

**Notice of Meeting:**

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

Date: Thursday 30 October 2025
Time: 2:00 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 Licences – JV Bars (Trading as St Kilda Tavern)
PUBLIC AGENDA

MEMBERSHIP

Chairperson	Colin Weatherall
Members	Karen Elliot Pieter van de Klundert
Senior Officer	Kevin Mechen, Secretary, District Licensing Committee
Governance Support Officer	Jean Cockram

Jean Cockram
Governance Support Officer

Telephone: 03 477 4000
Jean.Cockram@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-LICENCES, "ST KILDA TAVERN", 2 PRINCE ALBERT ROAD, DUNEDIN – FROM SECRETARY, DISTRICT LICENSING COMMITTEE

Department: Civic

APPLICATION DESCRIPTION

Applicant's Name:	JV Bars Limited
Site Address	2 Prince Albert Road, Dunedin
Trading Name:	St Kilda Tavern
Style of Licence	Tavern
Application Number	ON-15-2025 & OFF-4-2025
Date received by Council	22 July 2025

EXECUTIVE SUMMARY

- 1 This is a report for an application by JV Bars Limited for new on and off-licence for the premises situated at 2 Prince Albert Road, Dunedin, and known as the "St Kilda Tavern". The criteria found at section 105 of the Sale and Supply of Alcohol Act 2012 (the Act) apply to this application.
- 2 The applicant is seeking on-licence hours of Sunday to Thursday, 10.00 am to 12.00 midnight, and Friday and Saturday 10.00 am to 2.00 am the following day. They are seeking off-licence hours of Monday to Sunday, 10.00 am to 10.00 pm.
- 3 Public notice of the applications did not attract any public objections.
- 4 The Police, Medical Officer of Health Delegate, and Chief Licensing Inspector have opposed the grant of the licences.
- 5 The underlying licences for this premises have been renewed to allow continued trading until these matters have been heard.

APPLICANT AND APPLICATION

Applicant

- 6 The applicant company has a single director, Vishav Singh, and equal shareholders, Vishav Singh and Jaspal Singh. The company was registered in May 2025.
- 7 The premises has been licensed since the 1870s. It now comprises a gaming lounge, public bar and garden bar. The first floor has been used as a dining room in the past and may be used for this purpose in the future. Off-licence sales occur over the bar.
- 8 The Applicant is seeking a restricted designation for the gaming room and every bar to be supervised.

PUBLIC NOTICE

- 9 Public notice of the application did not attract any public objections.
- 10 The applications were circulated to reporting agencies and they have all opposed the grant of the licences.

Opposition

- 11 The Police have opposed the applications for the following reasons:
 - a) The object of the Act: the premises is located in a residential zone that is an area of high deprivation and at high risk of alcohol-related harm. The premises is on a major intersection of arterial routes which makes it attractive to people travelling along these routes.
 - b) Suitability of the Applicant: one of the shareholders failed to disclose convictions and previous involvement with the Police. Mr V Singh will reside locally but inquiries revealed he is still employed by Woolworths at a Christchurch store. Their experience operating premises also appears to be lacking.
 - c) Amenity and good order: Police are frequently called to alcohol-related incidents in an 800m radius of the premises. While there is no causal link between the premises and the incidents, caselaw indicates there does not need to be that link. The premises location is sufficient to suggest alcohol from the premises may be one of the causes of the harm.
 - d) Days and hours: when Police consider the harm in and nature of the location, they suggest the location of the premises means the hours are excessive.
- 12 The Medical Officer of Health Delegate has opposed the application for similar reasons as the Police but also has concerns about whether the Applicant has appropriate systems, staff, and training to comply with the legislation. During interviews they Applicant could not answer all of the questions put to them adequately and the applications lacked some detail.
- 13 The Chief Licensing Inspector's concerns include:
 - a) Lack of experience of Mr V Singh. The experience he does have appears to be in an off-licence premises only.
 - b) Mr V Singh's employment by a Woolworths store in Christchurch. He has not resigned from that employment but is now resident in Dunedin.

- c) Mr J Singh did not disclose all relevant convictions and Police interactions. These appear to be alcohol related therefore his suitability must be questioned.
- d) Discrepancies between the shareholder's descriptions of how the premises will be operated.

CONCLUSION

- 14 This premises has been the subject of several objections in the past two years. The underlying licence for the premises has been renewed to allow time for the applications by JV Bars Limited to be determined.
- 15 This hearing provides an opportunity for the parties to present their positions to the Committee.

Signatories

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

Attachments

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PUBLIC NOTICE

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

J V Bars Limited has made application to the District Licensing Committee at Dunedin for the grant of an On Licence number ON-15-2025 in respect of the premises situated at 2 Prince Albert Road Dunedin and to be known as St Kilda Tavern

The general nature of the business to be 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.

First publication date: Wednesday, 13 August 2025

Second publication date: Wednesday, 20 August 2025

Objections Close 5:00 pm Wednesday, 17 September 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/alc-hol-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

Incomplete applications will not be processed

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

When a licence has been granted, it will not be issued until the annual fee has been paid.

The District Licensing Committee (DLC) will notify the public of this application via the Dunedin City Council website and the Ōtago 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

Written statement from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. An email is acceptable, this can be sent to dla@dcc.govt.nz with the name of the premises and applicant included as a reference.

If a body corporate: certificate of incorporation (or equivalent document)

Planning and building certificates (not required for a conveyance)

✓ A copy of the proposed food and drinks menus

A scale plan of the premises showing the principal entrance and the areas where alcohol is to be sold, supplied and consumed, with an indication of which areas are to be:

- undesignated - anyone of any age allowed
- supervised - minors must be with their parent/guardian
- restricted - R18.

✓ Map showing location of 'sensitive' locations, e.g., schools, early childhood facilities, hospitals and churches

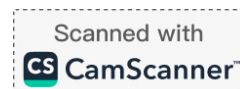
A risk mitigation plan detailing how you will ensure the impact on the community will be minimized, e.g. control of noise and litter, parking and dispersal of patrons

✓ 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	

Select the latest time you intend to sell alcohol:

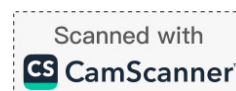
Latest alcohol sales time	Points
2am or earlier	0
Between 2.01am and 3am	3
3am onwards	5
Trading hours points	

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

15

Use the table below to work out the fee payable:

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



APPLICATION FOR ON LICENCE

Section 224 of the Sale and Supply of Alcohol Act 2012

To the Secretary, Dunedin District Licensing Committee

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

Endorsements (tick if applicable)

BYO restaurant – tick if you are a restaurant that does not intend to sell alcohol, i.e. you want to offer BYO only
Caterer's on licence – for off-site catering, instead of, or in addition to, food/alcohol supplied on the premises (please provide menus, website information, bookings etc)

Contact person

Name: Vishav Upkar Singh

Phone: [REDACTED]

Email: Vishav.upkarng@gmail.com

Postal address: 2 Prince Albert Road, South Dunedin

Postcode: 9012

Applicant details

Applicant status (please select from the below options)

Individual	Partnership	Body corporate
Public company	<input checked="" type="checkbox"/> 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

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.

Full legal name: JY BARS LTD

Any other names you may be known by:

Address: 2 Prince Albert Road, South Dunedin

Postcode: 9012

Occupation: TAVERN KEEPERS

Phone: [REDACTED]

Email: Vishav.upkarng@gmail.com

Date of birth: [REDACTED] Place of birth: AMRITSAR, PUNJAB Gender: MALE

Is this your principal business? ☒ Yes ☐ No

Please state any other businesses:

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CS CamScanner



Further details where the applicant is a company or an incorporated society

For a company (whether incorporated under the Companies Act 1993 or equivalent foreign legislation), give full legal names of directors.

Director → Vishar Utkar Singh

Where the applicant is a private company, give full details of each person who holds any shares issued by the company as follows: full name, address, date of birth, place of birth, designation in company and percentage of shares held.

Name → Jaspal Singh

Address → [REDACTED]

DOB → [REDACTED]

POB → AMRITSAR, PUNJAB

% of shareholder → 50%

Please also provide:

Authorised capital:

Paid up capital:

Where the applicant is a public company, give full details of each person who holds 20% or more of the shares, or any particular class of shares, issued by the company, as follows: full name, address, date of birth, place of birth, designation in company.

Further details where the applicant is a partnership

Full details of each partner as follows: full legal name, address, date of birth, place of birth.

Director name → Vishar Utkar Singh, Address → [REDACTED]

DOB → [REDACTED]

POB → AMRITSAR, PUNJAB

Shareholder Name → Jaspal Singh, Address → [REDACTED]

7614, DOB → [REDACTED]

POB → AMRITSAR,

PUNJAB, Percentage of shareholder → 50%

Signature of each partner

[Signature]

Jaspal Singh

If a body corporate, please state the authority under which you are incorporated, e.g. Companies Act 1993, Incorporated Societies Act 1908, Charitable Trusts Act 1957.

Criminal convictions

Please state all criminal convictions against any applicants including Directors or Shareholders (except convictions for offences to which the Criminal Records (Clean State) Act 2004 applies).

Full Name	Conviction	Date of conviction
[REDACTED]	[REDACTED]	[REDACTED]

(Use a separate sheet if necessary)

Details of premises

Proposed trading name: **St. KILDA TAVERN**

Current trading name (if applicable):

Name of the building (if applicable):

Address of the premises: **2 Prince Albert Road, South Dunedin**

Postcode: **9012**

Does the applicant own the premises? Yes ☒ No

If "no", please provide the full legal name and address of the owner:

Name → **Ian Tolerton**

Address → [REDACTED]

A written statement is required from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. This can be sent to dla@dcc.govt.nz with the name of the premises and applicant included as a reference.

What type of lease does the applicant have and when does it expire?

See an attachment

Is the licence conditional on completion of building work? Yes ☒ No

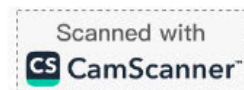
If yes, please provide details:

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 male and female toilets, number of urinals, unisex facilities and accessible facilities:

Down stairs → 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

[Signature]

Date 22 July 2025

Details of conveyance (e.g. if this application is for a ship, bus, train etc.)

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

Trading name of conveyance:

Registration number:

Address where based:

Postcode:

Does the applicant own the conveyance? Yes No

If "no", please provide the full legal name and address of the owner:

A written statement is required from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. This can be sent to dla@dcc.govt.nz with the name of the premises and applicant included as a reference.

What type of lease does the applicant have and when does it expire?

See an attachment

Business details

Is there a current alcohol licence for the premises?? ☒ Yes No Type: ☒ on ☒ off club

Licence number: 069/0N/88/2019 Expiry: 1 Sept 2025

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

☒ Tavern/bar ☐ Café/restaurant ☐ Hotel ☐ Nightclub ☐ Entertainment

Other (specify)

Please select which days, and during which hours, you wish to be licensed to sell alcohol:

Day	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
Start time	10am	10am	10am	10am	10am	10am	10am
End time	12am	12am	12am	12am	2am	2am	12am

Is the sale of alcohol intended to be the principal purpose of the business? ☒ Yes No

If no, what is the principal purpose of the business?

