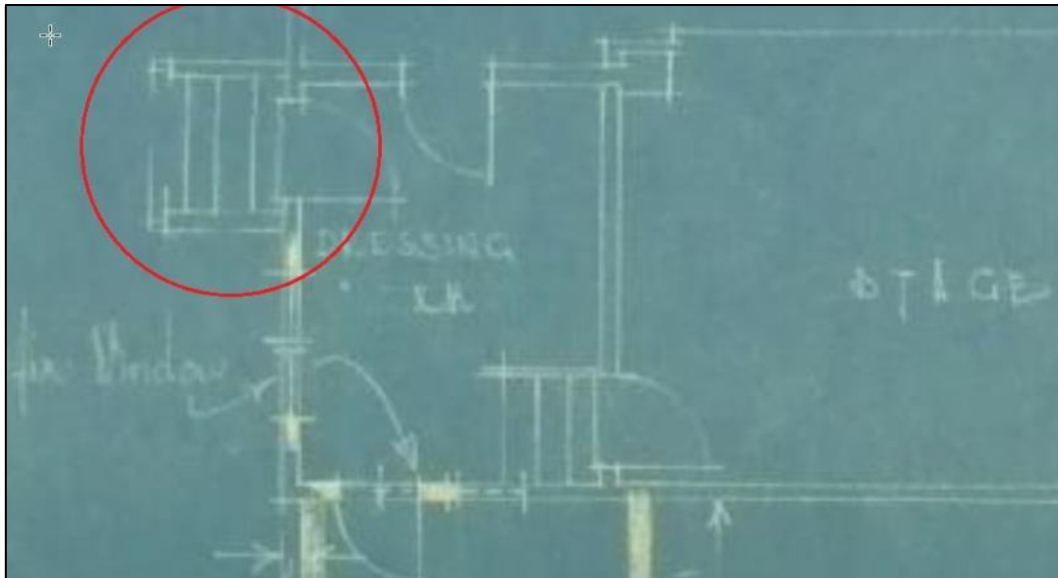


Figure 82: Extract from 1940 Toilet Block addition Plan (showing the dressing room, as part of the original building) – Door and steps circled in red removed – jointer outline see above in figure 81. Hobsonville air base 1938-1941 BBAD 1054 2154b [Archives New Zealand/Te Rua Mahara o te Kawanatanga, Auckland Regional Office - ex New Zealand Heritage List/Rārangi Kōrero – Report for a Historic Place Royal New Zealand Air Force (RNZAF) Institute Building (Former), HOBSONVILLE POINT (List No. 9710, Category 2)].



Figure 83: Southern section of the east elevation – original steps into the main hall space show concrete render over brick. The disrepair is common across material and fabric across the exterior shell of the building. Photo: Blair Hastings – March 2017.



Figure 84: Signage applied to the Southern section of the east elevation, renaming the Institute Building as the Sunderland Lounge – presumably, to give it more of a community feel – within the Sunderland Precinct of Hobsonville Point. Photo: Blair Hastings – March 2017.



Figure 85: Southern section of the west elevation and to the right of the window the toilet block, built circa 1940. The filled in door into the former dressing room is evident (to the left of the window). The photograph shows the general disrepair of the building fabric. Photo: Blair Hastings – March 2017.



Figure 86: The southwest corner of the originally flat-roofed 'apron' that extends the building to the west and the north. The newly pitched roof is evident, as is also aluminium windows and a mix of modern plumbing fixtures. Photo: Blair Hastings – March 2017.



Figure 87: Hung windows with horned sashes. Transoms match the style of the both the era, and of the casement windows used within the apron annex of the building – as seen in figure 88 below. Photo: Blair Hastings – March 2017.



Figure 88: Casement windows similar to those used in state houses at the time. Modern internal fixings. Transoms match the proportioning used in the hung windows seen along the main or east elevation. The porch is quite likely original. A mixture of plumbing fixtures evident. Photo: Blair Hastings – March 2017.



