

Notice of Meeting:

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

Date: Tuesday 19 August 2025
Time: 1.00 p.m.
Venue: Council Chamber, top floor, Dunedin Public Art Gallery, the Octagon, Dunedin

Sandy Graham
Chief Executive Officer

District Licensing Committee**Opposed On and Off Licence Renewal – St Kilda Tavern****PUBLIC AGENDA**

MEMBERSHIP

Chairperson	Colin Weatherall
Members	Katie Lane 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.

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PART A REPORTS

REPORT FOR OPPOSED ON AND OFF-LICENCE RENEWAL; "ST KILDA TAVERN", 2 PRINCE ALBERT ROAD, DUNEDIN – FROM SECRETARY, DISTRICT LICENSING COMMITTEE

Department: Civic

APPLICATION DESCRIPTION

Applicant's Name:	St Kilda Tavern (2002) Limited
Site Address	2 Prince Albert Road, Dunedin
Trading Name:	St Kilda Tavern
Style of Licence	Tavern
Application Number	ON-5434-2006 & OFF-5435-2006
Date received by Council	06 November 2024

EXECUTIVE SUMMARY

- 1 This is a report for an application by St Kilda Tavern (2002) Limited for the renewal of on and off-licences for the premises situated at 2 Prince Albert Road, Dunedin, and known as the "St Kilda Tavern". The criteria found at section 131 of the Sale and Supply of Alcohol Act 2012 (the Act) apply to these applications.
- 2 The applicant has not been involved with the running of the premises for the past two years. The business is for sale and has been operating with two prospective purchasers utilising temporary authorities. The applicant is seeking to renew the licences to allow a third entity to operate on a temporary authority while their own application is prepared and submitted.
- 3 There have been issues with the previous two holders of temporary authorities for the premises. The Licensing Inspector stated that the application is missing a lot of detail and believes the Committee would benefit by hearing how the applicant intends to operate in the future. The suitability of the holder of the temporary authority is not a factor in this matter.
- 4 Public notice of the application did not attract any objection and the Medical Officer of Health Delegate did not oppose the application. No report was received from the Police.

APPLICANT AND APPLICATION

Applicant

- 5 The applicant in this matter is the owner of the building and is seeking to renew the on and off-licences for the business operating from the premises. They do not live locally.
- 6 In the past two years there have been two previous operators at the premises utilising temporary authorities while their own applications were determines. The first was opposed by the agencies and they withdrew their application before the matter was heard by the Committee.
- 7 The second operator's applications were also opposed. After a hearing before the Dunedin District Licensing Committee, the applications were declined.
- 8 A third person has indicated an interest in the premises and is operating on a temporary authority.
- 9 The underlying licences for the premises expired on 14 April 2025 so, in order for the interested party to operate, the applicant seeks to renew the underlying on and off-licences.

PUBLIC NOTICE

- 10 Public notice of the applications did not attract any objections. The Medical Officer of Health Delegate did not oppose the applications and the Police did not submit a report.
- 11 The Licensing Inspector has expressed concern that the application is not based on any current trading practice and the applicant is no longer actively involved with the business. The Inspector commented that it was unclear how the object of the Act could be upheld when the application was not based on any trade practice.
- 12 The suitability of the applicant could not be assessed by the Inspector because they are no longer active in the business operated from the premises.
- 13 The Inspector believes the Committee would benefit from hearing the matter so they may understand the nature of the business and how it is intended to be run in the future.

CONCLUSION

- 14 This hearing is an opportunity for the applicant to explain the purpose of the licence renewals, the future direction of the business, and to satisfy the Committee that the renewals are required.

Signatories

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

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PUBLIC NOTICE

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

St Kilda Tavern (2002) Limited has made application to the District Licensing Committee at Dunedin for the renewal of an on licence number ON-5434-2006 in respect of the premises situated at 2 Prince Albert Road Dunedin and known as St Kilda Tavern

The general nature of the business conducted under the licence is Tavern.

The applicant seeks the licence on the following hours:

Sunday to Thursday 10.00 am to 12.00 midnight
Friday and Saturday 10.00 am to 2.00 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 10.00 am and 12.00 midnight.

