

Notice of Meeting:

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

Date: Tuesday 27 October 2026
Time: 1:30 p.m.
Venue: Council Chamber, top floor, Dunedin Public Art Gallery, the Octagon, Dunedin

Sandy Graham
Chief Executive Officer

District Licensing Committee
Opposed On-licence Renewal – The Jitsu Ltd.
PUBLIC AGENDA

MEMBERSHIP

Chairperson	Pieter van de Klundert	
Members	Colin Weatherall	Cr Doug Hall
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-LICENCE RENEWAL OF "THE JITSU", 133 STUART STREET, DUNEDIN – FROM SECRETARY, DISTRICT LICENSING COMMITTEE

Department: Civic

APPLICATION DESCRIPTION

Applicant's Name:	The Jitsu Limited
Site Address	133 Stuart Street, Dunedin
Trading Name:	The Jitsu
Style of Licence	On-licence
Application Number	ON-7189-2007
Date received by Council	24 July 2026

EXECUTIVE SUMMARY

- 1 This is a report for an application by The Jitsu Limited for the renewal of an on-licence for the premises situated at 133 Stuart Street, Dunedin, and known as "The Jitsu". The criteria found at section 131 of the Sale and Supply of Alcohol Act 2012 (the Act) apply to this application.
- 2 The applicant does not seek any changes to the licence.
- 3 The Licensing Inspector and Medical Officer of Health Delegates have raised concerns with the application.
- 4 There were no public objections received.

APPLICANT AND APPLICATION

Applicant

- 5 The Jitsu Limited has two directors and shareholders, Mr George and Mrs Bernadette Magnuson. The company was first registered in February 2007.
- 6 The licence for the premises was issued on 25 July 2007 and has been operating continuously from that date. The premises is considered 'low risk'.

PUBLIC NOTICE

- 7 Public notice of the renewal did not attract any objections.
- 8 However, both the Licensing Inspector and Medical Officer of Health Delegate identified concerns in relation to the suitability of the Applicant and the systems, staff, and training at the premises.
- 9 The Police did not report on the application.

Medical Officer of Health Delegate

- 10 The Medical Officer of Health Delegate's opposition resulted from a visit to the premises as part of the renewal process. The concerns include:
 - a) There is only one certified manager at the premises and they are unsure of when the certificate expires. They rely on the reminder email from Council. The license is required to maintain a list of current manager's certificates which would include the expiry date.
 - b) The premises had no low-alcohol beer available on-site. This is contrary to s.52 of the Act which requires premises to have alcohol of less than 2.5% ethanol by volume available for consumption.
 - c) The stock levels of some lines are kept low to the point the Applicant briefly leaves the premises to get products from the nearby supermarket.
 - d) No records of staff training are maintained and there is no in-house training manual available to staff. The Applicant said staff complete training online but this is not recorded.
 - e) The Applicant was not able to fully explain the intoxication assessment tool.
 - f) A diary is available to record incidents but it is only used when there is a "problem" rather than for routine record keeping.
 - g) No records are maintained regarding the appointment of temporary or acting managers. The Applicant is aware of when they can be appointed but no records are kept.
- 11 The MoH Delegate questions the Applicant's suitability and lack of systems, staff and training at the premises. They ask for the Committee to either decline the application or renew the licence for a truncated period.

Licensing Inspector

- 12 The Licensing Inspector cited similar concerns and supports the MoH Delegate's position.
- 13 In relation to the absence of low-alcohol options, the Inspector notes that at the last licence renewal, the responsible Inspector found no mention of a low-alcohol option on menus but there was an option available, but on a previous licensing visit, there was none on site.

- 14 The Inspector acknowledges the premises is low-risk however, the Applicant's suitability (s.105(1)(b)) is questioned and, because of the lack of systems, staff, and training (s.105(1)(j)), their ability to uphold the Object of the Act (s.105(1)(a)) must be also be in doubt.
- 15 The Inspector believes the Committee would benefit from hearing from the Applicant.

