

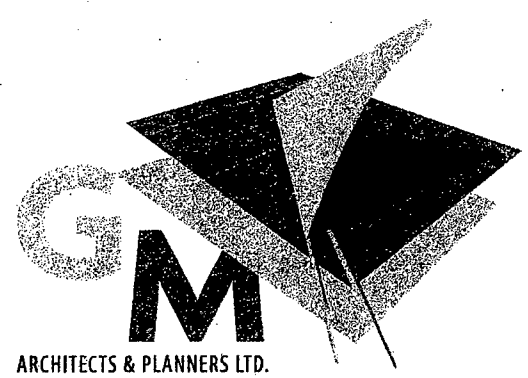
DLC Application Coversheet

On/ Off/ Club Licence



Applicant Name:	Capital Craft Beer Co. Ltd		
Trading Name:	Capital Craft Beer Co.		
Premises Address:	34-42 Manners Street, Wellington		
Application number (SR No): 317787	Licence type: Off	Application type: New	
Type of premises: Bottle Store	Proposed designation: Supervised		
Proposed hours			
Day	Opening time	Closing time	
Monday to Sunday	9.00 am	11.00 pm	
Contents	Yes/No/Incomplete	Comment	Page
Application form	Y		2-9
Reporting Agencies	Opposed/ Not Opposed/ No Report		
Licensing Inspector	Not opposed	condition	10-22
NZ Police	Opposed		23-28
Medical Officer of Health	Opposed		29
Public Notices	Yes/No/Incomplete		
Site notice declaration	Y		30
Site notice photo	Y		31-32
Newspaper notice 1	Y		33
Newspaper notice 2	Y		34
Public Objections	No		
Applicant supporting information			
Certificate of Incorporation	Y		35-36
Photo/Artists impression of premises	Y		37
Location plan/map	Y		38
Plans internal	Y		39-40
Land owner approval	Y		41
Town Planning Certificate	Y		42
Building Certificate	Y		43
Certificate of Title	Y		44-47
GM certificate details	Y		48
Staff training/ plan	Y		49-50
Security plan	Y		51
Applicant CPTED Assessment	Y		52-53
Duty Managers Register Extract	Y		54
Host Responsibility Policy	Y		55-58
Lease	Y		59-61
Further info	Y		62

Suite 5 / 225 Thorndon Quay.
P.O. Box 6531.
Te Āro.
Wellington.
Ph/ Fx (04) 472-8002 / Mob. (0274) 41 40 11
Email: gm.architects@ihug.co.nz



15th October 2014
Job Nos. 1478 / CCB / 214

The Secretary,
District Licensing Authority & Services
Wellington City Council
P.O.Box 2199
Wellington. 6140

Attn: Mr Mike Kemp & Consents Officer's

Dear Sir's,

Re: Proposed NEW OFF LICENCE APPLICATION to A NEW BOTTLE STORE Premises – CAPITAL CRAFT BEER COMPANY.

**At – 34 - 42 MANNERS STREET. TE ARO. WELLINGTON:
for CAPITAL CRAFT BEER CO. LTD**

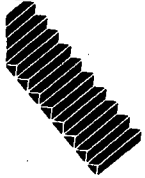
Request For A NEW Liquor Licence for the Sale of Liquor : OFF LICENCE for the Purpose of the Sale of Liquor Act 2013

To CAPITAL CRAFT BEER COMPANY Ltd

We write with respect to the proposed **NEW OFF LICENCE APPLICATION** , for a **PROPOSED NEW Off- Licenced premise**, to be known as **CAPITAL CRAFT BEER CO. LTD - located at 34-42 MANNERS ST. TE ARO, Wellington**, for our Clients – **CAPITAL CRAFT BEER CO. LTD.**

As per our previous discussions, we supply for your considerations the following information as required in the processing of the site's **NEW OFF - LICENSE APPLICATION** - for the Purposes of the Sale of Liquor Act 2012, for the **PROPOSED NEW** Craft Beer & Boutique wine Bottle store / Retailing Facility.

- (A) We attaché the WCC – Licensing Authority Forms and as part of the submission requirements the following:
- i) Existing Exterior Photograph's showing the proposed signage and street frontage.
 - ii) Certificates of Incorporation and shareholders details.
 - iii) WCC – District Plan Map – reference location.
 - iv) 1:100 - Layout Plan of internal layout and location of security measures
 - v) Draft Public Notices and Window Public Notice for approvals to be located in the local newspapers and shop front window / door.

- 
- vi) We attach a current Managers Certificate for Mr Jonathan Win as to be employed by Capital Craft Beer Co Ltd, once the Licence has been approved – with additional Manager's Certificates to be provided to the WCC - once the Liquor Licence has been approved and the Shop is up and running.
 - vii) Details of proposed Staff training plans.
 - viii) CPTED of site assessment. (We note that the site is still subject to internal fit out pending the issuing of the Liquor Licence) .
 - ix) Copy of the Shop's Managers register files
 - x) We attach a copy of the Host Responsibility Policy and Implementation Plan, relating to the sale of liquor and security and safety measure for the site.
 - xi) The Fee for the **NEW OFF** Licence Application Lodgement Fee of \$1,023.50 - will be paid by Credit Card at Lodgement. The Annual Licencing Fee will be paid upon Invoice once the Liquor Licence has been approved.

We ask that you could look into this Application at your earliest, so that our Clients can uplift their Public Notices Application's, so that we can get the notices published in the local newspapers and shop-front windows. If you could please advise me, once the License has been reviewed and I will come down to the Council and collect the notices personally and arrange for publication's.

We thank you for your assistance and helpfulness in the processing of our New Application for the proposed new Bottle Store – **Capital Craft Beer Co** – which will feature premium New Zealand's growing craft and boutique beers and wines.

If there is any further information required please contact the writer directly on mob (0274) 41 40 11 or by the above email at your earliest.

Yours faithfully.

G M - Architects & Planners Ltd.



Geoffrey Meyer.

Architect / Director.

cc/ Capital Craft Beer Co Ltd
C/ P.O. Box 6531
Te Aro. Wellington.

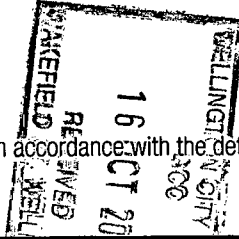
APPLICATION FOR AN OFF-LICENCE OR RENEWAL OF OFF-LICENCE

Sections 100 and 127(2), Sale and Supply of Alcohol Act 2012

CLIENT WILL PAY THIS AFTERNOON

\$1,023.50

To The Secretary
District Licensing Committee
PO Box 2199
Wellington 6140



Application for an off-licence or off-licence renewal or variation is made in accordance with the details set out below. Please PRINT clearly.

SR31787

1. ENDORSEMENTS

Type of endorsement sought or sought to be renewed (please tick appropriate box)

- Remote sale (section 40)
 Auctioneer (section 39)

2. DETAILS OF APPLICATION

(a) Is a licence already held for the premises or conveyance concerned? (please tick appropriate box)

- Yes No

(b) If yes above state kind of licence and licence number.

(c) Type of application sought (please tick appropriate box/s)

- New licence Variation of conditions (including redefinition of licensed area) Renewal of licence

3. DETAILS OF APPLICANT

(a) Full name (your full legal name as on your birth certificate and a list of any other names [including a maiden name] that you may be known by; or the exact company name as shown on the certificate of incorporation) (to be on licence)

CAPITAL CRAFT BEER CO. LTD.

Y.B.M - Architects + Planners Ltd : Geoffrey Meyer Agent.

(b) Status of applicant (please tick appropriate box)

- Natural person Private company Limited partnership
 Licensing trust Partnership Public company
 Local authority Trustee Government Department or other instrument of the Crown
 Club Body corporate Manager under the Protection of Personal and Property Rights Act 1988
 Board, organisation or other body

(c) Address

1/114 ORAKEI RD. REMUERA. AUCKLAND. 1144

Attn. J. Tucker.

(d) Occupation

(e) Male Female (if individual)

(f) Applicant's date and place of birth (if individual)

(g) Postal address for service of documents

4. P.O. Box 6531. Te-Aro. Wellington 6141.

(h) Contact details

Agent G.M. Architects Planners Ltd

Daytime contact name

CHRISTOPHER MEYER Architect / Resource Planner

Fax number

472-8002

Phone number(s)

(0274) 414011 / 472-8002

Email address

gm.architects@img.co.nz

Preferred mode of contact

contact / mms

(i) Describe the principal business, and any other businesses:

BOTTLE STORE - LIQUOR RETAILING.

(j) State all criminal convictions (other than convictions for Land transport Act 1998 not contained in part 6, and offences to which the Criminal Records (Clean State Act 2004) applies):

4. FURTHER DETAILS WHERE THE APPLICANT IS A BODY CORPORATE

(a) Authority under which the body is incorporated

NZ Companies Registrar: N^o. 5463222

(b) Where the applicant is a private company under the Companies Act 1993 state the following:

authorised capital:

Paid up capital:

as per attached documents.

(c) Where the applicant is a **private company** only, give full details of each **director** and each person who holds any shares issued by the company as follows: name, address, date of birth, place of birth, designation, face value of shares held.

(Please continue on a separate sheet if necessary)

JAMES PATRICK TUCKER

1/114 ORAKEI ROAD. REMUERA. AKLD. 1144.

DOB. 09/09/1979.

POB. Lower Hutt.

(d) Where an applicant is a **public company** only, give full details of each **director** and each person who holds 20 percent or more of the shares, or of any particular class of shares, issued by the company as follows: name, address, date of birth, place of birth, designation.

(Please continue on a separate sheet if necessary)

5. FURTHER DETAILS WHERE THE APPLICANT IS A PARTNERSHIP

(a) Full details of each partner as follows: name, address, date of birth, place of birth.

(b) Signature of each partner

6. DETAILS OF PREMISES

(a) Address **SOVEREIGN HOUSE -
Unit. C / Ground Floor
34 - 42 MANNERS ST. WELLINGTON CBD.**

(b) Trading name for the premises **CAPITAL CRAFT BEER Co.**

(c) Is the licence sought conditional upon construction or completion of the premises?

Yes No (please tick appropriate box) - subject to final fit-out only - upon
If yes please provide details. **the issue of an approved licence.**

(d) Does the applicant own the proposed licensed premises?

Yes No (please tick appropriate box)

If no,

(e) (i) What is the full name and address of the owner? **BERKLEY INVESTMENTS LTD.
c/- ANARO INVESTMENTS LTD
P.O. Box 262 - OAMARU. NZ.**

(ii) What form of tenure and term of tenure will the applicant have?

10 yrs + 5. starting 1st. Nov. 2014.

(f) What part (if any) of the premises does the applicant intend should be designated as

(i) A supervised area - **All areas are supervised.**

(ii) A restricted area

7. DETAILS OF CONVEYANCE

(a) Type of conveyance

(b) Address of home base

(c) Principal route travelled

(d) Trading name used or proposed for the conveyance

(e) Is the licence sought conditional upon construction or completion of the conveyance?

Yes No (please tick appropriate box)

If yes please provide details.

(f) Does the applicant own the conveyance?

Yes No (please tick appropriate box)

If no,

(i) What is the full name and address of the owner?

(ii) What form of tenure and term of tenure of the conveyance will the applicant have?

(g) Is a current Safe Ship Management Certificate (if a ship, ferry or hovercraft) or a current Certificate of Airworthiness (if an aircraft) or a Rail Service Licence (if a train) or current warrant of registration (if a car or a bus) in effect for this conveyance?

Yes No (please tick appropriate box)

Registration number:

8. DETAILS OF MANAGERS

Full name and address of managers to be employed, certificate numbers of managers and expiry date of each certificate.

Jonathan Ronald Win

5/23 Opito Way. Botany. Auckland.

Cert. Nos. 007/CERT/10576/2014 exp. 18 March 2017
(future to be employed prior to shop opening).

9. DETAILS OF THE BUSINESS

(a) What is the general nature of the business to be conducted on the premises if the licence is granted?
(e.g. grocery, hotel, tavern)

BOTTLE-STOP. / RETAILING.

(b) Is the sale of alcohol intended to be the principal purpose of the business?

Yes No (please tick appropriate box)

If no, what is intended to be the principal purpose of the business?

BOTTLE STORE

LIQUOR RETAILING.

c) Is the applicant engaged, or intending to be engaged, in the sale or supply of any goods other than alcohol and food, or in the provision of any services other than those directly related to the sale or supply of alcohol or food?

Yes No (please tick appropriate box)

If yes, state the nature of other goods or services

d) On which days and during which hours does the applicant propose to sell alcohol under the licence?

