

Notice of Meeting:

I hereby give notice that an ordinary meeting of the District Licensing Committee will be held on:

Date: Friday 27 September 2024
Time: 10.00 am
Venue: Rimu Room, 6th Floor, Community House, 43 Princes Street,
Dunedin

Sandy Graham
Chief Executive Officer

District Licensing Committee**Opposed On-Licence Renewal – Speights Heritage Centre****PUBLIC AGENDA**

MEMBERSHIP

Chairperson	Katie Lane
Members	Colin Weatherall Karen Elliot
Senior Officer	Kevin Mechen, Secretary, District Licensing Committee
Governance Support Officer	Lynne Adamson

Lynne Adamson
Governance Support Officer

Telephone: 03 477 4000
Lynne.Adamson@dcc.govt.nz
www.dunedin.govt.nz

Note: Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.

ITEM	TABLE OF CONTENTS	PAGE
1	Apologies	4
2	Confirmation of Agenda	4
PART A REPORTS (Committee has power to decide these matters)		
3	Report for Opposed On-licence, "Speight's Heritage Centre", 200 Rattray Street, Dunedin – From Secretary, District Licensing Committee	5

1 APOLOGIES

At the close of the agenda no apologies had been received.

2 CONFIRMATION OF AGENDA

Note: Any additions must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

- 7 The Applicant does not seek any change to the current licence hours which are Monday to Sunday, 9.00 am to 1.00 am the following day.
- 8 There have been no issues associated with the premises.

PUBLIC NOTICE

- 9 Public notice of the application attracted on objection from Students for Sensible Drug Policy Ōtepoti-Dunedin (SSDP).
- 10 The Police, Medical Officer of Health and Licensing Inspector have not opposed the licence renewal.

Objection

- 11 They state their grounds for objection are those “available grounds permitted on renewal under s105” of the Act. However, their objection relates only to the suitability of the Applicant (s.105(1)(b)) and the manner in which the Applicant has sold, displayed, advertised, or promoted alcohol (s.131(1)(d)).
- 12 Their concern relates to the Applicant company advertising alcohol on the exterior of “The Dairy” on Castle Street during Flo and O-Week at the university.
- 13 There is little detail included in the objection letter.

CONCLUSION

- 14 The renewal of this licence has not been opposed by the reporting agencies.
- 15 The Objector has questioned the suitability of the Applicant citing an occurrence unrelated to this premises.
- 16 The hearing allows the parties to make submissions and present evidence for the Committee to consider before making a decision.

Signatories

Author:	Kevin Mechen - Alcohol, Psychoactive Substances and Gambling Advisor
Authoriser:	

Attachments

	Title	Page
↗A	Renewal Application	8
↗B	Licensing Inspector's Report	24
↗C	Medical Officer of Health Report	28
↗D	Police Report	29
↗E	Fire and Emergency New Zealand	30
↗F	DCC Building Services	31
↗G	Students for Sensible Drug Policy Otepoti Dunedin Objection	33

↓H	Objection Acknowledgement	37
↓I	Objection Confirmation to Parties	38
↓J	Notice of Declaration	39



PUBLIC NOTICE

Section 101(a), Sale and Supply of Alcohol Act 2012

Lion N Z Limited has made application to the District Licensing Committee at Dunedin for the renewal of an on licence number ON-14-2014 in respect of the premises situated at 200 Rattray Street Dunedin and known as Speight's Heritage Centre

The general nature of the business conducted under the licence is Other

The applicant seeks the licence on the following hours:

On such days and during such hours as the premises is operating brewery tours or as a function centre but not other than on the following days and hours: Monday to Sunday 9.30 am to 1.00 am the following day: EXCEPT THAT on the Thursday before Good Friday, and on Easter Saturday, and on Christmas Eve and on the day before Anzac Day, alcohol may only be sold between 9.30 am and 12.00 midnight.

First publication date: Wednesday, 10 July 2024

Second publication date: Wednesday, 17 July 2024

Objections Close 5:00 pm Wednesday, 14 August 2024

- The application may be inspected during ordinary office hours at the office of the Dunedin District Licensing Committee at 50 The Octagon, Dunedin, or on-line at <https://www.dunedin.govt.nz/services/licensing/alcohol-licence-applications>
- No objection to the issue of a 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
- Any person who is entitled to object and who wishes to object to the issue of the application may, not later than 25 working days after the date of the first publication of this notice, file a notice in writing of the objection with the Secretary of the Dunedin District Licensing Committee at 50 The Octagon, PO Box 5045, Dunedin 9058



APPLICATION FOR ON-LICENCE RENEWAL

Incomplete applications will not be processed

The application must be accompanied by the correct fee (see page 2).

The District Licensing Committee (DLC) will notify the public of this application via the Dunedin City Council website and the Otago Daily Times (the advertising cost is included in the application fee).

The contact person will be emailed a copy of the public notice to be displayed on the premises.

Please use separate pages to provide extra information where necessary.

If you have any questions while completing this form, please contact Dunedin DLC staff on 03 474 3481 or email dla@dcc.govt.nz.

Please read and complete the following checklist before submitting the application

- ☒ A copy of both the food and drinks menus
- ☒ Map showing location of 'sensitive' locations, e.g. schools, early childhood facilities, hospitals and churches
- ☒ Copy of host responsibility policy – for high risk premises please also include an alcohol management plan explaining how you will implement the points of the policy
- ☐ Letter of authorisation if a consultant is completing this form on your behalf

Office use only

Date received:

Calculate your application fee

- **Class 1 restaurants** – restaurants with a significant separate bar area which, in the opinion of the DLC, operate that bar at least one night a week in the nature of a tavern (such as serving alcohol without meals to tables situated in the bar area)
- **Class 2 restaurants** – restaurants that have a separate bar (including small bar areas) but which, in the opinion of the DLC, do not operate that area in the nature of a tavern at any time
- **Class 3 restaurants** – restaurants that only serve alcohol to tables and do not have a separate bar area

Select your premises type:

Type of premises	Points
Class 1 restaurant, nightclubs, taverns, adult premises	15
Class 2 restaurant, hotels, function centres, universities, polytechnics	10
Class 3 restaurant, other premises not specified	5
Theatres, cinemas, BYO restaurants, cellar doors	2