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

☒ Yes ☐ No If yes, provide details:

Tobacco

Does the applicant provide, or intend to 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

What designation(s) are required for 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)

If different designations are required for different areas, please describe:

Manager details

Provide the below details for each manager or proposed manager.

Full name	Date of birth	Manager's certificate number	Expiry date
TERIOPA REESA SUSAN MCLEAN		069/CERT/125/2014	26/02/2026
LYNETTE ANN HURLEY		069/CERT/231/2016	15/06/2025
NEIL EDWARD AUSTIN		069/CERT/526/2014	21/11/2027
BORA Nge POKO MCCLAY		069/CERT/221/2019	21/08/2026

Conditions

What experience and training does the applicant have in relation to premises licensed to sell and/or supply alcohol?

Had more than 4 years of experience at Woolworths Longlife Manager handling more than 4 Departments, selling alcohol at checkouts, online orders of liquor. Have my GCM as well, worked at Liquor shops in past.

What provision does the applicant intend to make for the sale and/or supply of:

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

Menu -> Pies, Fries, wedges etc Menu will be attached.

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

Fruit Juices, postmix, bottled cordials and water, Free tea & coffee.

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

one beer on Tap, Bottled beers, Also light wine option



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

chilled on bar or via past mix

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

What steps will be taken to provide help with, and information about, transport options from the premises?

See Host Responsibility statement

What steps will be 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 person (underage) are obvious. And to be trained in
dealing with intoxicated persons.

What other steps will the applicant take to promote the responsible consumption of alcohol?

Staff have a range of options is not serving intoxicated persons, Promoting
food & non-alcoholic drinks or safe transport home.

How does the applicant intend to staff the premises to ensure compliance with the Act?

Please provide the number of staff and their experience.

Will be staffed with high number of GM holding applicants.

How will the applicant train staff to ensure they comply 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.

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

We are not high risk premises

Signed



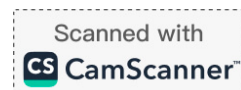
Date 22/07/25 Place Dunedin

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.



**ST KILDA
TAVERN (2002) LTD**
2 Prince Albert Road, Dunedin

Phone No: 

15th May 2025

Dear Sir/Madam

To Whom it May Concern

Re: JV Bars Limited

As St. Kilda Tavern (2002) Ltd is the owner of the premises at 2 Prince Albert Rd, Dunedin, as owner and sole director, I give approval for JV Bars Limited to sell and supply alcohol from both on and off the premises.

Yours faithfully



Ian Tolerton



St Kilda Tavern - Bar Menu

Noodle Cups

Indomie Noodle Cup Mi Goreng BBQ Chicken	
Indomie Noodle Cup Mi Goreng Fried Noodles	\$5.00
Kai Pai Pies – Mince, Steak, Mince & Cheese, Steak & Cheese, Butter Chicken	\$6.50
Mack's Bakery Pies – Mince, Steak, Mince & Cheese, Steak & Cheese, Potato Top	\$6.50
Pizza	\$10.00
McCain Meatlovers	
Watties Dinner Meals - Cottage Pie, Beef Lasagne,	
Cheesy Bacon Pasta	\$7.50
Garlic Bread	\$6.50
Beer Batter Chips	\$6.50
Kumara Wedges	\$6.50
Onion Rings	\$6.50
Fish Bites	\$6.50
Chicken Nuggets	\$6.50
Wedges	\$6.50

12 Prince Albert Road -



03 456 2007

20 Prince Albert Road



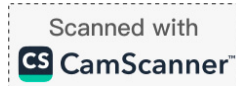
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54 Prince Albert Road

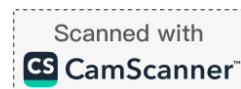


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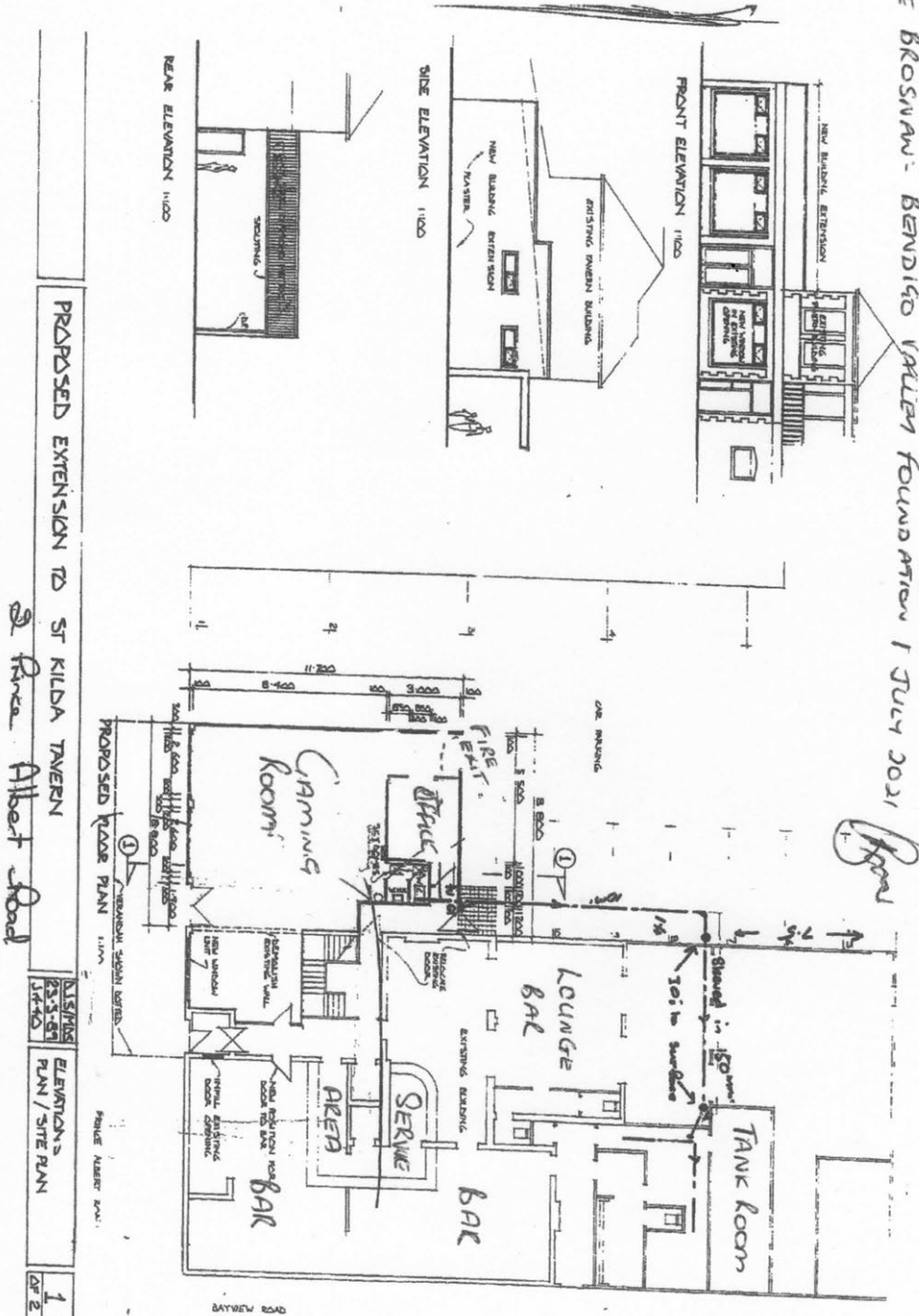
J.V. Bars Limited – 2 Prince Albert Road, St Kilda – DUNEDIN 9012



Allergens	
Indomie Noodle Cup Mi Goreng BBQ Chicken Mi Goreng Fried Noodles	Wheat, Gluten, Soy, Sesame (Produced in a facility that also processes products containing Peanuts, Crustacean, Fish, Egg, Tree Nuts, Dairy)
Kai Pie Butter Chicken	Wheat, Gluten, Soy, Milk
Kai Pie Mince & Cheese	Wheat, Gluten, Soy, Milk (May contain: Peanuts, Egg, Hazelnuts, Cashew)
Kai Pie Mince	Wheat, Gluten, Soy, Milk (May contain: Peanuts, Egg, Hazelnuts, Cashew)
Kai Pie Steak & Cheese	Wheat, Gluten, Soy, Milk (May contain: Peanuts, Egg, Hazelnuts, Cashew)
Kai Pie Steak	Wheat, Gluten, Soy, Milk (May contain: Peanuts, Egg, Hazelnuts, Cashew)
Mack's Pie Steak	Wheat, Gluten, Soy, Milk
Mack's Pie Steak & Cheese	Wheat, Gluten, Soy, Milk
Mack's Pie Mince	Wheat, Gluten, Soy, Milk
Mack's Pie Mince & Cheese	Wheat, Gluten, Soy, Milk
Mack's Pie Potato Top	Wheat, Gluten, Soy, Milk
Pizza McCain Meatlovers	Milk, Gluten, Soy, Wheat
Watties Cottage Pie	Milk, Sesame, Gluten, Wheat, Soy
Watties Cheesy Bacon Pasta	Egg, Milk, Gluten, Soy, Wheat
Watties Beef Lasagne	Egg, Milk, Gluten, Wheat
Garlic Bread	Wheat, Gluten, Soy
Beer Batter Chips	Wheat (Made in a facility that also processes products with Sulphites)
Kumara Wedges	(May contain: Sulphites)
Onion Rings	Wheat, Gluten, Soy, Milk
Fish Bites	Fish, Wheat, Soy
Chicken Nuggets	Wheat, Gluten, Soy (May contain: Milk)
Wedges	Wheat, Gluten



Signed As A TRUE - ACCURATE FLOORPLAN OF THE ST KILDA TAVERN: Prince Albert Rd
Dunedin
IAN TOLETON - OWNER: 1 JULY 2021
MIKE BROSNAW - BENDIGO VALLEY FOUNDATION 1 JULY 2021





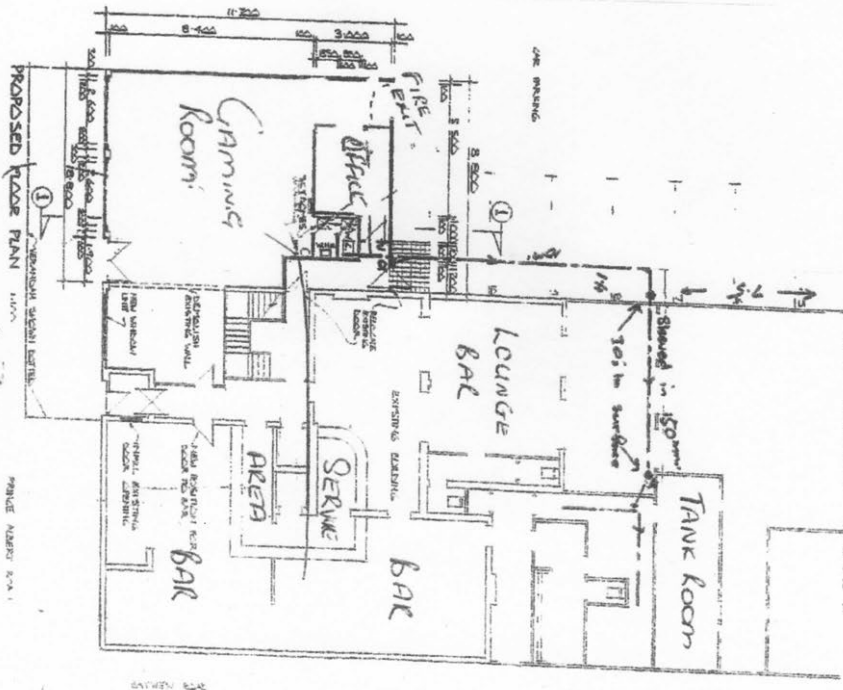
Signed As A TRUE - ACCURATE Floor Plan of:
ST KILDA TAVERN
2 PRINCE ALBERT ROAD
SOUTH DUNEDIN

IAN TOLETON
1 JULY 2021 *IAN*
OWNER.