MONDAY - SUNDAY - 9.00 am - 11.00 pm the same day

(e) Is the premises a grocery store?

Yes No (please tick appropriate box)

If the premises is a grocery store, include with this application a statement of annual sales revenue detailing gross sales revenue, excluding GST, of: food, products, household items, alcohol, tobacco and convenience foods (confectionary, ready-to-eat prepared food, snack food, or a drink (other than milk) sold in a container with a capacity of one litre or less) and other revenue from New Zealand lotteries (e.g Keno, LOTTO and Instant Kiwi) is to be excluded.

The statement to annual sales revenue is to be for a 12-month period ending no more than 90 days before the application is made. The statement of annual sales revenue is to be verified as correct, according to prepared accounts, by a chartered accountant.

If the application is for a new business (operating less than 12 months) or a business that has changed materially in the last 12 months, the statement of revenue is to be for the following 12 months.

10. CONDITIONS

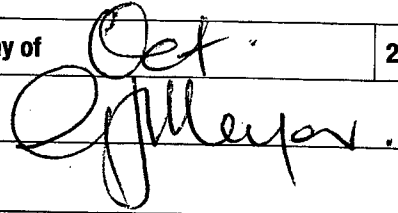
(a) Describe your experience and training in the sale and supply of alcohol
All staff + managers will have accredited LCA licences and will receive regular training and up-skilling as provided by HANZ resources + support.

(b) What steps does the applicant propose to prevent the sale and supply of alcohol to prohibited people?
refer attached Host Responsibility Implementation plans + staff conditions of training

(c) What other steps does the applicant propose to take aimed at promoting the responsible consumption of alcohol?
refer Host Responsibility Policy / Implementation plans attached.

(d) What other systems (including training systems) and staff are in place (or are to be in place) for compliance with the Act? (describe)
Regular / weekly management + staff discussions + meetings for debriefing after weekends / when new systems are in place or when events have happened.

Please note: The New Zealand Police are required by the Sale and Supply of Alcohol Act 2012 to make enquiries into the suitability of the applicant. This will involve the Police informing the District Licensing Committee of any convictions or concerns involving the applicant. Should there be any concerns the applicant will also be informed.

Dated at Wellington this	15th	day of	Oct	2014
Print name	CROFFREY MEYER	Applicant's signature		
Print name		Applicant's signature		
Print name		Applicant's signature		

Notes:
1. Within 20 working days after filing this application with the District Licensing Committee (or 10 working days if it is an application for renewal) the applicant is required to give public notice of the application in a public notice newspaper form (attached at back). The notice must be given in compliance with the Sale and Supply of Alcohol Regulations 2013. Except in the case of conveyance, within 10 working days after filing this application with the District Licensing Committee, the applicant must ensure that notice for display on premises is attached in a conspicuous place or adjacent to the site to which this application relates (unless the Secretary of the District Licensing Committee agrees that it is impractical or unreasonable to do so).

CAPITAL CRAFT BEER CO LTD

c/- Tucker Investments Ltd
PO Box 47951
Ponsonby
Auckland 1144

The Secretary,
Wellington City Council
District Licensing Authority and Committee
Wellington City Council
P.O.Box 2199
Wellington 6140

Attn: To Whom This May Concern,

Dear Sir's

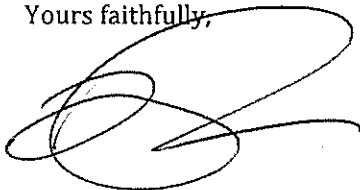
Re: AUTHORISATION OF AGENT TO ACT ON BEHALF OF COMPANY INTERESTS

Re: CAPITAL CRAFT BEER CO LTD. P.O.BOX 47951, Ponsonby, Auckland 1144

AS DIRECTOR of the above Company – Capital Craft Beer, Hereby give authorization to Geoffrey Meyer – Director of G.M – Architects & planners Ltd – to act as our designated agent, in all matters associated with and to deal with any matters that may be raised, in the Liquor License Application to the WCC – DLC being the Liquor Licensing Authority and Committees – to all matters made on behalf of the above Companies interests.

If there is any further information required please contact the writer directly on the email at your earliest.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'James Tucker', written over a white background.

James Tucker
Director
Capital Craft Beer Co Ltd

Sale and Supply of Alcohol Act 2012

Inspectors Report

Service Request No: 317787

27 November 2014

<u>Application Type</u>	OFF-LICENCE
<u>Section of Act</u>	Section 17 (1) and (2) Sale and Supply of Alcohol Act 2012
<u>Date of Application</u>	16 October 2014
<u>Applicant:</u>	Capital Craft Beer Co. Limited
<u>Legal Address:</u>	1051822
<u>Physical Address:</u>	Ground Floor Unit C Sovereign House 34-42 Manners Street Wellington
<u>Premises Trading Name</u>	CAPITAL CRAFT BEER CO.
<u>Principal Purpose</u>	Bottle Store

Premises Description/Background:

The premises have not been previously licensed.

Capital Craft Beer Co. Limited has made application for an Off-Licence for the premises situated on the Ground Floor, Unit C, 34-42 Manners Street, Wellington, to be known as "Capital Craft Beer Co."

The general nature of the business will be that of a Bottle Store with the entrance from Manners Street being designated as the principal entrance.

Mr Jason Little, Chief Operating Officer, Anaro Investments Limited, on behalf of Berkley Investments Limited, owner of the premises, has given written consent for the sale and supply of alcohol by the applicant.

A copy of the 'Agreement to Lease' (Agreement) is attached, this being signed by James Patrick Tucker, for the applicant, and Jason Little, for the Landlord. This Agreement is conditional on the applicant obtaining an alcohol licence.

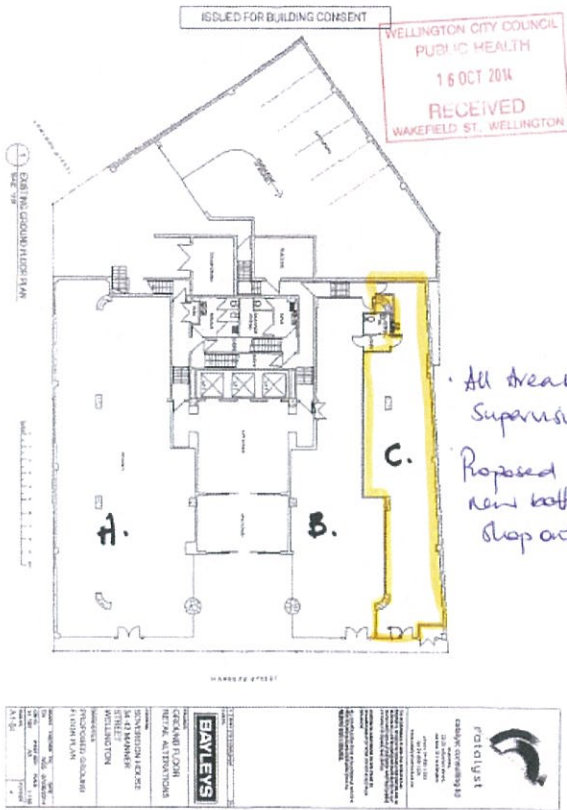
Mr Geoffrey Meyer, G.M Architects & Planners Limited, Authorised Agent acting for the applicant, has signed the Building Evacuation Scheme Declaration stating that the building in which the premises are situated has an evacuation scheme for public safety which meets the requirements of section 21B of the Fire Service Act 1975.

On Monday 24 November 2014, I spoke with Mr Meyer and during our discussions, I was advised that regular building fire evacuation exercises are held every six months, these being conducted by Bayley's Commercial Property Management, the Property Managers.

A letter signed by James Tucker, the applicant's Company Director, authorising Mr Meyer to act on behalf of the company, is attached to the application.

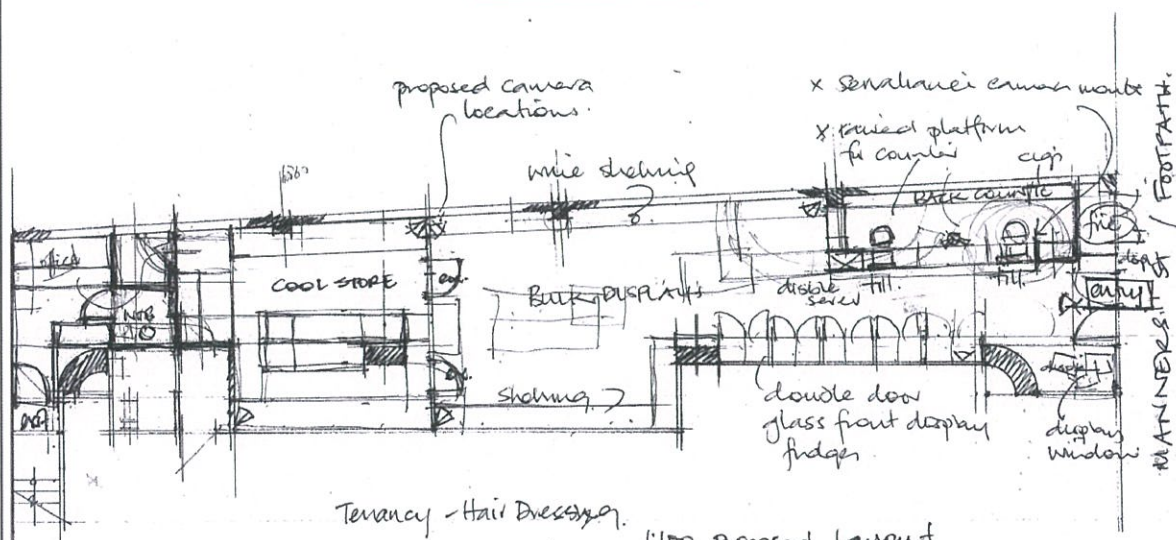
A photo of the exterior of the premises is printed below as is a proposed floor plan showing the entry/exit to the premises, the alcohol display shelving, floor displays, cool store/storage area and office.





All areas supervised
Proposed new bottle shop outlet.

WELLINGTON CITY COUNCIL
PUBLIC HEALTH
16 OCT 2014
RECEIVED
WAKEFIELD ST., WELLINGTON



Tenancy - Hair Dresser

1:100 proposed layout
CAPITAL CRAFT BEER Co. Ltd.
34 - 42 MANNERS STREET.

The premises has been determined to meet the restriction under the Sale and Supply of Alcohol Act 2012 as being the kind of premises that can hold an Off-Licence, as the principal business of the premises will be that of a retail premises where minimum of 85% of the revenue is from alcohol consumed off the premises.

Notification:

The application was publicly notified in The Dominion Post on Saturday 25 October 2014 and again on Saturday 1 November 2014.

Mr Meyer signed a Declaration to the effect that a copy of the Public Notice was displayed on the premises where it could conveniently be read by a person outside the premises, the notice being placed on the window of the premises, beside the entry doors. A photograph of the Notice in situ is attached to the application.

The Notice was put on display on Saturday 25 October 2014, being removed on Thursday 13 November 2014.

Objections

No public objections to the application were received by the District Licensing Committee Secretariat, the last date for public objections being Friday 14 November 2014.

STATUTORY CRITERIA

The object of the Act:

The applicant has provided a copy of their Host Responsibility Policy and Implementation Plan that demonstrates that suitable measures will be undertaken to ensure the responsible sale and supply of alcohol and that harm will be minimised as in accordance with the conditions of the Sale and Supply of Alcohol Act 2012 in 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 applicant states that no alcohol promotions encouraging the rapid consumption of alcohol or the excessive volume of alcohol will be either initiated or conducted on the premises.

Should the Off-Licence be issued, an inspection of the premises will be conducted within three months.

Suitability of the applicant:

The applicant is a private company incorporated under the Companies Act 1993 on 18 September 2014 (5463222 – NZBN: 9429041417522).



The image shows a certificate of incorporation from the New Zealand Companies Office. It features the New Zealand logo (a fern frond) and the text 'NEW ZEALAND' on the left, and 'COMPANIES OFFICE' on the right. The title 'Certificate of Incorporation' is centered. Below it, the company name 'CAPITAL CRAFT BEER CO. LIMITED' is written in blue, followed by its company number '5463222' and NZBN '9429041417522'. A paragraph certifies the incorporation under the Companies Act 1993 on 18 September 2014. The Registrar of Companies, Mandy McDonald, is signed and dated 20th day of November 2014. A QR code is present with the text 'SCAN TO VIEW OUR REGISTRATION DETAILS'. At the bottom, there is a URL for further details and the generation date: 'Certificate generated 20 November 2014 07:09 AM NZDT'.