Premises points: **5**

Select the latest time you intend to sell alcohol:

Latest alcohol sales time	Points
2am or earlier	0
Between 2.01am and 3am	3
3am onwards	5

Trading hours points: **0**

Select the number of enforcement findings:

Number of enforcement findings in the last 18 months	Points
None	0
One	10
Two or more	20

Enforcement points: **0**

Add the premises points, trading hours points and the enforcement points together to get the total:

Premises points: **5** Trading hours points: **0** Enforcement points: **0** Total points: **5**

Use the table below to work out the fee payable:

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

APPLICATION FOR ON-LICENCE RENEWAL

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

TO the Secretary, Dunedin District Licensing Committee

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

Contact person

Name: ROSIE SHANKS
Phone: 027 828 0002
Email: Rosie.Shanks@lionco.com
Postal address for service: 200 RATTRAY STREET, DUNEDIN
Postcode: 9016

Applicant details

Applicant status (please select from the below options)

- ☐ Individual ☐ Partnership ☐ Body corporate ☐ Public company ☒ Private company
☐ Club ☐ Trustee ☐ Local authority ☐ Licensing trust
☐ Government department or other instrument of the Crown
☐ Manager under the Protection of Personal Property Rights Act 1988
☐ Board, organisation or other body

Full legal name or names to be on the licence: LION NZ / SPEIGHT'S BREWERY

Legal name(s) of the person(s) or organisation that will receive any proceeds from alcohol sales. Include any other names you may be known by.

Address: 200 RATTRAY STREET, DUNEDIN

Occupation:

Phone: 03 4777 697

Email: Rosie.Shanks@lionco.com

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

Gender (if an individual):

Have there been any changes to the licensee status? ☐ Yes ☒ No

A change would include a change of any shareholders, directors or partners.

If yes, please outline the changes:

Is this your principal business? ☒ Yes ☐ No

Please state any other businesses:

Criminal convictions

Has the applicant or any director or shareholder been convicted of an offence? ☐ Yes ☒ No

Please state all criminal convictions other than convictions for offences against provisions of the Land Transport Act 1998 not contained in part 6, and convictions for offences to which the Criminal Records (Clean Slate) Act 2004 applies.

Full Name	Conviction	Date of Conviction

Details of premises

Trading name: **SPEIGHT'S BREWERY**

Name of the building (if applicable):

Address of the premises: **200 RATTRAY ST, DUNEDIN**

Postcode: **9016**

Does the building have a current building warrant of fitness (BWOF)? ☒ Yes ☐ No

What is the maximum occupancy of your premises including outside areas? **130**

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

LEVEL 2:
3 FEMALE TOILETS
2 MALE TOILETS + 2 URINETTES
1 ACCESSIBLE TOILET
LEVEL 5:
2 FEMALE TOILETS / 1 ACCESSIBLE / 4 MALE + 2 URINALS

Fire evacuation declaration – Fire and Emergency Act 2017

Which of the following fire evacuation statements applies to you?

If unsure, check with Fire and Emergency New Zealand.

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

Signed: **RKSlal** Date: **4.7.24**

Details of conveyance

Type of conveyance (e.g. ship, bus or train):

Trading name of conveyance:

Registration number:

Address where based:

Postcode:

Business details

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

☐ Tavern/bar ☐ Café/restaurant ☐ Hotel ☐ Nightclub ☐ Entertainment ☒ Other (specify) **TOURISM ATTRACTION**

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

Day	<input checked="" type="checkbox"/> Mon	<input checked="" type="checkbox"/> Tues	<input checked="" type="checkbox"/> Wed	<input checked="" type="checkbox"/> Thurs	<input checked="" type="checkbox"/> Fri	<input checked="" type="checkbox"/> Sat	<input checked="" type="checkbox"/> Sun
Start time	0900	0900	0900	0900	0900	0900	0900
End time	0200	0200	0200	0200	0200	0200	0200

Are there any changes to the current licensed hours? ☐ Yes ☒ No

An extension to the existing hours may require resource consent, check with City Planning staff.

If yes, describe changes:

What designations apply to the premises?

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

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

☐ Yes ☒ No If yes, provide details:

Is accommodation provided? ☐ Yes ☒ No

Is the sale of alcohol the principal purpose of the business? ☐ Yes ☒ No

If no, provide details: **GUIDED BREWERY TOUR & TASTING PLUS MERCHANDISE SALES**

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

☒ Yes ☐ No If yes, provide details: **SPEIGHT'S MERCHANDISE**

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

☒ Yes ☐ No If yes, provide details: **GUIDED BREWERY TOURS**

Manager details

Provide the below details for each manager or proposed manager.

Full name	Date of birth	Manager's certificate number	Expiry date
ROSALIND SHANKS		069/CERT/227/2018	10/10/25
JAMES SIMPSON		IN PROCESS	
MITCHELL SMITH		IN PROCESS	
NICOLE WARD		069/CERT/21/2024	27/3/25
DENNIS TREMBATH		069/CERT/208/2018	19/09/25
STEPHEN MOORE		IN PROCESS	

Conditions

1) What provision does the applicant make for the sale and/or supply of:

i. food (describe type and range and when it will be served, attach menu)

POTATO CHIPS, NOODLES, SNACK MEALS (MACARONI CHEESE, LASAGNE, COTTAGE PIE), MINI PIZZA.
FULL ALE HOUSE MENU ALSO AVAILABLE

ii. non-alcoholic drinks (describe type and range)

MACS SODA RANGE: GINGER BEER, LEMONADE, PASSION FRUIT, FEJOA.
SUMMIT NO-ALCOHOL, EMERSON'S LITTLE BIRD, FREERIDE

iii. low-alcohol drinks (2.5% alcohol by volume or less, describe type and range)

SPEIGHT'S MID ALE 2.5%.

2) To what extent, and where, will drinking water be freely available to patrons?

WATER IS ALWAYS AVAILABLE IN THE TASTING ROOM AND AT THE CELLAR DOOR.

3) If no access to mains water supply is available, how will clean drinking water be made available?

ACCESS TO SPEIGHT'S SPRING WATER IS ALWAYS AVAILABLE.

4) What steps are taken to provide help with, and information about, transport options from the premises?

