

HISTORY OF THE WAITAKERE CITY (WAITEMATA) ATHLETIC CLUB

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THE EARLY DAYS - THE FIRST 30 YEARS - 1952 to 1982

The Waitemata Amateur Athletic Club, now the Waitakere City Athletic Club, was founded in 1952 by the late Mr George Searle.

Mr Searle and his wife Florence had three sons and a daughter, all of whom were keen on sport. The boys played junior rugby at the Waitemata Rugby Club. The oldest son, Stuart, also showed considerable promise as an athlete at school. But there was no athletic club west of Henderson township in those days, the early 1950's. So on 29th September 1952 Mr Searle held a public meeting at the YMCA Hall in Great North Road, Henderson with a proposal to form an athletic club based in Henderson.

After a positive response at the meeting it was decided to form an athletic club and call it the Waitemata Amateur Athletic Club adopting the red, green and black colours of the Waitemata Rugby Club.

At the club's first executive meeting on 3rd October 1952, Mr Searle spoke about the advantages of the Club having a ground of its own. It was agreed to begin negotiations to rent, with a view to purchasing a property in Henderson known as Becrofts Orchard and owned by the Orange Hall Society. At a special general meeting held on 16th February 1953, an agreement was submitted by the Orange Hall Society regarding the purchase of the property in Rata Street.

The terms of the agreement were that the rental of the land be £1 (\$2) per week with the full purchase price being £2,000 (\$4,000). A deposit of £500 (\$1,000) was required with the balance to be paid three monthly at £80 (\$160) per quarter over 5 years. It was passed unanimously that the club proceed with the purchase.

The area of the land was just over five acres with a frontage of 25ft on Great North Road and a frontage of 401ft on Rata Street (now Ratanui Street) - where the Pak 'N Save Supermarket now stands. A considerable amount of earthworks were necessary with the clearing, levelling and topsoil costing the club an additional £1,000 (\$2,000).

The Henderson Borough Council's grader was hired for one afternoon at a cost of twelve pounds, ten shillings (\$25) to cut the trenches in order to lay the drains. Tile drains were laid around the circumference of the ground by committee members. Two of the women committee members, Mrs Searle, wife of George Searle and Mrs Firth, recall being up to their hips in mud while laying the drains.

In 1953 a mammoth carnival was held at Smythe Park to raise money to pay for the ground. This was a massive undertaking for such a young club. It involved erecting stalls to sell cakes, fruit and other produce, a baby competition, pet show, coconut shies and other fund raising games and activities.

The highlight of the carnival was a “death defying act” by Tom Bamfield who rode his bicycle through a wall of flame. Other entertainment included a cutlass swinging display by Royal New Zealand Navy personnel and renowned West Aucklander Peter Posa playing his guitar. The club also raised further money from regular Friday night raffles in Henderson township.

With the ground fully paid for within the five year term, club members celebrated with a dinner at the Town and Country Roadhouse. Significantly, the Waitemata Amateur Athletic Club became the first athletic club in New Zealand to own its own ground.

While the early club meetings were held at Smythe Park, near Henderson High School, the club moved to its new ground shortly after the completion of the earthworks. Among the original club committee members were the late Mr Rufus Gruebner, who served as president from 1953 until his death in 1977 and the late Mr Ray Price, who served on the committee for almost fifty years.

With the land now paid for, the club committee then decided to raise further money to build a multi-purpose gymnasium on an embankment beside its athletic track. This time the main fund raising activity was a Queen Carnival, staged over ten weeks in late 1959.

The club’s president, Mr Gruebner, was chairman of the organising committee. Three queens were chosen from the community – Miss Shirley Babich representing the Yugoslav community, Miss Glenis Bell, representing the Henderson business community and Miss Leone Beatt, representing the sports community. Each candidate had a large committee whose task it was to raise as much money as possible for their queen over the ten week period.

The Yugoslav committee ran a number of social evenings for Miss Babich; the business committee raised several thousand dollars for Miss Bell through the sale of “Mystery Envelopes” throughout greater Auckland and the sports committee ran raffles, sports meetings and social evenings for Miss Beatt. Miss Babich narrowly won the competition raising £4,320 (\$8,640) with Miss Bell, £1,259 (\$8,519) a close second, and Miss Beatt, £3,196 (\$6,392) third.

Miss Babich was crowned overall Queen at a Grand Ball held at the Henderson R.S.A. on 12th December, 1959. In total, the Queen Carnival raised £11,775 (\$23,550) which, in today’s terms, would represent over \$500,000.00.

Other fund raising activities included a car raffle with a black Holden as the main prize, gambling evenings using a crown and anchor board and Friday night raffles in the main street of Henderson township.

The Government of the day, through the Ministry of Internal Affairs, also contributed a major grant to the Club, all of which enabled the gymnasium to be built debt free.