NEW ZEALAND

COMPANIES OFFICE

Certificate of Incorporation

CAPITAL CRAFT BEER CO. LIMITED

5463222

NZBN: 9429041417522

This is to certify that CAPITAL CRAFT BEER CO. LIMITED was incorporated under the Companies Act 1993 on the 18th day of September 2014.

Mandy McDonald

REGISTRAR OF COMPANIES
NEW ZEALAND

Registrar of Companies
20th day of November 2014

For further details relating to this company check
<http://www.companies.govt.nz/co/5463222>
Certificate generated 20 November 2014 07:09 AM NZDT

SCAN TO VIEW
OUR REGISTRATION DETAILS

The sole Company Director and Shareholder is James Patrick Tucker.

The applicant has supplied the following names, manager's certificate numbers and expiry dates for the certificated managers employed on the premises:

Manager's Name	Certificate No.	Expiry Date
Jonathan Ronald Win	007/CERT/10576/2014	18 March 2017

Once the Off-Licence has been approved, additional certificated managers will be employed and details of such will be forwarded to this office.

I believe that the applicant, Capital Craft Beer Co. Limited, is suitable to operate licensed premises.

The days and hours during which the applicant proposes to sell alcohol:

The applicant seeks the following days and hours of operation:

Monday to Sunday

Hours: 9.00 am to 11.00 pm

These hours are within the Default Maximum National Hours for Off-Licences of 7.00 am to 11.00 pm.

Designation of premises:

The applicant has requested the whole of the premises be designated a supervised area and I believe that this is consistent with the premises operating as a Bottle Store.

The design and layout of the proposed premises:

Although the refit of the premises has not commenced as of yet, I discussed with Mr Meyer the Crime Prevention through Environmental Design Assessment submitted by him on behalf of the applicant, and I have no issues or concerns with regard to the proposed design and layout of the premises.

The sale of goods and the provision of services other than those directly relating to the sale of alcohol, low and non alcoholic refreshments and food:

Not applicable.

Site Location:

The premises is within the Lambton Ward and is located within the Central Area under the Operative Wellington City District Plan.

A Bottle Store is a permitted Activity within the Central Area. No resource consent is required for the use and associated operation of the Off-Licence

provided that the activity complies with all of the relevant rules in the Wellington City District Plan for Permitted Activities.

Surrounding activities:

The premises is located within a commercial area and neighbouring businesses and activities include shops, offices, banks, residential apartments, 16 restaurants, eight taverns, two bottle stores, a supermarket, caterer and licensed teaching institution, there being no churches, pre-schools, schools or kindergartens in close proximity to the applicants proposed premises.

The premises is within a liquor ban area.

Surrounding sensitive uses:

An aerial view of the area is printed below.



The premises is within 100 meters of the following sensitive uses:

Restaurants:

Asian Kitchen;

Victoria Street Café;

Miyabi Sushi;

Nam Restaurant;

Café Roti Chenai;

Café Neo;

Mojo Coffee;

Ti Kouka Café;

Tatsushi;

Chill @ Barista;

Mulberry Garden;

Zaika;

Restaurant Siem Reap; Newkor;
Longxiang Chinese Restaurant;

Crazyhorse The Steakhouse;

Supermarket:

New World Metro on Willis;

Bottle Store:

Haeremai; Discount Liquor Centre;

Caterers:

Capitol Catering;

Licensed Teaching Institution:

The Professional Bar & Restaurant School;

Taverns:

Taste of Korea; The General Practitioner; The George; New name)
Lovelocks Sports Bar; The Fork & Brewer; Little Beer Quarter;
Vivo Wine Bar & Dining; Meow;

I do not believe that the granting of this Off-Licence would likely have an effect on any of these sensitive uses, the location of the premises being located in a quieter part of the city, well away from the attraction or 'entertainment area' of Courtenay Place.

Effect on amenity and good order:

The following areas have been considered with respect to the amenity and good order of the locality and the effect of the licensed premises:

Levels of noise, nuisance and vandalism:

A search of Councils records shows that there have been no complaints in the immediate vicinity regarding noise, nuisance and vandalism.

Whether the applicant has appropriate systems, staff and training:

The applicant has provided the following Management Plans and supporting information:

Security Plan:

Security Officers will be present at the premises on busy nights such as weekends or when there are big events being held at Westpac Stadium or in Courtenay Place as well as any localised functions. These officers will work alongside the Duty Manager and staff members to ensure that the customers visit to the outlet is as comfortable as possible. They will also assist with checking ages and intoxication levels of people entering the store.

Panic buttons, intruder alarms and CCTV cameras will be installed as part of the fit out requirements.

Staff training and development plan:

All employees will be trained on the applicant's Host Responsibility Plan and Implementation Plan as well as being required to attend and complete the Hospitality New Zealand training course and refresher courses as required.

There will be regular weekly management and staff discussions and debriefings undertaken, where updates of the applicant's Policy and Plan, new systems, concerns and issues that may have arisen will be discussed.

Monitoring systems for minors and intoxication:

Signage will be clearly displayed on the premises stating the minors or intoxicated persons will not be served.

Staff will be trained in identifying signs of intoxication and in approaching and dealing with such persons or suspected minors.

All staff will be responsible for checking the intoxication levels and ages of those entering the premises, the staff having been made aware that it is their duty to do so, not the duty Security Officer, even though they (the Officer) may have made the initial approach.

Any person appearing to be under the age of 25 years of age will be required to produce one of the acceptable forms of proof of age documents and if this can not be done, the person will be required to leave the premises.

Any person entering the premises who is showing signs of intoxication will not be served and they will be asked to leave the premises, transport options being offered.

An 'Incident Book' will be kept and entries made when necessary.

A review of the supporting information demonstrates that the applicant has the appropriate systems, staff and training to meet the requirements of the Act.

Building matters:

There are no outstanding building matters. The fit out of the store does not require a Building Consent.

Any matters in reports:

On Wednesday 29 October 2014, Jayne Parris, Alcohol Regulatory Officer, Regional Public Health, on behalf of the Medical Officer of Health, sent an E-mail to the District Licensing Committee Secretariat stating *“The Medical Officer of Health wishes to place an interim opposition on the following applicant pending further information”*.

On Friday 14 November 2014, in response to a query from Karen Binnie, Approvals & Operations Officer, Wellington City Council, Ms Parris, in an E-mail stated: *“Yes, we are still opposing, the report should be through early next week”*.

On Friday 21 November 2014, Ms Parris E-mailed an unsigned letter of opposition to the application, this stating:

21 November 2014

The Secretary
District Licensing Committee
Wellington City Council
PO Box 2199
Wellington 6140

Opposition to Application for a Liquor Licence

Applicant: Capital Craft Beer Company Limited
To Trade As: Capital Craft Beer Company Limited
Licence No.: New Licence
Licence Type: Off-Licence Bottle Store
Premise Address: 34-42 Manners St
Wellington

The Medical Officer of Health has inquired into the above application under the Sale and Supply of Alcohol Act 2012.

Jayne Parris, Public Health Regulatory Officer, visited Geoffrey Meyer, Agent on Monday 03 November.

MATTERS OF CONCERN

The Medical Officer of Health is concerned about the increased availability of alcohol, through the opening of a new premises, in an area (Wellington CBD) already experiencing very high levels of alcohol-related harm.

The Medical Officer of Health opposes this application under the following grounds:

The proposed hours do not meet the criteria for the issue of the licence:

- Section 105(1)(a) – the object of the Act in that the harm caused by the excessive or inappropriate consumption of alcohol will not be minimised.
- Section 105(1)(h) – the amenity and good order of the locality is likely to be reduced, to more than a minor extent, by the effects of the issue of this licence.
 - Section 106(1)(a)(iii) – the number of premises for which the licences of the kind concerned are already held in the locality, further increasing availability to the spectrum of consumable alcohol.

The Medical Officer of Health wishes to present his concerns at a hearing.

Yours sincerely

Dr Stephen Palmer
Medical Officer of Health

On Wednesday 29 October 2014, Senior Sergeant Stephen Sargent, Wellington District Alcohol Harm Reduction Officer, New Zealand Police, gave written notification of opposition to the application, a copy of the unsigned letter of opposition being attached to the application.

Extracts from this opposition refers to:

(a) *“The object of the Act:*

There are already some 260 licensed premises within a 750 metre radius of the proposed premises.

Manners Street, Cuba Street, Dixon Street, Courtenay Place, side roads and service lanes in that area are a hot spot for alcohol related offending and alcohol related harm incidents; primarily in the evening.

Within the past 6 months there has been some 460 such incidents reported to the Police. As a result of the number of alcohol related incidents and the number of licensed premises in the area, police have

been required to instigate and deploy prevention patrol groups to this area on Wednesday, Friday and Saturday evenings/nights.

Nearby, are a number of facilities and alleyways and public areas that are subject to weekly vandalism, and alcohol related anti social behaviour. Empty containers of alcohol and broken alcohol containers litter the area primarily in the weekends.

(b) The suitability of the applicant:

Whilst the application is in the name of Capital Craft Beers Co. Limited, Mr Meyers, who is neither a Director nor a Shareholder of the Company, has signed the application as "the Applicant".

The police consider Mr Meyer to be an unsuitable person to be involved in licensing applications; given the fact that he has three convictions for drink driving, the last being on the 15th June 2012.

It is unclear in what capacity he is signing the application and whether he has any financial involvement in these premises. One would have expected an officer of the applicant company to have signed the application.

The applicant company is headed by a person who is suitable, but lives in the Auckland Area. The application has been signed by Mr Meyer (as the applicant) whom the police consider to be an unsuitable person to be involved in the licensing process.

(j) Whether the applicant has appropriate systems, staff, and training to comply with the law.

The sole director and shareholder of the applicant company lives in Auckland. It appears as if he will be an "absent licensee" during the operation of the premises. He has provided the details of only one duty manager in the application.

(k) Any matters dealt with in any report from the police, an inspector, or the Medical Officer of Health made under s.103.

The police consider that there is already a proliferation of licensed premises in this area and to issue further off-licence s would be contrary to the objects of the Act and the amenity and good order provisions."

INSPECTORS COMMENT:

Having regard to the information supporting the application and the application meeting the relevant statutory criteria under section 105 of the Sale and Supply

of Alcohol Act 2012, I have no opposition to the granting of an Off-Licence to Capital Craft Beer Co. Limited, trading as , trading as "Capital Craft Beer Co.", however, due to the opposition from the Medical Officer of Health and the New Zealand Police, I ask that the application be determined by the District Licensing Committee at a Public Hearing.

Should the application be approved and the Off-Licence issued, I would ask that in addition to the prescribed conditions of operation, that the issue of the licence should also be subject to the following discretionary conditions:

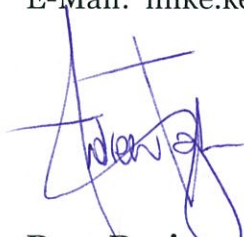
- free drinking water is to be made available at all times if complimentary samples of alcohol are being offered.

Due to the terms and conditions of the Lease, the applicant is asking for an early Hearing date.



Mike Kemp
Inspector
Wellington City Council

Tel: (04) 801 3776
Fax: (04) 801 3776
E-Mail: mike.kemp@wcc.govt.nz



Peer Reviewer

Date: 27/11/14



29th October 2014

The Secretary
District Licensing Committee
Wellington

PO Box 2199
101 Wakefield Street
WELLINGTON 6140

RE: s 103 Police Report - Off-Licence Application

Applicant: Capital Craft Beer Co. Limited.

SR NO - 317787

Dear Sir, Madam

This report is in opposition to the application by Geoffrey Meyers, off licence, trading as, Capital Craft Beer Co. Limited, which is to be located at 34 - 42 Manners Street, Wellington.

Whilst the premises will be called the Capital Craft Beer Co, they will effectively be a bottle store with the ability to sell and supply all alcohol products, including spirits and RTD's.

S.105 - Criteria for issue of licence -

(1) In deciding whether to issue a licence, the licensing authority or the licensing committee concerned must have regard to the following matters:

(a) the objects of the Act

There are already some 260 licenced premises within a 750 metre radius of the proposed premises.

Manners Street, Cuba Street, Dixon Street, Courtney Place, side roads and service lanes in that area are a hot spot for alcohol related offending and alcohol related harm incidents; primarily in the evening.

Within the past 6 months there has been some 460 such incidents reported to the Police. As a result of the number of alcohol related incidents and the number of licensed premises in the area police have been required to instigate and deploy prevention patrol groups to this area on Wednesday, Friday and Saturday evenings/nights.

Nearby, are a number of facilities and alleyways and public areas that are subject to weekly vandalism, and alcohol related anti social behaviour. Empty containers of alcohol and broken alcohol containers litter the area primarily in the weekends.

This area is subject to a 24/7 liquor ban.