SIGNAGE IN TASTING ROOM AND SHOP DETAILING TAXI, UBER AND BUS INFORMATION

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

GUIDES AND DUTY MANAGERS ARE TRAINED IN
HOST RESPONSIBILITY AND HOW TO IDENTIFY
INTOXICATED PERSONS. ANYONE WHO APPEARS 725YRS
IS ASKED TO PROVIDE PROOF OF AGE DOCS.

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

LOW & NO-ALCOHOL OPTIONS ARE READILY AVAILABLE
VIA SIGNAGE & COMMUNICATION.
GAMES (CONNECT 4) ARE AVAILABLE WHEN DISTRACTION
IS REQUIRED.

- 7) How does the applicant staff the premises to ensure compliance with the Act? Please provide the number of staff and their experience.

THERE IS ALWAYS A MINIMUM OF 1x DUTY MANAGER
ON SITE, MOST GUIDES HOLD THEIR LCQ CERT.
4/9 STAFF HOLD THEIR MANAGER'S LICENCE; 1 IS
CURRENTLY WORKING TOWARDS IT.

- 8) For high risk premises, what arrangements will be made for security staff?

WE HAVE SECURITY ON-CALL WITH NIGHTLY
SECURITY CHECKS.

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

ALL TEAM MEMBERS ARE TRAINED IN HOST
RESPONSIBILITY, HOW TO IDENTIFY INTOXICATION,
DE-ESCALATION TECHNIQUES. ALL STAFF ARE ENCOURAGED
TO ATTAIN LCQ CERT MINIMUM.

Signed:

RKSlal

Date:

04.07.24

Place:

DUNEDIN

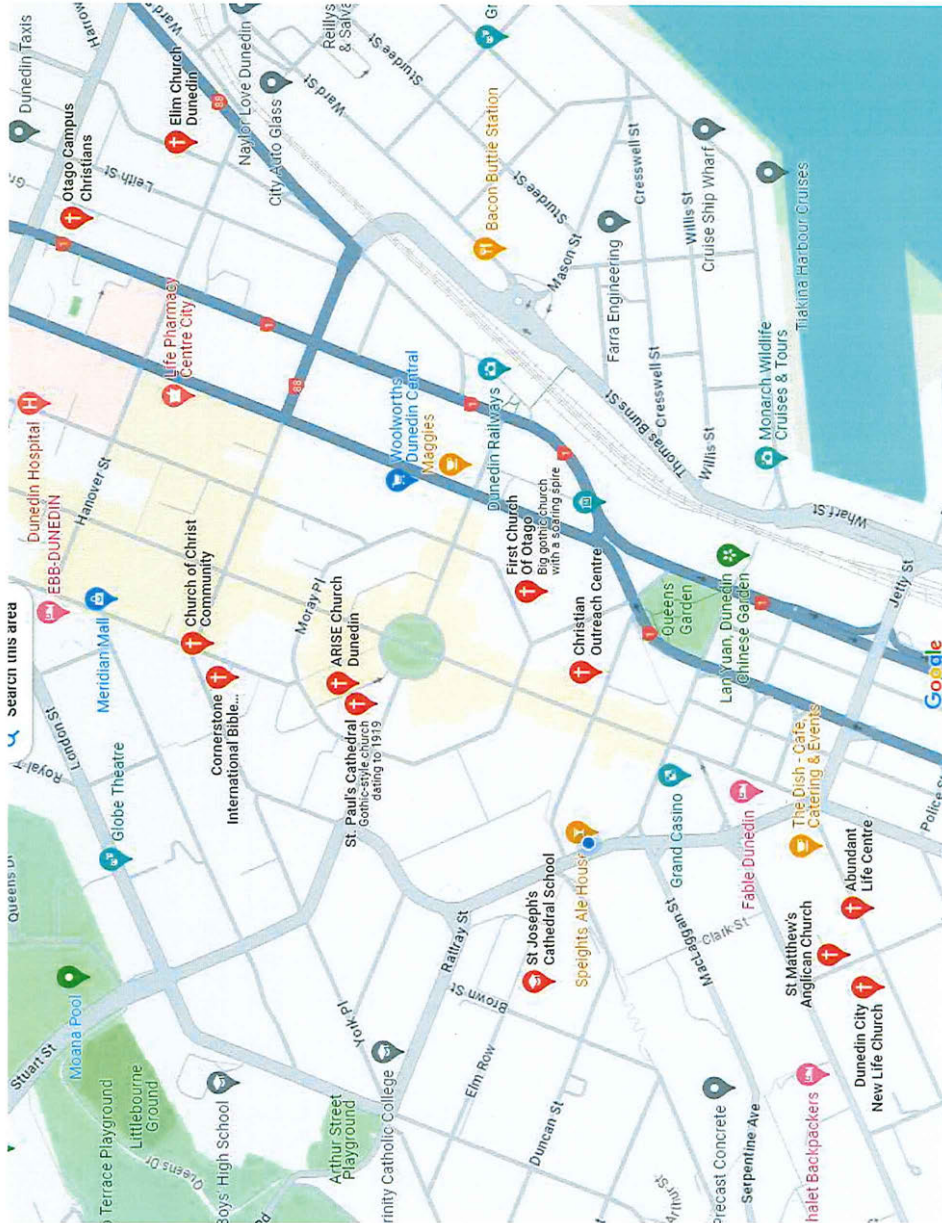
Privacy statement

The information you provide in this application, and any supporting documents, will be used by the Dunedin City Council to process your application under the Sale and Supply of Alcohol Act 2012. The information will be shared with the Dunedin District Licensing Committee (DLC), Dunedin District Licensing Inspectors, Police and the Medical Officer of Health as part of the approval process. If required, the information may form part of a public hearing before the DLC and may be used in any subsequent decision relating to your application. The decision will be publicly available.

If your application is publicly advertised, the associated information will be publicly available.

The DCC is required to keep a statutory register of all alcohol licence applications and anyone can request a copy of that information under the Local Government Official Information and Meetings Act 1987. This information may also be used or shared for other purposes in line with the Privacy Act 2020. If you would like a copy of the personal information we hold about you, or to have the information corrected, please contact us at privacy@dcc.govt.nz or 03 477 4000.

