

MINUTES OF CLIFTON COMMUNITY BOARD

FILE REFERENCE: ECM 7459592
MEETING DATE: Thursday 29 June 2017 at 4pm.
VENUE: Urenui Community Centre
MEMBERS PRESENT: Mr Ken Bedford (Chair), Mr Warren Petersen
Mr John McLean

APOLOGIES: Mrs Pamela Street

STAFF IN ATTENDANCE: Julie Straka, Mitchell Dyer, Charlotte Dunning and Jayne Beer

NON-MEMBERS PRESENT: Councillors Colin Johnston, Alan Melody and John McLeod, Jonathan Marshall (Waitara Community Board member)

PUBLIC COMMENT

Warren Sutton advised the Board, on behalf of the Uruti Hall Committee, of the discussions currently underway with the Council to allow the Bratwurst Bros Ltd set up at the Uruti Community Centre and sought the Community Board's support with the application. Mr Sutton tabled documents for the Boards information. (ECM7458859 and 7458860).

MATTERS FINALLY DETERMINED BY THE CLIFTON COMMUNITY BOARD UNDER DELEGATED AUTHORITY AND REFERRED TO THE COUNCIL FOR INFORMATION AND RECORD

1. Confirmation of Minutes of Previous Meeting

File Reference: ECM7428462

Resolved:

Moved: Ken Bedford)

Seconded: Warren Petersen)

That the minutes of the Clifton Community Board meeting dated Thursday 25 May 2017 and the proceedings of the said meeting, as previously circulated, be taken as read and confirmed as a true and accurate record.

2. **Members Activity Report – Pam Street**

File Reference: ECM748028

This report advises of the community board activities of Pam Street in the period to 15 June 2017.

Resolved:

Moved: Ken Bedford)

Seconded: John McLean)

That, having considered all matters raised in the report, the report be noted.

3. **Members Activity Report – Ken Bedford**

File Reference: ECM7448063

This report advises of the community board activities of Pam Street in the period to 15 June 2017.

Resolved:

Moved: Ken Bedford)

Seconded: Warren Petersen)

That, having considered all matters raised in the report, the report be noted and the Board make a submission to the Draft Waste Management and Minimisation Plan.

4. **Adoption of Community Board Plan – Clifton Community Board**

File Reference: 7449231

The matter for consideration by the Community Board is adoption of Phase One and Two of the Clifton Community Board Plan.

Resolved:

Moved: Ken Bedford)

Seconded: John McLean)

That having considered all matters raised in the report the Clifton Community Board Plan (June 2017) be adopted.

ITEMS FOR FINAL DETERMINATION BY THE COUNCIL

5. **Mangapouri Cemetery Project Report**

File Reference: ECM7401046

The purpose of the report is to provide a summary of the Mangapouri Cemetery Project.

Recommendation:

Moved: Ken Bedford)

Seconded: Warren Petersen)

That, having considered all matters raised, the report be noted.

6. **Adoption of Statement of Proposal for Special Consultative Procedure on Class 4 Gambling Policy and TAB Venues Policy**

File Reference: ECM7437675

Recommendation:

Moved: Ken Bedford)

Seconded: Warren Petersen)

That having considered all matters raised in the report the Council:

- a) Adopt the Statement of Proposal for Special Consultative Procedure on the proposed Class 4 Gambling Venues Policy and TAB Venues Policy; and
- b) Note that consultation on the two policies will be undertaken from 15 July to 15 August 2017

The meeting closed at 4.52pm.

Public Comment:
Clifton Community Board
29 June 2017



Bratwurst Bros Ltd.
427 Mataro Road, RD45
Urenui 4375
Tel.: +64 (0) 21 298 1166
Email: patrick@bratwurstbros.nz
Url: www.bratwurstbros.nz
Monday 20th March

Uruti Hall Committee

Dear Uruti Hall Committee,
My name is Patrick Lachmann, I am owner and operator of Bratwurst Bros based on Mataro Road in Urenui.

The reason I am addressing you with this letter is to submit a proposal to lease an area of the hall carpark.

It is my intention to ship a fully fitted, 20 foot food and beverage container from Germany to Taranaki. The container is fully equipped with the means to offer all natural German sausages (from our own butchery in Urenui), homemade burgers and snacks like Paninis, barista coffee, frozen yoghurt and cold drinks. I would like to operate it between about 7am to 7pm each day of the week.

I would need to employ two part-time staff to help manage this. We would also offer information to travelers about the beautiful area they are in, as part of my operation.

In order to run my proposed operation it would be a great advantage to have access to water and power, if this is possible. Also the use of the bathroom facilities in the hall which, of course, I would keep clean and tidy with daily cleaning. If a fair arrangement could be agreed on by both parties, there would be suitable compensation for this.