The estimated cost to build the gymnasium was £15,000 (\$30,000). But with much voluntary labour from club members this was reduced considerably. Within twelve months the gymnasium was completed and officially opened - again a tribute to the foresight and sheer hard work of our early club members.

This was the first multi-purpose indoor sports centre built in West Auckland and one of the first of its kind in New Zealand. The centre catered for a wide range of indoor sporting and recreational activities including basketball – the first stadium to cater for this sport west of Avondale College – badminton, gymnastics, weightlifting, judo, boxing, wrestling and even dancing classes.

This was at a time when secondary schools in the area lacked gymnasium facilities and the club therefore met a major community need. While essentially a children's club through the 1950's and 1960's, one immensely talented teenager emerged. He was Joe Antunovich, who won two national junior (under 19) discus titles in 1966 and 1967, one national junior shot title, in 1967, while in 1967 he raised the New Zealand junior discus record to 57.56m (1.5kg discus) which he held until 1975. Antunovich was later awarded an athletic scholarship to the University of Southern California and represented New Zealand in the discus at the 1970 Edinburgh Commonwealth Games.

Antunovich was nicknamed "the Big Apple" by his athlete training mates as his parents owned and operated an apple orchard in Henderson. The teenage Antunovich spent much of his summer holidays picking and packing apples in his parent's orchard.

Through the 1970's and early 1980's the Waitemata Club grew from a strong children's club into one of the most successful all round athletics clubs in New Zealand attracting top coaches and nurturing senior athletes to national and international class.

One of the club's first coaches was Mike Marston who was paid an expenses allowance and developed several teenage athletes in the sprints and middle distances to national class. Ross Dallow, Roy Williams and Russ Hoggard are other coaches who have contributed greatly to the club's athletic successes over the last thirty years.

In 1982 the Waitemata Club was proud to have three of its members represent New Zealand at the Commonwealth Games in Brisbane. They were Kim Robertson, the New Zealand 100m, 200m, and 400m champion and national 100m, 200m and 400m record holder, Janine Robson, the New Zealand 400m hurdles champion and record holder, and Pam Hendren, a former national long jump champion and record holder.

THE SECOND STAGE - 1982 to 1994

In the early 1980's the membership of the Waitemata Club grew so rapidly that the Ratanui Street property (land and buildings) was becoming inadequate for a club of this size.

The Henderson township was also developing very quickly and commercial land was becoming extremely scarce. In 1982 the club's land was re-zoned for commercial use. The then Henderson Borough Council had offered the Waitemata Amateur Athletic Club \$200,000.00 to purchase the club's Ratanui Street land and buildings and re-locate the club at Henderson Park. The offer was turned down. The club's Ratanui Street property was subsequently sold to commercial developers for \$700,000.00.

In 1982-83 the Waitemata Amateur Athletic Club negotiated with the Waitemata City Council to move to a new stadium where it would lease at a "peppercorn rental" an outdoor grass track and field stadium to be constructed by Council.

The club would also construct a new indoor stadium of its own on adjoining land. Ross Dallow, a club coach and committee member, was appointed by the club as Project Director to re-locate the club and establish a building programme. Together with then Waitemata Mayor Mr Ian McHardy, Mr Dallow found vacant scrub land, bordering Henderson Stream and adjacent to what is now Central Park Drive.

The land had been part of what was Kings' Orchard but had fallen into disrepair. The Waitemata Club then embarked on a joint programme with the Waitemata City Council. The Council would provide a top class outdoor stadium with the club responsible for building its indoor stadium on Council land on a footprint lease from the Waitemata City Council, at a "peppercorn rental" for thirty two years with a right of renewal.

The outdoor stadium was to be administered by a management committee comprising Council, athletic club and community representatives. While the Council provided the land for the stadium development in Central Park Drive, the Waitemata Amateur Athletic Club fully funded construction of its indoor stadium from its own resources – principally from the sale of its land and building in Ratanui Street plus further fund raising, grants and loans.

The cost of construction of the club's indoor stadium was \$1.12 million. In addition, the Waitemata Amateur Athletic Club loaned the Waitemata City Council \$100,000.00 to allow groundwork on the outdoor stadium to commence prior to money being voted for the stadium development.

The Waitemata Amateur Athletic Club also financed and organised the construction of the 1200 metres fitness trail at the stadium, supervising the work of periodic detention workers over a three year period. Because of Council's financial difficulties, exacerbated by the lack of good grounds during the early to mid 1980's, the athletic club surrendered its lease of the outdoor stadium in 1986 for \$100,000.00 for a Licence to Occupy - all such leases and licences having a final expiry date of 2047.

It can fairly be stated that, despite the assistance received from Council and its officers, the whole stadium development program would never have occurred without the vision, energy and money contributed by the Waitemata Amateur Athletic Club. While construction work was undertaken at the stadium, the athletic club moved its summer program to various alternative venues including Henderson Intermediate School, Rutherford High School and Kelston Boys High School.

