

OFF-LICENCE

Sections 17 and 64, Sale and Supply of Alcohol Act 2012

PURSUANT to the Sale and Supply of Alcohol Act 2012, KSK PVT Limited is authorised to sell or deliver alcohol on or from the premises situated at 72 Princes Street, Dunedin, and known as "Super Liquor Octagon", to any person for consumption off the premises and to supply alcohol free, as a sample, for consumption on the premises.

The licensee is also authorised to sell alcohol on or from the premises and deliver it somewhere else.

The authority conferred by this licence must be exercised through a manager or managers appointed by the licensee in accordance with Subpart 7 of Part 2 of the Act.

CONDITIONS

This licence is subject to the following conditions:

- (a) No alcohol is to be sold or delivered on Good Friday, Easter Sunday, Christmas Day, or before 1.00 pm on Anzac Day.
- (b) Alcohol may be sold only on the following days and during the following hours:
Monday to Sunday 9.00 am to 10.00 pm
- (c) The whole of the premises is designated a supervised area.
- (d) While alcohol is being supplied free as a sample, water is to be provided to patrons free of charge at the place where the samples are being supplied.
- (e) No single bottles, cans or containers of beer, cider or RTDs to be priced less than \$6.00 per unit are to be displayed or sold.
- (f) External, fixed advertising to be restricted to black text with only the company name/logo.
- (g) The licensee must ensure that the provisions of the Act relating to the sale and supply of alcohol to prohibited persons are observed and must display appropriate signs adjacent to every point of sale detailing the statutory restrictions on the supply of alcohol to minors and the complete prohibition on sales to intoxicated persons.

DISPLAY OF LICENCE AND PRINCIPAL ENTRANCE/S

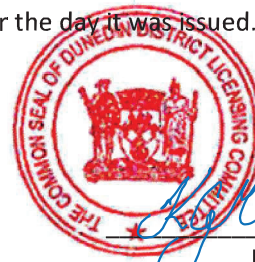
A copy of this licence must be displayed at the principal entrance(s) to the premises as outlined in the plan received by the Dunedin District Licensing Committee on 3 May 2017. The entrance from Princes Street is designated as the principal entrance.

DURATION

Subject to the requirements of the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of licences, this licence continues in force -

- (a) either –
 - (i) until the close of the period for which it was last renewed; or
 - (ii) if it has never been renewed, until the close of the period of 12 months after the day it was issued; but
- (b) if an application for the renewal of the certificate is duly made before the certificate would otherwise expire, either –
 - (i) until the close of the period of 3 years after the period for which it was last renewed; or
 - (ii) if it has never been renewed, until the close of the period 4 years after the day it was issued.

ORIGINALLY DATED at Dunedin this 16th day of August 2017



Kevin Mechen
Secretary

DUNEDIN DISTRICT LICENSING COMMITTEE

NOTE: This licence replaces licence no. 069/OFF/04/2018
This licence expires on the 16th day of August 2027

DUNEDIN DISTRICT LICENSING COMMITTEE

RENEWAL OF LICENCE

Section 135, Sale and Supply of Alcohol Act 2012

Super Liquor Octagon

The off-licence 069/OFF/01/2025 in respect of the premises situated at 72 Princes Street, Dunedin, and known as "Super Liquor Octagon", is renewed.

The new conditions stated on the licence shall apply.

Subject to the requirements of the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of licences, this licence shall expire on 16 August 2027.

DATED at Dunedin this 23rd day of January 2025




Kevin Mechen
Secretary

DUNEDIN DISTRICT LICENSING COMMITTEE

IN THE MATTER

of the Sale and Supply of Alcohol Act 2012

AND

IN THE MATTER

of an application by KSK PVT Limited pursuant to s.127 of the Act for renewal of an off-licence in respect of premises situated at 72 Princes Street, Dunedin, and known as "Super Liquor Octagon"

BEFORE THE DUNEDIN DISTRICT LICENSING COMMITTEE

Chairperson: Ms K Lane
Mr C Weatherall
Ms K Elliot

HEARING at Dunedin on 14 October 2024

Appearances: Mr G Singh – for the Applicant
Mr C Shearer – Ignition Group Ltd, for the Applicant
Mr G Hoar – National operations Manager Super Liquor, for the Applicant

Ms T Morrison – Licensing Inspector
Mr A Whipp – Medical Officer of Health Delegate

Mr S Stücki – for Objector: Students for Sensible Drug Policy Ōtepoti Dunedin (SSDP)
Mr J Sontier – Counsel for Objector via AVL

Ms L Adamson – Governance Support Officer

Apologies: Sgt S Jones – Dunedin Police Alcohol Harm Prevention Officer
Mr M Phillips – SSDP
Mr I Stücki – SSDP

PROCEDURAL ISSUES

- [1] Mr Sontier advised the Committee that Mr Phillips would not be attending because of an incident during the last weekend. Mr I Stücki was also unavailable to attend. Mr S Stücki would be appearing for the Objector.