CONCLUSION

- 16 The Applicant has operated "The Jitsu" for the past 19 years without issue. However, issues have now been identified which has lead to the opposition being recorded.
- 17 The hearing is an opportunity for the parties to present their points of view to the Committee before the renewal is determined.

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

The Jitsu Limited has made application to the District Licensing Committee at Dunedin for the renewal of an on licence number ON-7189-2007 in respect of the premises situated at 133 Stuart Street Dunedin and known as The Jitsu.

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

The applicant seeks the licence on the following hours:

Monday to Sunday 11.00 am to 11.00 pm.

First publication date: Saturday, 1 August 2026

Second publication date: Saturday, 8 August 2026

Objections Close 5:00 pm Friday, 4 September 2026

- The application may be inspected during ordinary office hours at the office of the Dunedin District Licensing Committee at 50 The Octagon, Dunedin, or on-line at <https://www.dunedin.govt.nz/services/licensing/alcohol-licence-applications>
- No objection to the issue of a licence may be made in relation to a matter other than a matter specified in section 105(1) of the Sale and Supply of Alcohol Act 2012
- Any person who is entitled to object and who wishes to object to the issue of the application may, not later than 25 working days after the date of the first publication of this notice, file a notice in writing of the objection with the Secretary of the Dunedin District Licensing Committee at 50 The Octagon, PO Box 5045, Dunedin 9058



APPLICATION FOR ON-LICENCE RENEWAL

Incomplete applications will not be processed

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

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

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

Please use separate pages to provide extra information where necessary.

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

Please read and complete the following checklist before submitting the application

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

Office use only

Date received:

Calculate your application fee

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

Select your premises type:

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

Premises points:

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:

Select the number of enforcement findings:

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

Enforcement points:

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

Premises points: Trading hours points: Enforcement points: Total points:

Use the table below to work out the fee payable:

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

APPLICATION FOR ON-LICENCE RENEWAL

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

TO the Secretary, Dunedin District Licensing Committee

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

Contact person

Name:

Phone:

Email:

Postal address for service:

Postcode:

Applicant details

Applicant status (please select from the below options)

☐ Individual
 ☐ Partnership
 ☐ Body corporate
 ☐ Public company
 ☒ Private company

☐ Club
 ☐ Trustee
 ☐ Local authority
 ☐ Licensing trust

☐ Government department or other instrument of the Crown
☐ Manager under the Protection of Personal Property Rights Act 1988
☐ Board, organisation or other body

Full legal name or names to be on the licence:

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

Address:

Occupation:

Phone:

Email:

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

Gender (if an individual):

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

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

If yes, please outline the changes:

Is this your principal business? ☒ Yes ☐ No

Please state any other businesses:

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Criminal convictions

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

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

Full Name	Conviction	Date of Conviction

Details of premises

Trading name: **Jitsu**

Name of the building (if applicable): **All Bells Chamber**

Address of the premises: **133 Stuart Street, Dunedin CBD**

Postcode: **9012**

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

What is the maximum occupancy of your premises including outside areas? **80**

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:

There are two toilets. One with disability access.

Fire evacuation declaration – Fire and Emergency Act 2017

Which of the following fire evacuation statements applies to you?

If unsure, check with Fire and Emergency New Zealand.

☒ The owner of the building in which the premises is situated provides and maintains an evacuation scheme as required by section 76 Fire and Emergency Act 2017

☐ Because of the building's current use, the owner is not required to provide and maintain an evacuation scheme

☐ Because of the nature of the building, the owner is exempt from the requirement to provide and maintain an evacuation scheme

Signed:

Date:

Details of conveyance

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

Trading name of conveyance:

Registration number:

Address where based:

Postcode:

Business details

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

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

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

Day	☒ Mon	☒ Tues	☒ Wed	☒ Thurs	☒ Fri	☒ Sat	☒ Sun
Start time	11:30am	11:30am	11:30am	11:30am	11:30am	11:30am	11:30am
End time	8:00pm	8:00pm	8:00pm	8:00pm	8:00pm	8:00pm	8:00pm

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

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

If yes, describe changes:

What designations apply to the premises?