SCHOOLS & CHURCHES





HOST RESPONSIBILITY

As good hosts our expectation is that you will enjoy your visit to our premises. You are requested to act in a responsible manner whilst on the premises and not disrupt or cause offence to other patrons and staff. We have a legal and moral obligation to provide a safe and secure environment for all of our customers and to ensure that no customer's behaviour spoils any other persons visit here.

MINORS

- All staff are conversant with the requirements of the Sale and Supply of Alcohol Act 2012, which prohibits the sale of alcohol to minor (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 to produce proof of identification.
- The accepted forms of identification are NZ photo driver's licence, a current passport or HANZ18+ card. They will be requested where any doubt as to age exists.
- Where proof of age cannot be produced and doubt exists as to age the person concerned will be required to leave the premises.

INTOXICATION

- All staff are aware that the Sale and Supply of Alcohol Act 2012 prohibits the sale and/or supply 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 been trained in how to recognise the signs of intoxication.
- Any person displaying signs of intoxication will not be served further alcohol and may be asked to leave.
- Alternative drinks i.e., low and non-alcoholic beverages and food will be recommended when a person shows signs of escalating intoxication.

FOOD

- Signage is displayed advising the range and nature of food available
- Staff will actively promote and encourage the consumption of food to slow the onset of intoxication.

NON ALCOHOLIC AND LOW ALCOHOL BEVERAGES

- A range of non-alcoholic and low-alcohol beverages is available at the bar point of service
- Tap water is provided free of charge- there are #2 drink stations, located at the following points: Tasting Room and Cellar Door.
- If a customer is close to becoming intoxicated (based on standard indicators- part of staff training) staff will offer non or low alcoholic alternatives in place of a standard alcoholic beverage

SAFE TRANSPORT OPTIONS

- A telephone is available should you wish to call a taxi, dial a driver or other private transport home.

LIQUOR PROMOTIONS

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

UNACCEPTABLE BEHAVIOUR

Our commitment to a fun and safe environment means we do not tolerate anti-social behaviour, this includes but is not limited to violence toward staff/public, damage to property, abusive language or behaviour to staff/public, theft and possession of drugs or weapons. If you are found doing any of these things you can be trespassed from our premises from one day to up to two year.

Part of our Commitment to Host Responsibility is staff training- Please trust their advice - they know what to do and how to keep our business within the Law and you safe. Refusal of service should be viewed as an indication we are concerned for your welfare- staff must comply with their legal obligations under the Sale and Supply of Alcohol Act 2012

We are committed to ensure everyone has a good time and is safe
Good on ya mate



TRANSPORT OPTIONS

TAXIS:

Dunedin Taxis
+ 64 3 477 7777

Kiwi Cabs
0800 00 34 39
or book online kiwicabs.nz

Otago Cabs
+64 3 4822 387

BUS:













Alcohol will not be sold or supplied to minors or persons under the influence of intoxicating drugs and/or alcohol.
Alcohol will not be sold or supplied to persons under 18 years of age
Proof of age documentation is required.

Cheers!



TAP BEER







BEER	TASTING NOTES	ABV	Standard Drinks per 147 ml
 Summit Ultra	A refreshing golden lager with a crisp finish. Brewed for longer if has 75% fewer carbs than the leading NZ Lager.	4.2%	0.5
 Distinction Ale	Distinction sets itself apart from typical lagers through the subtle sweetness of slightly caramelised malts with relatively little hop bitterness or flavour from the Green Bullet and Pacific Jade hops.	4%	0.5
 Old Dark Ale	Our 5 malt Old Dark was released in 1992. A beer that provides rich, creamy, chocolate fudge flavours and coffee overtones.	4%	0.5
 Empire IPA	Brewed with a generous addition of Kohatu hops to deliver spicy aromas and a clean bitterness.	5.5%	0.7
 Gold Medal Ale	The legend that started it all in 1880. The least sweet of all NZ beers, this allows the full flavour if the malt and hops to shine through.	4%	0.5
 Cloudy Apple Cider	A refreshingly crisp cider with a medium sweetness and slightly tart finish.	4.7%	0.6
 Triple Hop Pilsner	Hop sharpness gives a refreshingly crisp taste on the palate. This is followed by the classic pilsner malt flavour that kicks in to provide a light malty biscuit background.	4%	0.5
 Hazy Pale Ale	A hop forward hazy beer with a lighter malt profile really lets the hops shine. This super fresh brew is made with a healthy dose of Citra and Galaxy hops to produce a juicy, citrus hop hit.	4.5%	0.5
 Panhead Supercharger	Tropical hops front with a famously balanced bitterness and light malt base riding quietly in the back.	5.7%	0.7
 Panhead Oat Stout	A highly approachable matte-black monster with notes of tiramisu. Contains lactose.	5.5%	0.7

Alcohol will not be sold or supplied to minors or persons under the influence of intoxicating drugs and/or alcohol

Cheers!



No & Low Alcohol

	Non Alc	Tasting Notes	ABV	Standard Drinks per 330 ml
	Speight's Alcohol Free	A full flavoured lager that's crisp and refreshing	0.05%	0
	Emerson's Little Bird	One for the hopheads, Little Bird is full of intense flavours courtesy of American hops to deliver a smooth, resiny beer. Tropical fruit dominates the flavour with subtle fresh squeezed orange with a hint of pine thrown in.	0.05%	0
	Mac's Freeride	Commit and drop in on a Mac's Freeride, a full flavoured hoppy Pale Ale, dry hopped with Nectarons Hops delivering aromas of Tropical and Citrus fruits.	0.05%	0
	Zeffer 0% Passionfruit Cider	A refreshing cider that is the perfect combination of sweet-tart passionfruit and freshly crushed Hawkes Bay apples	0.05%	0
	Zeffer 0% Apple Cider	A deliciously crisp off-dry sparkling cider crafted from Hawke's Bay apples.	0.05%	0
	Low Alc	Tasting Notes		
	Mid Ale	Brewed with Crystal, Caramalt and Chocolate malts, Speight's Mid Ale has a smooth caramelised flavour and aroma, which is contrasted by the bitterness of Pacific Jade and Green Bullet hops.	2.5%	0.7

Alcohol will not be sold or supplied to minors or persons under the influence of intoxicating drugs and/or alcohol

Cheers!