Figure 89: Internal window sill detail – showing signs of wear and possible water ingress. Photo: Blair Hastings – March 2017.



Figure 90: Southern end of the east elevation – rain water ponding against the building. Photo: Blair Hastings – March 2017.



Figure 91: External trim detail – scribe missing – common of other ingress defects across the exterior shell. Photo: Blair Hastings – March 2017.



Figure 92: External paint detail – no paint behind downpipe - common across the exterior shell – will cause material and fabric failure. Photo: Blair Hastings – March 2017.



Figure 93: External weatherboard and drainage detail – weatherboards rotten and hard landscaping not calibrated correctly – water falling to the building. Photo: Blair Hastings – March 2017.



Figure 94: External weatherboard detail – rotten boards have been covered rather than replaced. Ingress is continuing – further fabric failure likely. Some evidence of previous paint colours (possibly undercoat) evident. Photo: Blair Hastings – March 2017.



Figure 95: Paint failure – perhaps due to water ingress – indicative of many similar problems across the exterior shell. Photo: Blair Hastings – March 2017.



Figure 96: External beading failure - indicative of many similar problems across the exterior shell. Photo: Blair Hastings – March 2017.



Figure 97: Rainwater head, downpipe and flashing system all incompatible with one another - at this and similar junctions across the building. Roofing does not appear to have been redone in conjunction with re-roofing the main hall and apron space 2014. Photo: Blair Hastings – March 2017.



Figure 98: Downpipe detail – typical across the building. Photo: Blair Hastings – March 2017.



Figure 99: Interior – highly modified and compromised. High level windows mirror hung windows on the opposite (east) elevation but are now wholly internal facing as the re-pitched apron roof springs from above the window heads. Photo: Blair Hastings – March 2017.



Figure 100: Interior – highly modified and compromised. Almost no original fabric evident other than most of the window and door joinery and the ceiling buttressing, encased in timber. Photo: Blair Hastings – March 2017.



Figure 101: Interior – Southwest corner of the interior – originally part of the dressing room – walled off from the Hall (from where the photo is taken) and the stage, to the left. The column is modern – as is the ceiling. The dressing room was originally accessed from a door to the right of the window – now removed. Photo: Blair Hastings – March 2017.

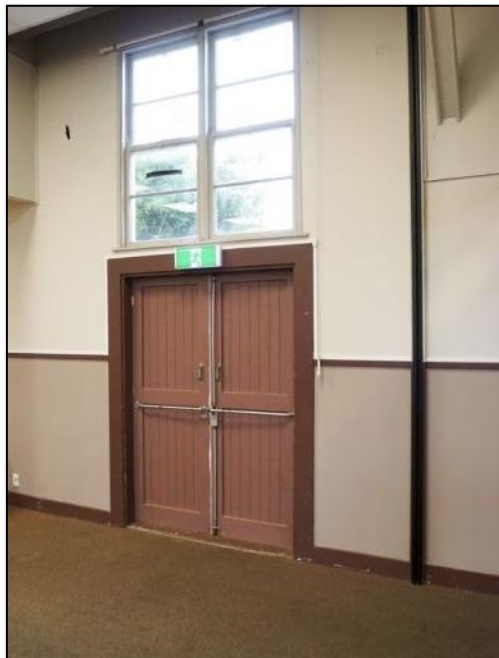


Figure 102: Interior – Southwest corner of the interior – the hung windows are original. The doors have likely been replaced, as has the fixings and locking system. Photo: Blair Hastings – March 2017.