INTRODUCTION

- [2] This is an application by KSK PVT Limited for the renewal of an alcohol off-licence for their premises situated at 72 Princes Street, Dunedin, and known as "Super Liquor Octagon".
- [3] The applicant company has a single director and shareholder, Mr Gurjeet Singh. He holds two on-licensed premises and three off-licensed premises in several South Canterbury locations.



- [4] Public notice of the application attracted an objection from the Students for Sensible Drug Policy Ōtepoti Dunedin. There was no opposition from the reporting agencies.

HEARING

Mr C Shearer

- [5] Mr Shearer gave an overview of the premises. He said when Mr Singh purchased the business in 2017 he was required to attend a hearing in order to obtain his off-licence.
- [6] The application to renew the licence was not opposed by the reporting agencies but attracted one objection. Mr Shearer told the Committee it was significant that the agencies had no issue which indicates the Applicant is operating the store according to the requirements detailed in the legislation.
- [7] Mr Shearer described the objection as a 'conditional objection' where they seek a number of conditions to be added to the licence or it should be declined. He said that many of the statements made in the evidence of SSDP are not relevant to the licence renewal, for example, the operational and financial stability of on-licence premises in the area, remote deliveries by an Auckland based licensee, and the photographs of graffiti, vomit, etc., being evidence of alcohol-related harm being attributable to the Applicant's premises.
- [8] Suitability of the Applicant was defined in *NZ Police v Casino Bar No 3 Limited*, [2013] NZHC 33, at [36]. Several matters are to be considered including:
- a. Previous convictions, especially involving liquor;
 - b. Character and reputation;
 - c. Matters raised in reports by the reporting agencies;
 - d. Previous unlawful operation of the premises;
 - e. Breach of an undertaking; and
 - f. Misleading information in the application material.
- [9] The Applicant in this matter is a responsible operator and complies with all of the above considerations. They accept the student population may be vulnerable but most of the student accommodation is clustered in the North Dunedin area. The reporting agencies have not raised any issues regarding the Applicant's suitability.
- [10] When considering the renewal of a licence, the Committee must consider noise, nuisance, and vandalism. The only evidence produced by the Objector relates to vandalism in the form of graffiti and litter. The evidence is general in nature and could be attributable to a number of nearby premises: it is not specific to this premises. Mr Shearer does not believe the Objector has demonstrated that a refusal to renew the licence, or the imposition of stricter licence conditions, will increase the amenity and good order of the locality by more than a minor extent.
- [11] The object of the Act is that the sale, supply, and consumption of alcohol should be undertaken safely and responsibly and the harm caused by the excessive or inappropriate consumption of alcohol should be minimised. The object is considered after assessing the other criteria relevant to a licence renewal and there is no suggestion that the Applicant's premises is being operated in a manner that is not meeting the object of the Act.

Mr G Singh

- [12] Mr Singh is the sole director and shareholder of KSK PVT Limited. He presented his brief of evidence.