First publication date: Wednesday, 16 April 2025

Second publication date: Wednesday, 23 April 2025

Objections Close 5:00 pm Monday, 26 May 2025

- 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

Select your premises type:

- ✓ **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

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	15

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
	15

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

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: Ian Tolerton

Phone: 0274323700

Email: stkildatavern@gmail.com

Postal address for service: P.O. Box 1591

Nelson

Postcode: 7040

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: St. Kilda Tavern (2002) Ltd

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: P.O. Box 1591 Nelson 7040

Occupation: Tavern Keepers

Phone: 0274323700

Email: stkildatavern@gmail.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: There is a Temporary Licence in place expiring at the time of this renewal

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: St. Kilda Tavern (2002) Ltd

Name of the building (if applicable):

Address of the premises: 2 Prince Albert Rd, St. Kilda

Dunedin

Postcode: 9012

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

What is the maximum occupancy of your premises including outside areas? 250

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:

Downstairs - one Male, one Female, one Unisex, one urinal. Upstairs - one Male, one Female, one urinal.

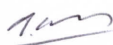
Fire evacuation declaration – Fire and Emergency Act 2017

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:



Date: 10/04/2025

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)

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	10.00.a.m.	10.00.a.m.	10.00.a.m.	10.00.a.m.	10.00.a.m.	10.00.a.m.	10.00.a.m.
End time	12.00.a.m.	12.00.a.m.	12.00.a.m.	12.00.a.m.	2.00.a.m.	2.00.a.m.	12.00.a.m.

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:

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

☒ Yes No If yes, provide details: Tobacco

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: Gaming room, TAB

Manager details

Provide the below details for each manager or proposed manager.

Full name	Date of birth	Manager's certificate number	Expiry date
To be advised			

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)

Menu to be decided. Will include hot pies, chips, toasted sandwiches, ready to eat meals and pizzas

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

Fruit juices, post mix, bottled cordials and water, free tea and coffee and tap water.

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

At least one beer on tap. Always two, sometimes three, bottled beers. Also a "light" wine option.

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

Chilled urn on bar, or via post mix

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

We have mains water access - if supply interrupted, we have bottled water available

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

See Host Responsibility statement

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

Staff that will be appointed will recognise that the clientele are mature, such that prohibited persons (underage) are obvious. And to be trained in dealing with intoxicated persons.

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

Staff have a range of options in not serving intoxicated or underage persons, promoting food and non-alcoholic drinks or safe transport home

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

Will be staffed with a high number of GM holding applicants.

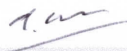
- 8) For high risk premises, what arrangements will be made for security staff?

We are not high risk premises.

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

Will have those without GM to be paid to attend courses leading to same. Also staff to have other competencies with regards to gaming machines and TAB.

Signed:



Date:

10/04/2025

Place:

Richmond

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.

Signed As A TRUE - Accurate Floor Plan of:

ST KILDA TAVERN
2 PRINCE ALBERT ROAD
SOUTH DUNEDIN

IAN TOLEMAN
1 JULY 2021 *IAN*

OWNER

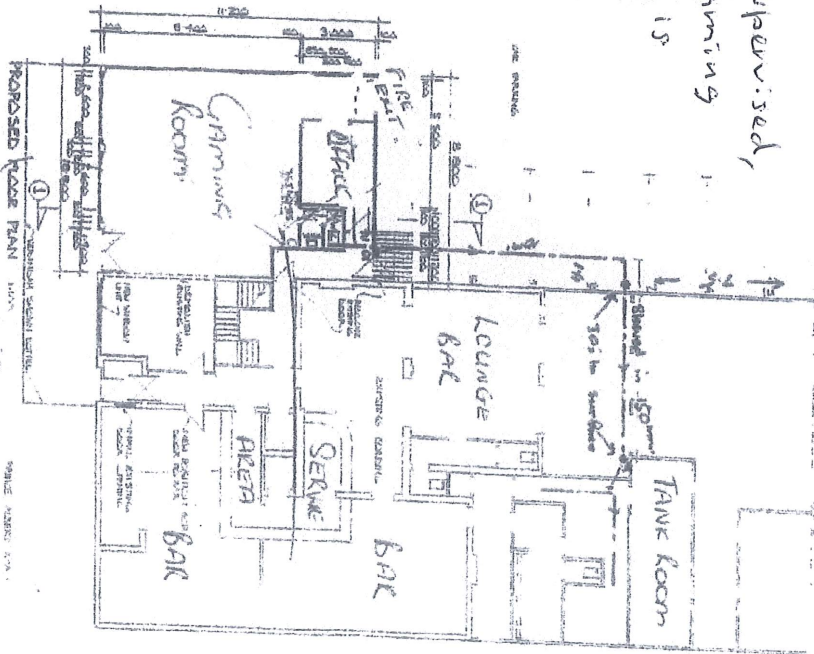
No change since
2021

Upstairs, large
function area is
supervised.