(b) the suitability of the applicant

Whilst the application is in the name of Capital Craft Beers Co. Limited, Mr. Meyers, who is neither a Director nor a Shareholder of the Company, has signed the application as "the Applicant". The Police consider Mr. Meyer to be an unsuitable person to be involved in licensing applications; given the fact that he has three convictions for drink driving, the last being on the 15th June 2012.

It is unclear in what capacity he is signing the application and whether he has any financial involvement in these premises. One would have expected an officer of the applicant company to have signed the application

He has also made other applications for the variation of an off-licence and a new off-licence within 200 metres of the proposed premises in the Wellington CBD, with different licensees as the applicant companies.

The applicant company is headed by a person who is suitable, but lives in the Auckland Area. The application has been signed by Mr. Meyer (as the applicant) whom the police consider to be an unsuitable person to be involved in the licensing process.

(c) any relevant LAP

Not an issue

(d) the days on which and the hours during which the applicant proposes to sell alcohol

Not an issue

(e) the design and layout of the proposed premises

Not an issue

(f) and (g)

Not an issue

(h) whether (in its opinion) the amenity and good order of the locality would be likely to be increased, by more than a minor extent, by the effects of a refusal to renew the licence.

There are already some 260 licenced premises within a 750 metre radius of the proposed premises.

Manners Street, Cuba Street, Dixon Street, Courtney Place, side roads and service lanes in that area are a hot spot for alcohol related offending and alcohol related harm incidents; primarily in the evening.

Within the past 6 months there has been some 460 such incidents reported to the Police. As a result of the number of alcohol related incidents and the number of licensed premises in the area police have been required to instigate and deploy prevention patrol groups to this area on Wednesday, Friday and Saturday evenings/nights.

Nearby, are a number of facilities and alleyways and public areas that are subject to weekly vandalism, and alcohol related anti social behaviour. Empty containers of alcohol and broken alcohol containers litter the area primarily in the weekends.

This area is subject to a 24/7 liquor ban.

- (i) whether the amenity and good order of the locality are already so badly affected by the effects of the issue of existing licences that -
 - (i) they would be unlikely to be reduced further (or would be likely to be reduced further to only a minor extent) by the effects of the issue of the licence; but
 - (ii) it is nevertheless desirable not to issue any further licences.

There are already some 260 licenced premises within a 750 metre radius of the proposed premises.

Manners Street, Cuba Street, Dixon Street, Courtney Place, side roads and service lanes in that area are a hot spot for alcohol related offending and alcohol related harm incidents; primarily in the evening.

Within the past 6 months there has been some 460 such incidents reported to the Police. As a result of the number of alcohol related incidents and the number of licensed premises in the area police have been required to instigate and deploy prevention patrol groups to this area on Wednesday, Friday and Saturday evenings/nights.

“amenity and good order of the locality” — s 105(1) (h)

The section requires that the decision-maker form an opinion as to whether the amenity and good order of the locality “would be likely” to be reduced by “more than a minor extent” by the effects of the issue of the licence. See commentary (at s.106 - below) for examples of the way in which the Authority approached this criterion.

- (1) “amenity and good order”

The term “amenity and good order of the locality” is defined in s 5 of the Act as: “... the extent to which, and ways in which, the locality in which the premises concerned are situated is (or, in the case of a conveyance, the localities where the conveyance is likely to travel are) pleasant and agreeable”.

This formulation is slightly different to that under the Resource Management Act 1991, s 2, which defines “amenity values” as meaning:

“... those natural or physical qualities and characteristics of an area that contributes to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”.

Section 105(1)(i) goes on to set out the issues to which regard must be had in arriving at the opinion as to whether the amenity and good order are likely to be reduced by more than a minor extent by the issue of a licence.

(2) “the locality”

No statutory guidance is given as to the meaning to be given to the words “the locality” in this subsection. The authors would not anticipate that the lack of such guidance will cause problems — clearly the focus of the concern is the immediate vicinity rather than the wider district as a whole, and how far “the locality” extends will be a matter for factual determination in each case.

The Authority addressed this issue in *Re Karambayev Ltd* [2013] NZARLA 1214, and referring to the inspector said:

[32] He also enquired as to the meaning of ‘the locality’ referred to in s 105(1)(h) and (i) of the Act. In the context of this application, was the locality restricted to that portion of Albert Street which might be affected by the granting of the application; or did the locality encompass the wider central business district of Auckland? In this regard, the applicant submitted that ‘the locality’ equated with the area where persons might live if they had the status to object to an application in terms of s 102 of the Act. Whilst status to object is not entirely dependent upon the location of an objector, normally this is the case. A person usually has a greater interest in the application than the public generally because that person will be affected in some way by the granting of the application. The Authority agrees with the applicant’s submission in this regard and is inclined to give the expression ‘the locality’ the more restricted meaning.”

(3) “would be likely”

The subsection requires the decision maker to reach an opinion as to whether a reduction in the amenity and good order of the locality “would be likely” in the event that the licence was issued.

The term “likely” has been the subject of much litigation, and indeed the judicial dictionaries usually contain many pages of commentary on the various cases in which the term has been considered.

The exact meaning to be given the term will, as with any statute or regulation, depend upon the context in which the word is used: *Transport Ministry v Simmonds* [1973] 1 NZLR 359 (SC) at 363.

In the authors’ view, the most helpful, succinct guidance on the subject is to be found in the Court of Appeal decision *Port Nelson Ltd v Commerce Commission* [1996] 3 NZLR 554 (CA) at 562–563, where the Court discussed the meaning of “likely”, and in particular the degree of probability it contemplates, and held at 12 that:

“... bearing in mind the purpose of the provision the appropriate level is that above mere possibility but not so high as more likely than not and is best expressed as a real and substantial risk that the stated consequences will happen.”

(4) “more than minor”

Whether the effects are likely to be “more than minor” is an issue that has been the subject of much litigation in the context of the Resource Management Act 1991. In *Progressive Enterprises Ltd v North Shore City Council* (2005) 11 ELRNZ 421, [2006] NZRMA 72 (HC), the Court considered the meaning of “minor” and concluded that it must bear a meaning consistent with the general policy of participation which lies at the heart of the Resource Management Act.

The Court considered that the dictionary senses of “petty”, “comparatively unimportant”, “relatively small or unimportant ... of little significance or consequence” captured the legislative purpose. In the authors’ view, the Courts are likely to take a similar approach in relation to the use of the word “minor” in this section, especially in the light of the fact that this Act, like the RMA, contains an emphasis on public participation.

The Authority addressed this question in *Re Ghetto Ltd* [2014] NZARLA 172, saying:

“[14] In considering ss 105(1)(h) and (i) in this case the issue is whether or not the impact of the proposed premises on the surrounding land will be more than ‘a minor extent’. Some of the objectors questioned the meaning of this expression. There is little point in attempting to define those words as they mean what they say. In this case, whilst it is a tavern-style licence that is applied for, the evidence suggests that the premises will be run primarily as a high quality restaurant which is unlikely to generate much noise, nuisance, vandalism or similar type of activity. The premises will not attract the sort of people who create those problems.”

It should nevertheless of course be pointed out that “minor” does not mean the same as “de minimis”: *Rea v Wellington City Council* (2007) 13 ELRNZ 185, [2007] NZRMA 449 (HC).

Clearly, whether the effects are “more than minor” depends to a significant extent upon the present state of the receiving environment. The Authority has held that where the receiving environment is already a noisy area, then that must be taken into account when deciding whether the effects are acceptable: *Re Amber Indian Restaurant Ltd* [2013] NZARLA 887:

Re Wino NZ Ltd [2014] NZARLA 227. This application related to a proposed off-licence to be situated opposite a church. The Authority said at [12] that: “... the fact that St Matthew’s Church is across the road from the proposed premises needs to be taken into account and the Authority recognises that already the church grounds and adjacent alleyway are used by undesirable persons for unacceptable activities. Nevertheless, it seems unlikely that if this application is granted there will be any significant increase in the problems experienced by the church authorities.”

SA105.11 Effects on amenity and good order — s 105(1) (i)

This subsection requires the decision-maker to form an opinion as to how “badly” the amenity and good order of the locality are already affected by the effects of existing licences, and as to whether as a consequence the issue of another licence would be “unlikely” to reduce the amenity and good order further, or reduce it to only a “minor extent”, and further as to whether “it is nevertheless desirable not to issue any further licences”. See commentary at [SA106.03] for early examples of the way in which the Authority approached this criterion.

SA106.03 Proliferation, evidence, onus of proof -

The Authority has had occasion to consider the consequences of the changed legislative criteria in this Act. It concluded in *Re Hari Om (2013) Ltd* [2014] NZARLA 159 at [30] that ss 105(1)(h) and 106(1)(a)(iii):

“... introduce the proliferation argument unequivocally. The Authority considers that just as in the case of suitability issues, there is an onus on an applicant to prove its case (see, for example, [*Page v Police* HC Christchurch AP84/98, 24 July 1998]), so also is there an onus on an applicant to satisfy the Authority that the issue of the proposed off-licence is unlikely to reduce the amenity and good order of the locality to more than a minor extent.”

The Authority went on to say that in this respect it is not so much the number of licences that creates the concern but rather the harm which could be created by them. The Authority, although mindful of the comments of Kós J in *Utikere v I S Dhillon and Sons Ltd* [2014] NZHC 270, [2014] NZAR 431 (that simply granting a licence was not evidence that more alcohol in absolute terms would be consumed by the public either generally or specifically), nevertheless disagreed with Kós J.

In doing so it relied on the Alcohol Advisory Council of New Zealand report quoting the impacts of liquor outlets in Manukau City (2012).

It also relied on its own views in *Re Sapphire Dreams Ltd* [2012] NZLLA 1370. It concluded that a new off-licence in Taumarunui, where the applicant proposed to sell all types of alcohol, did not satisfy the criteria in ss 105 and 106. The applicant had failed to satisfy the Authority that the “amenity and good order of the locality” would not be likely to be reduced to more than a minor extent by the effects of the issue of the new licence, having regard to the number of premises for which similar licences were already in existence.

This makes very clear that applicants for new licences must call evidence specifically in relation to each and every statutory requirement in ss 105 and 106 in order to positively satisfy the Authority of its entitlement to be granted the privilege of selling alcohol.

Shortly after issuing that decision in respect of Taumarunui, the Authority issued another decision with a similar outcome in respect of an application for a new off-licence for Upper Hutt: see *Re Tony's Liquor Upper Hutt Ltd* [2014] NZARLA 171.

- (j) whether the applicant has appropriate systems, staff, and training to comply with the law.

The sole director and shareholder of the applicant company lives in Auckland. It appears as if he will be an "absent Licensee" during the operation of the premises. He has provided the details of only one duty manager in the application.

- (k) Any matters dealt with in any report from the police, an inspector, or the Medical Officer of Health made under s.103.

The police consider that there is already a proliferation of licensed premises in this area and to issue further off-licences would be contrary to the objects of the Act and the amenity and good order provisions.

S D SARGENT
Senior Sergeant
District Alcohol Harm Prevention Unit
WELLINGTON

21 November 2014

The Secretary
District Licensing Committee
Wellington City Council
PO Box 2199
Wellington 6140

Opposition to Application for a Liquor Licence

Applicant: Capital Craft Beer Company Limited

To Trade As: Capital Craft Beer Company Limited

Licence No.: New Licence

Licence Type: Off-Licence Bottle Store

Premise Address: 34-42 Manners St
Wellington

The Medical Officer of Health has inquired into the above application under the Sale and Supply of Alcohol Act 2012.

Jayne Parris, Public Health Regulatory Officer, visited Geoffrey Meyer, Agent on Monday 03 November.

MATTERS OF CONCERN

The Medical Officer of Health is concerned about the increased availability of alcohol, through the opening of a new premises, in an area (Wellington CBD) already experiencing very high levels of alcohol-related harm.

The Medical Officer of Health opposes this application under the following grounds:

The proposed hours do not meet the criteria for the issue of the licence:

- Section 105(1)(a) – the object of the Act in that the harm caused by the excessive or inappropriate consumption of alcohol will not be minimised.
- Section 105(1)(h) – the amenity and good order of the locality is likely to be reduced, to more than a minor extent, by the effects of the issue of this licence.
 - Section 106(1)(a)(iii) – the number of premises for which the licences of the kind concerned are already held in the locality, further increasing availability to the spectrum of consumable alcohol.

The Medical Officer of Health wishes to present his concerns at a hearing.