- [13] He has owned the premises since 2017 and the licence has been renewed twice without opposition. In the time he has owned the premises, there has never been an issue and no enforcement action has been taken by the agencies.
- [14] Mr Singh accepted that SSDP has the right to object to the renewal of the licence but does not believe there are grounds for the application to be refused.
- [15] The Committee asked the Applicant about the types of customers he receives at the premises. Mr Singh said they were generally workers from nearby businesses, contractors and some students. In response to another question, he said they did not get school children going into the premises.
- [16] Mr Singh agreed that the photos presented by SSDP in their evidence were of the exterior of his store. When asked he said there was no advertising on the exterior of the premises the morning of this hearing because it was the day it was changed. Advertising is changed every two to three weeks.
- [17] The Committee explained to the Applicant that they were beginning to require licensees to only use black writing on white for their external advertising with no product branding. Mr Singh said they would be happy to support such a move once shown what was acceptable.
- [18] Mr Singh told the Committee the largest single serve container for beer was 500ml. It was between 5.2 and 7.8% ABV with the average price being \$7.00 per unit. The cheapest is between \$6.00 and \$6.50 per unit when on special. When asked, Mr Singh said they have small containers of beer but they are craft beers and more expensive.
- [19] The Committee commented that the application shows they have four certified managers at the Dunedin premises. Mr Singh said that was correct. He lives in Geraldine but is in Dunedin once per month to catch up with the staff, or more often if there is training required. There is a minimum of two staff at busy times but during quieter times, only one person is working. The premises usual day starts when the doors are opened at 11.00 am. Shifts are usually 5 hours long. If a person needs a break and they are working by themselves, they can shut the doors for up to 15 minutes after putting a sign up. When there are two staff working, they work their breaks between them. When asked, Mr Singh said the busiest time for them is the week leading up to Christmas.
- [20] When asked about audits of the premises, Mr Singh said it was part of being a franchisee of Super Liquor. There is also ongoing staff training which is recorded in a folder that is retained at the store. The premises manager ensures all staff complies with the training requirements and sends through weekly reports. Mr Singh presented a training folder for the Committee to view. When training has been completed, the staff member receives a certificate for inclusion in their folder.
- [21] In response to a question about the premises trading hours, Mr Singh said their licence hours are Monday to Sunday, 9.00 am to 10.00 pm. However, they generally open at 11.00 am Sunday to Thursday and 10.30am on Fridays and Saturdays. In the lead up to Christmas, the premises opens at 10.00 am.
- [22] Mr Singh was asked how often they have been tested in the controlled purchase operation (CPO). He said he did not know how often they have been tested and that in some areas premises are told there had been a CPO but not in Dunedin. Mr Singh said they have never failed a CPO in any of his premises.
- [23] The Applicant said they were aware they are situated in the alcohol ban area. If the staff gain the impression the purchaser may be going to drink their alcohol immediately, they are reminded of the alcohol ban. On a couple of occasions, staff have gone outside and told people they are in a ban area.



Mr G Hoar

- [24] Mr Hoar is the National operations Manager for Super Liquor Holdings Limited. His brief of evidence was presented.
- [25] The Committee asked for his thoughts of the advertising they have started requiring in Dunedin. Mr Hoar said some areas have the same conditions but admitted he struggled a bit with the discretionary conditions being imposed across the country. It was explained that in Dunedin, the Committee was restricting external advertising to black text on a white background. The company logo was acceptable but no product branding. Mr Hoar said he would work with the franchisee on what was required for the premises.
- [26] When asked about this Applicant, Mr Hoar said he had known Mr Singh since 2015. Once a licensee has a Super Liquor franchise, they must follow strict rules about the operation of their premises. If the rules are broken, or they bring the Super Liquor brand into disrepute, the franchise is removed. He has never had any issues with Mr Singh in any of his premises.
- [27] Mr Hoar was asked about the staff training. He said prior to 2015 a premises could belong to Super Liquor but their training was taken elsewhere. In 2015 it was decided to introduce their own training for consistency across the brand and the training folder was developed. The certificates on completion are issued as proof of training in case the staff member moved to another premises. All new staff at a premises must undergo induction training which is part of the programme.
- [28] The Committee asked about single serves and minimum pricing at the premises. Mr Hoar noted SSDP did not want single serve or cask wine to be sold at the premises. However, supermarkets in the area sold them. He said he wanted to see a level playing field. Mr Hoar also commented that the on-licence premises in the Octagon had advertising on bollards and both food and drinks menus on front windows. They also promoted 'happy hours' at the premises.

Reporting Agencies

- [29] There was no opposition from the reporting agencies and no questions asked of them.

Mr J Sontier

- [30] Mr Sontier is the Counsel for the Objector and presented their opening submission.
- [31] Mr Sontier said SSDP objected to the renewal of this licence on all grounds available to them as detailed in the submission. He said that while the harm in the central city could not be attributed to a single premises, each contributed to the harm. He said the Objector's focus was on the actual harm in the area, not the density of premises.

Mr S Stücki

- [32] Mr Stücki presented the evidence of Mr I Stücki and Mr M Phillips, both of whom could not be present. The briefs of evidence were made collectively with members of SSDP. Mr Shearer had no issue with the change of representation for the Objector and so the evidence was accepted.
- [33] The Committee asked if the removal of an off-licence that was situated so close to the Octagon on-licence premises would significantly reduce the level of alcohol harm in the area. Mr Stücki said the outlet density was one part of the issue. Reducing the hours of the premises, or removing the licence completely, would reduce the harm in the area. However, SSDP was focussed on alcohol-related harm in Dunedin generally.