Appendix 6: Drawings

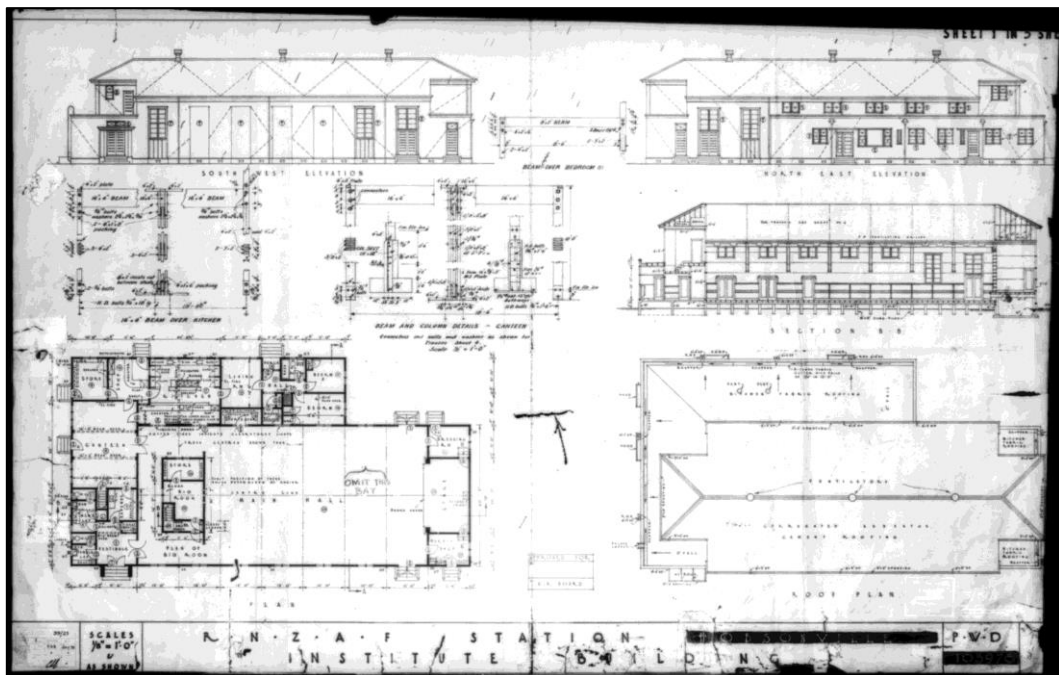


Figure 103: Plans for 'RNZAF Station Hobsonville Institute Building'. Includes floor plan, roof plan, elevations and a long section. Facsimile is difficult to read. Appears to be dated July 1939. The orientation of the building is incorrect for Hobsonville. The building also includes one extra bay. The drawings are thought to be for the Institute Building at the base at Wigram, ready for adaptation for the building at Hobsonville. Extracts from this are included below.
AIR FORCE MUSEUM OF NEW ZEALAND. Accessed April 2017.