All areas supervised,
but for Gaming
Room which is
restricted

MIKE BRESNAN
1 JULY 2021 *Mike*

BENDIGO VALLEY FOUNDATION
Bendigo Valley
Sports Trust
Foundation
P.O. Box 5480
Dunedin 9058



PROPOSED EXTENSION TO ST KILDA TAVERN

2 Prince Albert Road

AS/MS
ELEVATION
PLAN/SITE PLAN

St. Kilda Tavern – Mitigation Report

The tavern has been operating as licensed premises from the same building since 1875 and has thus come to be seen as a community neighbourhood tavern. The patronage is predominantly of a middle-aged and upper clientele, mostly employed in the immediate and South Dunedin area and thus has created its own “target” market, if there were to be a “target” market at all. As such the nature of the clientele does not lend itself to negative behaviour such as loitering or vandalism. In the last twenty years of current management, there has been little if at all attention required from the licencing authorities or the police.

With regards to any near housing, any sound from the premises is generally contained within the premises due to wall thickness and as the premises supplies its own car park, neighbourhood car parking is not impinged upon. Opening hours are generally sociable in that, while currently licenced to operate to 2.00.a.m. on a Saturday night, service generally winds down from midnight. And in general, the aim is to close around 1.00.a.m of the Saturday night. Earlier on all other nights. As we wind down service from an hour before closing times, patrons are able to disperse over an extended period, thus not putting undue pressure on available transport operators, nor putting a large group of patrons on the street at one time. We also encourage and will arrange, as per our Host Responsibility, safe transport options.

There is amplified music on a Saturday night which ceases at mid-night and noise containment is again as the above plus that any outside doors to courtyards, etc. are kept closed after 11.00.p.m.

There are two churches on corners across from the premises, two separated by at least one corner building. The premises, having been established in 1875, pre-date the churches, one of which decided to establish itself across the road only in the last ~~four~~ ^{seven} years. The has never been any discourse from these church bodies.

The premises and management actively supports and upholds Host Responsibility as per our Licence Renewal Application. Also, the nature of the premises and clientele does not require active security measures other than staff vigilance, although on Saturday nights because of a larger patronage, a security person is present.

Advertising is minimal other than “naming” signage on the building and once weekly advertising in the newspaper as to Saturday night entertainment.

With regard to the tavern’s Off Licence, a bottle shop or liquor store with separate premises or street front positioning with associated advertising is not involved. Rather sales are mostly limited to beer as a take out across the bar – spirits and wines are not stocked for Off Licence sales, such spirits and wines being stocked for on premise consumption. As such, compared to other off licence premises, the impact of this Off Licence in the local area is minimal.

ST KILDA TAVERN HOST RESPONSIBILITY POLICY

The management and staff of St Kilda Tavern believe that we have a responsibility

to provide an environment that is not only comfortable and welcoming but also where alcohol is served responsibly.

To ensure this we have implemented the following HOST RESPONSIBILITY POLICY:

- We provide and actively promote a range of non-alcoholic drinks, including low alcohol beer, fruit juice and soft drinks.

Tea, coffee and iced water are available free of charge at all times.

- A range of food is always available. Signs that detail this are displayed throughout all bars and gaming room.

- It's against the law to serve minors. If staff is in any doubt as to your age, we will ask for identification. Acceptable forms of proof of age are the photo drivers licence, the HANZ 18t Card or current passport, Kiwi access card.

- Patrons who are visibly intoxicated will not be served alcohol, they will be offered tea, coffee or water or will be asked to leave the premises and encouraged to take advantage of safe transport options.

- We will promote transport options to get you safely home. Staff will ring you a taxi or friend to get you home at anytime.

- We will encourage more people to have a designated driver. By offering free tea and coffee. As well as an interesting range of low-alcohol and alcohol free drinks.

- We will make sure all these services are well promoted.

- We will display signage required under the Sale and Supply of Alcohol/Act 2012.

- We will maintain a training and management policy to give our staff the skills and support they need to do their job responsibly.

- Please be our guest and take advantage of the services we offer.

- Host responsibility makes sure that everyone has a good time, and leaves in a safe shape for the road home. It could save our licence, and it could save your life.

THE STAFF AND MANAGEMENT OF THE ST KILDA TAVERN ARE RESPONSIBLE HOSTS.



PUBLIC NOTICE

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

St Kilda Tavern (2002) Limited has made application to the District Licensing Committee at Dunedin for the renewal of an off licence number OFF-5435-2006 in respect of the premises situated at 2 Prince Albert Road Dunedin and known as St Kilda Tavern

The general nature of the business conducted under the licence is Tavern.