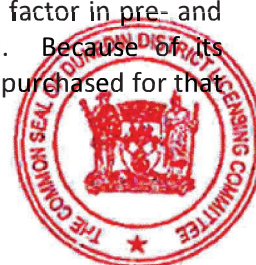


- [34] Mr Stücki said they were not prohibitionists. The Act provides for off-licence premises to sell and supply alcohol safely and responsibly. In an area of extremely high alcohol-related harm, the evidence needed to be considered before decisions are made or conditions imposed. There needs to be a citywide approach to the identified issues.
- [35] When asked about the Dunedin Hospital data presented, Mr Stücki said the Medical Officer of Health, Mr Butchard, provided the information. It shows that about 10% of all alcohol-related hospital visits are in the 15-24 year age group.
- [36] The Committee asked about other drugs in the community. Mr Stücki said the drug of choice in Dunedin was MDMA. When taken, MDMA masks the effects of alcohol so people using both will tend to consume alcohol excessively. SSDP are looking at some form of educational material advising MDMA users of the risks of taking alcohol with the drug.

CLOSING

Objector

- [37] Mr Sontier said the premises is near the Octagon which is the heart of Dunedin's nightlife. There was evidence of significant alcohol-related harm in the Octagon despite there being a 24/7 alcohol ban in the area. Nearby areas were frequently littered by broken alcohol bottles, urine, vomit, and excrement. SSDP also raised concerns about the pre- and side-loading resulting from nearby off-licences being open until 10.00 pm.
- [38] He reminded the Committee that the Authority has commented that a licence was a privilege, not a right, and that there was no presumption that an application for a licence will be granted. Mr Sontier said the changes implemented by the 2012 Act were to create a regime where licences were harder to get and easier to lose.
- [39] Evidence presented by SSDP clearly showed that the Octagon area was seriously affected by alcohol-related harm, primarily from student drinking.
- [40] In addition, Mr Sontier told the Committee there were a number of nearby residential areas and services that cater for Dunedin's vulnerable mental health, addicted, and transitional/homeless community, as well as the Otago Girls' High School. This required the Applicant to operate at a higher level of suitability.
- [41] Mr Sontier submitted that the Applicant had not demonstrated that their strategies are reducing alcohol-related harm in the area. Therefore, the Applicant has failed the extended suitability requirement.
- [42] Mr Sontier also submitted that the Authority has repeatedly found the sale of ready to drink single units, that is, they are stored in chillers, encourage their immediate consumption and therefore do not meet the object of the Act. Mr Sontier cited *Singh Trading (2016) Limited v St Joseph's School Pleasant Point*, [2021] NZARLA 123, where the applicant in that matter stated they would not sell single cans or bottles of beer under \$6.00 per unit. The Authority agreed this was an appropriate condition and included it on their licence.
- [43] The Applicant in this matter suggested such a condition imposed on them would be unfair because other premises in the area did not have that condition. Mr Sontier submitted that the applicant's refusal to accept such a condition that is commonly accepted across the country must go against their suitability.
- [44] Regarding the hours of operation, Mr Sontier submitted that a 10.00 pm closing time contributed to the alcohol-related harm identified in the area. It was a factor in pre- and side-loading by people going to the entertainment venues in town. Because of its proximity to the centre of town, it can be reasonably assumed alcohol is purchased for that



purpose and significantly increases the level of intoxication in the on-licence premises and decreases the amenity and good order of the locality.

- [45] When all the evidence was considered, Mr Sontier submitted that the Applicant does not meet the object of the Act. Refusal to renew the licence would significantly reduce the unacceptably high level of alcohol-related harm in the area.
- [46] If the Committee was to renew the licence, SSDP suggested the inclusion of the following conditions to the licence:
- a. No chevrons or directions to the door 20m away;
 - b. Removal of most of the Super Liquor exterior signage so there is one on each side and an illuminated sign above the door;
 - c. Removal of all exterior alcohol product and price advertising;
 - d. No same-day delivery of alcohol products by the store or third-party delivery service, and all deliveries to go to a named person;
 - e. Store close time to be 9.00 pm;
 - f. No single unit sales of cheap popular products like beer, cider, RTDs and Soju under \$6.00 per unit and no specials for these products; and,
 - g. Cask wine and bulk products never to be placed on special.