Yours sincerely

Dr Stephen Palmer
Medical Officer of Health

Declaration of public notification – display of notice on site

I, GEORGEY MEYER (Agent), declare that I have displayed public notice of my application for a licence in accordance with the Sale and Supply of Alcohol Act 2012 and the Sale and Supply of Alcohol Regulations 2013 as follows:

- The notice was displayed on the premises where it could conveniently be read by a person outside the premises. I have/ have not supplied a photo of the notice on display. ✓
- The notice was displayed no later than 10 working days from the date the application for licence was lodged. ✓
- The notice was displayed for no less than 10 working days from the date the public notice first appeared in the newspaper. ✓

- Date notice displayed 25th Oct. / 14
- Date notice removed 13th Nov / 14

Signature/s

Georgey Meyer

Date

24/11/2014.

Agent for
Capital Craft Beer Co Ltd

NOTICE

REGISTRATION

Sections 101, 102 and 103 of the Act

CAPITAL RAFT RACE

held on / 3rd / 1988 / 10:00 AM / 10:00 PM / 9 / WALL

and known as

CAPITAL RAFT RACE

The general nature of the business to be conducted is (to be authorized) under the name

BOTTLE RACE

The days on which and the hours during which business is to be conducted is (to be authorized) under the name

MONDAY TO SUNDAY
10:00 AM TO 11:00 PM

The application may be inspected during office hours at the Registrar General's Office, 100, Queen's Road, Hong Kong.

Registrar General

Any person who is entitled to object and who wishes to object to the name of the proposed business or to the proposed days and hours of business should apply to the Registrar General in writing at the Registrar General's Office, 100, Queen's Road, Hong Kong, not later than 14 days before the date of the proposed commencement of business.



<p>F</p> <p>gives being 1, 162 West, y 30^m The Public a) ion of ement ult d) s.</p>	<p>Section 101, Sale of Supply of Alcohol Act 2012</p> <p>Capital Craft Beer Co Ltd. PO Box 6531 Te Aro Wellington has applied to the District Licensing Committee in Wellington for the issue of an off-licence for the premises situated at Unit C / 34-42 Manners St. Wellington Wellington and known as Capital Craft Beer Co.</p>	<p>Vic</p> <p>TAKE and Vic Ryan M Justice, Trust or</p>
<p>CO.NZ</p>	<p>The general nature of the business to be conducted (or to be conducted) under the licence is Bottle Store.</p> <p>The days on which and the hours during which liquor is (or is intended to be) sold under the licence are Monday to Sunday, 9.00am to 11.00pm the same day.</p>	<p>AND T into the Maitai. enable a</p>
<p>ngs</p>	<p>The application may be inspected during office hours at the Wellington District Licensing Committee, level 1, Council offices, 101 Wakefield Street, Wellington.</p>	<p>ANY P respect. in a Co against of Ryan amount CLAIM may be</p>
<p>st</p>	<p>Any person who is entitled to object and wishes to object to the issue of the licence may, no later than 15 working days after the date of the first publication of the application in the newspaper in accordance with the Act, file a notice in writing of the objection with the Secretary of the District Licensing Committee at PO Box 2199, Wellington 6140.</p>	<p>ALL C 9 March</p>
<p>am</p>	<p>No objection to the issue of the licence may be made in relation to a matter other than a matter specified in section 105(1) of the Sale and Supply of Alcohol Act 2012.</p>	
<p>full le at m</p>	<p>No objection to the renewal of a licence may be made in relation to a matter other than a matter specified in Section 131 of the Sale and Supply of Alcohol Act 2012.</p>	
<p>ESPRESSO</p>	<p>This is the first publication of this notice.</p>	<p>WU</p>
		<p>Subscrib</p>

Ph (03) 343-8576



ID
ITS
Section 101, Sale of Supply of Alcohol Act 2012

Capital Craft Beer Co Ltd, PO Box 6531 Te Aro Wellington has applied to the District Licensing Committee in Wellington for the issue of an off-licence for the premises situated at Unit C / 34-42 Manners St Wellington Wellington and known as Capital Craft Beer Co.

The general nature of the business to be conducted (or to be conducted) under the licence is Bottle Store.

The days on which and the hours during which liquor is (or is intended to be) sold under the licence are Monday to Sunday, 9.00am to 11.00pm the same day.

The application may be inspected during office hours at the Wellington District Licensing Committee, level 1, Council offices, 101 Wakefield Street, Wellington.

Any person who is entitled to object and wishes to object to the issue of the licence may, no later than 15 working days after the date of the first publication of the application in the newspaper in accordance with the Act, file a notice in writing of the objection with the Secretary of the District Licensing Committee at PO Box 2199, Wellington 6140.

No objection to the issue of the licence may be made in relation to a matter other than a matter specified in section 105(1) of the Sale and Supply of Alcohol Act 2012.

No objection to the renewal of a licence may be made in relation to a matter other than a matter specified in Section 131 of the Sale and Supply of Alcohol Act 2012.

This is the second publication of this notice. The first publication was made on 25th October 2014.

Lower
10/14
10/14
30/9/14
Lower

Paeratu Waione Te Ar

AGEP
Farm Tour interested in arrange a trip Meeting 2.30 Apologies Matters Arsil Financial Acc General Busi Election of O Campbell De for rotation a offers him election automatically nominated accepted.
Cup of Tea
Tea to
Campbell De Chairperson
www.tatrest

Subscribe online

Can't find what you're looking for?



COMPANIES OFFICE

Certificate of Incorporation

CAPITAL CRAFT BEER CO. LIMITED

5463222

NZBN: 9429041417522

This is to certify that CAPITAL CRAFT BEER CO. LIMITED was incorporated under the Companies Act 1993 on the 18th day of September 2014.



Mandy McDonald

Registrar of Companies
18th day of September 2014

For further details relating to this company check
<http://www.companies.govt.nz/co/5463222>
Certificate generated 18 September 2014 08:47 AM NZST



SCAN TO VIEW
OUR REGISTRATION DETAILS



COMPANIES OFFICE



SCAN TO VIEW
OUR REGISTRATION DETAILS

Company Extract

CAPITAL CRAFT BEER CO. LIMITED

5463222

NZBN: 9429041417522

Entity Type:	NZ Limited Company
Incorporated:	18 Sep 2014
Current Status:	Registered
Constitution Filed:	No
Annual Return Filing Month:	September

Company Addresses

Registered Office

John Patrick Tucker, 1/114 Orakei Road, Remuera, Auckland, 1144, NZ

Address for Service

John Patrick Tucker, 1/114 Orakei Road, Remuera, Auckland, 1144, NZ

Directors

TUCKER, James Patrick
1/114 Orakei Road, Remuera, Auckland, 1144, NZ

Shareholdings

Total Number of Shares: 100

Extensive Shareholdings: No

100 TUCKER, James Patrick
1/114 Orakei Road, Remuera, Auckland, 1144, NZ

For further details relating to this company, check <http://www.companies.govt.nz/co/5463222>

Extract generated 18 September 2014 08:47 AM NZST



CAPITAL CRAFT BEER Co.

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culry
drip

SAN JEWELLERY

SAN'S FOR LESS



Conser

SALE

20%
70%
OFF

SALE

20%
70%
OFF

new front door is being installed
by Sep. BC application
to adjoining tenant



CIVIC CENTRE

LAMBTON HARBOUR AREA

COURTENAY CHARACTER AREA

CUBA CHARACTER AREA

Waihoukou

SALAMANCA ROAD

WAKEFIELD STREET

CABLE STREET

COURTENAY STREET

GHUZNEE STREET

WAI TE ATA ROAD

VICTORIA STREET

WAKEFIELD STREET

COURTENAY STREET

GHUZNEE STREET

THE TERRACE

WAKEFIELD STREET

WAKEFIELD STREET

COURTENAY STREET

GHUZNEE STREET

THE TERRACE

VICTORIA STREET

WAKEFIELD STREET

COURTENAY STREET

GHUZNEE STREET

THE TERRACE

VICTORIA STREET

WAKEFIELD STREET

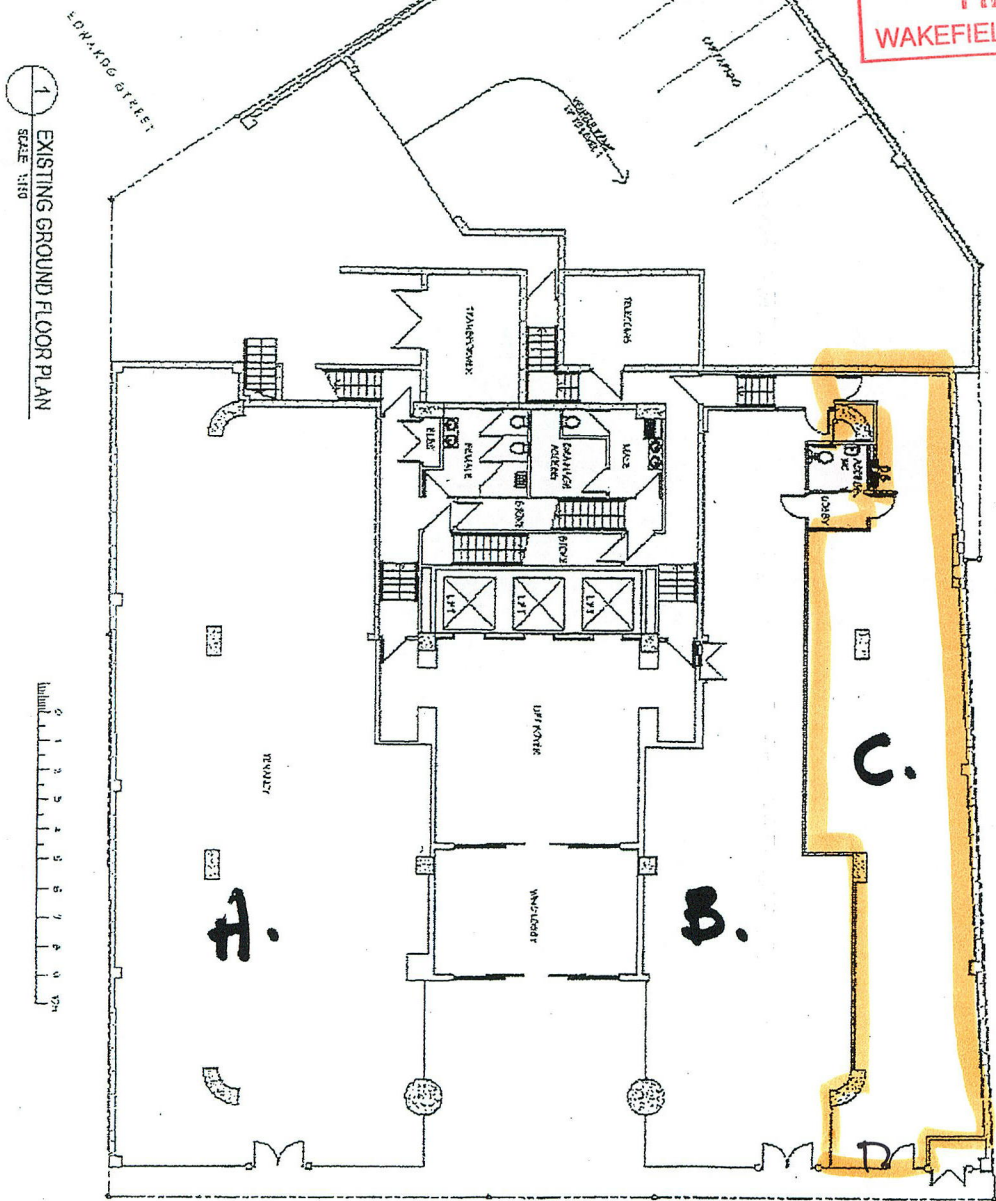
COURTENAY STREET

GHUZNEE STREET


THE TERRACE

ISSUED FOR BUILDING CONSENT

WELLINGTON CITY COUNCIL
PUBLIC HEALTH
16 OCT 2014
RECEIVED
WAKEFIELD ST., WELLINGTON



All Areas Supervised
Proposed new bottle shop outlet.