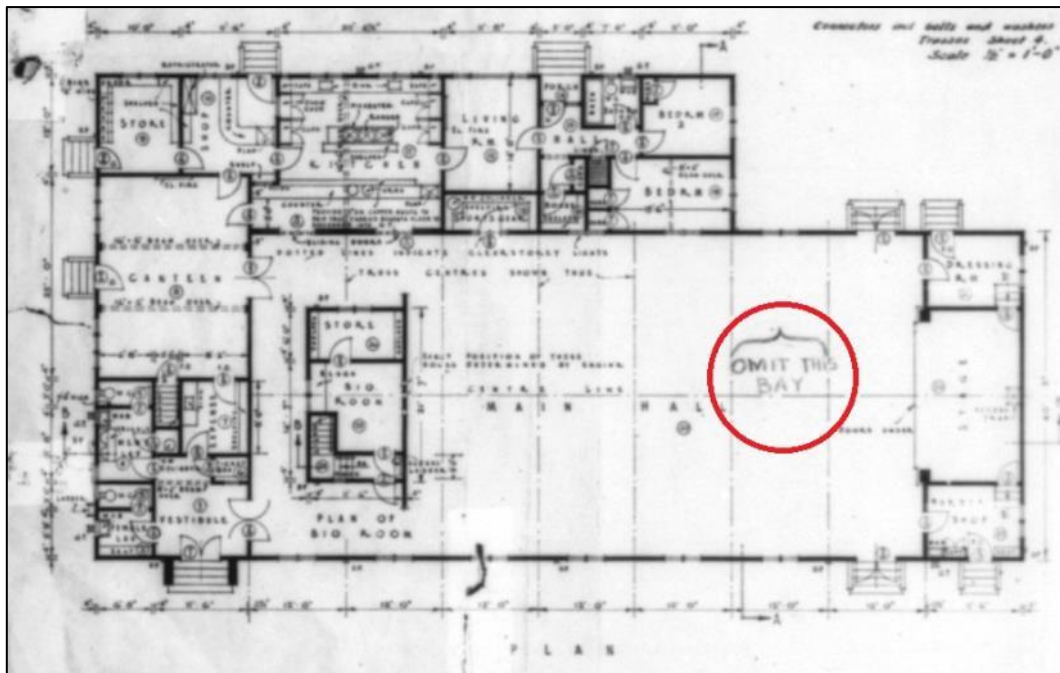


Figure 104: Extract from fig. 103 above. Plan for 'RNZAF Station Hobsonville Institute Building'. The plan is thought to be for the Institute Building at the base at Wigram, ready for adaptation for the building at Hobsonville. A hand written note to 'OMIT THIS BAY' reduces the length of the building to the size at Hobsonville.

AIR FORCE MUSEUM OF NEW ZEALAND. Accessed April 2017.

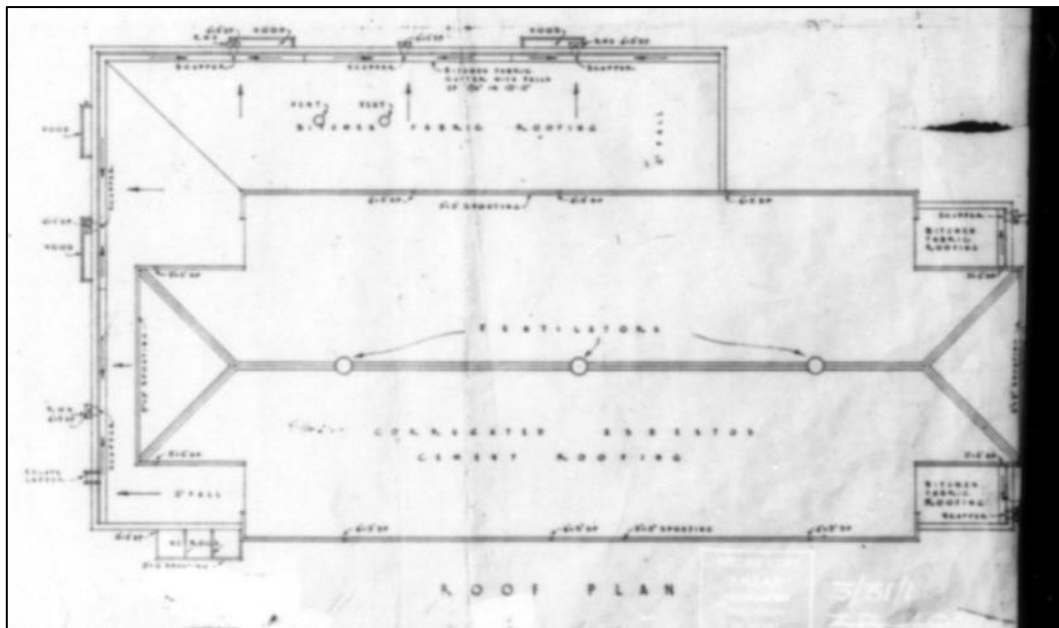


Figure 105: Extract from fig. 103 above. Roof Plan for 'RNZAF Station Hobsonville Institute Building'. The plan is thought to be for the Institute Building at the base at Wigram, ready for adaptation for the building at Hobsonville. As drawn the building is 'handed' or back to front when compared to the building at Hobsonville.

AIR FORCE MUSEUM OF NEW ZEALAND. Accessed April 2017.