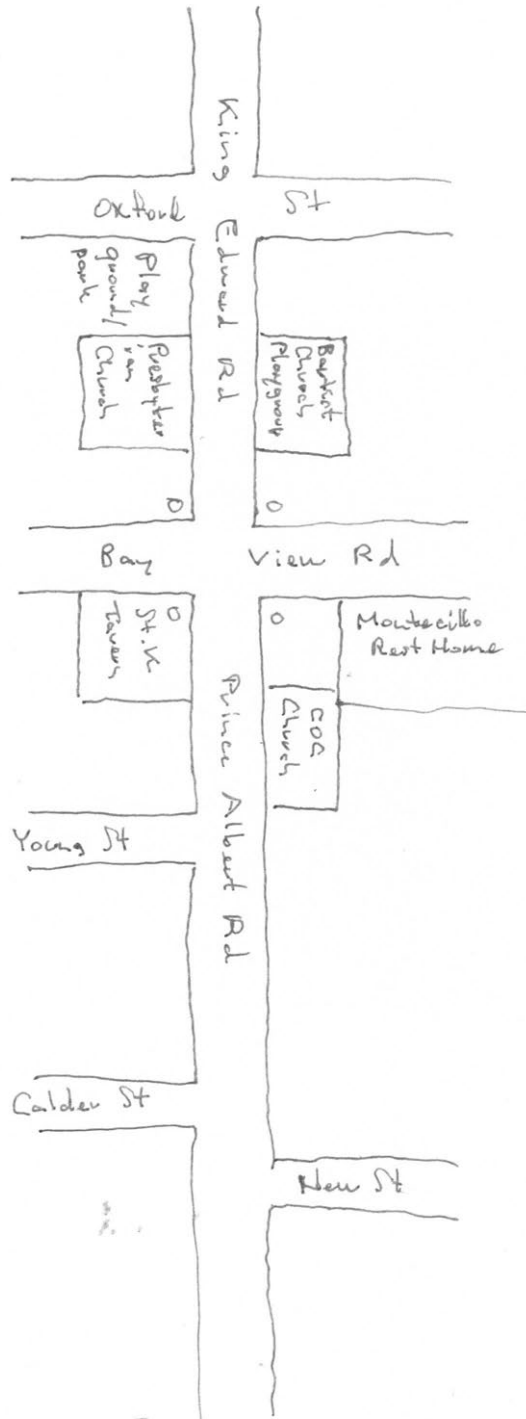
MUE BRESNAN
1 JULY 2021 *Mue*

Bendigo Valley Foundation
Bendigo Valley
Sports & Health
Foundation
P.O. Box 5480
Dunedin 9058

PROPOSED EXTENSION TO ST KILDA TAVERN
2 Prince Albert Road



Location Map



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 years. There 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.

BUILDING WARRANT OF FITNESS

Section 108, Building Act 2004



Issued 13/10/2024

Expires 12/10/2025

BUILDING: ST KILDA TAVERN

Compliance Schedule Number:	WOF - 301058
Street Address of building	2 Prince Albert Street, St Kilda, Dunedin
Classified Use(s)	Tavern
Fire Hazard Category	FHC 2
Legal Description of land where building is located:	Lot 1 DP 12405, Lot 1 BLK I Deeds 52, Lot 2 BLK I Deeds 52
Max No Occupants	250 – Ground – 170 – 1 st Floor - 80

OWNER

Name and Mailing Address:
St Kilda Tavern (2002) Ltd
PO Box 1591, Nelson 7040
Email Address: ItoIerton@aim.com
[REDACTED]
Business: 03 548 8811

SS 2	Automatic or Manual Emergency warning systems for fire or other dangers
SS 4	Emergency Lighting systems
SS 14.2	Signs relating to a system or feature specified in any of Clauses 1 to 13
SS 15.2	Final Exits
SS 15.4	Signs intended to facilitate evacuation

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept within the premises and available on request

The inspection, maintenance and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.

Signed by or for and on behalf of the Owner:

Name Andrew Maydon

Position AEC Security

Date 20/11/2024

Issued by: AEC Security, 325 Riccarton Road West, RD2, Mosgiel

Form 12A

Certificate of compliance with inspection, maintenance and reporting procedures

Section 108(3)(c) Building Act 2004

The Building

Street Address of Building: 2 Prince Albert Road, St Kilda, Dunedin
Legal Description of land where building is located: Lot 1 DP 12405, Lot
1BLK I Deeds 52, Lot 2 BLK I Deeds 52
Building Name: St Kilda Tavern
Location of building with site/block number: as above
Level/Unit Number: as above
Building Warrant of Fitness: 301058

The Owner

Name of the owner: St Kilda Tavern (2002) Limited
*Contact person: as above
Mailing Address: [REDACTED]
Street Address: As above
Registered Office: As above

Compliance

The inspection, maintenance and report procedures of the compliance schedule
have been fully complied with during the 12 months prior to the date stated
below in relation to the following specified system/s:

SS/2	Automatic or Manual Emergency warning systems for fire or other dangers
SS/4	Emergency Lighting Systems
SS/14/2	Signs relating to any system or feature specified in clauses 1 to 13.
SS/15/2	Means of Escape – Final Exits.
SS/15/4	Signs intended to facilitate Evacuation.



Signature of independent qualified person

Andrew Maydon I.Q.P No 801
Date: 20/11/2024



325 Riccarton Road West
RD 2, Mosgiel, 9092
Phone 03 453 0990
office@aecsecurity.co.nz

TOTAL SECURITY – Installation, Servicing and Monitoring



PUBLIC NOTICE

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

J V Bars Limited has made application to the District Licensing Committee at Dunedin for the grant of an Off Licence number OFF-4-2025 in respect of the premises situated at 2 Prince Albert Road Dunedin and to be known as St Kilda Tavern

The general nature of the business to be 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, 13 August 2025

Second publication date: Wednesday, 20 August 2025

Objections Close 5:00 pm Wednesday, 17 September 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

Incomplete applications will not be processed

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

When a licence has been granted, it will not be issued until the annual fee has been paid.

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

Written statement from the owner of the building or property giving you approval to sell alcohol from the premises. An email is acceptable, this can be sent to dla@dcc.govt.nz with the name of the premises and applicant included as a reference.

If a body corporate: certificate of incorporation (or equivalent document)

Planning and building certificates

Supermarkets or grocery stores must provide a scale floor plan showing the areas where alcohol will be displayed and promoted

All other premise types must provide a scale floor plan of the premises showing the principal entrance and the areas where alcohol is to be sold, with an indication of which areas are to be:

- undesignated – anyone of any age allowed
- supervised – minors must be with their parent/guardian
- restricted – R18.

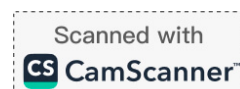
✓ Map showing location of 'sensitive' locations, e.g. schools, early childhood facilities, hospitals and churches

A risk mitigation plan detailing how you will ensure impact upon the community will be minimised, e.g. control of noise and litter, parking and dispersal of patrons

✓ Copy of host responsibility policy

If the application is for a grocery store, you will also need to complete a statement of projected annual sales revenue declaration and have it verified by a chartered accountant

Letter of authorisation if a consultant is completing this form on your behalf





Calculate your application fee

Select your premises 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	

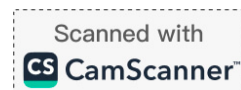
Select the latest time you intend to sell alcohol:

Latest alcohol sales time	Points
10pm or earlier	0
After 10.01pm	3
Trading hours points	

Add the premises points to the trading hours points to get your total points = **10**

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

Section 100 of the Sale and Supply of Alcohol Act 2012

To the Secretary, Dunedin District Licensing Committee

Application for an off licence is made in accordance with the particulars set out below:

Endorsements (tick if applicable)

Auctioneer – s39

Remote (internet) seller – s40

Contact person

Name: Vishav Upkar Singh

Phone: [REDACTED]

Email: Vishav.upkarng@gmail.com

Postal address for service: 2 Prince Albert Road, South Dunedin

Postcode: 9012

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

Legal name/s of the person/s or organisation that will receive any proceeds from alcohol sales.

Full legal name: JIV BARS LTD.

Any other names you may be known by:

Address: 2 Prince Albert Road, South Dunedin

Postcode: 9012

Occupation: TAVERN KEEPERS

Phone: [REDACTED]

Email: Vishav.upkarng@gmail.com

(If an individual)

Date of birth: [REDACTED]

Place of birth: AMRITSAR, PUNJAB

Gender: MALE

Postal address for documents: 2 Prince Albert Road, South Dunedin

Postcode: 9012

Is this your principal business? ☒ Yes ☐ No

Please state any other businesses:

Scanned with
CS CamScanner

Further details where the applicant is a company or an incorporated society

For a company (whether incorporated under the Companies Act 1993 or equivalent foreign legislation), give full legal names of directors.

Vishav upkar Singh

Where the applicant is a **private company**, give full details of each person who holds any shares issued by the company as follows: full name, address, date of birth, place of birth, designation in company and percentage of shares held.

one shareholder Jaspal Singh 50%.

Name → Jaspal Singh

Address → [REDACTED]

DOB → [REDACTED]

Place of Birth → AMRITSAR, PUNJAB

% of shares → 50%.

Please also provide:

Authorised capital:

Paid up capital:

Where the applicant is a **public company**, give full details of each person who holds 20% or more of the shares, or any particular class of shares, issued by the company, as follows: full name, address, date of birth, place of birth, designation in company.



Further details where the applicant is a partnership

Full details of each partner as follows: full legal name, address, date of birth, place of birth.

50% shareholder Jaspal Singh

Name → Jaspal Singh

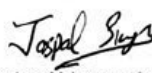
Address → [REDACTED]

DOB → [REDACTED]

Place of Birth → AMRITSAR, PUNJAB

Signature of each partner:





If a body corporate, please state the authority under which you are incorporated, e.g. Companies Act 1993, Incorporated Societies Act 1908, Charitable Trusts Act 1957.

Criminal convictions

Please state all criminal convictions against any applicants including Directors or Shareholders (except convictions for offences to which the Criminal Records (Clean State) Act 2004 applies).