Applicant

- [47] Mr Shearer believed the licence should be renewed with slight amendments to the conditions on the licence.
- [48] With regards to the suitability of the Applicant, Mr Shearer noted that the photos submitted by SSDP, those of graffiti and vomit nearby, are not necessarily a result of people consuming alcohol. Other photos showing alcohol containers were not linked directly to Super Liquor Octagon. There are numerous other licensed premises in the area. Further, the Police have not opposed the application which indicated they have no issue with the Applicant's suitability.
- [49] SSDP produced hospital data to support their position. However, the data is from Dunedin as a whole. Included in the data discussed are 15-17 year olds. These people cannot purchase alcohol therefore the data presented can only be attributed to alcohol available throughout the city. This is a matter for a district wide policy, for inclusion in the Local Alcohol Policy (LAP), and not the role of the District Licensing Committee.
- [50] Mr Singh has never failed a CPO in any of the businesses he owns. His staff actively approach people consuming alcohol in the street and remind them of the alcohol ban which is highlighted on a plan of the ban area in the premises. They have very good staff training and processes in the store. The reporting agencies have not indicated any issues with the suitability of the Applicant.
- [51] The premises complies with the current LAP.
- [52] Mr Singh did not agree with SSDP that a reduction in the closing time of the premises will reduce the harm identified. No evidence was presented to support such a change.
- [53] Mr Shearer discussed the signage on the exterior of the premises. He noted that Super Liquor have requested that all franchisees have 'clean branding sites'. They do not allow supplier's brands to be on the exterior of the buildings. The premises is painted in the Super Liquor colours but there are no product logos or signs on the building.
- [54] Mr Shearer said SSDP produced photos of external advertising. He said one photo showed three posters on the Moray Place side of the premises but submitted that this level of



advertising is minimal. However, after discussion during the hearing, the applicant is prepared to commit to advertising in black on white and to make an undertaking to this effect. They would make the following undertaking: ***The three two-monthly special posters will be reduced to two A0 sized black and white posters.*** Any breach of the undertaking would be a matter for consideration at the next renewal.

- [55] SSDP relied on the negative impact of the premises on people from the various sensitive sites in the area, for example, Otago Girls High School. However, there was no opposition from any representative from these sensitive sites.
- [56] Mr Shearer discussed SSDP's proposed prohibition on same day deliveries from the premises. he said the Applicant does not deliver from the premises however, they may deliver to private functions like weddings, or to restaurants. This is standard practice for off-licence premises.
- [57] The Applicant offered the following condition: ***No single bottles, cans or containers of beer, cider or RTDs priced less than \$6.00 per unit are to be displayed or sold.*** The Applicant did not agree with the proposed condition that cask wine should not be part of any special deal. Even at a special price, it would still be beyond the reach of those with limited finances.
- [58] Mr Shearer submitted that the renewal of this licence would achieve the object of the Act. The sale and supply of alcohol will be undertaken safely and responsibly.

DECISION

- [59] This hearing is for the renewal of an off-licence by KSK PVT Limited for their premises situated at 72 Princes Street, Dunedin, and known as "Super Liquor Octagon".
- [60] There was one public objection, from SSDP. Their concern was that the premises was only 140 metres from the Octagon which is where Dunedin's vulnerable people frequented during the evenings and later at night. The grounds for the opposition related to the object of the Act, suitability of the applicant, days and hours of operation, whether there were appropriate systems, staff and training to comply with the law and the amenity and good order of the locality.
- [61] SSDP presented photographic evidence of some of litter, human waste, etc., from nearby locations. While there is a high probability alcohol may have been a factor in some of the images, there was no evidence the litter, etc., was a direct result of alcohol consumption.
- [62] SSDP was also concerned that the premises was open until 10.00 pm. They said this meant the premises was actively contributing to side-loading and pre-loading of alcohol before going to the entertainment venues in the Octagon. The Applicant needed to acknowledge the issues and actively mitigate the harm and consult with the community. SSDP said there was no evidence the Applicant understood the alcohol-related harm in the area or consulted with the nearby community.
- [63] The Objector used a report detailing alcohol-related presentations at the Dunedin Public Hospital. The data was broken down showing the 15-24 year age group and the number of alcohol-related admissions per year.
- [64] During the hearing the Objector raised further matters: the sale of cheap alcohol, advertising of products on the premises windows, and delivery of alcohol from the premises. While these matters were not in the initial objection, the Applicant was made aware of them in the pre-circulated briefs of evidence.
- [65] The Applicant told the Committee there was no issue with their suitability. There has never been an issue at the premises and they have never failed a CPO at this, nor any of his



other premises. The Applicant was fully compliant with the legislation. Whenever staff at the premises thought a patron would consume their alcohol purchase on the street they were reminded of the alcohol ban. If they identified someone drinking outside or near their premises, they advised the person of the alcohol ban.