 <p>catalyst catalyst consulting ltd 22/23 WILSON STREET DUNEDIN 9110 PHONE 08 423 1323 FAX 08 423 1324 WWW.CATALYSTCONSULTING.CO.NZ</p>		<p>THIS DOCUMENT IS THE PROPERTY OF CATALYST CONSULTING LTD AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF CATALYST CONSULTING LTD.</p> <p>REALLY AN AMBITIOUS HOUSE FROM THE COMMUNITY OF NEW ZEALAND'S BEST ARCHITECTS.</p> <p>ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CATALYST CONSULTING LTD AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF CATALYST CONSULTING LTD.</p>
<p>BAYLEYS</p> <p>PROJECT: GROUND FLOOR RETAIL ALTERATIONS</p> <p>ADDRESS: SOVEREIGN HOUSE 34-42 MANNER STREET WELLINGTON</p> <p>PROPOSAL TITLE: PROPOSED GROUND FLOOR PLAN</p>		<p>DATE: 14/10/14 DRAWN BY: NSS CHECKED BY: NSS SCALE: 1:150 DIVISION: A</p>

WELLINGTON CITY COUNCIL
 PUBLIC HEALTH
 16 OCT 2014
 RECEIVED
 WAKEFIELD ST., WELLINGTON

proposed camera locations.

x surveillance camera mount

x raised platform for counter

cup

BACK counter

wine shelving

FOOTPATH

COOL STORE

BULK DISPLAYS

double sided fill

fill

shelving

double door glass front display fridges

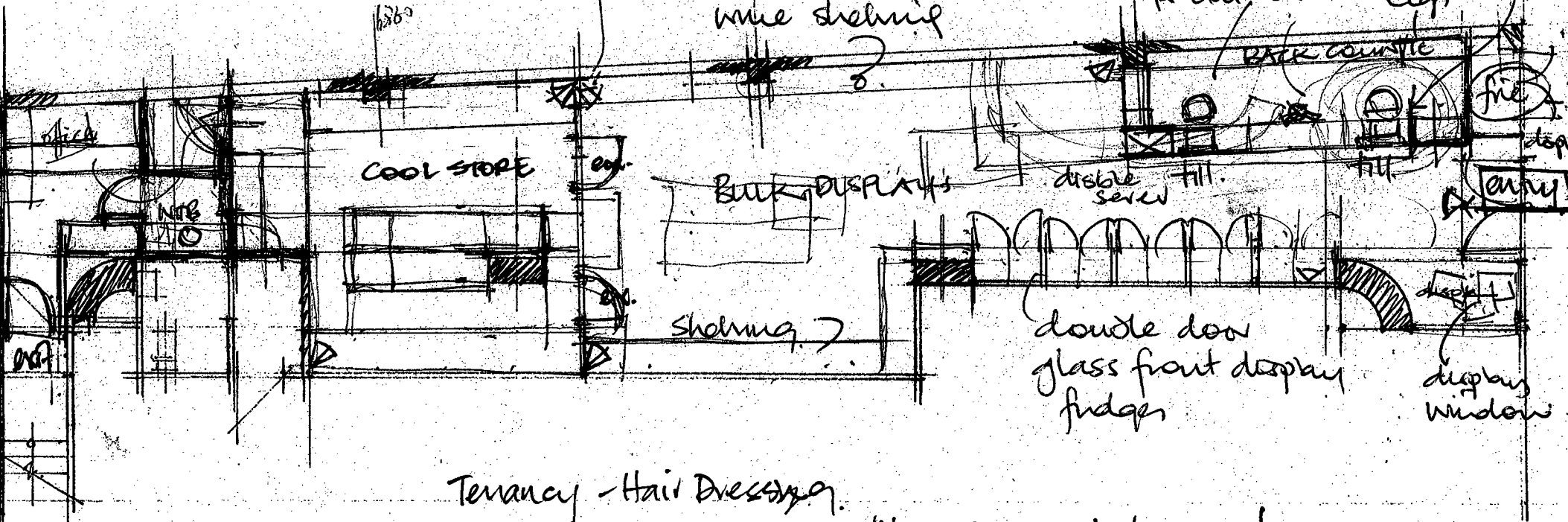
display window

MANNERS

Tenancy - Hair Dressing

1:100 proposed layout

CAPITAL CRAFT BEER Co. Ltd.
 34 - 42 MANNERS STREET.



30 October 2014

Anaro, PO Box 262, Oamaru

Secretary to the Wellington District Licensing Committee
PO Box 2199
Wellington 6140

Dear Secretary

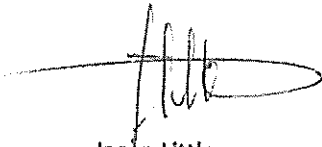
I represent Berkley Investments Limited the owners of the property known as Sovereign House located at 34-42 Manners Street.

I confirm that I am authorised by the owners of the building Berkley Investments Limited to consent to the proposed sale of alcohol on Monday to Sunday during 9 am to 11pm by Capital Craft Beer Co Ltd in their premises.

Please do not hesitate in contacting me should you require anything further.

Kind Regards

ANARO INVESTMENTS LIMITED



Jason Little
Chief Operating Officer
Email: jason@anaro.co.nz



P: +64 3 437 9055, F: +64 3 437 2685, FreePhone: 0800 522 333, E: admin@anaro.co.nz
343 Thames Highway, PO Box 262, Oamaru 9444, New Zealand

www.anaro.co.nz

1 October, 2014

Geoffrey Meyer
c/o GM Architects
PO Box 6531
Wellington 6141

Service Request No: 316083
File Reference: 814667

Dear Geoffrey,

***Request for Town Planning Certificate under Section 100(f) of the
Sale and Supply of Alcohol Act 2012***

Site Address: 36 Manners Street, Te Aro
Legal Description: Pt Lots 2 & 3 DP 1063
Computer Register Ref: WN28D/939
Consent Type: Town Planning Certificate for Liquor
Consent Description: Capital Craft Beer Company Ltd – Off Licence

This letter serves as a Town Planning Certificate for the purpose of section 100(f) of the Sale and Supply of Alcohol Act 2012.

The above site is located within the Central Area under the Operative Wellington City District Plan. A Bottle Store is a Permitted Activity within the Central Area. No resource consent is required for the use and associated operation of the Off Licence provided that the activity complies with all of the relevant rules in the Wellington City District Plan for Permitted Activities.

Your application states that alterations are being undertaken to the building that do not require a building consent. I note that it is the applicant's responsibility to ensure that all aspects of non-compliance are identified and the appropriate consents obtained if non-compliances are identified. In the event that you wish to erect any signage or are unsure if a resource consent is required, please contact a Planning Technician on (04) 801 3590.

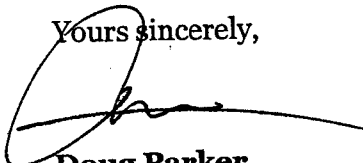
Please note that the District Plan states that the noise emission levels within the Central Area, when measured at or within the boundary of any site or at the outside wall of any building on any site, other than the site from which the noise is emitted, must not exceed the following:

At all times	60 dBA (L10)
At all times	85dBA (Lmax)

I note that this letter is not a Certificate of Compliance under Section 139 of the Resource Management Act 1991 or an Existing Use Certificate under section 139A.

If you would like to discuss this application further please contact me on the number below.

Yours sincerely,



Doug Parker
Development Planning and Compliance
Wellington City Council
Phone: 801 3461



Vince Murphy
Delegated Officer
Delegated Authority Code: (10)

Absolutely

POSITIVE

7 October 2012

Wellington

Geoffrey Meyer
C/O GM Architects
Private Bag 6531
Wellington 6141

Service Request No.316083
File Reference: 1039558

Dear Sir

Request for Building Certificate under Sale and Supply of Alcohol Act 2012

Site Address: 36 Manners Street
Legal Description: PT LOTS 2 & 3 DP 1063
Consent Type: Building certificate
Certificate of Title Reference: WN28D/939
Consent Description: Capital Craft Beer Company Ltd Off Licence

This letter serves as a certificate for the purpose of Section 100 (f) of the Sale and Supply of Alcohol Act 2012. This letter is **not** a Code Compliance Certificate, Certificate of Acceptance or Compliance Schedule under Sections 91 to 107 of the Building Act 2004.

The Council has been advised by the applicant, this is an existing building that will only require building work for which a building consent is not required under Building Act 2004. The applicant is reminded that the building is required to meet the requirements of the New Zealand Building Code to the extent required by the Building Act 2004.

The proposed use of the premises as a Bottle Store meets the requirements of the New Zealand Building Code, to the extent required by the Building Act 2004.

The Council's records show that the building containing the proposed licensed premises is required to have a building warrant of fitness. The building warrant of fitness is current.

Please contact me if you would like to discuss any matters raised in this letter.

Yours sincerely,



Carol Timmins
Building Compliance and Consents
Wellington City Council
Telephone 801 3843

**WELLINGTON
CITY
COUNCIL**

101 Wakefield Street,
PO Box 2199,
Wellington 6140, New Zealand

P +64 4 499 4444
F +64 4 801 3138
Wellington.govt.nz



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **WN28D/939**
Land Registration District **Wellington**
Date Issued 30 March 1989

Prior References
WN7B/1397

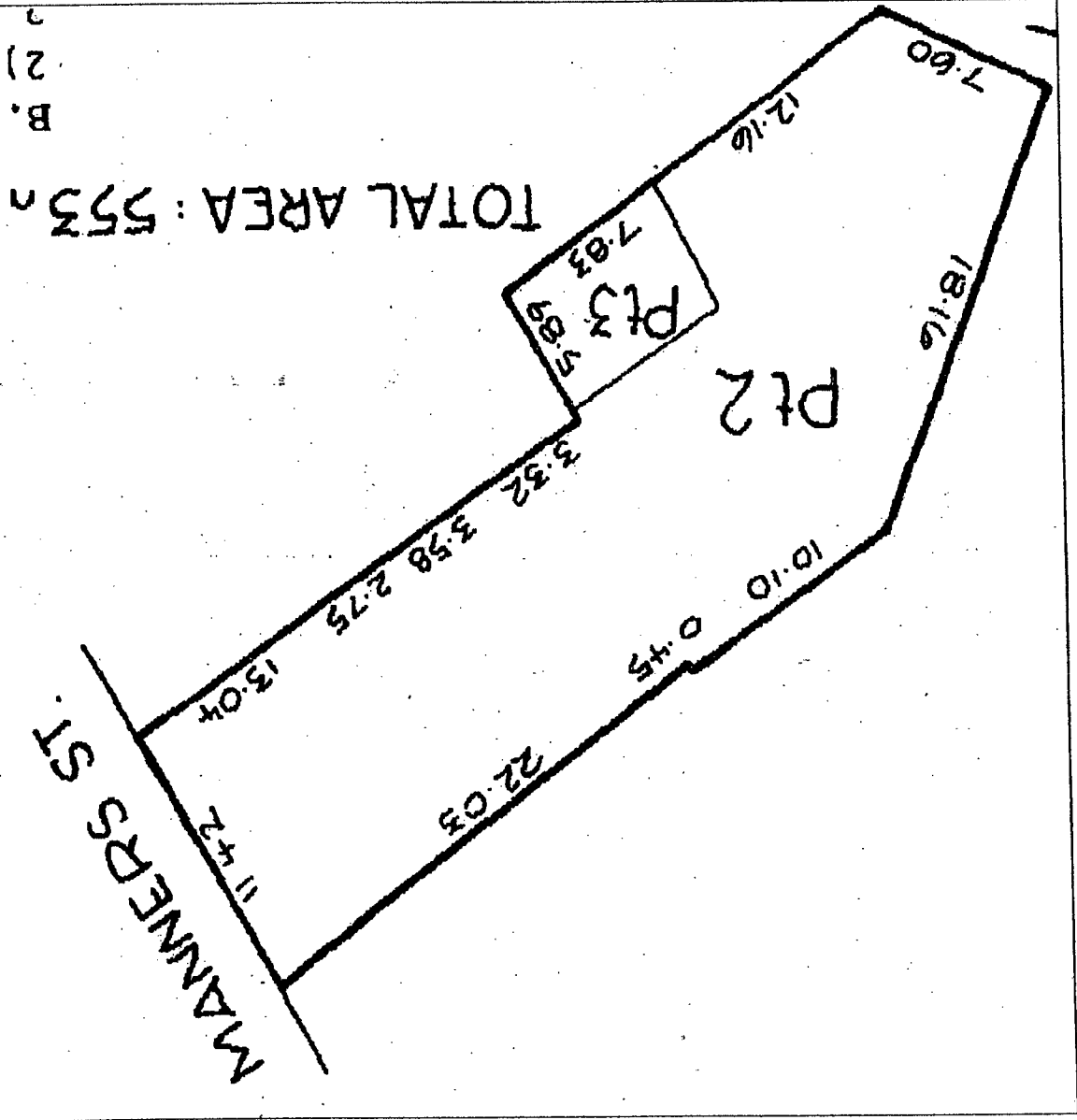
Estate Fee Simple
Area 553 square metres more or less
Legal Description Part Lot 2-3 Deposited Plan 1063

Proprietors
Berkley Investments Limited

Interests
8025423.3 Mortgage to Bank of New Zealand - 23.12.2008 at 2:52 pm

Identifier

WN28D/939



B.
2)



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN28D/937**
Land Registration District **Wellington**
Date Issued 30 March 1989