Full Name	Conviction	Date of conviction
[REDACTED]		

(Use a separate sheet if necessary)

Details of premises

Proposed trading name: ST. KILDA TAVERN

Current trading name (if applicable):

Name of the building (if applicable):

Address of the premises: 2 Prince Albert Road, South Dunedin

Postcode: 9012

Does the applicant own the premises? Yes ☒ No

If "no", please provide the full legal name and address of the owner:

NAME → Ian Tolerton

ADDRESS → [REDACTED]



OFF Licence

Item 1

Attachment B

A written statement is required from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. This can be sent to dla@dcc.govt.nz with the name of the premises and applicant included as a reference.

What type of lease does the applicant have and when does it expire?

see an attachment

Is the licence conditional on completion of building work? Yes ☒ No

If yes, please provide details:

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 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

Signed: 

Date: 22 July 2025

Business details

Is there a current alcohol licence for the premises? ☒ Yes No

Type: ☒ On ☒ Off Club

Licence number: 069/OFF/23/2019

Expiry: 01 Sept 2025

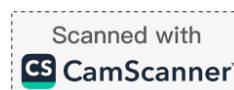
What is the general nature of the business to be conducted under the licence?

☒ Tavern ☐ Grocery ☐ Supermarket ☐ Hotel ☐ Bottle Store

Other (specify)

Please select which days, and during which hours, you wish to be licensed to sell alcohol:

Day	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
Start time	10am	10am	10am	10am	10am	10am	10am
End time	10pm	10pm	10pm	10pm	10pm	10pm	10pm



Is the sale of alcohol intended to be the principal purpose of the business? ☒ Yes ☐ No
If not, what is the principal purpose of the business?

Does the applicant supply or sell, or intend to supply or sell, any goods other than alcohol and food?
☒ Yes ☐ No If yes, provide details:

Tobacco

Does the applicant provide, or intend to 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.

What designation(s) are required for 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)

If different designations are required for different areas, please describe:

Manager details

Provide the below details for each manager or proposed manager.

Full name	Date of birth	Manager's certificate number	Expiry date
TERIORA REESA SUSAN MCLEAN		069 CERT 125 2014	26/02/2026
LYNETTE ANN HURLEY		069 CERT 231 2016	15/06/2025
NEIL EDWARD AUSTIN		069 CERT 526 2014	21/11/2027
BORA Nge Poko MCCLAY		069 CERT 121 2019	21/08/2026

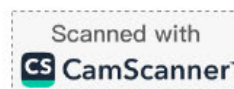
Conditions

1. What experience and training does the applicant have in relation to premises licensed to sell and/or supply alcohol?

Had more than 4 years of experience at Woolworths Longlife Manager handling more than 4 Departments, selling alcohol at checkouts, online order of Liquor. Have my GM, worked at Liquor shops as well.

2. What steps will be 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 people (underage) are obvious. And to be trained in dealing with intoxicated persons.



3. What other steps will the applicant take to promote the responsible consumption of alcohol?

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

4. How does the applicant intend to staff the premises to ensure compliance with the Act?

Staff with high number of GM holding applicants.

Please provide the number of staff and their experience.

Staff number → 7 and all of them have more 4 years experience in this field.

5. How will 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:



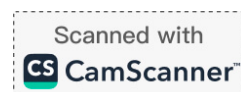
Date: 22/07/25 Place: DUNEDIN

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.

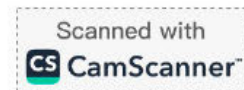
If your application is publicly advertised, the associated information will be publicly available.

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.



MANAGER DETAILS

Fullname	DOB	Manager certificate Number	Expiry Date
DESTYNEE RENEE WILLIAM SON POUTAMA		069/CERT/110/2018	20/06/2025
RAJINDER SINGH		59/CERT/1534/2023	19/06/2027



**ST KILDA
TAVERN (2002) LTD**
2 Prince Albert Road, Dunedin

Phone No 

15th May 2025

Dear Sir/Madam

To Whom it May Concern

Re: JV Bars Limited

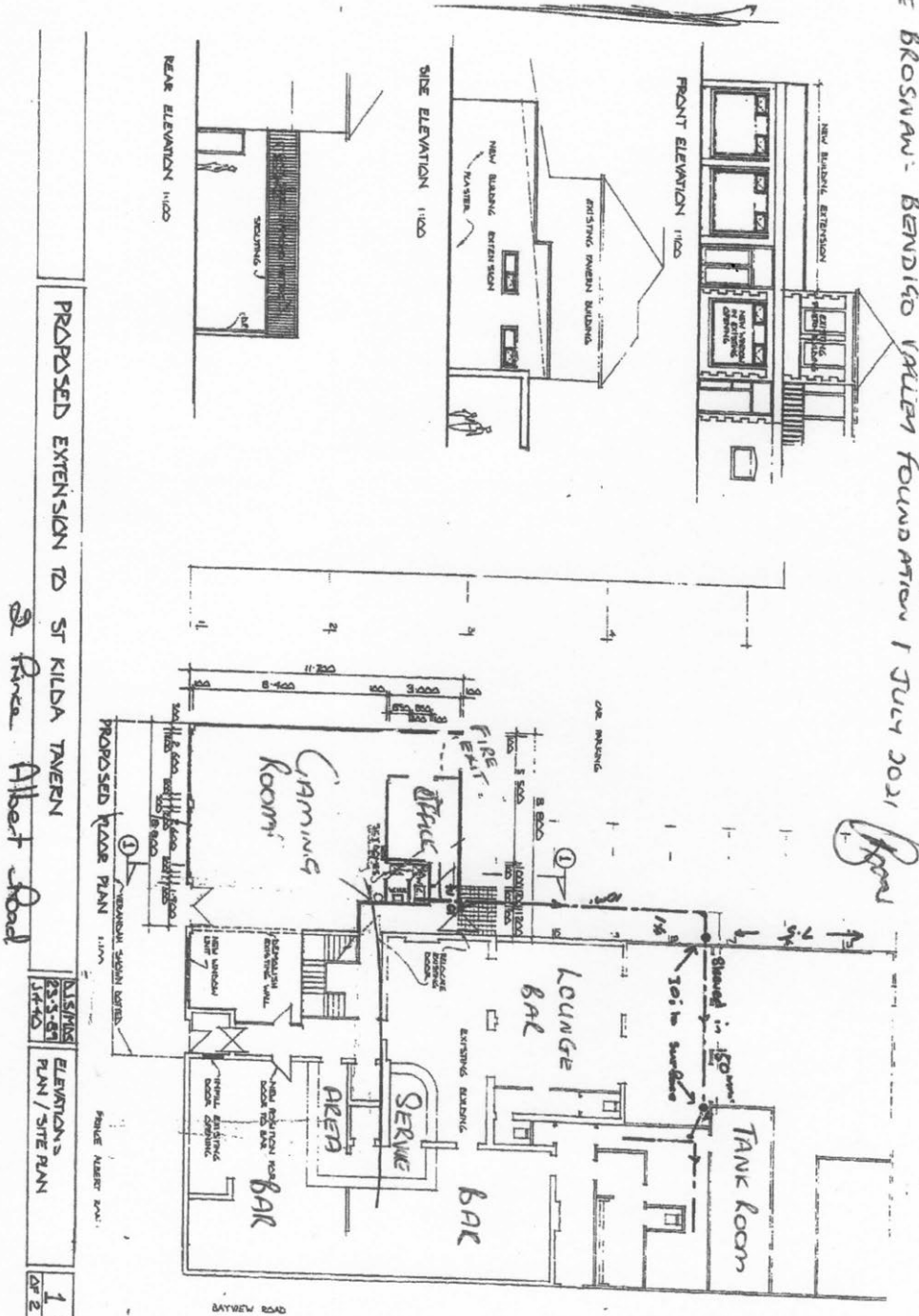
As St. Kilda Tavern (2002) Ltd is the owner of the premises at 2 Prince Albert Rd, Dunedin, as owner and sole director, I give approval for JV Bars Limited to sell and supply alcohol from both on and off the premises.

Yours faithfully



Ian Tolerton

Signed As A TRUE - ACCURATE FLOORPLAN OF THE ST KILDA TAVERN: PRINCE ALBERT RD
IAN TOLETON - OWNER: 1 JULY 2021
MIKE BROSNAW - BENDIGO VALLEY FOUNDATION 1 JULY 2021



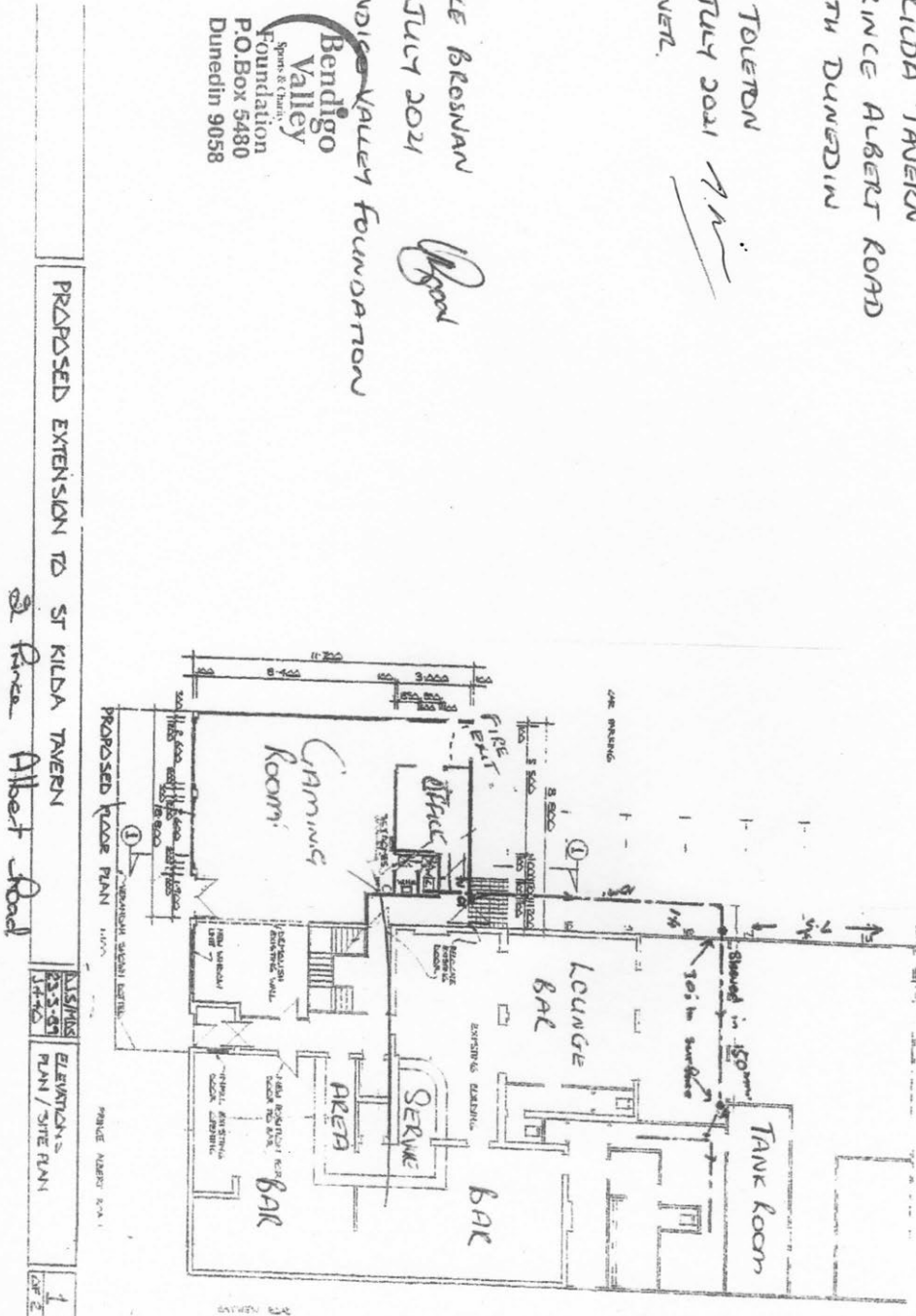


Signed As A TRUE - ACCURATE Floor Plan of:
ST KILDA TAVERN
2 PRINCE ALBERT ROAD
SOUTH DUNEDIN