- [66] Mr Shearer noted the Applicant did not sell cheap alcohol and any promotion or advertising met the requirements of the law. However, the Applicant offered to reduce their advertising to two A0 size posters with black text on a white background. They also agreed to a condition stating they would not sell single bottles, cans or containers of beer, cider or RTDs priced less than \$6.00 per unit.
- [67] Mr Shearer accepted the data presented relating to alcohol-related admissions to the hospital. He commented, however, that the data presented admissions from the greater Dunedin area, not necessarily from the centre of town.
- [68] The Committee visited the premises immediately after the hearing. They found no evidence of cheap alcohol being sold at the premises and there was no advertising or promotion that was in breach of the legislation.
- [69] Suitability of the Applicant was raised by SSDP. The Committee found there was no evidence to suggest there were issues with the Applicant and the Licensing Inspector noted in their report that there were no issues as to the suitability of the Applicant. Neither the Police nor Medical Officer of Health Delegate opposed the renewal.
- [70] External advertising was not raised as an initial matter of concern however, it was discussed during the hearing. This is being raised more often at hearings and the Committee is now imposing a condition on off-licence premises that external advertising is restricted to black text on a white background. There is to be no product branding but the company banner is acceptable. A new condition will be added to the licence: ***“external, fixed advertising to be restricted to black text with only the company name/logo”***. This is similar to that offered by the Applicant.
- [71] Pricing of products in the premises was also discussed. The Applicant stated they did not sell cheap alcohol and during the visit to the premises, the Committee found no evidence of cheap alcohol or promotions offering special prices. The Applicant has offered a condition relating to pricing; ***“No single bottles, cans or containers of beer, cider or RTDs priced less than \$6.00 per unit are to be displayed or sold”***. As stated in *Dharma Enterprises Limited* [2023] NZARLA 79, at [22] the Authority said, *“In general, conditions have been imposed or accepted in various forms relying upon either a volume limit, a price limit, a brand limit or a combination of those elements. Many of these conditions have been offered by responsible licensees...”*
- [72] SSDP requested an earlier closing time of 9.00 pm. However, the Committee does not believe this would impact the alcohol-related harm referred to by the Objector. The legislation prohibits the sale of alcohol to intoxicated people and it has been found that the Applicant is compliant with the legislation. Furthermore, the premises is situated in the Dunedin Alcohol Ban area so any alcohol purchased from the premises cannot be consumed in the immediate area.
- [73] In considering the renewal of a licence, the Committee is guided by s.131 of the Act which refers to s.105:
- a. Section 105(1)(a) – object of the Act. The Committee was presented with no evidence that the Applicant sold alcohol in any manner that was not safe or responsible.



- b. Section 105(1)(b) – suitability of the Applicant. There was no evidence to support a challenge to the applicant’s suitability. The Licensing Inspector made comment in their report that there were no suitability issues.
- c. Section 105(1)(c) – relevant Local Alcohol Policy. The application is within the scope of the Local Alcohol Policy.
- d. Section 105(1)(d) – trading days and hours. This was considered and the Committee finds that the current hours are suitable for the premises.
- e. Section 105(1)(e) – design and layout of the premises. This was not challenged.
- f. Sections 105(1)(f) & (g) – whether the Applicant is engaged in the sale of goods, or provision of services, other than those directly related to alcohol. This was not raised.
- g. Section 105(j) – appropriate systems, staff, and training. This was raised as a matter of objection in their initial objection however SSDP did not speak to it at the hearing. The reporting agencies have no issues in this area.
- h. Section 131(1)(b) – amenity and good order. No evidence was presented that the amenity and good order of the locality would improve by more than a minor extent if the licence was not renewed. There are other off-licence premises in the central city also contributing to the reduced amenity and good order so refusing to renew this licence would not improve the area by more than a minor extent.
- i. Section 131(1)(d) – the manner in which the applicant has sold, displayed, advertised or promoted alcohol. While not raised as an initial objection, SSDP raised the price of alcohol and the external advertising in their submissions. As mentioned above, the Committee found no evidence of the Applicant selling or promoting cheap alcohol at the premises. The Committee will impose a condition relating to acceptable external advertising as well as the condition offered by the Applicant regarding pricing.