Prior References

WN141/253

Estate Fee Simple
Area 491 square metres more or less
Legal Description Lot 1 Application Plan 2006

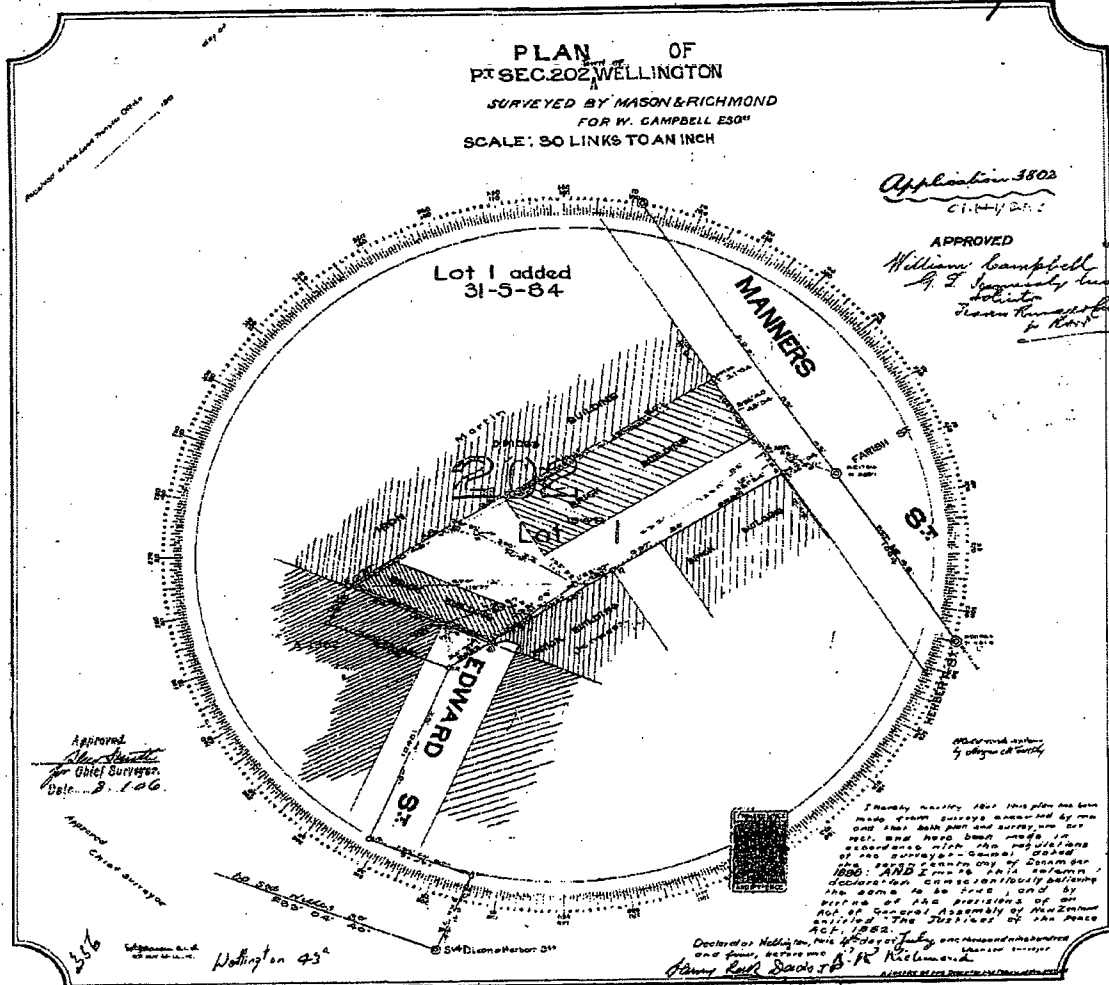
Proprietors

Berkley Investments Limited

Interests

8025423.3 Mortgage to Bank of New Zealand - 23.12.2008 at 2:52 pm

A/2006



Manager's Certificate



Notice of Renewal

Section 226
Pursuant to the Sale and Supply of Alcohol Act 2012

007/CERT/10576/2014

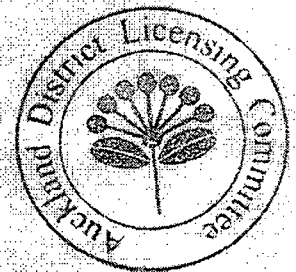
Jonathan Ronald Win

Subject to the requirements of the Act relating to fees, and to the provisions of the Act relating to the suspension and cancellation of manager's certificates, unless again renewed, this certificate expires on:

18 March 2017

Dated at Auckland on 2 September 2014

Secretary, Auckland District Licensing Committee



Q/MNG/2014/898

(STAFF SYSTEMS & TRAINING(26

Name of employee, position & start date:

General Manager's certificate number if applicable:

Area for discussion	Training materials reference	Dates of training & comments	Dates of training & comments	Summary of Duties
Minors & false ID's (incl door security and crowd controllers)	HNZ 10.5, 10.9			
CPOs	HNZ 10.11, 10.14			
Hours of trading	Venue liquor licence			
Designations of venue & restrictions	Venue liquor licence With regards to access by minors			
Signage	Manager's guide HNZ 10.8			
Availability of low and non-alcoholic drinks	HNZ 10.7, 10.16, Menu			
Availability of food	HNZ 10.7, 10.16, Menu			
Preventing intoxication	Intoxication guide card, HNZ 10.12			

Transport options	HNZ 10.7, HNZ 10.16, transport / taxi list			
Standard drinks, Happy hours and Promotions	National Protocol on Alcohol Promotions, ASA Liquor Promotion Code,			
Trespass notices	HNZ 10.6			
Licensing visits and Regulatory agencies visits	HNZ 10.1, 10.2			
Christmas/Easter & ANZAC Day licensing hours and restrictions	HNZ 10.3			
Host Responsibility	HNZ 10.7, 10.16, 10.13, 10.12, host responsibility policy			
Security / Crowd Control What security provisions have been made (eg door staff, active supervision etc) to monitor entry and exit of persons to and from the premises.	Cert of Approval / Licensed Crowd Controller details			
Noise Management	Noise Management Plan			

Hospitality New Zealand (HNZ) Resources

- 10.1 Licensing Visits Rights and Obligations Info Sheet
- 10.2 General Regulatory Visits Rights and Obligations Info Sheet
- 10.3 Christmas Day, Easter and Anzac Day – Sale of Liquor Restrictions Info Sheet
- 10.5 Guide to Checking Identification Info Sheet
- 10.6 Trespass Notice Info Sheet

Incident report

Please see instructions on inside cover

123801



Hospitality Association of New Zealand

Details of person completing report

Full name: _____ Time: _____ PM / AM (circle one)
Position: _____ Date: _____
dd/mm/yy

Nature of incident / event

Choose from the following:

GENERAL INCIDENTS / EVENTS

- | | |
|---|--|
| <input type="checkbox"/> Inappropriate behaviour | <input type="checkbox"/> Theft of property |
| <input type="checkbox"/> Complaint / customer comment | <input type="checkbox"/> Fight / Assault |
| <input type="checkbox"/> Accident (fill in accident separate form also) | <input type="checkbox"/> Damage to premises or other person's property |
| <input type="checkbox"/> Entry refused (state reason): _____ | |
| <input type="checkbox"/> Service refused (state reason): _____ | |
| <input type="checkbox"/> Patron removed (state reason): _____ | |
| <input type="checkbox"/> Drink driving intervention (state details): _____ | |
| <input type="checkbox"/> Drug use or suspected drug use (state drug if known): _____ | |
| <input type="checkbox"/> Visit from Officials <input type="checkbox"/> Police <input type="checkbox"/> DLA <input type="checkbox"/> Public Health <input type="checkbox"/> DIA <input type="checkbox"/> Other official (state): _____ | |
| Details (including names and ID number/s) of Official/s: _____ | |
| <input type="checkbox"/> Other (state reason): _____ | |

GAMBLING INCIDENTS / EVENTS

- | | | |
|---|---|------------------------------------|
| <input type="checkbox"/> Gaming Machine | <input type="checkbox"/> TAB | |
| <input type="checkbox"/> problem gambling | <input type="checkbox"/> dispute | <input type="checkbox"/> exclusion |
| <input type="checkbox"/> service refused | <input type="checkbox"/> other (gambling incident / event): _____ | |

Location of incident / event

Describe where incident occurred including enough information for identification eg inside or outside, name of bar etc

Description of incident / event

If you're not sure of exactly when, try to indicate the sequence of events. Draw a simple floor plan with relevant details if necessary.

Checklist:

1. Where were you?
2. What did you see?
3. What did you hear?
4. What happened first?
5. Who was where? Names?
6. Photographs / video / CCTV?
7. Trespass notice served?
8. Police called — when? Who by?
9. Police arrived — when?
10. Ambulance / doctor?
11. Were there witnesses?
12. Reference number / code for other documents, ie: accident form, trespass notice, exclusion notice?
13. Outcome eg arrest, hospitalisation
14. Compliance issue raised eg no manager on premises
15. Followup required

Use a separate piece of paper if more space required.

Witnesses

Please list names and/or a brief description of all persons you saw near the incident.

Use a separate piece of paper if more space required.

Date and time

Date and time of report completed: Date: _____ Time: _____ PM / AM (circle one)
dd/mm/yy

CPTED checklist for off-licensed premises

WINDOWS			
There is at least 50% transparency in the front of the premises	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
There is good visibility to and from the premises and the street	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

LIGHTING			
Internal lighting inside the premises is suitable	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Lighting allows customers to be seen as they enter the premises	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Lighting allows staff to check IDs etc	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Lighting outside the premises is suitable	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Lighting outside the premises discourages loitering	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Car parks and loading bays are well lit	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Street lighting is outside the premises and is working properly	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

INTERNAL LAYOUT			
The cash register is positioned near the main entrance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
The cash register area is raised to improve visibility	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Safe is out of public view	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
No stock displays are greater than 1.3 metres	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
The entire premises can be seen by the cashier	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
There is good visibility into cold stores	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Where there may be blind spots, mirrors or CCTV are installed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

SECURITY			
Doors and windows are reinforced	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Nothing encourages loitering outside the premises (eg notice boards etc)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
There are no recessed entrances to the premises	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Intruder alarm is installed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Alarm is monitored by monitoring centre	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Panic buttons are linked to intruder alarm	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

to be installed as part of building owners upgrading.

CCTV

CCTV is installed	} as part of fit out requirements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
CCTV is positioned to monitor vulnerable areas		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Customers are aware of the CCTV system		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Staff understand its operation		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

SECURITY

There are sufficient numbers of staff to ensure control of the premises	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Two or more workers are on duty after dark	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Staff are visible to customers upon entering the store	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Staff greet/acknowledge customers entering the store	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
A door buzzer notifies staff of customers entering the store	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

REGISTER OF MANAGERS: CAPITAL CRAFT BEER CO. - BOTTLESTORE - 34 - 42 MANNERS ST. WELLINGTON.

NAME	DOB	SEX	Managers Certificate Number	Managers Certificate Expiry Date	Date Manager Appointed	Date DLC Notified of Appointment	Date Police Notified of Appointment	Date Manager Terminated	Date DLC Notified of Termination	Date Police Notified of Termination
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HOST RESPONSIBILITY POLICY

CAPITAL CRAFT BEER CO. - BOTTLESTORE - 34 – 42 MANNERS ST

1/ MINORS

ALL staff are conversant with the requirements of the Sale of Liquor Act 2012. Which prohibits the sale of liquor to minors or persons under the age of 18 years.

Signage is displayed on the premises stating minors will not be served.

Staff may require any person appearing to be under the age of 25 years of age to produce proof of identification

The accepted forms of identification are photo drivers license, passport, 18 plus Card. They will be requested where there is any doubt as to the age exists. Where proof of age cannot be produced and doubt exists as to the age, the person concerned will be required to leave the premises.

2/ INTOXICATION

ALL STAFF are aware of the SALE OF LIQUOR ACT 2012 – prohibits the sale of alcohol to intoxicated persons and the presence of intoxicated persons on Licensed Premises.

Signage is displayed on the premises stating intoxicated persons will NOT be served.

Staff have all been trained in how to recognize the sign of intoxication.

Any person displaying signs of intoxication will not be served alcohol and will be asked to leave.

3/ NON-ALCOHOLIC AND LOW ALCOHOL BEVERAGES

A range of non-alcoholic and low alcohol beverages are available. There is also tap water which is provided free of charge".

4/ SAFE TRANSPORT OPTIONS

A telephone is available should a taxi be required, or dial a driver or other transport requirement home. The telephone numbers and cards of local taxi services are displayed with the telephone.