All this had a dramatic effect on the club's registrations with numbers dropping from several hundred to around twenty or thirty members. The club's indoor stadium was built on the site where the Trusts Stadium now stands. Construction of the indoor stadium commenced in early 1983, was completed within nine months and officially opened on 2nd October 1983.

The stadium was built, with much voluntary labour from club members. The Waitemata Amateur Athletic Club's indoor stadium incorporated a six lane, 65 metres long, indoor rubberised athletic track, the first of its kind in New Zealand, plus a weight training-health and fitness centre, offices, and a large upstairs social area. Several badminton courts were included in the main downstairs stadium which measured 65 metres by 20 metres enabling badminton, gymnastics and trampolining as well as athletics to utilise the modern facilities.

The health and fitness centre, showers, changing rooms, toilets and main office were located downstairs adjacent to the main stadium. Yet again, the Waitemata Amateur Athletic Club was selflessly providing a multi-purpose community facility to cater, not only for its own sport athletics, but for other sporting and recreational activities in Waitakere City.

Mr Carl Gruebner, whose father Rufus was a founder member of the Waitemata Athletic Club thirty one years earlier, was appointed the club's first manager. In its first year the Waitemata Amateur Athletic Club had established a thriving health and fitness programme, including aerobics classes, while both the Henderson Badminton Club and the Waitemata Gymnastics Club had re-located there.

Over the next twenty years the club hosted several high quality indoor athletic meetings with athletes from as far afield as Christchurch taking part, power lifting and weight lifting competitions, a 24 hour indoor run-a-thon, a triathlon, an Arts and Crafts Fair, Dog and Cat Shows, Motor Shows, many seminars and dinners, private functions and even several Waitakere City Council meetings.

The Waitakere City Council's highly successful Wearable Arts Festival (Trash for Fashion) was held at the stadium on several occasions while the council staged its 2000 Millennium awards ceremony there as well.

Sport Waitakere also held several awards dinners at the stadium where Waitakere City's leading sportsmen and sportswomen and coaches were acknowledged. The Waitakere Licensing Trust had, meanwhile, provided \$10,000.00 to establish a Waitakere Athletics Development Fund. This, together with numerous fund raising dinners at the club's stadium, enabled the fund to grow to approximately \$50,000. 00.

Many Waitakere City athletes have since benefitted from this fund from grants to compete at athletics meetings both within New Zealand and overseas.

The club also continued its tradition of fund raising. For more than a decade the club's committee members and athletes sold meat raffles on Thursday nights in the public bar at Henderson's Pioneer Tavern. This was occasionally nerve racking work as many of those in the public bar were gang members and convicted criminals.

The club has also been extremely fortunate to have two long standing supporters in Graeme Douglas (Douglas Pharmaceuticals) and Bryan Heron (Heron Plumbing) who have donated many thousands of dollars to the club as well as sponsoring events and coaching and development programmes. Both Graeme and Bryan continue to do so. Without their generosity the club would not be in the sound position it is today.

In 1992 the club had the honour of having its first Olympian, Cameron Taylor, represent New Zealand in the 200 metres at the Barcelona Olympics. He performed creditably making it through the heats and narrowly missing a place in the semi-finals after finishing fifth in his second round race in a New Zealand record 20.83s. Cameron joined the Waitemata Club as a teenager. In 1988 he won his first national title, the Colt's (under 18) 200m, then lowered the national Colts' 200m record to 21.16s. He was awarded an athletics scholarship at a United States University and in 1991 he lowered the New Zealand national 200m record to 20.85s in Texas earning him Olympic selection.

The club blossomed in the competitive arena in the late 1980's and 1990's. A National Club Championship had been introduced and from 1989 until 1994 the Waitemata Club regularly ranked among the top five clubs in New Zealand finishing 4th in 1989, 3rd in 1990, 2nd in 1991, 5th in 1992, 5th again in 1993 and 3rd in 1994.

The club's multi-million indoor stadium, with its outstanding training facilities, had attracted many of Auckland's leading athletes and this, together with a small group of dedicated coaches, were the major reasons for Waitemata's rapid rise to prominence. It wasn't only in track and field that Waitemata was making a name nationally.

In road and cross-country the club was also becoming a force. In 1989 a group of talented juniors travelled to Christchurch winning the New Zealand Junior Road Relay title. The Waitemata team, in running order, was: Scott Whitley, Jared Letica, Derek Renz, Kyle Dransfield, Vaughan McCullough, Scott Nelson, Joel McKenzie and Nigel Brown. Unfortunately the successes were not to continue. Two Auckland clubs, North Shore Bays and Counties Manukau, were offering attractive packages that Waitemata didn't have the financial resources to match and a large group of the club's athletes moved on.