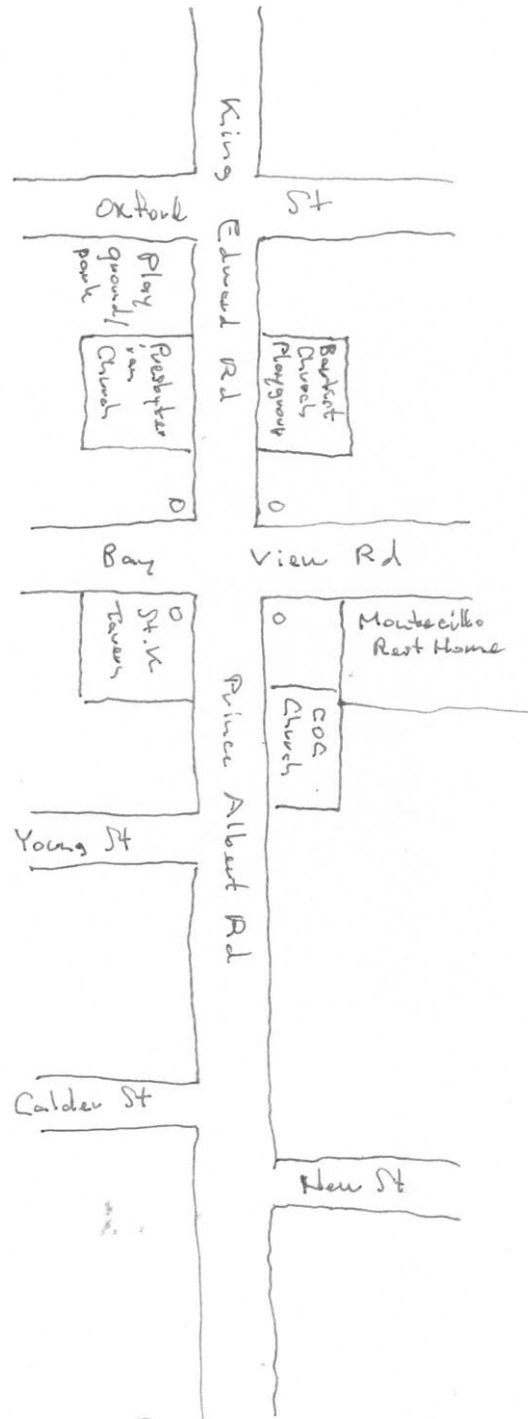
IAN TOLETON
1 JULY 2021 *IAN*
OWNER.

MUE BRESNAN
1 JULY 2021 *Mue*

Bendigo Valley Foundation
Bendigo Valley
Sports & Health
Foundation
P.O. Box 5480
Dunedin 9058



Location Map



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 years. There 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.

BUILDING WARRANT OF FITNESS

Section 108, Building Act 2004



Issued 13/10/2024

Expires 12/10/2025

BUILDING: ST KILDA TAVERN

Compliance Schedule Number:	WOF - 301058
Street Address of building	2 Prince Albert Street, St Kilda, Dunedin
Classified Use(s)	Tavern
Fire Hazard Category	FHC 2
Legal Description of land where building is located:	Lot 1 DP 12405, Lot 1 BLK I Deeds 52, Lot 2 BLK I Deeds 52
Max No Occupants	250 – Ground – 170 – 1 st Floor - 80

OWNER

Name and Mailing Address:
St Kilda Tavern (2002) Ltd
[REDACTED]
Email Address: Itoleton@aim.com
Mobile: [REDACTED]
Business: 03 548 8811

SS 2	Automatic or Manual Emergency warning systems for fire or other dangers
SS 4	Emergency Lighting systems
SS 14.2	Signs relating to a system or feature specified in any of Clauses 1 to 13
SS 15.2	Final Exits
SS 15.4	Signs intended to facilitate evacuation

The compliance schedule and the written reports obtained in accordance with the compliance schedule are to be kept within the premises and available on request

The inspection, maintenance and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.

Signed by or for and on behalf of the Owner:

Name Andrew Maydon

Position AEC Security

Date 20/11/2024

Issued by: AEC Security, 325 Riccarton Road West, RD2, Mosgiel

Form 12A

Certificate of compliance with inspection, maintenance and reporting procedures

Section 108(3)(c) Building Act 2004

The Building

Street Address of Building: 2 Prince Albert Road, St Kilda, Dunedin
Legal Description of land where building is located: Lot 1 DP 12405, Lot
1BLK I Deeds 52, Lot 2 BLK I Deeds 52
Building Name: St Kilda Tavern
Location of building with site/block number: as above
Level/Unit Number: as above
Building Warrant of Fitness: 301058

The Owner

Name of the owner: St Kilda Tavern (2002) Limited
*Contact person: as above
Mailing Address: [REDACTED]
Street Address: As above
Registered Office: As above

Compliance

The inspection, maintenance and report procedures of the compliance schedule
have been fully complied with during the 12 months prior to the date stated
below in relation to the following specified system/s:

SS/2	Automatic or Manual Emergency warning systems for fire or other dangers
SS/4	Emergency Lighting Systems
SS/14/2	Signs relating to any system or feature specified in clauses 1 to 13.
SS/15/2	Means of Escape – Final Exits.
SS/15/4	Signs intended to facilitate Evacuation.



Signature of independent qualified person

Andrew Maydon I.Q.P No 801
Date: 20/11/2024



325 Riccarton Road West
RD 2, Mosgiel, 9092
Phone 03 453 0990
office@aecsecurity.co.nz

TOTAL SECURITY – Installation, Servicing and Monitoring

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.

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 within the last ten years. There has never been any discourse from these church bodies.

The premises and management actively supports and upholds our Host Responsibility provisions. 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.

INSPECTOR'S REPORT ON and OFF-LICENCE APPLICATION

Applicant	JV Bars Limited
Trading Name	St Kilda Tavern
Address of premises	2 Prince Albert Road, Dunedin
Type of licence	ON-Licence & OFF-Licence
Application type	New
Pathway number	ON-15-2025 and OFF-4-2025
Application status	Police & MooH Opposition
Date of application	22 July 2025
Interviewee	Vishrav Singh – Director/Shareholder, Jaspal Singh – Shareholder
Date of interview	14 and 29 August 2025
Agencies present during interview	Licensing Inspector, Delegated Medical Officer of Health, NZ Police.

Applicant details

JV Bars Limited
Company number: 9342497
NZBN: 9429052845086
Incorporation Date: 15 May 2025
Company Status: Registered
Entity type: NZ Limited Company

The director is Vishrav Upkar Singh, now of Dunedin (formally of Christchurch). The equal shareholders are Vishrav Singh, of Dunedin and Jaspal Singh, of Rolleston.

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, and garden bar. Off sales occur over the bar. The first floor previously operated as a dining facility under previous ownerships and may be used again for dining in the future.

Site Location (zoning/surrounding uses or activities)

General Residential 2.

Manager details

Current Manager's Certificate holders are:

Lynette Hurley – Expires 15/06/28
Terioa (Reesa) McLean – Expires 26/02/26
Bora McLay – Expires 21/08/26
Rajinder Singh – Expires 19/06/27
Vishrav Singh – Expires 16/06/26

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.

Designation sought

Supervised all bar areas, restricted gaming machine area.

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? | Yes |
| 5. Transport options? | Yes |

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:

- 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.

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 13 and 20 August 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, raise concerns about the applicants overall suitability – see Inspector's comment.

The suitability of the applicant:

See Inspector's comment.

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 via 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, 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.** Registration expires 30/06/26.
- (c) **Fire service.** No issues as of 08/08/25.
- (d) **Security.** Not required.

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

Opposition Police and Delegated Medical Officer of Health.

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.

No issues.

Inspector's comment

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

Two interviews were conducted with the licensees: on 14 August 2025 with Mr Vishrav Singh individually, then again on 29 August 2025 with both Mr Vishrav Singh and Jaspal Singh together as Mr J Singh travelled down from Christchurch to meet with the agencies.

Multiple concerns were noted during these interviews including:

- Lack of experience of Mr Vishrav Singh. Mr V. Singh has only recently gained a manager's certificate, with seemingly only OFF-Licence experience.
- Mr Vishrav Singh's other employment, being via Woolworths Waimakariri Junction in Christchurch, is a position Mr Singh has not resigned from in the hope of receiving a redundancy pay out; however, Mr Singh now resides in Dunedin and does not work for Woolworths (in a practical sense) anymore.
- [REDACTED]
- [REDACTED]
- Discrepancies were raised when talking to both shareholders about how the business was purchased and financed.

I have concerns about the applicant's suitability under section 105 (b) of The Act. These concerns therefore relate back to the Object of the Act, which is therefore potentially compromised with the applicant's suitability in question.

I am aware the Police and Delegated Medical Officer of Health have both raised concerns, and I support their positions under section 105 (k) of the Act.

I believe the committee would benefit from hearing from the applicant directly regarding the concerns the agencies have raised. For these reasons, I oppose the application.



Tanya Morrison
Chief Licensing Inspector
23/09/25

Health New Zealand
Te Whatu Ora

**Submission of Opposition to the Renewal of On and Off-Licence – St Kilda Tavern
(J V Bars Limited)**

APPLICATION UNDER THE SALE AND SUPPLY OF ALCOHOL ACT 2012

ON-Licence application: J V Bars Limited ON-15-2025 and

Off-Licence application: J V Bars Limited OFF-4-2025

Background:

On 7 August 2025, Health New Zealand received an application from J V Bars Limited for the renewal of the On-Licence and Off-Licence for the premises trading as St Kilda Tavern.

On 14 August 2025, the reporting agencies met with Vishav Singh, a director of the applicant company, at the premises. During this meeting, Mr. Singh was unable to provide satisfactory responses to several questions relating to the day-to-day management of the premises, host responsibility practices, and compliance with health-related obligations under the Sale and Supply of Alcohol Act 2012 (the Act).

Due to the lack of clarity and detail provided, particularly around harm minimisation strategies, the agencies agreed that further engagement was necessary. It was determined that input from the other shareholder, Jaspal Singh, was required to fully understand the operational structure and responsibilities within the business.