5/ LIQUOR PROMOTIONS

No promotions encouraging the rapid consumption of alcohol or an excessive volume of alcohol will be initiated on the premises. As good hosts our expectation is that you will enjoy your visit to the premises. You are requested to act in a responsible manner, whilst on the premises and not disrupt or cause offence to other patron's and staff. Refusal of service should be viewed as an indication we are concerned for your welfare. It is pointed out that staff must comply with the legal obligations under the SALE OF LIQUOR ACT 2012

Host Responsibility Implementation Plan

Staff Guidelines for Captial Craft Beer Co. Bottlestore

Minors

All the staff are conversant with the requirements of the Sale of Liquor Act 2013, which prohibits the sale of alcohol to a minor. Where proof of age cannot be produced and doubt exists as to the age, the person concerned will be asked to leave the premises

As the site license is designated - SUPERVISED - this means that minors may not purchase nor consume alcohol unless purchased by a parent or court appointed guardian on site. This also means that anyone under the age of 18yrs may not remain on the premises unless supervised by a parent or court appointed guardian.

All persons entering the premises; will always be greeted in a hospitable manor in the first instance

The law is very clear – the sale or supply of alcohol to minors is illegal. The fines for you doing so can be severe, and the penalties imposed on the business can be even more significant.

- **a fine of up to \$2,000 for the server**
- **a fine of up to \$10,000 for the Manager**
- **a fine of up to \$10,000 and/ or suspension of license for up to 7 days**

Your employment depends on you ensuring minors are not sold alcohol.

All customers wanting to purchase liquor who appear under the age of 25 years old must be asked for ID.

Acceptable ID for proof of age:

- New Zealand or overseas passport
- New Zealand Drivers Licence
- HANZ 18+ card

Intoxication

Like dealing with minors, the law is very clear on intoxication. No intoxicated person is allowed to enter the premises.

The fines for serving an intoxicated person are:

- **a fine of up to \$2000 for the server**
- **a fine of up to \$10,000 for the Manager**
- **a fine up to \$10,000 and/ or suspension if license for up to 7 days**

Intoxication is best defined as a state “where someone is noticeably affected by alcohol or drugs to the extent that speech, balance, coordination or behaviour is clearly impaired”.

If you believe that a customer is intoxicated, make it known to all staff that he/she is not to be served alcohol and notify the Duty Manager immediately. They will then start the process of having the customer removed from the premises.

If confronted by an intoxicated person remain civil, polite and do not raise your voice. Explain to them that it is best if they talk to the Duty Manager if they have a problem, and then excuse yourself and find the Duty Manager.

If you see a situation arising, notify the Duty Manager immediately.

The following information will assist you in making the call early:

Recognising the signs

There are various stages on the road to intoxication which you need to be able to recognise.

(i) Getting started

The customer is alert, orders clearly, stands normally and looks at you directly. Don't assume new customers are at this level – they may have already been drinking elsewhere.

(ii) In the comfort zone

The customer is happy and cheerful, but more easily distracted, with eyes that may wander a little. They are not talking and ordering as clearly, and may be more extrovert than before. Try and keep your customers in the comfort zone.

(iii) On the edge

The customer is noisy and unfocused. Their reactions are slowing and maybe complaining. They may be very happy and friendly in an exaggerated way, or withdrawn.

Take the initiative and suggest that they take time out with something non alcoholic or food.

-Get talking to the customer and alert other staff.

-You may be able to use the customer's friends to rein in their drinking purchases.

-Remember, it is easier to step in now rather than later when you're having problems and the customer is less rational.

(iv) Out of line

The customer is talking loudly but having trouble getting words out clearly. They are flushed, glazed and can't focus. They may be less coordinated, knocking things over, droopy-headed and stropic.

By law you must not serve the customer alcohol and remove them from the premises and if required assist in arranging safe transport if required.

Food

A range of small convenience food is available over the counter which compliments the beverages of the Customers choosing.

Low and Non Alcoholic Beverages

The Bottle store, stock's a range of low and non alcoholic beverages. Eg. Light beer, sodas, juices and water

The complete list of low and non-alcoholic beverages will be displayed the counter. Low alcohol beer is kept in fridges, so that it is easily identified by the customer.

Chilled Water is also available Free of Charge.

Safe Transport

We encourage the use of safe transport and display taxi and dial-a-driver telephone numbers. Our staff will ring on behalf of a customer if requested. We are also located very close to the public bus route and Wellington Railway Station.

Security

Security staff will be present at the premises on busy nights like weekends, when there are big events at Westpac Stadium or Courtney Place and localised functions. They are here to work alongside the Duty Manager and all other staff to make our customers visit to the outlet as comfortable as possible.

When security staff are present, they will assist with checking of ID and are responsible, along with all other staff, for making sure that we don't have any unaccompanied minors on the premises. If you are not sure if a person has had their ID checked by Security, ask to see it, do not assume that it has been viewed by security.

Security will also check the intoxication levels of customers coming into the outlet. Persons deemed to be intoxicated will not be allowed within the premises. Security will also assist in removing an intoxicated person from the premises. It is still up to you to make the call to stop service and have the customer removed.

Security staff are not liable for any fines incurred, so it is in your best interest to make sure you take the appropriate steps when dealing with an intoxicated person or verifying a person's age.

Liquor Promotions

No promotions encouraging the rapid consumption of alcohol or an excessive volume of alcohol will either be initiated or conducted on these premises.

As good hosts, the expectation is that you will enjoy your visit to the premises. All persons are expected to act in a responsible manner whilst on the premises and not disrupt or cause offense to their patrons or staff

The understanding and implementation of our Host Responsibility Policy is crucial for the ongoing success of the business. If you are unsure of any of the points in this policy, extra training can be made available to you.

AGREEMENT TO LEASE

This form is approved by Auckland District Law Society Inc and the Real Estate Institute of New Zealand Inc

GENERAL address of the premises:

DATE: 9/9/2014

LANDLORD: Berkley Investments Limited

add shareholder

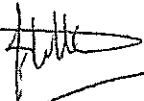
TENANT: ~~Company to be formed with the sole director being James Patrick Tucker~~
James Patrick Tucker as sole director and shareholder
for a company yet to be formed. JL

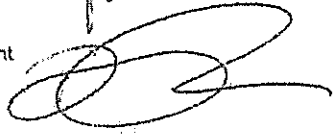
THE LANDLORD agrees to grant and the Tenant agrees to take a lease of the premises and the carparks (if any) described in the First Schedule together with the right to use the common areas of the property for the term from the commencement date and at the annual rent (subject to review if applicable) as set out in the First Schedule.

THE LANDLORD AND TENANT agree.

- (1) as set out in the First, Second and Third Schedules
- (2) that the Landlord's fixtures, fittings and chattels contained in the premises are those described in the Fourth Schedule.

JL THE GUARANTOR (and if more than one jointly and severally), in consideration of the Landlord entering into this Agreement at the Guarantor's request, agrees with the Landlord to guarantee to the Landlord the obligations of the Tenant and to sign the Lease as a guarantor.

SIGNED by the Landlord 

SIGNED by the Tenant 

WARNINGS (These warnings do not form part of this contract)

1. This contract is binding on all parties upon signing. All parties should seek legal advice before signing.
2. Before signing this contract the Tenant should make sure that the status of the property under the Resource Management Act 1991 is satisfactory for the Tenant's intended use of it.
3. The parties should agree upon and record the Landlord's fixtures, fittings and chattels and their condition in the Fourth Schedule.
4. The parties are advised to insert a clause requiring inclusion of a report of the condition of the premises as at the commencement of the lease.

JL

FIRST SCHEDULE

1. **PREMISES:** Part of the ground floor of 34-42 Manners Street, Wellington comprising of approximately 113 square meters plus a share of the common areas (subject to final measurement) as shown on the attached plan, *cross hatched* *ALD*
2. **CAR PARKS:** None
3. **TERM:** Ten (10) years
4. **COMMENCEMENT DATE:** 1st November 2014
5. **RIGHTS OF RENEWAL:** One (1) right of renewal for a further term of 5 years
6. **RENEWAL DATES:** ~~30th September 2024~~ | November 2024 *ALD*
7. **FINAL EXPIRY DATE:** ~~30th September 2029~~ | 31 October 2029 *ALD*
8. **ANNUAL RENT:** Premises \$ 80,000 plus GST
(Subject to review if applicable) ~~Car Parks \$ 0 plus GST~~ *ALD*
TOTAL \$ 80,000 plus GST
9. **DEPOSIT:** \$ 15,333.33 Inc GST
(advance rent)
10. **RENT REVIEW DATES:** 1. ~~Market rent review dates:~~ As per special conditions
(Specify review type and insert dates for initial term, renewal dates and renewal terms. Unless dates are specified there will be no reviews. Where there is a conflict in dates, the market rent review date will apply.) 2. ~~CPI rent review dates:~~
11. **DEFAULT INTEREST RATE:** 12 % per annum
(subclause 5.1 of the Lease)
12. **BUSINESS USE:** Sale of alcoholic beverages as a bottle store
(subclause 16.1 of the Lease)

ALD

- 10.0 The Landlord agrees to waive the payment of rental for 5 months from the commencement date of the Lease.
- 11.0 The Landlord consents to the Tenant using the under canopy light box which will be provided by the Landlord. The Landlord agrees to move the light box in line with the window pillar. All signage and signage removal costs shall be the responsibility of the Tenant.
- 12.0 On the anniversary of the Commencement Date (including any renewed period, but excluding any renewal date) the Annual Rent shall increase by 3% per annum.
- 13.0 The Annual Rent shall be reviewed to market on the Renewal Date (if renewal is exercised) in accordance with the terms of the lease, subject to the Annual Rent not being less than the Annual Rent payable over the previous 12 months.
- 14.0 This Agreement is Conditional on the Tenant obtaining a liquor license ~~within 8 weeks from the date of this agreement~~ ^{by 31 October 2014}. Should the Tenant be unable to secure a liquor license ~~within 8 weeks from the date of this agreement~~, the Tenant shall have the right to cancel this agreement, which shall then be deemed as null and void.
- 15.0 Upon this agreement becoming unconditional, the Tenant shall provide an irrevocable Bank Bond in favour of the Landlord to guarantee the Tenant's obligations under the lease. Such Bank Bond shall secure at all times an amount of 3 month's rent, and on standard terms provided by any New Zealand bank, based on the rent payable in year 1 of the lease, \$ 20,000 + GST ALM
- 16.0 The tenant shall have the right to have access to the premises prior to the Lease Commencement date for the purposes of fitting out, installing stock and commencing trading providing all of the terms of this agreement and the nominated form of lease are complied with (apart from the payment of rent and outgoings), the deposit has been paid and if paid by cheque the cheque has cleared.
- 17.0 Trading hours will be as decided by the Tenant as suitable for its business, and in accordance with the liquor licence. ALM
- 18.0 The Deed of Lease being used is the landlord standard 6th edition lease, amended in accordance with the Landlord's standard requirements.
- 19.0 Amendments to the Landlords amended ADLS Deed of Lease
- 19.1 Items 7 and 14 in the outgoings shall be deleted from the Deed of Lease
- 20.0 The Landlord agrees to provide a letter of approval as required for the liquor license application.
- 21.0 The deposit is payable upon this agreement becoming unconditional.

OK

*by 31 October 2014

ALM

14.0

31 October 2014
ALM

*

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ALM

Karen Binnie

From: Geoffrey Meyer <gm.architects@ihug.co.nz>
Sent: Tuesday, 25 November 2014 11:24 a.m.
To: Mike Kemp
Subject: Re: WCC_DM_PRD-#2762969-v1-CAPITAL_CRAFT_BEER_CO_OFF-LICENCE_INSPECTORS_REPORT_.doc

Hi Mike:

Clarifications as requested after the supply of the additional information this morning:

- (i) Lease supplied
- (ii) Trail Fire Evcuation's are held every 6 mths and are organized by the property managers - Bayley's Commercial Property Management
- (iii) Design and layouts have been carried out as per the prevention design guides.

All the other information has been supplied.

Any quires please give me a call.

Thanks

Geoffrey

G.M - Architects & Planners Ltd. Suite 5 / 225 Thorndon Quay. Thorndon. Wellington. P.O.Box 6531. Te Aro. Wellington 6141. Ph/Fax (04) 472-8002. Mob (0274) 41 40 11. Email: gm.architects@ihug.co.nz

On 24/11/2014 08:08, Mike Kemp wrote:

Morning – can you have a quick read – the stuff in red can you either clarify or supply the stuff – cant see that Karen has received it – doing Portland now and will get back to you re that

Thanks