THE THIRD STAGE - 1994 to 2002

In August, 1994, the Waitemata Amateur Athletic Club took the dramatic step to change its name to the Waitakere City Athletic Club, primarily to identify itself as the premier club in the new city. The club also wanted to align itself more with the Waitakere City Council which had superseded the Waitemata City Council.

Throughout the mid to late 1990's the athletic club faced major financial problems. It was costing almost \$100,000.00 to run the indoor stadium and expenses were exceeding income. The club's committee members were spending almost all of their time and energy trying to keep the club from going under financially with very little time left to concentrate on developing the athletic programme.

In fact, in 1996 the club's finances deteriorated to the point where it owed thousands of dollars to the Inland Revenue Department and couldn't afford to pay the insurance on the building and other expenses. The Inland Revenue Department even threatened to close the club down. And had it not been for the generosity of one of the club's life members (Mr Ron Hanson), who loaned the club \$17,000.00 and other life members who loaned the club several thousand more dollars, the club would have ceased to exist. It took many months of work with the Inland Revenue Department to resolve the issues and pay off the debt. The IRD gave the club one final warning that "this must never happen again."

The athletic club had, meanwhile, entered into discussions with the Te Atatu Rugby Club and the Waitemata Rugby Club. The proposal was for the Te Atatu Rugby Club, based at Te Atatu South Park and the Waitemata Rugby Club, based at Waitemata Park off Swanson Road, to amalgamate to form a Waitakere City Rugby Club. If the amalgamation came to fruition, both the Te Atatu Rugby Club and the Waitemata Rugby Club would sell their properties and re-locate to Waitakere Stadium.

The two rugby clubs would also amalgamate with the Waitakere City Athletic Club. On 29th March 1996, the Waitakere City Council held a special general meeting to discuss its 1996-97 draft annual plan. This included a proposal to develop a premier sporting venue at Waitakere Stadium.

The agenda for the Council's 29th March 1996, meeting reads in part: "The Council has been approached by representatives of the Waitemata Rugby Football Club, the Te Atatu Rugby Football Club and the Waitemata (Waitakere City) Athletic Club with an amalgamation and development proposal that is currently being considered.

"The proposal, in brief, involves the amalgamation of the two rugby clubs and the linking of this newly formed club with the athletic club at the Waitakere Stadium site. The funds realised from the divestment of the assets of the two rugby clubs would provide a significant level of investment for the redevelopment of the stadium.

"Some contribution would also be required from Council. Obviously the level of contribution would depend on the level of development opted for.

“To provide a premier sporting venue, the level of development would likely include covered grandstand seating, flood lighting, a synthetic athletic track and an improved clubhouse-changing room facility.

“The Waitemata (Waitakere City) Athletic Club would contribute its existing assets toward the facility.”

Meanwhile, after numerous meetings between representatives of the Te Atatu Rugby Club, the Waitemata Rugby Club and the Waitakere City Athletic Club, the Waitemata Rugby Club, after a special general meeting, decided not to go ahead with the amalgamation. The Waitakere City Athletic Club representatives over this time were Messrs Ron Hanson, Carl Gruebner and Roy Williams.

While the athletic club's stadium was built for \$1.12 million in 1983, its value had risen to the \$3.15 million by 1994. This was the valuation made by the New Zealand Institute of Valuers. The valuation certificate dated 26th January 1994, reads:

“The estimated cost of rebuilding the property at the level of costs at the inception of the current period of insurance is \$3,151,000.00.”

By 28th June 2001, the value of the club's indoor stadium had again risen, this time to \$3,492,500 with an additional \$70,000.00 for plant and \$5,000.00 for stock. The annual insurance paid by the club had also risen - to \$8,498.88 for the period 1st June 2001 to 1st June 2002. As a matter of interest, had the original \$700,000.00, realised from the sale of the Ratanui Street property, not been used to build the indoor stadium at Central Park Drive and instead been banked and re-invested annually (capital plus interest), the \$700,000.00 capital would amazingly have risen to just over \$4,000,000.00 over the twenty year period from 1983 to 2003. This has been calculated on ASB Bank interest rates from 1983 to 2003.

In 1999, the Te Atatu Rugby Club, then based at Te Atatu South Park, also changed its name - to the Waitakere City Rugby Club. It did so for similar reasons to the Waitemata Amateur Athletic Club changing its name to the Waitakere City Athletic Club five years earlier.

The rugby club was formed in 1962. In 1969 it purchased land adjoining Kirrie Avenue in Te Atatu South, for \$5,900.00. The rugby club then erected clubrooms on the site at a cost in the order of \$205,000.00. The club had preferential rights for the use of the adjoining rugby fields, owned by the Council.