[74] The Committee is satisfied as to the matters to which we must have regard as set out in s.131 of the Act and therefore renew the licence until 16 August 2027, that being the anniversary date of the licence and three years from the most recent date of expiry. We authorise the issue of a replacement licence and notice of renewal

DATED at Dunedin this 23rd day of January 2025



Kevin Mechen
Secretary

DUNEDIN DISTRICT LICENSING COMMITTEE

Application for Off-Licence Renewal

Incomplete applications will not be processed

- The application must be accompanied by the correct fee (*see page 2*)
- Administration will notify the public of this application via the Dunedin City Council website and the Otago Daily Times (*advertising is included in the application fee*). The contact person will be emailed a copy of the public notice to be displayed on the premises
- If you have any queries while completing this form please contact Administration on 03 474 3481 or email dla@dcc.govt.nz

Please read and complete the following checklist before submitting the application

- **Supermarket or Grocery Stores** must provide a scale floor plan showing the single area and any sub area for the display and promotion of alcohol ☐
- Location map showing location of 'sensitive' locations (*e.g., school, early childhood facilities, hospitals, churches, etc.*) together with a Risk Mitigation plan detailing how you will ensure impact upon the community will be minimised (*e.g. control of noise and litter; parking; dispersal of patrons*) – (*not required for Remote sellers*) ☒
- Copy of Host Responsibility Policy ☒
- If the application is for a **Grocery Store** you will also need to complete a Statement of Gross Annual Sales Revenue Declaration and have it **verified by a chartered accountant** ☐
- Letter of authorisation for a consultant where a consultant is completing form ☐

Calculate your fee

Select your premise type:

Type of premises	Points
Supermarket, Grocery Store, Bottle Store	15
Off-licence in a Hotel or Tavern	10
Remote sale premises or premises not otherwise specified	5
Winery Cellar Doors	2
Premises points	15

Select the latest time you intend to sell alcohol:

Latest alcohol sales time	Points
Off licences closing before 10.00 pm or earlier	0
Off licences closing after 10.00 pm	3
Trading hours points	0

Select the number of enforcement holdings and add to the points:

Number of enforcement holdings in the last 18 months	Points
None	0
1	10
2 or more	20
Enforcement points	0

Add the premises points, trading hour's points and the enforcement points together to get the total:

Premises points: **15** Trading hours points **0** Enforcement points **0** Total points **15**

Use the table below to work out the fee payable:

Total points	Risk rating	Application fee (GST Inc)	Annual Fee (GST Inc)	Total fee required
0-2	Very low	\$368.00	\$161.00	\$529.00
3-5	Low	\$609.50	\$391.00	\$1000.50
6-15	Medium	\$816.50	\$632.50	\$1449.00
16-25	High	\$1,023.50	\$1,035.00	\$2058.50
26 plus	Very high	\$1,207.50	\$1,437.50	\$2645.00

Application for Off-Licence Renewal

Section 127, Sale and Supply of Alcohol Act 2012

TO The Secretary

Dunedin District Licensing Committee

Application for the renewal of an off-Licence is made in accordance with the particulars set out below:

Contact Person

Full Name: Gurjeet Singh [Guri]
 Phone No.:
 Mobile No.: 027 66 77 020
 Email address: guri70@yahoo.co.uk
 Postal address for documents: 64 King Street Temuk
7920
 Preferred mode of contact: email

Details of the Applicant

Full legal name/s of the person/s or company who will receive any proceeds from alcohol sales:
 Include any other names you may be known by e.g. maiden names, alias

KSK Pvt Limited

Applicant status please select from the below options

<input type="checkbox"/>	Individual	<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Body Corporate
<input type="checkbox"/>	Public Company	<input checked="" type="checkbox"/>	Private Company	<input type="checkbox"/>	Club
<input type="checkbox"/>	Trustee	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>	Licencing Trust
<input type="checkbox"/>	Government Department or other instrument of the Crown	<input type="checkbox"/>	Manager under the Protection of Personal Property Rights Act 1988	<input type="checkbox"/>	Board, organisation or other body

Have there been any changes to the licensee status? ☐ Yes ☒ No
(A change would include a change of any shareholders, directors or partners)