The applicant seeks the licence on the following hours:

Monday to Sunday 10.00 am to 10.00 pm.

First publication date: Wednesday, 16 April 2025

Second publication date: Wednesday, 23 April 2025

Objections Close 5:00 pm Monday, 26 May 2025

- 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 Off-Licence Renewal

Incomplete applications will not be processed

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

Please read and complete the following checklist before submitting the application

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

Calculate your fee
Select your premise type:

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

Select the latest time you intend to sell alcohol:

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

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

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

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

Premises points: Trading hours points Enforcement points Total points

Use the table below to work out the fee payable:

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

Application for Off-Licence Renewal

Section 127, Sale and Supply of Alcohol Act 2012

TO The Secretary

Dunedin District Licensing Committee

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

Contact Person

Full Name:Ian Thomas

Tolerton.....

Phone No.:

Mobile No.: 0274323700.....

Email address: ...stkildatavern (2002)

Ltd.....

Postal address for documents:

.....P.O. Box 1591, Nelson

7040.....

Preferred mode of contact: email.....

Details of the Applicant

Full legal name/s of the person/s or company who will receive any proceeds from alcohol sales:

Include any other names you may be known by e.g. maiden names, alias

St. Kilda Tavern (2002) Ltd

Applicant status *please select from the below options*

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

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

If yes, detail changes:
A Temporary Licence in place prior to renewal

Address:

Occupation:

(if individual) ☐ Male ☐ Female ☐ Other

(if individual) Applicants place and date of birth:

Postal address for documents: *P.O. Box 1591, Nelson 7040*

Is this your principal business? ☒ Yes ☐ No

Please state any other businesses:

Criminal Convictions		
Please state all criminal convictions against any applicants including Directors or Shareholders (except convictions for offences to which the Criminal Records (Clean Slate) Act 2004 applies)		
Full Name	Conviction	Date of Conviction
(Use a separate sheet if necessary)		

Details of Premises

Trading name: St. Kilda Tavern (2002) Ltd

Name of the building (if applicable):

Address of premises: 2 Prince Albert Rd, St. Kilda,
Dunedin

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

What is the maximum occupancy of your entire premises including outside areas? ...250

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

Downstairs - one Male, one Female, one Unisex, one urinal. Upstairs - one Male, one Female, one urinal.

Fire Evacuation Declaration - Fire and Emergency Act 2017

Which of the following fire evacuation statements applies to you?

If unsure, check with Fire and Emergency New Zealand

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

Signed  Date 10/04/2025

Business Details

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

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

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

Day	<input type="checkbox"/> Mon	<input type="checkbox"/> Tues	<input type="checkbox"/> Weds	<input type="checkbox"/> Thurs	<input type="checkbox"/> Fri	<input type="checkbox"/> Sat	<input type="checkbox"/> Sun
Start time	10.a.m.	10.a.m.	10.a.m.	10.a.m.	10.a.m.	10.a.m.	10.a.m.
End time	9.p.m.	9.p.m.	9.p.m.	9.p.m.	9.p.m.	9.p.m.	9.p.m.

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

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

If yes, describe changes:
.....

What designations apply to the premises?

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

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

☐ Yes ☒ No If yes, detail:
.....

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

If no, provide details:
.....

Does the applicant supply or sell any goods other than alcohol and food? ☒ Yes ☐ No

If yes, provide details: ...Tobacco.....

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: Gaming machines,
TAB.....

Manager Details			
Provide the below details for each manager or proposed manager			
Full Name	Date of Birth	Managers Certificate Number	Expiry Date
To be advised			
(Use a separate sheet if necessary)			

Conditions

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

Staff that will be appointed will recognise that the clientele are mature, such that prohibited persons (underage) are obvious. And to be trained in dealing with intoxicated persons.

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

...Will be staffed with a high number of GM holding applicants.

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

...Staff have a range of options in not serving intoxicated or underage persons, promoting food and non-alcoholic drinks or safe transport home.

Signed Jim Date 10/04/2025 Place Richmond



Dunedin DLC - Off Licence Renewal Application - DDLIC-OFFRENEW-V2-2021

7

Signed As A TRUE - Accurate Floor Plan of:

ST KILDA TAVERN
2 PRINCE ALBERT ROAD
SOUTH DUNEDIN

IAN TOLEMAN
1 JULY 2021

OWNER

No change since
2021

Upstairs, large
function area is
supervised.