NON-ALC OPTIONS

SODA

Mac's Ginger Beer
Mac's Feijoa, Elderflower & Pear
Mac's Tropical Pash
Mac's Lemon Crush

FREE WATER IS AVAILABLE
AT ALL TIMES

GOOD ON YA MATE 



SNACK MENU

\$10.00 EACH

COTTAGE PIE

FISH PIE

MACARONI & CHEESE

BEEF LASAGNE

\$8.00 EACH

COCONUT NOODLE BOWL

TOM YUM NOODLE BOWL

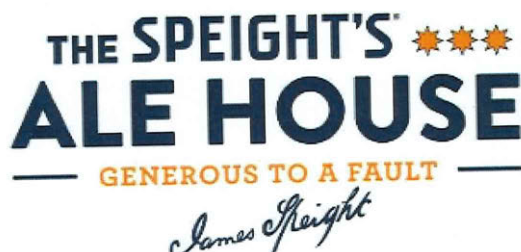
\$5.00 EACH

MINI PIZZA – BBQ

MINI PIZZA – MEATLOVERS

FOR MORE OPTIONS SEE SPEIGHT'S ALE
HOUSE MENU

GOOD ON YA MATE



ENTRÉE

ALE HOUSE LOAF

Locally baked Speight's loaf – garlic or plain

SOUP OF THE DAY (G*)

Chef's choice of fresh home-made soup. Served with Ale House Bread.

SEAFOOD CHOWDER (G*)

Seafood bound in a beautiful fish stock, delicately flavoured with fresh herbs. Served with bread.

MAINS

BLUE 'N' GOLD

Southern Blue Cod, lightly fried in Speight's beer batter, served with fresh garden salad and fries.

MUSTERER'S BEEF BURGER

200g double stack beef patty, served with bacon, beetroot, tomato, cheese and topped with our own rib sauce. Served with fries.

MUSTERER'S CHICKEN BURGER

Marinated chicken breast sliced, grilled pineapple ring, tomato, soft brie cheese, topped with aioli sauce. Served with fries.

VEGETARIAN FILO PARCELS

Spinach, cream cheese, pinenuts and peppers wrapped in golden filo pastry, topped with basil pesto. Served with a fresh garden salad and crispy potatoes.

SHEARER'S SHANK (G*)

Tender and delicious, oven-roasted with Central Otago thyme and garlic, topped with Ale House gravy and mint glaze. Served on potato mash with a medley of vegetables or salad

PORK RIBS (G)

Pork ribs, in our own marinade, served with salad greens and fries.

G - Gluten free G* - Can be made gluten free

INSPECTOR'S REPORT ON-LICENCE RENEWAL APPLICATION

Applicant LION NZ LIMITED
Trading Name Speight's Heritage Centre
Address of premises 200 Rattray Street, Dunedin
Type of licence ON licence
Pathway number ON-14-2014
Application type Renewal
Date of application 4 July 2024
Interviewee Rosie Shanks (Manager)
Date of interview 7 August 2024

LION NZ LIMITED:
Company Number: 33986
NZBN: 9429040815763
Incorporated: 28 October 1977
Current Status: REGISTERED
Entity Type: New Zealand Limited Company

The directors are Craig Phillip Baldie and Linda Rose Waddington-Miller (both of Auckland), with the sole shareholder being Lion Pty Limited (Sydney).

General nature of the business (description/background/previously licensed)
 Speight's Heritage Centre is an ON-licensed premises whereby customers can tour the Speights brewery, then participate in tastings at the end of tours. Functions are also held within the brewery, covered by this licence. An OFF-Licence is also held enabling Speights beer products (pre-packaged) as bottles, or via a fill-your-own rigor system along with merchandise to be purchased and taken away.

Site Location (zoning/surrounding uses or activities)
 Central Activity zone.

Manager details
Current Manager's Certificate holders are

Name	Expiry
Dennis Trembath	19/09/2025
Rosalind Karen Shanks	10/10/2025
Stephen Peter Moore	28/05/2027
Nicole Ward	27/03/2025
James Simpson	15/05/2027
Mitchell Smith	28/04/2027
Roseanne Cayford	01/09/2025

Licensing hours sought
 Seven days, 9.00 am until 1am the following day.

Are there any changes from the existing licence or Temporary Authority?
 No


Designation sought
 None.

Correct signage on display?

The licensee displays the following in the correct manner

- | | |
|--------------------------------------------------|-----|
| 1. Copy of licence at principal entrance? | Yes |
| 2. Duty Manager? | Yes |
| 3. Prohibited persons? | Yes |
| 4. Availability of food? | N/A |
| 5. Transport options? | N/A |

Host Responsibility:



HOST RESPONSIBILITY

As good hosts our expectation is that you will enjoy your visit to our premises. You are requested to act in a responsible manner whilst on the premises and not disrupt or cause offence to other patrons and staff. We have a legal and moral obligation to provide a safe and secure environment for all of our customers and to ensure that no customer's behaviour spoils any other persons visit here.

MINORS

- All staff are conversant with the requirements of the Sale and Supply of Alcohol Act 2012, which prohibits the sale of alcohol to minor (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 to produce proof of identification.
- The accepted forms of identification are NZ photo driver's licence, a current passport or HANZ18+ card. They will be requested where any doubt as to age exists.
- Where proof of age cannot be produced and doubt exists as to age the person concerned will be required to leave the premises.

INTOXICATION

- All staff are aware that the Sale and Supply of Alcohol Act 2012 prohibits the sale and/or supply 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 been trained in how to recognise the signs of intoxication.
- Any person displaying signs of intoxication will not be served further alcohol and may be asked to leave.
- Alternative drinks i.e., low and non-alcoholic beverages and food will be recommended when a person shows signs of escalating intoxication.

FOOD

- Signage is displayed advising the range and nature of food available
- Staff will actively promote and encourage the consumption of food to slow the onset of intoxication.

NON ALCOHOLIC AND LOW ALCOHOL BEVERAGES

- A range of non-alcoholic and low-alcohol beverages is available at the bar point of service
- Tap water is provided free of charge- there are #2 drink stations, located at the following points: Tasting Room and Cellar Door.
- If a customer is close to becoming intoxicated (based on standard indicators- part of staff training) staff will offer non or low alcoholic alternatives in place of a standard alcoholic beverage

SAFE TRANSPORT OPTIONS

- A telephone is available should you wish to call a taxi, dial a driver or other private transport home.