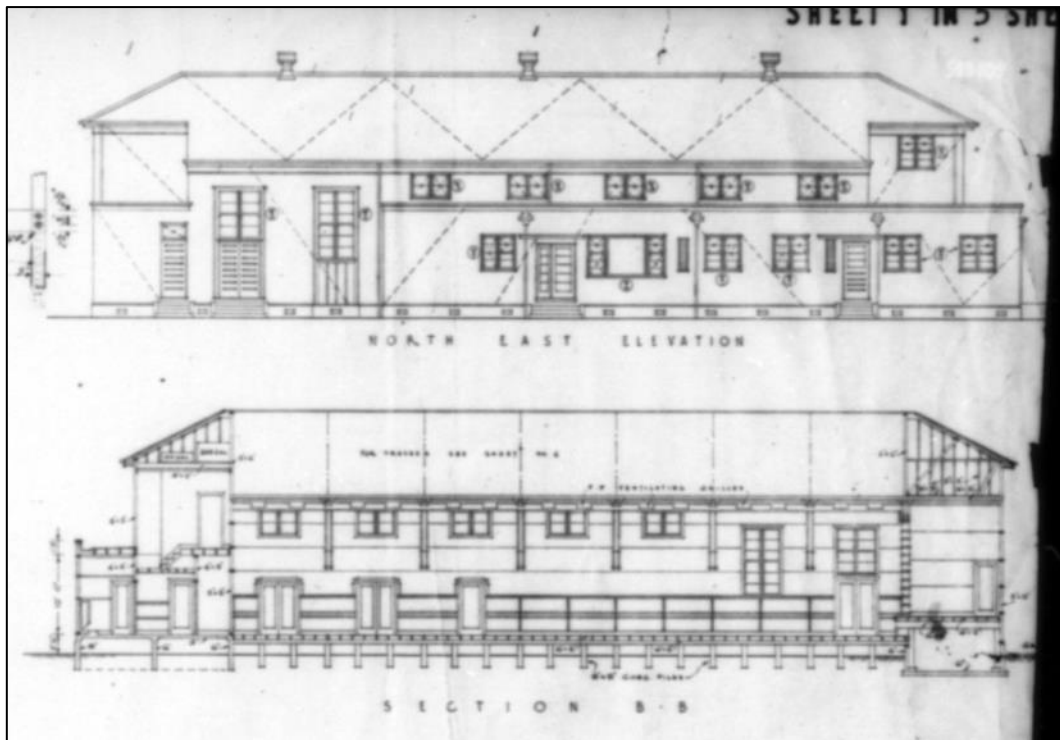


Figure 106: Extract from fig. 103 above. 'North-East Elevation' and 'Section B-B' for 'RNZAF Station Hobsonville Institute Building'. This elevation would be the west elevation at Hobsonville, reversed about the y-axis.

AIR FORCE MUSEUM OF NEW ZEALAND. Accessed April 2017.