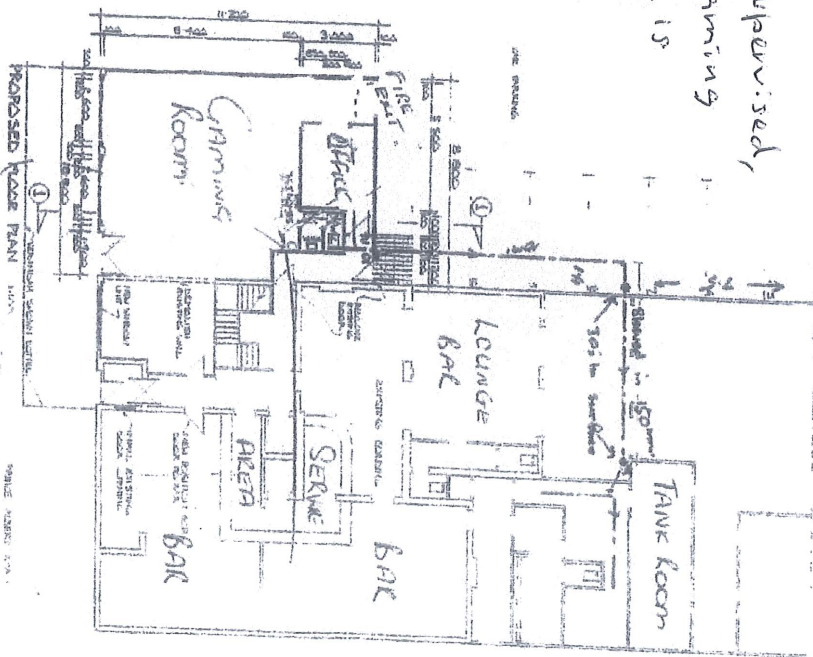
All areas supervised,
but for Gaming
Room which is
restricted

MIKE BRESNAN
1 JULY 2021

[Signature]

BENDIGO VALLEY FOUNDATION

Bendigo Valley
Sports Trust
Foundation
P.O. Box 5480
Dunedin 9058



PROPOSED EXTENSION TO ST KILDA TAVERN

2 Prince Albert Road

AS/MS
ELEVATION
PLAN / SITE PLAN

St. Kilda Tavern – Mitigation Report

The tavern has been operating as licensed premises from the same building since 1875 and has thus come to be seen as a community neighbourhood tavern. The patronage is predominantly of a middle-aged and upper clientele, mostly employed in the immediate and South Dunedin area and thus has created its own "target" market, if there were to be a "target" market at all. As such the nature of the clientele does not lend itself to negative behaviour such as loitering or vandalism. In the last twenty years of current management, there has been little if at all attention required from the licencing authorities or the police.

With regards to any near housing, any sound from the premises is generally contained within the premises due to wall thickness and as the premises supplies its own car park, neighbourhood car parking is not impinged upon. Opening hours are generally sociable in that, while currently licenced to operate to 2.00.a.m. on a Saturday night, service generally winds down from midnight. And in general, the aim is to close around 1.00.a.m of the Saturday night. Earlier on all other nights. As we wind down service from an hour before closing times, patrons are able to disperse over an extended period, thus not putting undue pressure on available transport operators, nor putting a large group of patrons on the street at one time. We also encourage and will arrange, as per our Host Responsibility, safe transport options.

There is amplified music on a Saturday night which ceases at mid-night and noise containment is again as the above plus that any outside doors to courtyards, etc. are kept closed after 11.00.p.m.

There are two churches on corners across from the premises, two separated by at least one corner building. The premises, having been established in 1875, pre-date the churches, one of which decided to establish itself across the road only in the last ~~four~~ ^{seven} years. The has never been any discourse from these church bodies.

The premises and management actively supports and upholds Host Responsibility as per our Licence Renewal Application. Also, the nature of the premises and clientele does not require active security measures other than staff vigilance, although on Saturday nights because of a larger patronage, a security person is present.

Advertising is minimal other than "naming" signage on the building and once weekly advertising in the newspaper as to Saturday night entertainment.

With regard to the tavern's Off Licence, a bottle shop or liquor store with separate premises or street front positioning with associated advertising is not involved. Rather sales are mostly limited to beer as a take out across the bar – spirits and wines are not stocked for Off Licence sales, such spirits and wines being stocked for on premise consumption. As such, compared to other off licence premises, the impact of this Off Licence in the local area is minimal.

ST KILDA TAVERN HOST RESPONSIBILITY POLICY

The management and staff of St Kilda Tavern believe that we have a responsibility

to provide an environment that is not only comfortable and welcoming but also where alcohol is served responsibly.

To ensure this we have implemented the following HOST RESPONSIBILITY POLICY:

- We provide and actively promote a range of non-alcoholic drinks, including low alcohol beer, fruit juice and soft drinks.