LIQUOR PROMOTIONS

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

UNACCEPTABLE BEHAVIOUR

Our commitment to a fun and safe environment means we do not tolerate anti-social behaviour, this includes but is not limited to violence toward staff/public, damage to property, abusive language or behaviour to staff/public, theft and possession of drugs or weapons. If you are found doing any of these things you can be trespassed from our premises from one day to up to two year.

Part of our Commitment to Host Responsibility is staff training- Please trust their advice - they know what to do and how to keep our business within the Law and you safe. Refusal of service should be viewed as an indication we are concerned for your welfare- staff must comply with their legal obligations under the Sale and Supply of Alcohol Act 2012

We are committed to ensure everyone has a good time and is safe
Good on ya mate

Does the premises utilise DCC owned footpath?

No current permit for any signboard (one was previously held). Signboard now inside main entrance, so not on the street, therefore permit not required.

What is the maximum occupancy number for the premises?

130 people: 50 on tours, 80 at functions.

Public Notification process

ODT 10 and 17 July 2024.

Public Objections (interest in the application/reasons for)

One public objection received 14/08/24 in relation to applicant suitability.

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

The object of this Act:

No issues.

The suitability of the applicant:

There are no suitability issues with this applicant.

Any relevant local alcohol policy:

The activity complies with the provisions of the LAP.

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

No issues.

The normal trading hours are Monday to Thursday from approximately 9am until last tour (approx. 6-8pm, season depending). At times private groups (tours) can be booked which may run slightly later in the evening. Tour times vary in winter versus summer months (typically run later in summer due to longer days).

The design and layout of any proposed premises:

No issues.

Whether the applicant is engaged in, or proposes on the premises to engage in, the provision of services other than those directly related to the sale of alcohol, low-alcohol refreshments, non-alcoholic refreshments, and food, and if so, which services:

Speight's branded merchandise – clothing, accessories etc.

Whether the applicant has appropriate systems, staff, and training to comply with the law:

(a) Building. This premises BWOE Expired 21/06/2024, however Building Services have been in contact and advise of no concerns (as of 07/08/24)

(b) Sale of food. National Programme Level 3 registration held under The Food Act 2014.

(c) Fire. No issues as of 12/07/24.

(d) Security. Not required.

Any matters dealt with in any report from the Police or a Medical Officer of Health

None.

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:

No issues.

The manner in which the applicant has sold (or, as the case may be, sold and supplied), displayed, advertised, or promoted alcohol.

No known issues

Inspector's comment

This report is prepared for the District Licensing Committee's consideration.

This premises was found to be run to a high standard with very knowledgeable staff.

There are no issues as to the suitability of the applicant.



Tanya Morrison
Licensing Inspector
15/08/2024

From: [Melissa Joyce](#)
To: [Dunedin Licensing Agency](#)
Subject: No Opposition ON-14-2014 Speights Heritage Centre
Date: Tuesday, 23 July 2024 10:43:40 a.m.
Attachments: [image003.png](#)
[image001.png](#)

23 July 2024

Ref: ON-14-2024
Application received: 8 July
2024
Applicant: Lion NZ
Limited
Application type: Renewal On
Premises: Speights Heritage Centre
Premises address: 200 Rattray Street, Dunedin

This application has been inquired into with respect to public health issues involved and am not aware of any issues, therefore this is not opposed.

Yours sincerely,

Aaron Whipp
Delegated by the Medical Officer of Health, under section 151 of the Sale and Supply of Alcohol Act 2012

Melissa Joyce

Administration Co-ordinator | Kaiwhakahaere Tari
National Public Health Service - Southern

waea pūkoro: 03 476 9864 | **īmēra:** melissa.joyce@southernhb.govt.nz
369 Taieri Road, Dunedin | Private Bag 1921, Dunedin 9054



Health New Zealand | Te Whatu Ora

TeWhatuOra.govt.nz

This email or attachments may contain confidential or legally privileged information intended for the sole use of the addressee(s). Any use, redistribution, disclosure, or reproduction of this message, except as intended, is prohibited. If you received this email in error, please notify the sender and remove all copies of the message, including any attachments. Please note, the views expressed in this communication are not necessarily those of the Te Whatu Ora - Southern, unless expressly so stated or apparent from the context.

From: [Dunedin AHPU](#)
To: [Dunedin Licensing Agency](#)
Cc: [FMCTWP](#)
Subject: FW: [EXTERNAL] Renewal - ON-14-2014 - Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street Dunedin
Date: Tuesday, 23 July 2024 02:00:32 p.m.
Attachments: [0.png](#)
[ON-14-2014 - Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street Dunedin.pdf](#)

Good afternoon,

This application has been inquired into and no matters in opposition are held.

FMC, for data entry and filing thanks.

Regards

Nathan

Nathan White
Sergeant
Prevention Group | Alcohol Harm Prevention Unit
SAR - Otago Coastal Search and Rescue Coordinator

P +64 3 4714081

M +64 0211915037

E nathan.white@police.govt.nz



From: Kirsten Allan <Kirsten.Allan@dcc.govt.nz>
Sent: Monday, 8 July 2024 9:51 AM
To: Aaron Whipp <Aaron.Whipp@southerndhb.govt.nz>; Admin DHB <admin@phsouth.co.nz>; Alison Blair <Alison.Blair@dcc.govt.nz>; Fire <OtagoRiskReduction@fireandemergency.nz>; Kevin Mechen <Kevin.Mechen@dcc.govt.nz>; Dunedin AHPU <Dunedin.AHPU@police.govt.nz>; Tanya Morrison <Tanya.Morrison@dcc.govt.nz>
Subject: [EXTERNAL] Renewal - ON-14-2014 - Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street Dunedin

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [White, Nikki](#)
To: [Dunedin Licensing Agency](#)
Subject: FW: Renewal - ON-14-2014 - Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street Dunedin
Date: Friday, 12 July 2024 09:11:57 a.m.
Attachments: [0.png](#)
[image001.png](#)
[ON-14-2014 - Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street Dunedin.pdf](#)

Hi team

No issues with this one.