The Waitakere City Athletic Club and the Waitakere City Rugby Club continued their negotiations towards an amalgamation which would see the two clubs come together to operate out of the athletic club's indoor stadium with the Council providing two extra playing fields for rugby in addition to the main stadium field. The two clubs held special general meetings where the members of both clubs voted to proceed with the amalgamation.

In the late 1990's, a proposal to build a world class indoor stadium on Council land adjacent to the Waitakere City Athletic Club's indoor stadium, had a major effect on the future of both the Waitakere City Athletic Club and the Waitakere City Rugby Club. A Waitakere Sports Complex Development Board was formed with Mr Ross Dallow, a Waitakere City Councilor in charge of the Council's special projects, as chairman.

In January, 2002, Mr Dallow stated:

"The Development Board is accountable for delivering to Waitakere City a \$14 million project comprising an indoor sports complex with six courts, squash courts, fitness facilities, a social area seating three hundred people and two additional sports fields.

"This will be located to the north of the existing athletic club's building and is anticipated to be completed by 2004."

This plan was to change quite suddenly, however, when the design team for the proposed indoor sports complex visited the site and stated that there was only one position for what is now the Trusts Stadium. And that was where the Waitakere City Athletic Club's Indoor Stadium stood.

An approach was made on the basis that the Waitakere City Athletic Club should consider the surrender of its footprint lease to allow the athletic club's indoor stadium to be demolished to provide part of the building site for the new indoor sports complex. The initial terms were quite unsatisfactory to the athletic club and negotiations to surrender the footprint lease broke down.

All this was the signal for a rather frantic and concentrated period of negotiations between the Waitakere City Council, the Waitakere Sports Complex Development Board, the Waitakere City Athletic Club and the Waitakere City Rugby Club with lawyers brought in to advise each group.

The Waitakere City Athletic Club's negotiators were again Messrs Ron Hanson, Carl Gruebner and Roy Williams. The Waitakere City Athletic Club and the Waitakere City Rugby Club employed the Henderson based Davenports West law firm to act on their behalf. Bernie Allen, a partner in the law firm and a former Waitemata Amateur Athletic Club member, acted for the athletic and rugby clubs in all the negotiations. Many meetings, hard negotiations and difficult decisions followed before an agreement was eventually reached on a course of action.

THE AGREEMENT

The agreement was that a value be placed on the Waitakere City Athletic Club's indoor stadium and footprint lease together with the right to occupy the athletic track on the main outdoor stadium. The athletic club's stadium would then be demolished to make way for the Trusts Stadium.

The athletic club, from its pivotal standing tenant position, facilitated negotiations which led to an outcome where the athletic club and the rugby club gained the right to lease a dedicated area in the proposed indoor stadium, which would include a large lounge area and associated facilities ("the clubrooms"), use of a 4-lane x 60 metres indoor running track for certain stated times and also use, under a licence to occupy, of a 400 metres all weather athletic track to be established in the outdoor stadium area.

The Waitakere City Athletic Club and the Waitakere City Rugby Club then executed a Trust Deed, dated 26th August 2002, to form a Trust on the Board of which each club had equal representation. The Trust was formed with the intention that it would hold the rights for the lease of the clubrooms, the rights relating to the indoor running track, and the licence relating to the use of the all-weather outdoor 400 metres athletic track and associated facilities to be established in the stadium area.

A Rugby-Athletic management board was established by the Trust to handle the day-to-day operation of the jointly used facilities. Upon settlement of the surrender of the lease and sale of the Waitakere City Athletic Club's building, the sum of \$900,000.00 (for surrender) and \$1,330,000.00 (for building value) totalling \$2,230,000.00 (exclusive of GST) became payable to the athletic club and the sum of \$1,730,000.00 (sub-lease rights) and \$355,000.00 (provision of service connections and basic fixtures) totalling \$2,085,000.00 (exclusive of GST) was paid for the purchase of the new rights which the Trust would receive.

In order to enable the Trust to acquire the sub-lease rights and services described above, the Waitakere City Athletic Club advanced an interest free on demand loan of \$2,345,625 (including GST component) to the Trust on 4th September 2002. Under the negotiated outcome establishing the value of benefits granted and assets lost as valued and mediated by Campbell Barbour, Property Consultant, the athletic club and the rugby club agreed to pay (through the Trust) the sum of \$210,000.00 to the Waitakere Stadium Development Trust as a contribution to construction costs together with a further sum of \$60,000.00 as a contribution to the indoor running track.

The Waitakere City Rugby Club agreed to sell its clubrooms and land at Te Atatu South Park and use proceeds of the sale for the mutual benefit of both the rugby and athletic clubs, (either directly or by means of the Trust); initially in payment of the sums of \$210,000.00 and \$60,000.00, then in the fit out of the clubrooms (after taking into account of grants to be sought by the Trust), plus the establishment of separate and equal player/athlete development funds for each of the two sports.