On 28 August 2025, Health submitted an interim opposition to the District Licensing Committee, citing insufficient information in the application and delays in obtaining a full picture of the applicant's capacity to meet the requirements of the Act.

On 29 August 2025, a follow-up meeting was held at the police station with both Vishav Singh (Director and 50% shareholder) and Jaspal Singh (50% shareholder). Information gathered during this meeting, along with agency enquiries, forms the basis of this formal submission of opposition.

Opposition Statement:

Whilst completing the enquiry into the application several issues regarding the applicant gave cause for concern. Accordingly, this application is **opposed**.

The grounds for opposition are pursuant to the following relevant sections of the Sale and Supply of Alcohol Act 2012:

- Section 105(1)(a) – The object of the Act
- Section 105(1)(b) – The suitability of the applicant
- Section 105(1)(j) – Whether the applicant has appropriate systems, staff, and training to comply with the law
- Section 105(1)(k) – Any matters dealt with in any report from the Police, an inspector, or the Medical Officer of Health made under section 103.

The rationale for these grounds is outlined in more detail below.

Section 105(1)(a): Object of the Act

The licensing regime and this Act ultimately seeks to minimize alcohol-related harm and ensure that safe and responsible sale and supply of alcohol occurs.

Section 105(1)(b): Suitability of the Applicant

[REDACTED]

Additionally, police noted several interactions involving [REDACTED] which the Medical Officer of Health believes are pertinent to the Committee's assessment of his suitability.

Furthermore, in discussing the meaning of "suitability", heath refers to Holland J in *Re Sheard* [1996] 1 NZLR 751, [1996] NZAR 61 (HC) at 755 stated:

"Suitability is a word commonly used in the English language and is well understood... Where a statute uses an unambiguous and well understood word or expression and chooses not to enlarge on the ordinary definition... it is usually unwise for a Court to add to the ordinary meaning of the word as a general guide for all cases, as distinct from applying the word to the particular facts before it."

National Public Health Service - Southern

Private Bag 1921, Dunedin 9054
Waea: 03 476 9800

National Public Health Service - Southern

PO Box 1601, Invercargill 9840
Waea: 03 211 8500

National Public Health Service - Southern

PO Box 2180, Wakatipu,
Queenstown 9349
Waea: 03 450 9156

The Authority further clarified in *Re Jays* LLA 994/94 (15 July 1994):

“Differing aspects of suitability will be given different weight by decisionmakers under the Act. Among them are experience in the hospitality industry, management ability, and personal integrity.”

In *Two Brothers Wholesale Ltd* (2021) NZARLA 32, the Authority stated:

“[103] ... it is not correct that suitability must only be considered in the context of the operation of licensed premises... an assessment of suitability is much wider and includes considerations of the character and reputation of the applicant and its honesty...”

These precedents reinforce that suitability is not limited to operational competence, but also includes character, reputation, and integrity – all of which are relevant in this matter.

During the same meeting, there was also a discussion with Mr. Vishav Singh, the Director that holds overall responsibility for all operations. He stated that he is currently employed at Woolworths Waimakariri Junction in Christchurch, as he is not willing to relinquish that role due to potential financial gain from a pending redundancy.

The limited experience of both Mr. Vishav Singh and Mr. Jaspal Singh in the sale and supply of alcohol is a cause for serious concern. Mr. Vishav Singh has only recently obtained a Duty Manager’s Certificate, while Mr. Jaspal Singh has neither held such certification nor demonstrated recent experience in the alcohol industry. The absence of adequate expertise and consistent oversight undermines any confidence in the applicants’ ability to manage the premises responsibly, increasing the risk of harm related to alcohol in the community.

Section 105(1)(j): Systems, Staff, and Training

The premises is situated in a high-deprivation area with multiple off-licence premises nearby. This environment demands proactive management and robust alcohol harm minimisation strategies. It is the Medical Officer of Health’s opinion that these were not sufficiently outlined in the application or during interviews with the applicants.

The lack of operational experience, combined with the absence of a clear and consistent management plan, raises concerns about the applicants’ ability to implement and maintain appropriate systems, including staff oversight, and training protocols.

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Waea: 03 450 9156

Section 105(1)(k): Matters in Agency Reports

Any matters dealt with in any report from the police, an inspector...made under section 103.

Conclusion

Health is concerned that St Kilda Tavern is situated within a highly deprived community which is often disproportionately affected by alcohol-related harm. These harms include higher rates of health issues, crime, and family violence. The area already has a significant number of off-licences that contribute to an oversupply of readily available, easily accessible, and cheap alcohol. This oversaturation of licensed premises undermines the effective regulation of alcohol and makes it challenging to achieve the Act's objective of minimizing alcohol harm.

As such, the medical officer of health delegate opposes the renewal of both the On-Licence and Off-Licence for J V Bars Limited at the stated premises.

Health respectfully requests that the District Licensing Committee decline this application in alignment with the objectives, principles and criteria of the Sale and Supply of Alcohol Act 2012.

This is the submission of Health.

Ngā mihi,



Aaron WHIPP
Delegated Functions of Medical Officer of Health
Sale and Supply of Alcohol Act 2012
Te Whatu Ora – Southern
DUNEDIN
Waea pūkoro: 03 476 9857
Īmēra: aaron.whipp@southerndhb.govt.nz

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Queenstown 9349
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Central Police Station
25 Great King street
Private Bag 1924
DUNEDIN
Telephone (03) 4714800
Fax (03) 479 9363

10th September 2025

The Secretary
Dunedin District Licensing Committee (DLC)
Dunedin City Council
DUNEDIN

**APPLICATION UNDER THE SALE AND SUPPLY OF ALCOHOL ACT 2012
(SASA 2012)**

ON-Licence application: J V Bars Limited ON-15-2025
OFF-Licence application: J V Bars Limited OFF-4-2025

Dear Sir,

On 07/08/2025 Police received an application from J V Bars Limited for the renewal of the On and Off-Licence for the premises trading as the St Kilda Tavern.

On 14/08/2025, the agencies met with the Director of the applicant company, Vishav Singh, at the premises. Subsequent to this meeting it was decided by the agencies that Vishav was unable to answer the queries of the agencies to a satisfactory level, and more time was needed to speak to the other invested party, Jaspal Singh.

On 28/08/2025 Police submitted an interim opposition to the DLC based on information lacking from the application and a delay in meeting with the applicant.

On 29/08/2025 the agencies met with both parties that have interest in the applicant company, Vishav Singh (Director and 50% shareholder) and Jaspal Singh (50% shareholder). Police enquiries and information from this meeting forms the basis for this opposition.

BACKGROUND

This is a suburban premises located in South Dunedin on the corner of Bay View Road and Prince Albert Road. The market for this premises is predominantly the residential community that resides nearby. Being positioned at a major South Dunedin intersection it is also attractive to customers travelling along these routes, particularly with a current off-licence capability.

Sgt Steve Jones - Dunedin Police – Alcohol Harm Prevention Officer

sjct35@police.govt.nz DDI- 4714945 Cell 021 1912755

This premises has not been immune to alcohol harm and was placed on a formal warning by Police for allowing intoxication at the premises in 2015. Despite this incident occurring under the previous licensee, the most recent licence application that was declined by the DLC showed evidence of intoxication, poor management, staff members consuming illegal substances, and patrons serving themselves alcohol. Police will submit that little had changed in the operation of the premises since the previous application was declined.

Police enquiries have revealed this premises to be located within an area of high deprivation and at high risk of alcohol harm. Further enquiries also revealed the applicant, his staff, and some of his other premises throughout the country who are subject to previous suitability issues. Also, there remains issues around a proposal to include TAB within the premises that should be put before the Dunedin District Licensing Committee for further clarification.

For the lack of a better term, this premises has been 'passed around' a number of unsuitable applicants since 2023, with the former licensee and current landlord, Ian Tolerton, holding the base licence on which the current Temporary Authority is leveraged.

Police oppose the renewal of this licence under Section 131:

- (a) The matters set out in paragraphs (a) to (g), and (k) of section 105(1)
- (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

Specifically, s.105(1)

- (a) The Object of the Act
- (b) The suitability of the applicant
- (d) The days on which the hours during which the applicant proposes to sell alcohol

Object of the Act

(1) *The object of this Act is that-*

- (a) *The sale, supply and consumption of alcohol should be undertaken safely and responsibly; and*
- (b) *The harm caused by the excessive or inappropriate consumption of alcohol should be minimized.*

(2) *for the purposes of subsection (1), the harm caused by the excessive or inappropriate consumption of alcohol includes-*

- (a) *any crime, damage, death, disease, disorderly behavior, illness or injury, directly or indirectly caused or directly or indirectly contributed to, by the excessive or inappropriate consumption of alcohol; and*
- (b) *any harm to society generally or the community, directly or indirectly caused or directly or indirectly contributed to, by any crime, damage, death, disease, disorderly behavior, illness or injury of a kind described in paragraph (a)*

Suitability of the Applicant

Police submit that the applicant, J V Bars Ltd, and shareholder, Jaspal Singh, failed to disclose information on the application relating to [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

In discussing the meaning of "suitability", Holland J said in *Re Sheard* [1996] 1 NZLR 751, [1996] NZAR 61 (HC) at 755:

"Suitability is a word commonly used in the English language and is well understood. In an earlier decision the Authority has adopted the definition in The Concise Oxford dictionary as 'well fitted for the purpose, appropriate'. I do not find it helpful to refer to other decisions on different facts as to the meaning of that word. Where a statute uses an unambiguous and well understood word or expression and chooses not to enlarge on the ordinary definition of the word or expression by a special interpretation in the statute it is usually unwise for a Court to add to the ordinary meaning of the word as a general guide for all cases, as distinct from applying the word to the particular facts before it."

The Authority stated, in *Re Jays LLA 994/94*, 15 July 1994, that:

"Differing aspects of suitability will be given different weight by decisionmakers under the Act. Among them are experience in the hospitality industry, management ability, and personal integrity."

In *Two Brothers Wholesale Ltd* (2021) NZARLA 32:

"[103] it is not correct that suitability must only be considered in the context of the operation of licensed premises as regards the safe and responsible sale and supply and consumption of alcohol. As is clear from Nishchay's an assessment of suitability is much wider and includes considerations of the character and reputation of the applicant and its honesty as well as considerations of the operation of premises. Whether or not the grant of the licence will result in the reduction or an increase in liquor abuse is a relevant issue as are considerations about how a licensee will deal with liquor abuse issues that may arise from the establishment of the business, but suitability is not restricted to these matters."

In discussing the local oversight of the business, the pair agreed that Vishav will be the director and responsible for overall operations of the business. Police enquiries revealed Vishav is still employed by Woolworths Waimakariri Junction (Christchurch) and it is unclear as to why this is.

Furthermore, the experience of operating in the sale and supply of alcohol is extremely lacking, with on Vishav only recently obtaining a Duty Managers certificate to work at Woolworths. Jaspal has never held a Duty Managers certificate and has little to no recent experience working in the sale and supply of alcohol.