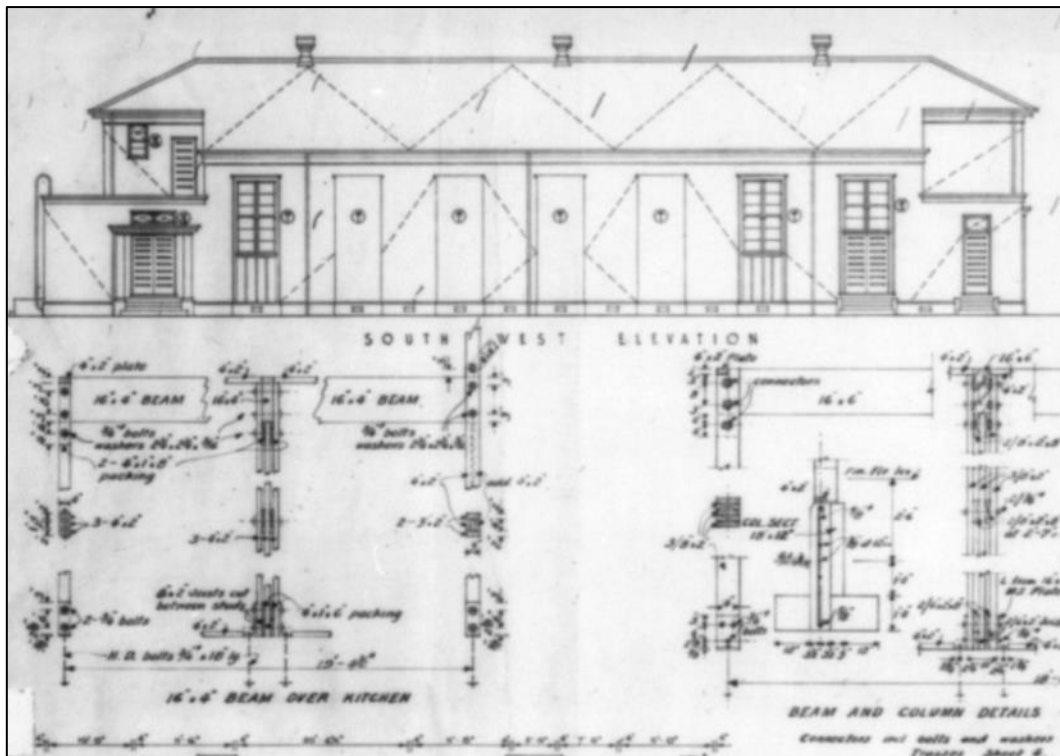


Figure 107: Extract from fig. 103 above. 'South-West Elevation' and various structural details for 'RNZAF Station Hobsonville Institute Building'. This elevation would be the east elevation at Hobsonville, reversed about the y-axis.
AIR FORCE MUSEUM OF NEW ZEALAND. Accessed April 2017.