☒ Undesignated (people of any age are permitted)

☐ Supervised (people under 18 years must be accompanied by a parent or legal guardian)

☐ Restricted (people under 18 years not permitted)

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

☐ Yes ☒ No If yes, provide details:

Is accommodation provided? ☐ Yes ☒ No

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

If no, provide details: We are a restaurant.

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

☐ Yes ☒ No If yes, provide details:

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

☐ Yes ☒ No If yes, provide details:

Manager details

Provide the below details for each manager or proposed manager.

Full name	Date of birth	Manager's certificate number	Expiry date
George Magnuson			

Conditions

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

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

full range of food, appetizers, soups, bento boxes, etc. see attached menu

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

water, soda, juice, soft drinks

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

there is 0% alcohol beers available, when we manage to find low-alcohol beer we provide that too

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

water is always available, a bottle of water is served as the patron takes a seat.

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

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

signage is visible at the entrance of the restaurant

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

unless the minors are accompanied by parents they are not served alcohol. levels of intoxication are assessed as the customer enters and is monitored by manager and staff

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

our menus indicate a minimum of one bottle of wine only byo per person is allowed and we control the service of alcohol

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

The licensed manager is present during operating hours when we sell alcohol. Waitstaff are trained to check id and monitor levels of intoxication and to make sure food and water is available to patrons.

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

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

Staff are given verbal training when they are hired to recognize the valid forms of id when checking patrons who order alcohol and look 25 and younger. They are also taught to recognize signs of intoxication.

Signed: George Magnuson

Date: 24/07/26

Place: Jitsu 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.