Amenity and good order

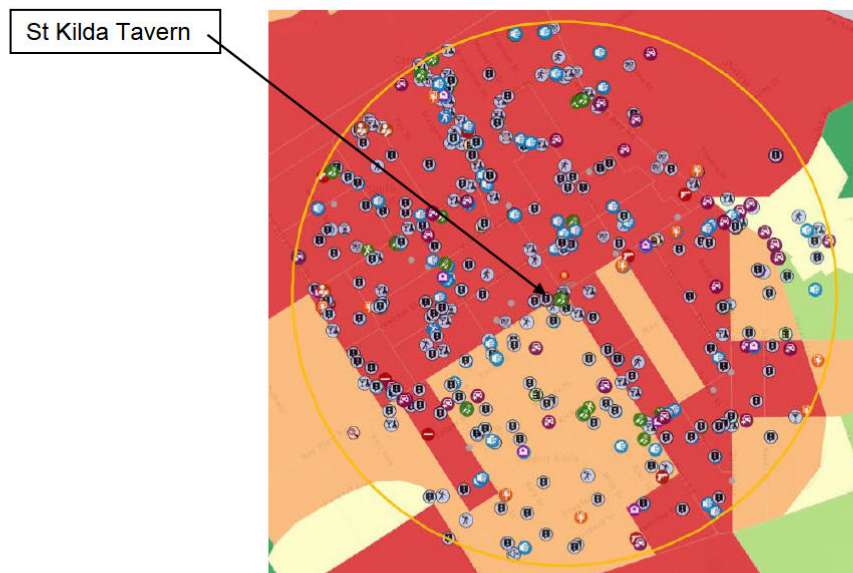
Police records of alcohol related incidents in the area indicate that the 800m radius surrounding the premises is frequently attended by Police. Frequent incidents of violence, family harm, traffic offending, and disorder are attended by Police within this area. Alcohol consumed at these incidents can be attributed to nearby off and on licence premises, of which St Kilda Tavern is prevalent and commonly frequented by the surrounding vulnerable community. The NZ Police Geospatial mapping application (NAHV) has provided the map below showing the location of the premises within an area of medium to high deprivation (orange to red) and incidents where alcohol is a contributing factor.

In *Christchurch Medical Officer of Health v J & G Vaudrey Ltd* [2015] NZHC 2749, [2016] 2 NZLR 382, Gendall J commented:

"there will be cases where the matter(s) to which the decision maker is required to have regard are so fundamental or critical that they assume an elevated mantle."

Police will submit there is no requirement for a 'causative link' between the premises and harm occurring in the area as Clark J commented in the *Lion Liquor Retail Limited* High Court decision NZHC 1123 [2018]

[68] In the face of such evidence the Act does not countenance the continuation of high levels of alcohol-related harm. The Act requires minimisation of the alcohol-related harm. The task of the DLC was to respond to the risk and it did so. It is not necessary to establish, as the Authority required, that the proposed operation "would be likely to lead to" alcohol-related harm. To require demonstration of a link to this degree of specificity is not much different from requiring proof. Requiring proof of "a causative link is not only unrealistic but is contrary to the correct legal position".



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

The applicant is currently requesting the following trading hours:

Sunday to Thursday 10am to 12am
Friday and Saturday 10am to 2am

Police will submit it is inappropriate for this premises to be open for the amount of time considering the area in which it is located and the harm occurring as a result. In short, Police are opposed to the closing times for the premises and recommend a closing time of 1am on Fridays and Saturdays.

[REDACTED]

For your consideration,



Steve Jones
Sgt SJCT35
Dunedin Police

From: [Otago Risk Reduction](#)
To: [Kirsten Allan](#)
Subject: RE: New off-licence - OFF-4-2025 - J V Bars Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin
Date: Friday, 8 August 2025 02:10:54 p.m.
Attachments: [image001.png](#)
[image002.png](#)

Hi Kirsten

This premises has an approved and maintained evacuation scheme with the last reported trial evacuation being 29 May 2025.

Nga Mihi / Many thanks

Otago Community Risk Team
Te Kei Region
Dunedin Central Fire Station
85 Castle Street, Dunedin 9016
PO Box 341, Dunedin 9054
Mobile: 0800 673 473

otagoriskreduction@fireandemergency.nz
www.fireandemergency.nz



From: Kirsten Allan <Kirsten.Allan@dcc.govt.nz>
Sent: Thursday, 7 August 2025 2:34 pm
To: Aaron.whipp@tewhātuora.govt.nz; Admin DHB (alcoholadmin@tewhātuora.govt.nz) <alcoholadmin@tewhātuora.govt.nz>; Alison Blair <Alison.Blair@dcc.govt.nz>; Carlo Bell <Carlo.Bell@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: New off-licence - OFF-4-2025 - J V Bars Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin





12 August 2025

JV Bars Limited
10 Durell Lane
Halswell
Christchurch 8025

Via email: vishav.upkar@gmail.com

Dear JV Bars Limited

PLANNING COMPLIANCE CERTIFICATE SALE AND SUPPLY OF ALCOHOL ACT 2012 – POL-2025-35 – 2 PRINCE ALBERT ROAD, DUNEDIN

Thank you for your recent application for a planning certificate for the purposes of the Sale and Supply of Alcohol Act 2012 for the premises called St Kilda Tavern at 2 Prince Albert Road, Dunedin.

Please find enclosed the planning certificate. I have also forwarded a copy of the certificate to the Council's alcohol licensing team for their information.

If you have any further queries regarding the planning certificate, please do not hesitate to contact me.

Yours faithfully



Laura Mulder
Planner



**CERTIFICATE FOR THE PURPOSES OF SECTION 100(f)
OF THE SALE AND SUPPLY OF ALCOHOL ACT 2012**

Planning Certificate Number:	POL-2025-35
Property Address:	2 Prince Albert Road, Dunedin
Applicant:	JV Bars Limited
Premises Name:	St Kilda Tavern
Legal Description:	LOT 1 DP 12405, LOT 1 BLK I DEEDS 52, LOT 2 BLK I DEEDS 52
Owner:	St Kilda Tavern (2002) Limited
Partially Operative Dunedin City Second Generation District Plan 2024:	General Residential 2

The Dunedin City Council hereby certifies that the premises operating under the name St Kilda Tavern, located at 2 Prince Albert Road, Dunedin, meets the requirements of the Resource Management Act 1991 to operate as a licensed premises (on-licence and/or off licence) as defined by the Sale and Supply of Alcohol Act 2012 for the following reason:

The activity is permitted by way of existing use rights.

Explanation

The activity is not permitted as of right under the following rules in the 2GP:

- Ancillary Licensed premises share the same activity status as the underlying activity, in this case a restaurant/retail activity. Rule 15.3.3.16 sets the activity status of restaurants/retail within residential zones as restricted discretionary.

However, licensed premises have previously been operated from this site. The premises were established prior to the coming into force of the most recent rule requiring resource consent for the activity. Continuation of the activity will be in accordance with an existing use right pursuant to section 10 of the Resource Management Act 1991.

It should be noted that previous liquor licences restricted the premises to the following hours of operation:

On-licence: Sunday to Thursday 9:00 am – 12:00 am
Friday and Saturday 9:00 am – 2:00 am the following day

Off-licence: Monday to Sunday 10:00 am to 10:00 pm

These must be complied with in order to maintain existing use rights under section 10 of the Resource Management Act 1991.

50 The Octagon | PO Box 5045 | Dunedin 9054, New Zealand | T 03 477 4000 | E planning@dcc.govt.nz
www.dunedin.govt.nz  DunedinCityCouncil  @DnCityCouncil

Advice Notes

1. This activity must comply with the performance standards for noise, glare and electrical interference outlined in the 2GP.
2. New signage must comply with the rules set out in the 2GP, or else obtain resource consent. The alteration to any existing sign or the erection of a new sign may require resource consent.
3. This consent has been assessed under the Resource Management Act 1991, and the Partially Operative Dunedin City Second Generation District Plan 2024. It does not remove the need to comply with other legislation and Dunedin City Council regulations. These include the Dunedin City Council Local Alcohol Policy.
4. The licensed premises may only operate during the hours specified in this certificate. Any proposal to extend or change the hours of operation will require further authorisation by way of resource consent processed in terms of the provisions of the Partially Operative Dunedin City Second Generation District Plan 2024 and the Resource Management Act 1991.



Laura Mulder
Planner

Authorised by:



Phil Marshall
Senior Planner

Issue Date: 12 August 2025

7 August 2025

The Secretary
Dunedin District Licensing Committee
P O Box 5045
Dunedin

Dear Sir/Madam

Building Compliance Certificate
Sale and Supply of Alcohol Act 2012
2 Prince Albert Road Dunedin-St Kilda Tavern

The above premises have been inspected by an officer of the Council for suitability for an **Off Licence** under Section 100(f) Sale and Supply of Alcohol Act 2012.

The premises contain systems, features and attributes that meet the requirements of the New Zealand Building Code to the extent required by the Building Act 2004.

The premises contain fire safety features and sanitary facilities to safely cater for a maximum of **170 Ground Floor and 80 First Floor** people including patrons and staff. It is the licence holder's responsibility to ensure the maximum number of people using the premise at any one time is not exceeded.

Yours faithfully



Tim Gibson
Building Compliance Officer

Reference: BCC-2025-17

DCCBCA-F5-BCC-1B-v4.0

Certificate No. 058/CERT/00039/2025

File No.: LL4971

16 June 2025

Vishav Upkar Singh



Dear Vishav

Sale and Supply of Alcohol Act 2012: Issue of New Manager's Certificate

Congratulations on your successful application for a Manager's Certificate.
As you will be aware a Manager's Certificate comes with significant responsibility to minimise harm from the sale, supply, and consumption of Alcohol.

Thank you for your professionalism by playing an integral role in achieving the object of the Sale & Supply of Alcohol Act (2012).

We wish you well in that role.

Your Manager's Certificate is enclosed.

Yours faithfully



Billy Charlton
Secretary
WAIMAKARIRI DISTRICT LICENSING COMMITTEE

DECISION

Decision No: [2025] WDLC 148
File ref: LL4971

IN THE MATTER of the Sale and Supply of Alcohol
Act 2012 (The Act)

AND

IN THE MATTER of an application by Vishav Upkar
Singh for a Manager's Certificate
pursuant to Section 216 of the
Act

BEFORE THE WAIMAKARIRI DISTRICT LICENSING COMMITTEE (DLC)

The Chairperson, Neville Atkinson

DECISION

Based on reports from the Police and a Licensing Inspector appointed under the Act, there is no opposition to the new Manager's Certificate being issued.

Based on all the information provided to the DLC, it is determined that this Manager's Certificate can be completed 'on the papers' with no need for a public hearing.

This certificate can be issued immediately.

Dated at Rangiora this 16 June 2025



Chairperson
WAIMAKARIRI DISTRICT LICENSING COMMITTEE

Manager's Certificate

Sale and Supply of Alcohol Act 2012

Section 217

Certificate No: 058/CERT/00039/2025
File ref: LL4971

Pursuant to the Sale and Supply of Alcohol Act 2012 (The Act)

Vishav Upkar Singh

is authorised to manage any licensed premises in respect of which a licence is in force.