Tea, coffee and iced water are available free of charge at all times.

- A range of food is always available. Signs that detail this are displayed throughout all bars and gaming room.

- It's against the law to serve minors. If staff is in any doubt as to your age, we will ask for identification. Acceptable forms of proof of age are the photo drivers licence, the HANZ 18t Card or current passport, Kiwi access card.

- Patrons who are visibly intoxicated will not be served alcohol, they will be offered tea, coffee or water or will be asked to leave the premises and encouraged to take advantage of safe transport options.

- We will promote transport options to get you safely home. Staff will ring you a taxi or friend to get you home at anytime.

- We will encourage more people to have a designated driver. By offering free tea and coffee. As well as an interesting range of low-alcohol and alcohol free drinks.

- We will make sure all these services are well promoted.

- We will display signage required under the Sale and Supply of Alcohol/Act 2012.

- We will maintain a training and management policy to give our staff the skills and support they need to do their job responsibly.

- Please be our guest and take advantage of the services we offer.

- Host responsibility makes sure that everyone has a good time, and leaves in a safe shape for the road home. It could save our licence, and it could save your life.

THE STAFF AND MANAGEMENT OF THE ST KILDA TAVERN ARE RESPONSIBLE HOSTS.

INSPECTOR'S REPORT ON and OFF-LICENCE APPLICATION

Applicant	St Kilda Tavern (2002) Limited
Trading Name	St Kilda Tavern
Address of premises	2 Prince Albert Road, Dunedin
Type of licence	ON-Licence & OFF-Licence
Application type	Renewals
Pathway number	ON-5434-2006 and OFF-5435-2006
Application status	MooH No opposition, No Police reports.
Date of application	6 November 2024
Interviewee	Ian Tolerton - Director
Date of interview	4 June 2025 (via phone)

Applicant details

St Kilda Tavern (2002) Limited
Company number: 1255240
NZBN: 9429036250660
Incorporation Date: 8 November 2002
Company Status: Registered
Entity type: NZ Limited Company

The director is Ian Thomas Tolerton, of Richmond. The Shareholders are (98% share) Chris Saxton Trustees Limited and (1% share each) Ian Thomas Tolerton and Annabel Mary Tolerton, both of Richmond. The sole director/shareholder of Chris Saxton Trustees Limited is Christopher John Saxton, of Dunedin.

General nature of the business (description/background/previously licensed)

The St Kilda Tavern is situated on the corner of Prince Albert and Bay View Roads, St Kilda. The premises consists of a large gaming machines lounge, public bar, garden bar and. Off sales occur over the bar. The first floor previously operated as a dining facility under the previous ownership and may be used again for dining in the future.

These applications are made by the previous business operator, Mr Ian Tolerton, who is also the land and building owner. Mr Tolerton however, has not run the business since approximately July 2023. These applications have been submitted for renewal to allow temporary authority applications to be made, by now the third business owner since Mr Tolerton last operated this premises. The previous two owners were unsuccessful for various reasons in obtaining full alcohol licences.

Site Location (zoning/surrounding uses or activities)

General Residential 2.

Manager details

No managers stated within application. See inspector's comment.

Licensing hours sought

On-Licence: Sunday to Thursday 10am until 12am midnight, Fridays and Saturdays 10am until 2am the following day.

Off-Licence: 10am until 10pm daily.

Are there any changes from the existing licence or Temporary Authority?

No changes to existing licences, however, Temporary Authorities apply against this licence issued to JV Bars Limited.

Designation sought

Supervised all bar areas, restricted gaming machine area.

Correct signage on display?

Signage was not assessed during review of these applications, however, from previous visits to the premises, the correct signage was on display.

Host Responsibility

ST KILDA TAVERN HOST RESPONSIBILITY POLICY

The management and staff of St Kilda Tavern believe that we have a responsibility to provide an environment that is not only comfortable and welcoming but also where alcohol is served responsibly.

To ensure this we have implemented the following HOST RESPONSIBILITY POLICY:

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- Tea, coffee and iced water are available free of charge at all times.
- A range of food is always available. Signs that detail this are displayed throughout all bars and gaming room.
- It's against the law to serve minors. If staff is in any doubt as to your age, we will ask for identification. Acceptable forms of proof of age are the photo drivers licence, the HANZ 18t Card or current passport, Kiwi access card.
- Patrons who are visibly intoxicated will not be served alcohol, they will be offered tea, coffee or water or will be asked to leave the premises and encouraged to take advantage of safe transport options.
- We will promote transport options to get you safely home. Staff will ring you a taxi or friend to get you home at anytime.
- We will encourage more people to have a designated driver. By offering free tea and coffee. As well as an interesting range of low-alcohol and alcohol free drinks.
- We will make sure all these services are well promoted.
- We will display signage required under the Sale and Supply of Alcohol/Act 2012.
- We will maintain a training and management policy to give our staff the skills and support they need to do their job responsibly.
- Please be our guest and take advantage of the services we offer.
- Host responsibility makes sure that everyone has a good time, and leaves in a safe shape for the road home. It could save our licence, and it could save your life.