The parties perceive at this time a need to record the background to their merger and to provide a clear understanding for all concerned with both sports of the basis for the agreement reached with the Waitakere City Council and the Waitakere Stadium Development Trust. In addition, this preamble assists in establishing principles for agreement between the two sports into the foreseeable future.

Operative Part:

The rugby club will proceed with the sale of its existing clubrooms and land with all reasonable speed but taking into account the timing of the building programme and the establishment of the new fields (at Waitakere Stadium).

The sale proceeds of the rugby club clubrooms and land will be applied as follows:

- 1) \$210,000.00 to the Waitakere Regional Sports Trust being the agreed contribution to construction costs together with a further \$60,000.00 being the agreed contribution to the indoor running track.
- 2) Fit out by the Trust (Waitakere City Rugby and Athletic Trust) of the dedicated lounge area (after taking into account grants to be sought by the Trust).
- 3) Separate and equal player/athlete development funds for each sport, these development funds to be administered directly by the respective clubs.

The Trust shall establish a Management Board with two representatives of each of the clubs – “The Management Board”.

The Trust will hold all leases and licences and will make all contractual arrangements in respect of the clubrooms and other rights to facilities but will delegate its management and operational powers to the Management Board.

A bank account will be opened in the name of the Trust, specifically called “The Clubrooms Account” dealing only with the operation of the clubrooms.

Signing authority for this account shall be delegated to one member of the Trust and one member of the Management Board jointly.

The clubrooms account will be opened on the principle that the clubrooms must be self-supporting, meaning that the clubrooms account will receive all income generated by the clubrooms and will meet all expenses related to the clubrooms.

Profits from the various sources of revenue anticipated in respect of the clubrooms and from grants, sponsorship and fundraising will be dealt with as follows:

Bar

The gross profits from the bar shall be applied firstly, in payment of direct staff costs (including cleaning);

Secondly in payment of operational expenses levied in respect of the complex (opex);

Thirdly, in direct running expenses of the clubrooms including power, maintenance of the clubrooms and chattels and other direct costs not covered by opex;

Fourthly, for distribution to the two clubs.

The Trust shall determine the appropriate division of the bar profits between the two clubs on an annual basis having regard to the following principles.

1. The historical input of the two clubs to acquisition of the various facilities as set out in the background above.
2. The level of activity of the two clubs and their respective contribution to the bar profits.
3. The needs of the two clubs with regard to their own operational costs.

The parties acknowledge that the matter of a fair division of profits is a complex one. To assist in establishing an ongoing basis for that division, the period 1st July 2004 to 30th June 2005, being the first year of operation of the bar, shall be a trial period, at the end of which the Trustees shall make a grant from the bar profits (if any) to the athletic club representing the minimum amount the athletic club would require for its own direct costs of operation, this amount to be agreed by the parties on or before 1st July 2004, based on budget figures provided by the athletic club. The balance of profits (if any) after the grant to the athletic club will be paid to the rugby club.

Function

Hireage fees and bar profits derived from functions (other than normal club after-match type gatherings) will be paid into the clubrooms account. Each of the two clubs will be granted a discount on the hireage fees for their own functions, at the discretion of the Management Board.

Sponsorships

Sponsorships arranged by each club without any reference to the clubrooms shall be applied directly to the benefit of the club concerned. The benefit of sponsorship arrangements requiring usage of the clubrooms shall be applied in fair proportion to the clubrooms account and to the club concerned at the discretion of the Management Board.

Grants

Grants to the Trust will be paid into the main fund operated by the Trust. Grants specific to each Club will be paid directly to the club concerned.

Fundraising

The benefit of fundraising activities undertaken by each club shall be received directly by the club concerned except where the fundraising is conducted by or on behalf of the Trust where the Trust shall be entitled to receive a fair proportion of the benefits based on the circumstances of the specific fundraising undertaken.

Each of the clubs acknowledges the right of the other to store and appropriately display memorabilia in the clubrooms. The parties will respect and take reasonable steps to protect each other's items in this regard and shall be accountable to each other for any loss of or damage to the property of the other caused by the act or neglect of it members, employees, contractors or invitees.

The parties record their commitment to dealing with each other in good faith in any issues which may arise between them. In the event, however, of a dispute arising, the following procedures shall apply:

- a. The matter in dispute shall be referred initially to the Management Board for discussion.
- b. If the Management Board is unable to resolve the dispute to the satisfaction of any party, a meeting of the Trustees shall be convened at the request of that party to discuss the issue(s) or dispute at hand.
- c. Failing satisfactory resolution of any dispute at such a meeting of the Trustees, the parties agree to prompt mediation of the dispute, the mediator to be agreed or, failing agreement, to be nominated by the Trust.
- d. In the event mediation does not bring resolution, the dispute will be arbitrated under the Arbitration Act, 1996, the arbitrator to be agreed or, failing agreement, to be nominated by the President of the Auckland Law Society.