STARTER	
CHICKEN	13.00
KARA AGE nuggets*mayo*onion sauce	
KUSH KATSU crumbed kabobs*pin/bbq/spicy	
TEBASKAK wings	
YAKTOR grill ed kabobs	
EBI TAMAGO TOJI	12.00
tempura prawns*egg*onion	
EDAMAME	8.50
boiled soybeans in the pod (eat the bean not the pod)	
GOMA WAKAME	8.50
seasoned so ad	
GYOZA	9.50
fried/steamed dumpling	
NATTO ISOBAGE	10.50
tempura fried fermented soybean wrapped in nori	
NATTO MAGURO	17.00
fresh tuna fermented soybean & egg yolk	
NATTO SALMON	17.00
fresh so mon fermented soybean & egg yolk	
SPRING ROLLS	8.50
TAKOYAKI octopus balls	12.00
TOFU	9.50
AGEDASH TOFU deep fried tofu*soy*ginger	
SPICY TOFU F&R KARA pan fried tofu*chili i sauce	
SALAD	
salad of mixed greens with Jitsu's special dressing	
CHICKEN	18.00
GRILLED regu ar/spicy	
KATSU crumbed*pin/bbq/spicy	
TER YAK	
SASHIMI	
MIXED SEAFOOD p ain/spicy	21.00
ALL SALMON p ain/spicy	23.00
TOFU	18.00
FRESH	
FURA crumbed*pin/bbq/spicy	
VEGAN MEAT	18.00
GRILLED regu ar/spicy	
KATSU crumbed*pin/bbq/spicy sauce	
TER YAK	
SIDE SALAD	8.00
TEMPURA	
EBI prawn	10.00
2pc	20.00
5pc	
KAKIAGE thin cut vegetable	11.00
MIXED prawn*fish*vegetable	14.50
DONBURI	
rice bowls topped with your choice of main and a miso or vegetable soup	
	med arge
BEEF	14.00 19.00
YAK N KUI strips*onions	
CHICKEN	14.00 19.00
GRILLED regu ar/spicy	
KATSU crumbed*pin/bbq/spicy	
KATSUDON crumbed*egg*onion	
TER YAK *mushrooms	
CHAMPOON egg*onion	
KAKIAGE DON	13.00 18.00
thin y siced vegetab e tempura	
PORK	14.00 19.00
KATSUDON egg*onions	
TOFU	13.00 18.00
GRILLED regu ar/spicy	
KATSUDON not vegani egg*onions	
TOFU FURA p ain/bbq/spicy	
TER YAK	
TENDON	14.00 19.00
tempura prawn*thin cut vegetab e tempura	
VEGAN MEAT	14.00 19.00
GRILLED regu ar/spicy	
KATSU crumbed*pin/bbq/spicy	
TER YAK	
add extra meat	5.00 6.00
add extra tofu	3.00 3.00
CURRY	
mild Japanese curry with rice and miso soup	
curry base contains milk and peanuts	
	med arge
BEEF	15.00 20.00
CHICKEN	15.00 20.00
REGULAR	
KATSU crumbed	
EBI FURAI PRAWN	16.00 21.00
TOFU FURAI	14.00 19.00
VEGETABLE	13.00 17.00
JITSU PLATE	
meat*seafood*tofu with rice, side salad/stir-fried veges/coleslaw*miso soup	
CHICKEN	20.00
GRILLED regu ar/spicy	
KATSU crumbed*pin/bbq/spicy	
TER YAK mushrooms	
FISH	20.00
BUTTERYAK	
TER YAK	
TOFU	19.00
GRILLED regu ar/spicy	
TER YAK	
FURA crumbed*pin/bbq/spicy	
VEGAN MEAT	20.00
GRILLED regu ar/spicy	
KATSU crumbed*pin/bbq/spicy	
SHOGANAK capsicum*ginger	
TER YAK mushrooms	
BENTO BOX	
choice of main*rice*assorted sides*pickled vegetables	
*miso/vegetable soup	
BEEF	21.00
YAK N KUI strips*onion	
PORK	21.00
BUTA SHOGANAK*ginger*capsicum	
CHICKEN	21.00
GRILLED regu ar/spicy	
KATSU crumbed*pin/bbq/spicy	
KARAAGE nuggets *mayo*onion sauce	
TER YAK *mushroom	
FISH - HOKI	21.00
BUTTERYAK	
TER YAK	
SASHIMI	30.00
ALL SALMON	
MIXED	
SEAFOOD FURAI	22.00
TEMPURA	22.00
MIXED	
KAKIAGE	
TOFU	20.00
TER YAK	
FURA crumbed*pin/bbq/spicy	
VEGAN MEAT	21.00
TER YAK	
KATSU crumbed*pin/bbq/spicy	
TEPPANYAKI	
sizzling meals your choice of main*stir-fried vegetables*rice*miso/vegetable soup	
BEEF	26.00
CHICKEN	22.00
SEAFOOD	24.00
TOFU	20.00
VEGAN MEAT	22.00
BANQUET	
selection of dishes, meant to be shared (minimum of 4 persons)	
SUSHI *SPRING ROLLS	
MISO SOUP	
KARAAGE vegetab e tempura	
BEEF YAK N KUI*	
CHICKEN (karaage/teriyaki)*	
FISH (butteryaki/teriyaki)	
STEAMED RICE	per person 40.00
EXTRAS	
STEAMED RICE	3.00
MISO SOUP	3.00
VEGETABLE SOUP	3.00
PLAIN CURRY sma bow	6.00
SIDE SALAD	7.00
SIDE STIR FRIED VEGETABLES	6.00

Please inform waitstaff of any allergies or dietary restrictions before you order and we will try to accommodate.
 * can be made gluten free upon request
 * can be made vegetarian / vegan

NOODLE SOUP		
build your own soup	med	large
	14.00	19.00
CHOOSE NOODLE		
RAMEN thin egg noodle		
UDON thick wheat noodle		
SOBA buckwheat noodle		
extra noodles	add 3.00	add 3.00
CHOOSE SOUP BASE		
CURRY has milk/cheese and peanuts		
MISO fermented soybean flavour		
SHOYU soy sauce base		
TONKOTSU pork flavour		
VEGAN CURRY		
CHOOSE TOPPING		
BEEF/CHICKEN/PORK/SEAFOOD		
TOFU/DUMPLINGS/VEGAN MEAT		
extra TOPPINGS	add 4.00	
extra EGG	3.00	