In my quest to find a suitable location for the "Bratwurst Bros Roadside Stop", I spoke to Warren and Pauline Sutton, who encouraged me to submit this proposal to you.

Please find attached an aerial photo with the proposed placement of the container.

I envisage the parking area at your community center could be a perfect location and offer benefits both to the local community and Bratwurst Bros.

In anticipation of your positive reply, I am looking forward to hearing from you. Please do not hesitate to call me with any questions you may have. Thank you in advance for your time

Kind regards



Patrick and Frank Lachmann
Bratwurst Bros co-founders





Uruti Hall Society Incorporated Lease Plan

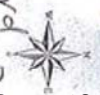
Lease Area: Parcels A, B and C (bordered in yellow).

Parcels D not in Council ownership

Public Comment - Clifton Community Board 2017

NPDC Ref: PID 00240

Scale 1:885 at A4



Public Comment
Clifton Community Board
29 June 2017

The Chairperson
Uruti Hall Society INC
C/- WH Sutton
267 Uruti Road, RD 48
Urenui 4378

30th May 2017

New Plymouth District Council
Liardet Street, Private Bag 2025
New Plymouth 4342
Email: charlotte.dunning@npdc.govt.nz

Dear Charlotte

Re: Uruti Hall Society INC (Uruti Community Centre) – Society Number: 214787

Thank you for the opportunity to meet on Monday and also for your e-mail which I received yesterday. I have attached the proposed 'Heads of Agreement' between Uruti Hall Society INC and Bratwurst Bros Ltd, as well as the minutes of the meeting that was held on 4th April 2007. The minutes are self-explanatory and detail the proposal from Bratwurst Bros Ltd, the minutes also show the community response, as well as the motion that was passed.

As I have pointed out the community are very much behind this proposal and they are very keen to see it eventuate, particularly given the opportunity for the employment of local people.

As per our discussions and previous e-mails, the preferred option in relation to the location of the container, is to position it on Area 'B', which is Council owned land. As you have pointed out, because the nature of the operation is retail/business, the Hall Society needs to vary the current lease, in order to allow for the operation of a commercial business.

As I have pointed out there are other locations where the container could be positioned, such as the neighbours paddock adjacent to Area 'B', or that part of the car parking area defined as Area 'D'. However, while there may be other options, I have recommended to the community that we work with the Council, as they are our Landlord, and that we follow due process in order to achieve the goal, which is to locate the container on Council owned land.

The purpose of this letter is twofold, first to request that NPDC vary the terms of our lease to enable a retail/commercial operation to operate from the car park area, referred to as Area 'B'. Second the Uruti Hall Society INC will enter into a commercial lease with Bratwurst Bros Ltd and as this will be a subleasing arrangement, we are also asking NPDC to approve the terms and conditions of the proposed sub-leasing agreement.

In relation to the second matter and on behalf of the Hall Society, I have prepared a 'Heads of Agreement' which substantially records all of the terms and conditions of the leasing arrangement, between Bratwurst Bros and the Hall Society. As you will see the proposed site rental is nominal, at \$2,400,00PA and it is likely that even this will be discounted in the first few months, to enable a settling in period.

There is a preference for a site rental to be charged, as compared to a percentage turnover. While one could argue the merits of either, the fact remains that we are dealing with nominal amounts of money, in terms of income for the Hall Society, and we want to avoid accountancy and administrative costs, which will be incurred on an ongoing basis if we work with percentage turnover. Patrick Lachmann has also confirmed that his company doesn't separate revenue or expenditure from one source to another, to do so would be costly from his perspective.

The Hall Society is quite happy to pay a portion of the site rental to NPDC as Landlord. While the percentage split wasn't discussed at the community meeting on 4th April, it is something that can be negotiated.

On behalf of the Hall Society I will be making a deputation to the Clifton Community Board members at their meeting on 29th June 2017, in an attempt to get their support regarding the Hall Societies request for a variation to the lease between Uruti Hall Society INC and New Plymouth District Council. That deputation will also include a request for the community board to support the approval of our proposed subleasing agreement.

I haven't touched on any building consent requirement in this letter, other than to say that the main entrance and the rear access, (the rear access being the entry point for public to access ablutions), both provide for paraplegic access. The general view is that because the container is not fixed to the ground, and because it doesn't connect to any services (i.e.: water, power, waste water, sewer) that it would be unlikely that there would be a requirement for a building consent. However, lets cross that bridge at a later date, in the event that a building consent is required.

I will update you on the response that I get from Transit NZ.

I will also update you on the outcome of the meeting that we hold with representatives of our.local lwi.

Does this letter and attachments provide you with sufficient information to enable the process to begin?

Yours Faithfully
Uruti Hall Society INC

Warren H Sutton
Chairman