THE STAFF AND MANAGEMENT OF THE ST KILDA TAVERN ARE RESPONSIBLE HOSTS.

Does the premises utilise DCC owned footpath?

No.

What is the maximum occupancy number for the premises?

250 (170 Ground floor, 80 First floor)

Public Notification process

ODT 16 and 23 April 2025.

Public Objections (interest in the application/reasons for)

None

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:

I have no evidence to suggest the object of the Act in terms selling and supplying alcohol in a responsible manner is not being upheld, nor is increasing any alcohol-related harm, however the purpose of these renewal applications is merely to enable new owners to obtain temporary licences – the applicant is not active in this business at all.

The suitability of the applicant:

The applicant was previously deemed suitable when operating this premises (up until approximately July 2023). However, the applicant's current suitability cannot be fully considered when the applicant is not actively running this premises and the purpose of these licence renewals is technical based only to allow new owners to leverage temporary licences off of these base licences.

Any relevant local alcohol policy:

No issues.

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

No issues.

The design and layout of any proposed premises:

The public bar is split into two segments with entrance from the car park or the main street. The rarely used function room is on the first floor. The gaming machine area is separate with entrance on the main street.

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:

Tobacco, TAB/Gaming machines.

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

(a) Building. BWOE Expires 12/10/25.

(b) Sale of food. As the current applicant is not active nor running this business, they are not required to hold a Food Act 2014 registration. The current holder of the Temporary Authorities issued against these licences, does hold a current Food Act 2014 registration.

(c) Fire service. FENZ ok with comment, as of 22/04/25.

(d) Security. Not required.

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

No Opposition from the delegated Medical Officer of Health.

No Police reports as of 11 June 2025.

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 anticipated.

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

Not applicable.

Inspector's comment

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

These base licence renewal applications for both the ON and OFF licences at St Kilda Tavern, are technical renewals only to enable new owners to hold Temporary Authority licences. Since this applicant, Mr Tolerton, last ran this business, two previous new owners have attempted to obtain full alcohol licences, however, both have been unsuccessful. Currently, the third new owner is operating the tavern on yet another set of temporary licences.

The suitability of the new owner is not considered within these base licence renewal applications. However, I question the need to allow these technical licence renewals to be granted when the applicant is not trading nor actively involved in this business in any way and hasn't been for some time. Any possible financial or other gain from renewing these base licences for the applicant, is not a matter of concern for the committee, nor the reporting agencies.

As such, the applications do not reflect current trading activities, for example no duty managers have been stated, the applicant's answers to questions around food availability and the management of the premises, including the host responsibility policy provided, are not current policies nor accurate information given the applicant isn't running the actual business nor based in Dunedin anymore.

It is unclear how the object and purpose of the Act can be upheld, when these applications are paper based only and not based upon actual intended trading activities, by an applicant present in and attempting to operate this business.

I believe the committee would benefit from hearing from the applicant directly to try understand and identify the intended operation and future direction of this business. For these reasons, I oppose the application.

I request the committee hear this matter as soon as possible, given the current temporary licences associated with these base licence renewals.



Tanya Morrison
Chief Licensing Inspector
11/06/25

From: [Amanda Buchanan](#)
To: [Dunedin Licensing Agency](#)
Cc: [Alcohol](#)
Subject: No Opposition Renewal - ON-5434-2006 - St Kilda Tavern (2002) Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin
Date: Wednesday, 7 May 2025 02:41:27 p.m.
Attachments: [image001.png](#)

7th May 2025

Ref: ON-5434-2006
Application received: 10th April 2025
Applicant: St Kilda Tavern (2002) Limited
Application type: ON Renewal
Premises: St Kilda Tavern
Premises address: 2 Prince Albert Road 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
Health Compliance Officer
Delegated by the Medical Officer of Health, under section 151 of the Sale and Supply of Alcohol Act 2012
Statement of confidentiality: This email message and any accompanying attachments may contain information that is IN-CONFIDENCE and subject to legal privilege. If you are not the intended recipient, do not read, use, disseminate, distribute or copy this message or attachments. If you have received this message in error, please notify the sender immediately and delete this message