If yes, detail changes:

Address:

Occupation:

(if individual) ☐ Male ☐ Female ☐ Other

(if individual) Applicants place and date of birth:

Postal address for documents:
 64 King Street Temuk9 7920

Is this your principal business? ☐ Yes ☒ No

Please state any other businesses:
 Super Liquor Waimate, Super Liquor Temuk9, Crown Hotel Temuk9,
 Super Liquor Geraldine, The Village Inn Bar & Restaurant Geraldine

Criminal Convictions		
Please state all criminal convictions against any applicants including Directors or Shareholders <i>(except convictions for offences to which the Criminal Records (Clean Slate) Act 2004 applies)</i>		
Full Name	Conviction	Date of Conviction
	None	

(Use a separate sheet if necessary)

Details of Premises

Trading name: Super Liquor Octagon

Name of the building (if applicable): Savoy

Address of premises: 72 Princes Street Dunedin

Does the building have a current Building Warrant of Fitness (BWOF)? ☒ Yes ☐ No

What is the maximum occupancy of your entire premises including outside areas? 10 persons

Please describe in detail the number and nature of the toilet arrangements e.g.: number of toilets male and female, number of urinals, unisex facilities and accessible facilities:

There is one toilet on the premises. This is generally for staff use only

Fire Evacuation Declaration - Fire and Emergency Act 2017

Which of the following fire evacuation statements applies to you?

If unsure, check with Fire and Emergency New Zealand

- ☒ The owner of the building in which the premises is situated provides and maintains an evacuation scheme as required by section 76 Fire and Emergency Act 2017
- ☐ Because of the building's current use, the owner is not required to provide and maintain an evacuation scheme
- ☐ Because of the nature of the building, the owner is exempt from the requirement to provide and maintain an evacuation

Signed Gurpreet Singh Date 8/7/2024

Business Details

What is the general nature of the business conducted under the licence?

- ☐ Tavern
 ☐ Grocery
 ☐ Supermarket
☐ Hotel
 ☒ Bottle Store
☐ Other (specify)

On which days and during which hours do you to sell alcohol:

Day	<input type="checkbox"/> Mon	<input type="checkbox"/> Tues	<input type="checkbox"/> Weds	<input type="checkbox"/> Thurs	<input type="checkbox"/> Fri	<input type="checkbox"/> Sat	<input type="checkbox"/> Sun
Start time	9am	9am	9am	9am	9am	9am	9am
End time	10pm	10pm	10pm	10pm	10pm	10pm	10pm

Will there be any changes to the current licenced hours? ☐ Yes ☒ No

(An extension to the existing hours may require resource consent, check with City Planning Department)

If yes, describe changes:

What designations apply to the premises?

- ☐ Undesignated (people of any age are permitted)
☒ Supervised (people under 18 years must be accompanied by **parent or legal guardian**)
☐ Restricted (people under 18 years not permitted)

Is the applicant seeking any changes to the current licenced areas or designations?

☐ Yes ☒ No If yes, detail:

Is the sale of alcohol the principal purpose of the business?

☒ Yes ☐ No

If no, provide details:

Does the applicant supply or sell any goods other than alcohol and food?

☐ Yes ☒ No

If yes, provide details:

Does the applicant provide any services other than those related to the sale or supply of alcohol or food?

☐ Yes ☒ No If yes, provide details:

Manager Details			
Provide the below details for each manager or proposed manager			
Full Name	Date of Birth	Managers Certificate Number	Expiry Date
Emily Jane Paterson	13/9/2000	069/CERT/006/2023	13/2/2027
Abdul Mannan	10/10/1969	069/CERT/549/2025	30/11/24
Ronan Porehry Fergus Gregg	22/10/2001	069/CERT/05/2024	1/3/2025
Peter James Hutchison	28/8/1986	069/CERT/047/2023	3/4/2027
Gurjeet Singh	30/3/89	058/CERT/00029/2014	2/12/2036

(Use a separate sheet if necessary)

Conditions

- 1) What steps are taken to prevent the sale and supply of alcohol to prohibited people (minors and intoxicated people)?

Attached

- 2) How does the applicant train staff to ensure compliance with the Act?

Attached-

- 3) What other steps does the applicant take to promote the responsible consumption of alcohol?

Attached - SL octagon promotes the liquor ban, has posters regarding minors and intoxicated people. We actively discourage people drinking out side on the street

Signed Gurjeet Singh Date 8/7/2024 Place Geraldine