The parties have entered into this agreement in good faith and to the best of their ability in terms of anticipating further needs, demands and usage. It is regarded as important for there to be reviews from time to time to ensure the harmonious operation of both clubs at the stadium. Such reviews should primarily be concerned with the fairness and appropriateness of shares of profits and operational issues. The parties agree to conduct the first review after the one year trial period referred to above. It is anticipated that further reviews will be conducted at intervals of not less than five years.

THE FOURTH STAGE - 2002 to 2008

In early 2002, the Waitakere City Athletic Club indicated, through its lawyer Bernie Allen, that it would consider the surrender of its footprint lease and the demolition of its multi-million dollar stadium provided key elements were met, most of which were included in the agreement drawn up between the Waitakere City Rugby Club and the Waitakere City Athletic Club.

The athletic club also insisted that an all weather athletic track of International configuration and standard be laid as part of the redevelopment of the stadium. The athletic club would require the use of the all weather athletic track at specified times under a new licence to occupy.

The club emphasised that an all weather athletic track would bring Waitakere Stadium into line with other parts of Greater Auckland – namely Auckland City (Mt Smart Stadium), the North Shore (Millennium Stadium) and Counties Manukau (Massey Park, Papakura), all of which had all weather athletic tracks.

An all weather athletic track would also bring benefits to the whole of the Waitakere City Community. Not only would it provide a facility for school, interclub, regional, national and international track and field competitions but it would also serve the training needs of other sportspeople and casual users including those with disabilities. The club's insistence on an all weather track had the full support of Athletics Auckland, the sports governing body in the region.

After considering the advantages and disadvantages of having the Waitakere City Athletic Club's multi-million dollar indoor stadium and club headquarters demolished, the club members finally agreed to allow the demolition to go ahead. The demolition was begun in mid-2002 and completed in late 2002 with work starting on the construction of the Trusts Stadium February 2003.

The Trusts Stadium was built at a cost of \$28,017,889.00, was completed in August 2004 and officially opened by Prime Minister Helen Clark on 9th September 2004. The Trusts Stadium opened debt free. Major financial contributions and grants came from the Waitakere City Council (\$12,541,000.00), The Trusts (Waitakere City and Portage Licensing Trusts (\$5 million) and the ASB Charitable Trusts \$4.5million.

Work began on the construction of the all weather track surrounding the main field at Waitakere Stadium in January 2004 and was completed in August 2004. The track is under the control of the Waitakere City Council. The Council is also responsible for its maintenance.

Graeme Douglas (Douglas Pharmaceuticals) gave a substantial grant towards to cost of the all weather athletic track, which is named "Douglas Track and Field". Graeme once again demonstrated his generosity, not only to athletics in Waitakere City but to the Waitakere City community in general. The Waitakere City Rugby Club sold its property in Te Atatu South in June 2004 for \$920,000.00 plus G.S.T.

After repayment of the rugby club's mortgage debt of \$73,000.00 and disbursement of the \$270,000.00 to the Waitakere Stadium Development Trust (\$210,000.00 as the rugby-athletic clubs' contribution to the construction costs of the Trusts Stadium and a further \$60,000.00 as the clubs' contribution to the indoor running track), the Waitakere City Athletic Club received approximately \$300,000.00 which the club invested on term deposit at the Westpac Bank. This \$300,000.00 was the result of the agreement drawn up between the Waitakere City Rugby Club and the Waitakere City Athletic Club in August 2004.

Interest from the approximate \$300,000.00 has subsequently been used to subsidise the cost of running the athletic club, for coaches' expenses, and to subsidise athletes to important competitions both within New Zealand and overseas.

The Waitakere City Rugby-Athletic clubrooms were outfitted at a cost of \$550,000.00 through large grants from the ASB Charitable Trust and the Waitakere Licensing Trust. This resulted from the tireless work of Mr Rex Davy, the President of the Waitakere City Rugby Club. Mr Davy, who was a major figure in the successful amalgamation of the Waitakere City Rugby and Athletic Clubs, also oversaw the design and outfitting of the clubrooms.

The clubrooms were officially opened at a celebration dinner in early April 2005. The athletic club also celebrated its 50th Jubilee during the evening which was attended by a number of the club's life members. Since the Waitakere City Rugby and Athletic clubrooms have been opened and the all weather track laid, the Waitakere City Athletic Club has made spectacular advances in many areas.

In the teenage and junior (age 7 to 14) grades it is once again among the leading clubs in New Zealand. In 2007 three of the club's athletes were selected in the New Zealand team to compete in the World Youth (under 18) Athletics Championships in the Czech Republic. They were Elizabeth Lamb (high jump), Keri Tongalea (discus), and Armel Chou Lee (discus).