From: [Amanda Buchanan](#)
To: [Dunedin Licensing Agency](#)
Cc: [Alcohol](#)
Subject: No Opposition Renewal - Renewal - OFF-5435-2006 - St Kilda Tavern (2002) Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin
Date: Wednesday, 7 May 2025 02:42:34 p.m.
Attachments: [image001.png](#)

7th May 2025

Ref: OFF-5435-2006
Application received: 10th April 2025
Applicant: St Kilda Tavern (2002) Limited
Application type: OFF Renewal
Premises: St Kilda Tavern
Premises address: 2 Prince Albert Road 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
Health Compliance Officer
Delegated by the Medical Officer of Health, under section 151 of the Sale and Supply of Alcohol Act 2012
Statement of confidentiality: This email message and any accompanying attachments may contain information that is IN-CONFIDENCE and subject to legal privilege. If you are not the intended recipient, do not read, use, disseminate, distribute or copy this message or attachments. If you have received this message in error, please notify the sender immediately and delete this message

From: [White, Nikki](#)
To: [Kirsten Allan](#)
Subject: RE: Renewal - ON-5434-2006 - St Kilda Tavern (2002) Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin
Date: Thursday, 17 April 2025 02:50:45 p.m.
Attachments: [image001.png](#)
[image002.png](#)

Hi Kirsten

They are slightly out of date with their trial. I have emailed the owner to get it updated asap.

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: Friday, April 11, 2025 11:49 AM
To: Aaron.whipp@tewhātuora.govt.nz; Admin DHB (alcoholadmin@tewhātuora.govt.nz) <alcoholadmin@tewhātuora.govt.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-5434-2006 - St Kilda Tavern (2002) Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin





PUBLIC NOTICE DECLARATION

To the Secretary, Dunedin District Licensing Committee

Premises Name: St Kilda Tavern
Premises Address: 2 Prince Albert Road Dunedin
Reference number: ON-5434-2006

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):

Prince Albert Road - Entrance

From Date: Wednesday, 16 April 2025

To Date: Monday, 26 May 2025

Name: Teriora Reesa Susan McLean

Signature: 

- 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



PUBLIC NOTICE DECLARATION

To the Secretary, Dunedin District Licensing Committee

Premises Name: St Kilda Tavern
Premises Address: 2 Prince Albert Road Dunedin
Reference number: ON-5434-2006

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):

Carpark - Entrance.

From Date: Wednesday, 16 April 2025

To Date: Monday, 26 May 2025

Name: Teriara Reesa Susan McLean

Signature: 

- 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

Alcohol Licence Application for DCC Noticeboard

First notice Wednesday, 16 April 2025

ALCOHOL LICENCE APPLICATIONS

Off-5435-2006 - St Kilda Tavern (2002) Limited, St Kilda Tavern, 2 Prince Albert Road, Dunedin. First notice.

Closes Monday, 26 May.

On-31-2017 - Sunshine Green Limited, Village Green Cafe and Bar, 326 Main South Road, Green Island. First notice. Closes Monday, 26 May.

On-5434-2006 - St Kilda Tavern (2002) Limited, St Kilda Tavern, 2 Prince Albert Road, Dunedin. First notice.

Closes Monday, 26 May.

On-30-2017 - K and S Hospitality Limited, Moiety, 42 Queens Gardens, Dunedin. First notice. Closes Monday, 26 May.

On-10-2025 - M S K Group Limited, Titi, 8 Beach Street, Dunedin. Second notice. Closes Monday, 19 May.

Visit www.dunedin.govt.nz/alcohol-applications for full details of the applications.

Second notice Wednesday, 23 April 2025

ALCOHOL LICENCE APPLICATIONS

Off-5435-2006 - St Kilda Tavern (2002) Limited, St Kilda Tavern, 2 Prince Albert Road, Dunedin. Second notice.

Closes Monday, 26 May.

On-31-2017 - Sunshine Green Limited, Village Green Cafe and Bar, 326 Main South Road, Green Island. Second notice. Closes Monday, 26 May.

On-5434-2006 - St Kilda Tavern (2002) Limited, St Kilda Tavern, 2 Prince Albert Road, Dunedin. Second notice.

Closes Monday, 26 May.

On-30-2017 - K and S Hospitality Limited, Moiety, 42 Queens Gardens, Dunedin. Second notice. Closes Monday, 26 May.

Visit www.dunedin.govt.nz/alcohol-applications for full details of the applications.

Closes Monday, 26 May 2025