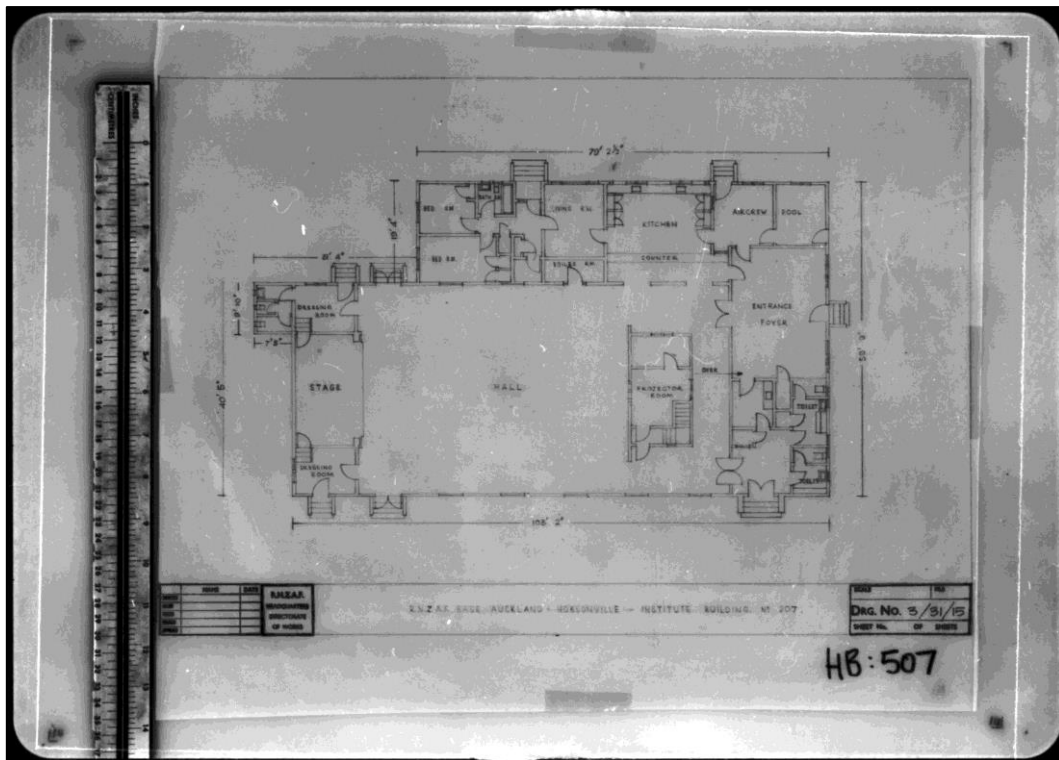


Figure 108: 'RNZAF BASE - AUCKLAND - HOBSONVILLE – INSTITUTE BUILDING No. 207'. Undated. Appears to be the actual plan for the Hobsonville Building, adapted from what are thought to be the Wigram Plans, included above in fig. 103. This may be an as-built drawing as it includes the toilet block along the southern elevation, though to have been added in 1940, very soon after construction was completed – refer fig. 110 below. A study of the plan shows just how highly modified the interior of the building is today.
AIR FORCE MUSEUM OF NEW ZEALAND. Accessed April 2017.

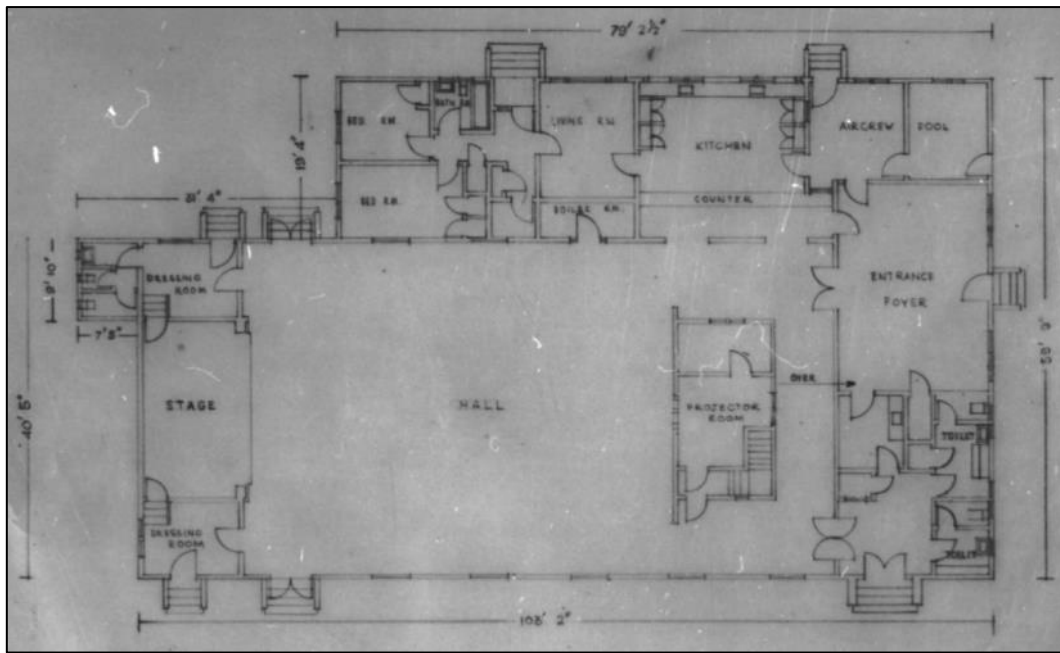


Figure 109: 'RNZAF BASE - AUCKLAND - HOBSONVILLE – INSTITUTE BUILDING No. 207'.
Close-up extract from fig. 108 above.
AIR FORCE MUSEUM OF NEW ZEALAND. Accessed April 2017.