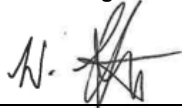
Subject to the requirements of the Act relating to fees, and to the provisions of the Act relating to the suspension and cancellation of Manager's Certificates, this certificate shall continue in force –

- (a) Until the close of the period of 1 (one) year commencing with the date of its issue; or
- (b) If an application for the renewal of the certificate is duly made, until the application is determined; or
- (c) If the certificate is renewed, until the close of the period for which it is renewed.

This certificate expires on 16 June 2026

This certificate is valid only if it is the original and with a valid signature of the DLC Secretary and the seal of the District Licensing Committee.

Dated at Rangiora this 16 June 2025



Secretary
WAIMAKARIRI DISTRICT LICENSING COMMITTEE



From: [Melissa Joyce](#)
To: [Dunedin Licensing Agency](#)
Cc: [Aaron Whipp](#)
Subject: OPPOSITION ON-15-2025 & OFF-4-2025 St Kilda Tavern
Date: Thursday, 28 August 2025 08:32:40 a.m.
Attachments: [image001.png](#)
[image002.png](#)


28 August 2025

Ref: ON-15-2025 & OFF-4-2025
Application received: 7 August
2025

Applicant: J V Bars
Limited
Application type: New ON&OFF
Premises: St Kilda Tavern
Premises address: 2 Prince Albert Road, Dunedin

Dear Secretary,

This is to advise that Health is currently unable to complete the enquiry regarding the St Kilda Tavern application due to more information required.
A further report will be submitted once the required details are received.
In the meantime, please note that the application is opposed until the report is completed.
Regards



Aaron Whipp

Health Promotion Officer (Compliance)
National Public Health Service – Southern

Alcohol Licensing - Alcohol and other drugs | Delegated Functions of Medical Officer of Health SASAA
2012 | Smokefree Enforcement Officer
027 204 7195 | 03 4769857 | aaron.whipp@tewhatuora.govt.nz
369 Taieri Road, Dunedin | Private Bag 1921, Dunedin 9054



Health New Zealand | Te Whatu Ora

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From: [Dunedin AHPU](#)
To: [Dunedin Licensing Agency](#)
Cc: [Tanya Morrison](#); [Alison Blair](#); [Carlo Bell](#); [Aaron Whipp](#)
Subject: FW: [EXTERNAL] New on-licence - ON-15-2025 - J V Bars Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin
Date: Thursday, 28 August 2025 10:18:23 a.m.
Attachments: [0.png](#)
[image001.png](#)
[ON-15-2025 - J V Bars Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin.pdf](#)
[OFF-4-2025 - J V Bars Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin.pdf](#)

Morena,

Police are yet complete enquiries in regards to this application. The applicant has not provided the full facts for the application and there has been delay in meeting with all invested parties.

Due to this, Police enter interim opposition. A full report will be provided to the DLC within 10 working days.

Nga mihi,

Steve Jones (he/him)

Sergeant SJCT35

Supervisor - Alcohol Harm Prevention Unit

Dunedin Central

P +64 3 471 4800  M +64 21 191 2755 E sjct35@police.govt.nz



NEW ZEALAND
POLICE
Ngā Pirihimana o Aotearoa



*Kaua e rangiruatia te hāpai o te hoe;
e kore tō tātou waka e ū ki uta*

From: Kirsten Allan <Kirsten.Allan@dcc.govt.nz>
Sent: Thursday, August 7, 2025 2:45 PM
To: Aaron.whipp@tewhātuora.govt.nz; Admin DHB (alcoholadmin@tewhātuora.govt.nz) <alcoholadmin@tewhātuora.govt.nz>; Alison Blair <Alison.Blair@dcc.govt.nz>; Carlo Bell <Carlo.Bell@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] New on-licence - ON-15-2025 - J V Bars Limited, St Kilda Tavern, 2 Prince Albert Road Dunedin

CAUTION: This email originated from outside the New Zealand Police Network. DO NOT click links or open attachments unless you recognise the sender and are assured that the content is safe.



Office use only
Property ID
Person ID
Receipt Number
Planning Pre Pay

Application for Planning and Building Certificates
The Sale and Supply of Alcohol Act 2012

☐ Application for Building Compliance Certificate Fee \$ _____

☐ Application for Planning Certificate Fee \$ _____

Fees are subject to change during the Council's Annual Plan process – please ask for the appropriate fee at the time of completing the application form

Details of the Contact Person

Full Name: VISHAV UPKAR SINGH

Phone No.: _____ Mobile Number: _____

Email Address: VISHAV.UPKAR@gmail.Com

Preferred Contact Method: Phone ☒ Email ☒

Details of the Applicant

Full Legal Name of Applicant (or the exact company name as shown on the certificate of incorporation)
JV BARS LIMITED

Usual Residential Address: _____

Postal Address for Service of Documents: SAME AS ABOVE

Post Code: _____

Phone No.: _____ Mobile No.: _____

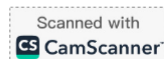
Email address: VISHAV.UPKAR@gmail.Com

Business Details

Type of liquor licence sought: On licence ☐ Off licence ☒ Club licence ☐

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

Tavern/Bar <input checked="" type="checkbox"/>	Café/Restaurant <input type="checkbox"/>	Supermarket/Grocery <input type="checkbox"/>
Hotel <input type="checkbox"/>	Nightclub <input type="checkbox"/>	Entertainment <input type="checkbox"/>
Bottle Store <input type="checkbox"/>	Club <input type="checkbox"/>	Other provide details below: <input type="checkbox"/>



Premises Details

Street Address: 2 PRINCE ALBERT ROAD, SOUTH DUNEDIN
Existing Trading Name: ST. KILDA TAVERN
Proposed Trading Name: ST. KILDA TAVERN
Existing Licence Number: 069/ON/88/2019 Expiry Date: 14/04/2025
Existing Licenced Days and Hours: SUNDAY - THURSDAY 10AM - 12.00 MIDNIGHT
FRIDAY - SATURDAY 10AM - 8AM FOLLOWING DAY
Proposed licenced days and hours: N/A

What is the maximum occupancy of the premises?

If unsure contact DCC Building Warrant of Fitness bwof.contact@dcc.govt.nz

Is there an accessible toilet? Yes ☒ No ☐
Will there be live amplified music? Yes ☒ No ☐
Will there be outdoor seating? Yes ☒ No ☐

Has resource consent been issued previously for the proposed activity?

No ☐ Yes ☐ consent number:

The Building in which the Premises Intended to be Licenced is:

- ☐ A new building – not yet built/under construction
Building Consent Number
- ☐ An existing building to which alterations are being made and/or the use is being changed
Building Consent Number
- ☐ An existing building to which alterations are being made that do not require a building consent
- ☒ An existing building – no alterations or change of use are being made

Signature of the applicant or person authorised to sign on behalf of the applicant:

Signed Nikhar Upkar Singh Date 15/05/2025 Place Christchurch





PO Box 5045
DUNEDIN 9054

Debtor No:	301963
Invoice No:	1103046
Payment Ref:	1758843
Invoice Date:	25 July 2025
Licence No:	ON-15-2025

J V Bars Limited



Tax Invoice
GST No: 51-997-891

DESCRIPTION	AMOUNT (incl GST)
-------------	----------------------

Licensee: J V Bars Limited

Location: 2 Prince Albert Road Dunedin

St Kilda Tavern

Fee Category Medium cost/risk rating (6-15)

Annual Fee - DLC	580.75
Annual Fee - ARLA	51.75
Application Fee - DLC	764.75
Application Fee - ARLA	51.75

Payment due upon receipt of invoice

DIRECT CREDIT DEPOSIT DETAILS - 03 0905 0184000 07
Please include your debtor number in your reference

TOTAL GST:	\$189.00	TOTAL DUE:	\$1,449.00
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Licence number: ON-15-2025
Licensee name: J V Bars Limited
Debtor number: 301963
Payment reference: 1758843

INVOICE NO:	1103046
INVOICE DATE:	25 July 2025
TOTAL DUE:	\$1,449.00





PO Box 5045
DUNEDIN 9054

Debtor No:	301963
Invoice No:	1103034
Payment Ref:	1758823
Invoice Date:	25 July 2025
Licence No:	OFF-4-2025

J V Bars Limited



Tax Invoice
GST No: 51-997-891

DESCRIPTION	AMOUNT (incl GST)
-------------	----------------------

Licensee: J V Bars Limited

Location: 2 Prince Albert Road Dunedin

St Kilda Tavern

Fee Category Medium cost/risk rating (6-15)

Annual Fee - DLC	580.75
Annual Fee - ARLA	51.75
Application Fee - DLC	764.75
Application Fee - ARLA	51.75

Payment due upon receipt of invoice

DIRECT CREDIT DEPOSIT DETAILS - 03 0905 0184000 07
Please include your debtor number in your reference

TOTAL GST:	\$189.00	TOTAL DUE:	\$1,449.00
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Licence number: OFF-4-2025
Licensee name: J V Bars Limited
Debtor number: 301963
Payment reference: 1758823

INVOICE NO:	1103034
INVOICE DATE:	25 July 2025
TOTAL DUE:	\$1,449.00



PUBLIC NOTICE DECLARATION

To the Secretary, Dunedin District Licensing Committee

Premises Name: St Kilda Tavern

Premises Address: 2 Prince Albert Road Dunedin

Reference number: OFF-4-2025

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 Door window facing out & car park entrance

From Date: Wednesday, 13 August 2025

To Date: Wednesday, 17 September 2025

Name: Vishar Utkar Singh

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, 13 August 2025

ALCOHOL LICENCE APPLICATIONS

Off-4-2025 - J V Bars Ltd, St Kilda Tavern, 2 Prince Albert Road, Dunedin. First notice. Closes Friday, 19 September.

On-14-2025 - Good Burger Co. Ltd, Good Good, 22 Vogel Street, Dunedin. Second notice. Closes Friday, 12 September.

Second notice Wednesday, 20 August 2025

Clu-1-2024 - Middlemarch Bowling Club Incorporated, Middlemarch Bowling Club, 26 Swansea Street, Middlemarch. First notice. Closes Wednesday, 24 September.

Off-3-2018 - Taste Nature Limited, Taste Nature, 131 High Street, Dunedin. First notice. Closes Wednesday, 24 September.

On-15-2018 - Sessions Dunedin Limited, Sessions, 138 Princes Street, Dunedin. First notice. Closes Wednesday, 24 September.

On-17-2025 - Singh Soni Private Limited, Catalyst, 286 Princes Street, Dunedin. First notice. Closes Wednesday, 24 September.

On-16-2025 - Blue Cockatoo Dessert Bar Limited, Blue Cockatoo, 16 the Octagon, Dunedin. Second notice. Closes Wednesday, 17 September.

Off-4-2025 - J V Bars Limited, St Kilda Tavern, 2 Prince Albert Road, Dunedin. Second notice. Closes Wednesday, 17 September.

On-15-2025 - J V Bars Limited, St Kilda Tavern, 2 Prince Albert Road, Dunedin. Second notice. Closes Wednesday, 17 September.

On-8-2024 - Keenan Brothers Limited, The Keystone Dunedin, 11 Tomahawk Road, Dunedin. Second notice. Closes Wednesday, 17 September.

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