Ngā mihi / Many thanks

Nikki White
Business Services Coordinator

Otago District – Dunedin
Te Kei Region
Dunedin Central Fire Station
85 Castle Street, Dunedin 9016
PO Box 341, Dunedin 9054
Mobile: 027 559 1825

nikki.white@fireandemergency.nz
www.fireandemergency.nz



From: Kirsten Allan <Kirsten.Allan@dcc.govt.nz>
Sent: Monday, July 8, 2024 9:51 AM
To: Aaron Whipp <Aaron.Whipp@southerndhb.govt.nz>; Admin DHB <admin@phsouth.co.nz>; Alison Blair <Alison.Blair@dcc.govt.nz>; Otago Risk Reduction <OtagoRiskReduction@fireandemergency.nz>; Kevin Mechen <Kevin.Mechen@dcc.govt.nz>; Police <Dunedin.AHPU@police.govt.nz>; Tanya Morrison <Tanya.Morrison@dcc.govt.nz>
Subject: Renewal - ON-14-2014 - Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street Dunedin

Kevin Mechen

From: Amy Barney
Sent: Wednesday, 7 August 2024 10:37 am
To: Tanya Morrison; Cory Barnes
Subject: RE: Speights - Expired BWOF??

Status is expired however, no concerns (awaiting one 12A to be issued – nothing else flagged in the system)

From: Tanya Morrison <Tanya.Morrison@dcc.govt.nz>
Sent: Wednesday, 7 August 2024 10:04 a.m.
To: Amy Barney <Amy.Barney@dcc.govt.nz>; Cory Barnes <Cory.Barnes@dcc.govt.nz>
Subject: Speights - Expired BWOF??

Any issues on this one please – expired??

Licence Class	Building Warrant of Fitness
Licence Type	Warrant of Fitness
Licence	WOF-300121
Status	Expired
Licence Expires	21/06/2024 Expiry date only applies if Status is Current
Trading Name	SPEIGHTS
Description	SPEIGHTS
Location	5066807 200 Rattray Street Dunedin
Site Description	
Lodgement Date	21/06/1993
Issue Date	21/06/1993
Decision	Warrant Expired WOF3 Sent
Decision Date	17/07/2024
Area/Service	NOR
Officer	
File Ref	
Grade	
Air Plan Area	Inside Air Plan Area



Licensee
Name [103732](#) Lion N Z Limited
Mailing Address PO Box 231 Dunedin 9054
Debtors Email Address Greg.Hamburger@lionco.com

Tanya Morrison

Environmental Health Officer
Alcohol Licensing Inspector

CUSTOMER & REGULATORY SERVICES

P 03 477 4000 | E tanya.morrison@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz

Students for Sensible Drug Policy Ōtepoti-Dunedin

Objection to the Application of license number **ON-14-2014**,
By **Lion NZ Limited** (Applicant),
in respect to the premises situated at **200 Rattray Street Dunedin**,
Trading as **Speight's Heritage Centre**.

To: The Secretary
Dunedin District Licensing Committee
50 the Octagon, Dunedin 9016

Dated **Wednesday 14th August 2024**

Tēnā koe e hoa

We are sending you this letter **on behalf of the members of Students for Sensible Drug Policy Ōtepoti-Dunedin (SSDP)** to lodge an objection to the application for the renewal of license **ON-14-2014** by Lion NZ Limited trading as **Speight's Heritage Centre**.

SSDP is affiliated with the Otago University Student Association (OUSA). The objective of SSDP is '*to reduce drug related harm and advocate for drug policy change in Dunedin and Aotearoa.*' As has been recently reported on in the media, alcohol is the drug that is most used, and which causes the most harm in Aotearoa-New Zealand.

The core membership and primary focus of SSDP's work is the University of Otago and Otago Polytechnic student population, which section 1.3 of the Dunedin Local Alcohol Policy (LAP) specifically identifies and acknowledges that the student population is '*particularly vulnerable to hazardous drinking and alcohol-related harm.*'

This objection is lodged on all the available grounds permitted on renewal under s105. of the Sale and Supply of Alcohol Act 2012 – but initially with specific regard to:

1. the object of the Act – sections 3 and 4 and 105(1)(a), by the means of s 131 (1)(a);
2. the suitability of the applicant, including the criterion of extended suitability – s 105(1)(b), by the means of s 131 (1)(a);

Students for Sensible Drug Policy Ōtepoti-Dunedin

3. the manner in which the applicant has sold (or, as the case may be, sold and supplied), displayed, advertised, or promoted alcohol – s 131 (1)(d).

The primary grounds for this objection is under s 105(1)(b) - the suitability of the applicant, including the criterion of extended suitability; and furthermore, the manner in which the applicant has sold (or, as the case may be, sold and supplied), displayed, advertised, or promoted alcohol – s 131 (1)(d).

SSDP believes that the Applicant is unsuitable to hold a license, and furthermore the Dunedin District Licensing Committee in considering the renewal of this license must regard the manner this Applicant has advertised and promoted alcohol; given the Applicant's contribution to the onslaught of alcohol marketing during Flo and O Week targeting students by means of the Applicant's repainting of "The Dairy" on Castle Street with advertising for Lion's Hyoketsu RTD brand.

SSDP agrees with comments made in the media at the time by Sergeant Steve Jones, Dunedin alcohol harm reduction officer for the New Zealand Police, that it is concerning that this advertising occurring during Orientation week has a clear intention – that intention being to target Otago's student community with predatory alcohol marketing, at a time our community is at increased vulnerability to alcohol related harm.

We believe the Applicant's decision to market and promotion of their Hyoketsu RTD brand in this irresponsible way, in an irresponsible location, and with both irresponsible and unsafe timing, created further pressure for students to drink, and encouraged excessive and unsafe consumption of alcohol in our extremely vulnerable community.

SSDP believes that it is blindingly obvious the Applicant has no real understanding of the 'extremely common and commonly extreme' alcohol-related harm that occurs in North Dunedin – or otherwise they would have chosen not to advertise and promote their Hyoketsu RTD brand in such an irresponsible and unsafe manner, place, and time.

On that basis, SSDP holds that the Applicant not only fails to meet the grounds of suitability for the renewal of this license, but also critically fails the higher threshold of extended suitability given the vulnerable communities that reside within North and Central Dunedin.