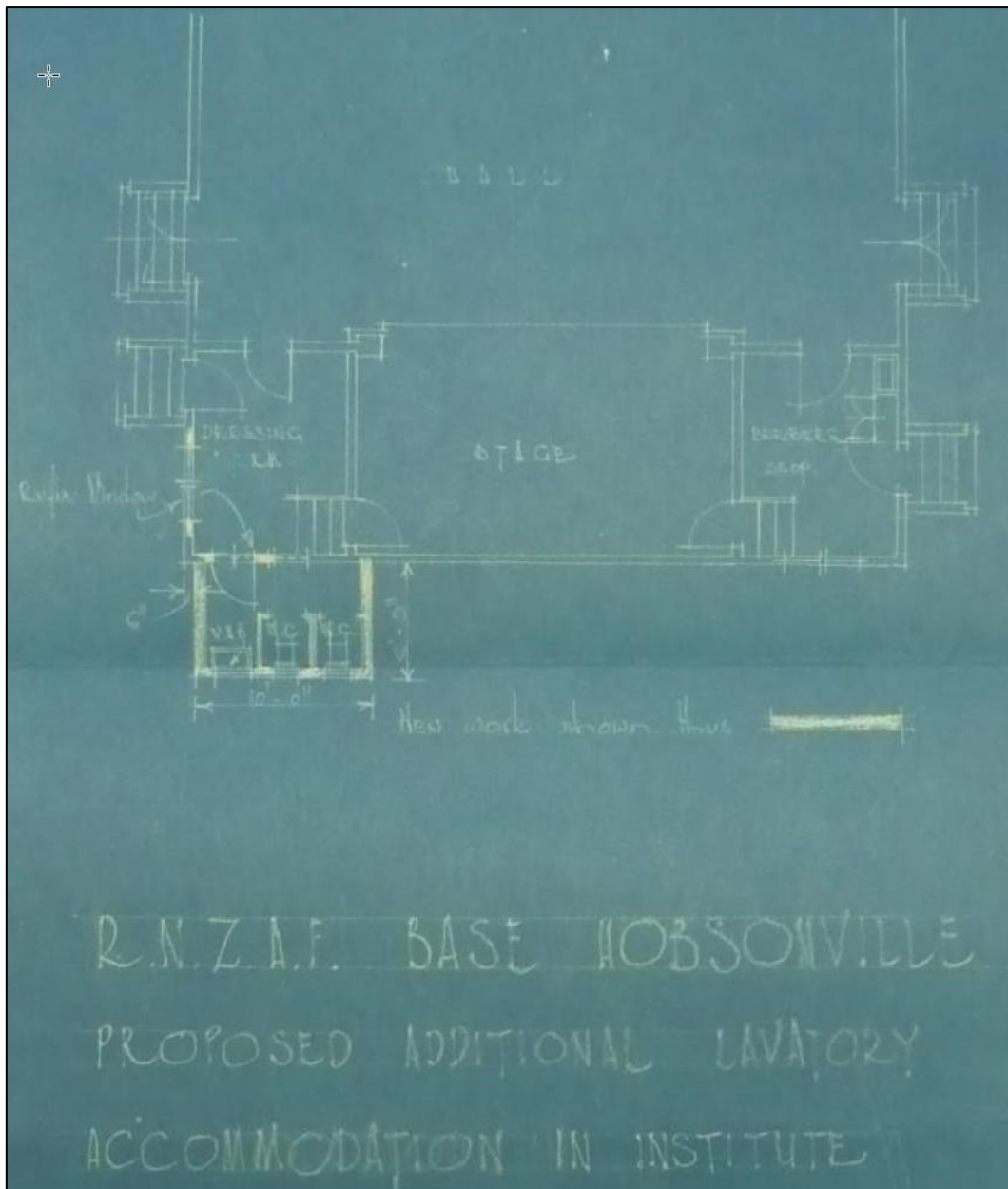


Figure 110: Blueprint showing location of 1940 toilet additions and interior layout of south end of hall. Defence – Hobsonville air base 1938-1941 BBAD 1054 2154b [Archives New Zealand/Te Rua Mahara o te Kawanatanga, Auckland Regional Office]. Blueprint showing location of 1940 toilet additions and interior layout of south end of hall.

Ex New Zealand Heritage List/Rārangī Kōrero – Report for a Historic Place Royal New Zealand Air Force (RNZAF) Institute Building (Former), HOBSONVILLE POINT (List No. 9710, Category 2) Alexandra Foster DRAFT: 25 November 2016 Heritage New Zealand Pouhere Taonga.