Having three athletes selected in the 12-strong team was a remarkable achievement for the Club as this represented 25% of the team. As a comparison, there are more than 200 athletic clubs registered with Athletics New Zealand, the sport's national governing body.

In 2008 Elizabeth Lamb and Andrea Koenen were selected in the New Zealand team for the Commonwealth Youth Championships in India. Elizabeth won the high jump gold medal with a career best performance of 1.79 metres while Andrea performed creditably in the sprints. In early 2008 Zak Hawkins represented New Zealand Secondary Schools at the World Secondary Schools' Championships in the Czech Republic. And in the 2008-2009 summer season, the club dominated in the junior division winning both the Auckland Junior Relay Championships and the Auckland Junior Top 10 Teams' Championship beating two of the top junior clubs in the country, Roskill South and North Harbour Bays.

At a senior level Andrea McKee, who came through the club in the children's grades and remains a loyal member of the club, won the bronze medal in the high jump at the 2006 Commonwealth Games in Melbourne while Beatrice Faumuina, the 1997 World discus champion who joined the club in 2005, also represented New Zealand at the 2006 Commonwealth Games finishing fourth in the discus. Beatrice has since represented New Zealand at the 2007 World Athletics Championships in Osaka, Japan, and the 2008 Beijing Olympic Games.

Mr Ross Dallow, a life member of the Waitakere City Athletic Club and a former club chairman re-joined the club in early 2005 and was appointed chairman of a "Futures Committee."

With the club now having the use of the million dollar all weather track and associated top class facilities, Mr Dallow was keen to equip the club with world class track and field equipment so that it had the ability to host regional, national and even international meetings.

The cost of purchasing this equipment was estimated at up to \$200,000.00. Applications were made to various funding agencies. As a result of the applications, the club received approximately \$145,000.00, primarily from the Waitakere and Portage Licensing Trusts and the "Game On" Charitable Trust. The Waitakere City Athletic Club paid the balance amounting to almost \$60,000.00.

The majority of the world class equipment came from a German company, and was purchased through a Sydney based agency. Photo electronic timing equipment was purchased out of the \$200,000.00 enabling the club to host national and international meetings. These included two IAAF permit meetings in 2008 and 2009, featuring New Zealand's World and Olympic shot put champion Valerie Vili.

In addition, the New Zealand Combined Events (decathlon and heptathlon) Championships were held at Waitakere Stadium in 2009 plus the North Island Secondary Schools' Athletics Championships in 2008 and the annual Trans Tasman competition between Auckland and New South Wales athletes aged 11 and 12 years, also in 2008.

These meetings have added considerably to the profile of both the Waitakere City Athletic Club and Waitakere Stadium.

Coaching

Early in the 2004-2005 summer track and field season, Roy Williams contacted several former New Zealand and current New Zealand athletics champions, former and current club members with the view to establishing a coaching programme, aimed at developing the talents of the club's athletes, especially those aged from 12 to 19 years. While the coaching scheme has been reasonably successful there have been a problems retaining the coaches. Many have given up for a variety of valid reasons.

Pauline Vercoe-Curtis, a former New Zealand junior middle distance champion and record holder, has done an exceptional job over the last five seasons coaching and motivating a large squad of middle distance runners, mainly teenagers, while Charles Gibb has come on board over the last two seasons and has had considerable success with a number of the club's sprinters, two of whom – Andrea Koenen and Clayton Mbofana - have won New Zealand W19 and M19 (age 19 and under) and New Zealand Secondary Schools' senior sprint titles.

Other coaches who have contributed to the club's successes over the last five years have been Roy Williams (sprints, hurdles and long jump), Howard Baker (shot and discus), David Donnelly (high jump and sprints), Kieran Verryt (sprints), Kieran McKee (high jump), Margaret Jackson and Chris Hawkins (assisting Pauline Vercoe-Curtis with the middle distance runners), Rob Davis (sprints and high jump), Nora and Brent Curtis (sprints and high jump for ages 12 and under), Bill and Sue Booth, and Mike Hickey. Mike Marston has also returned and is coaching a group of young sprinters with all his old enthusiasm.

Ross Dallow, as part of his vision for the club's immediate future, is keen to obtain funding to improve the coaching structure by employing a coaching and development officer to identify talent in Waitakere City's Intermediate and Secondary Schools; encourage these potential school athletes to join the club, and further widen the club's coaching base.

In 2008, Mr Ron Hanson retired after fifteen years as the club's President, Chairman and Treasurer. Mr Hanson was instrumental in the successful amalgamation of the Waitakere City Athletic and Rugby Clubs, the move to the Trusts Stadium, and in ensuring that the club had a strong financial base to continue into the future. Mr Hanson and his wife Betty were farewelled at a dinner at the Trusts Stadium where they were presented with a framed photo of the Waitakere Stadium including the all weather athletic track and grandstand.

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