To be extremely clear - SSDP acknowledges and fully accepts that the Speight's Heritage Centre is of great value to Dunedin – it is part of our history, and it is a great tourism attraction. Our primary basis of objection is not with the premises themselves (albeit there are some matters detailed on the Applicant's renewal paperwork we believe requires further explanation).

Students for Sensible Drug Policy Ōtepoti-Dunedin

Our primary grounds of objection is based on the suitability of the Applicant, further based on the manner in which the Applicant has advertised and promoted alcohol, that we believe has lead to the Applicant failing to meet the Object of the Act, let alone the reality of the additional harm the applicant's predatory alcohol marketing has caused within the vulnerable student community at a time where members of our community were most at risk of increased alcohol-related harm.

Section 131 of the Sale and Supply of Alcohol Act 2012 states:

"131 Criteria for renewal

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

- (a) the matters set out in paragraphs (a) to (g), (j), and (k) of section 105(1):
(where s 105(1)(b) specifically concerns 'the suitability of the applicant)*
- (b) 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:*
- (c) any matters dealt with in any report from the Police, an inspector, or a Medical Officer of Health made by virtue of section 129:*
- (d) the manner in which the applicant has sold (or, as the case may be, sold and supplied), displayed, advertised, or promoted alcohol."*

SSDP thereby holds that the grounds stated above for our objection to renewal of license ON-14-2014 by Lion NZ Limited trading as Speight's Heritage Centre are valid and must be heard by the Dunedin District Licensing Committee.

We will provide detail for the grounds of objection referenced above, along with information about any further grounds of objection, in opening submissions.

We would like to speak in support of our opposition at any hearings regarding this matter and would appreciate an email receipt confirming that you have received this letter. Please send this receipt, and any further correspondence about this matter including the time and date of the hearing via email at ssdpotepotinz@gmail.com.

Students for Sensible Drug Policy Ōtepoti-Dunedin

Nāku noa, nā

Submitted on behalf of Students for Sensible Drug Policy Ōtepoti-Dunedin by:



Max Phillips

President, Students for Sensible Drug Policy Ōtepoti-Dunedin

From: [Kirsten Allan](#)
To: [SSDP Ōtepoti](#)
Subject: RE: Objection to ON-14-2014, by Lion NZ Ltd, trading as the Speight's Heritage Centre
Date: Wednesday, 14 August 2024 03:30:00 p.m.

Dear Sir,

This email is to acknowledge we have received your objection to the Alcohol licence application for ON-14-2014 – Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street.

We are required to forward a copy of all objections to the alcohol licence applicant, including the objector's name and contact details. Objector details will also be passed on to the District Licensing Committee as well as other parties to the application eg NZ Police, Medical Officer of Health and licensing inspector.

If the District Licensing Committee believe that the objection meets the criteria outlined in the Sale and Supply of Alcohol Act 2012, they will notify all involved parties of a date and time for a hearing.

Regards

Alcohol Licensing Administration
DUNEDIN DISTRICT LICENCING COMMITTEE

From: SSDP Ōtepoti <ssdpotepotinz@gmail.com>
Sent: Wednesday, 14 August 2024 3:07 p.m.
To: Dunedin Licensing Agency <dla@dcc.govt.nz>; Kevin Mechen <Kevin.Mechen@dcc.govt.nz>
Cc: Michael Butchard <michael.butchard@southerndhb.govt.nz>; JONES, Stephen (Steve) <stephen.jones3@police.govt.nz>
Subject: Objection to ON-14-2014, by Lion NZ Ltd, trading as the Speight's Heritage Centre

Kia ora DLA team,

Please see attached letter filing an objection to application ON-14-2014, by Lion NZ Ltd, trading as the Speight's Heritage Centre.

Please confirm receipt of our objection, to be made to this email address

Max Phillips (he/him)
President, Ōtepoti/Dunedin



Students For Sensible Drug Policy | Aotearoa New Zealand
ssdpotepotinz@gmail.com
+64 27 480 2105

From: [Kirsten Allan](#)
To: ["rosie.shanks@lionco.com"; Elle Rolfe; Police; "Aaron.Whipp@southerndhb.govt.nz"; Admin.DHB \(alcoholadmin@southerndhb.govt.nz\); Alison Blair; Tanya Morrison; Colin Weatherall \(Colin.Weatherall@dcc.govt.nz\); Kevin Mechen; Lynne Adamson](#)
Subject: Objection to ON-14-2014 - Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street Dunedin
Date: Thursday, 15 August 2024 08:41:00 a.m.
Attachments: [2024_08_14_ON-14-2014 - SSDP Initial Objection Letter - Lion NZ LTD.pdf](#)

On Behalf of the Secretary,

This is to advise the attached public objection has been received in relation to licence application ON-14-2014 - Lion N Z Limited, Speight's Heritage Centre, 200 Rattray Street Dunedin.

If the District Licensing Committee believe that the objection meets the criteria outlined in the Sale and Supply of Alcohol Act 2012, they will notify all involved parties of a date and time for a hearing.

Regards

Alcohol Licensing Administration
DUNEDIN DISTRICT LICENCING COMMITTEE



PUBLIC NOTICE DECLARATION

To the Secretary, Dunedin District Licensing Committee

Premises Name: Speight's Heritage Centre

Premises Address: 200 Rattray Street Dunedin

Reference number: ON-14-2014

The Public Notice of the above application was displayed on or adjacent to the site of the premises in accordance with the requirements of the Sale and Supply of Alcohol Act 2012

The notice was displayed (describe where):

FRONT WINDOW, FACING RATTRAY ST.

From Date: Wednesday, 10 July 2024

To Date: Wednesday, 14 August 2024

Name:

ROSIE SHANKS

Signature:

PKSLal

- Within 10 working days after filing the application with the District Licensing Committee the applicant must ensure that notice of the application in accordance with form 1A is attached in a conspicuous place on or adjacent to the site to which the application relates.
- The notice shall be displayed until the close of the public objection period. (The public objection period is 25 working days from the first public notice being advertised in the newspaper).
- This declaration shall be forwarded to the Secretary of the District Licensing Committee via email dla@dcc.govt.nz, posted to: Alcohol Licensing, Dunedin City Council, P.O Box 5045, Dunedin