YAKISOBA/YAKIUDON	
stir-fried noodles with vegetables	
YAKISOBA (thin egg noodle) or	
YAKIUDON (thick wheat noodle)	
BEEF/CHICKEN/PORK	18.00
SEAFOOD	20.00
TOFU/VEGAN MEAT YAKIUDON	18.00

YASAI ITAME	
stir-fried vegetables	
BEEF/CHICKEN/PORK/PLAIN	17.00
SEAFOOD	18.00
TOFU	17.00
VEGAN MEAT	17.00

MAKI SUSHI	
8pc	
CHICKEN	
CRISPY chicken mayo	12.50
GRILLED chicken	12.50
SWEET CHILL SAUCE+vegetables	12.50
TERIYAKI chicken	12.50
SALMON	
URAMAKI California style+vegetables	13.50
Fresh salmon+vegetables	13.50
Fresh salmon+avocado	15.00
TUNA	
Cooked tuna+vegetables	12.50
Fresh tuna+vegetables	15.00
TEMPURA	
Fresh tempura 10pc+avocado	16.00
VEGETABLE	
Capicum+carrot+cucumber	12.00
add avocado	.50
CREAM CHEESE & AVOCADO	
Crispy chicken	14.00
Fresh salmon	16.00
Smoked chicken	14.00
Teriyaki chicken	14.00
Vegetables	12.00

HOSOMAKI	
single filling thin roll 6pc	
CRISPY chicken	8.00
GRILLED chicken	8.00
TERIYAKI chicken	8.00
Fresh salmon	9.00
Cooked tuna+mayo	7.00
Fresh tuna	9.00
Avocado	8.00
Cucumber	8.00

INARI SUSHI	
tofu pockets filled with sushi rice 2pc	8.00

SPECIALS	
OSHIZUSHI 4PC	17.00
oyers of salmon+avocado+rice+mayo	
SALMON ABURI NIGIRI 2PC	14.00
lightly torched salmon+mayo+tare sauce	

SASHIMI	
slices of raw fish	
half 7pc	whole 12pc
ALL SALMON	20.50 35.00
ALL TUNA	20.50 35.00
SALMON+TUNA	20.50 35.00

ONIGIRI	
rice balls 2pc	
GRILLED CHICKEN+AVO	8.00
TERIYAKI CHICKEN+AVO	8.00
CRISPY CHICKEN+MAYO	8.00
SALMON FRESH+AVO	9.00
SALMON SALTED	9.00
COOKED TUNA+AVO	7.00
VEGETABLES	7.00
add spicy garlic sauce to riceball	0.50

GUNKAN	
rice and tempura bits wrapped in nori	
SPICY SALMON	12.00
SPICY TUNA	14.00

NIGIRI	
2pc	
EBI prawn	8.00
GRILLED CHICKEN	8.00
IKA squid	8.00
MAGURO tuna	14.00
SALMON	10.00
TAKO octopus	8.00
UNAGI eel	9.00
VEGAN MEAT KATSU	8.00
WHITE FISH	8.00

MIXED PLATTERS	
combinations of different sushi types	
SUSHI LUNCH BOX	20.00
SALMON PLATTER	25.00
VEGAN PLATTER	17.00
VEGETARIAN PLATTER	17.00
PARTY PLATTER 40PC MAKI SUSHI	60.00

DRINKS	
JAPANESE ALCOHOL	
CHOJA UMESHU (PLUM WINE)	10.00
TAJIMA TEN SAKE 150ml	9.00
BEER	
ASAHI SUPER DRY 5 LITER	9.00
ASAHI SUPER DRY BLACK (JAPAN)	9.50
ASAHI ZERO ALCOHOL	8.50
K&N	9.00
SAPPORO	9.00
LOW ALCOHOL BEER	8.50
GREEN TEA	
Manukji Gen Mai Cha	5.00
SOFT DRINKS	
Coca Cola Range	4.00
Bundaberg Range	4.00
JUICE	
Phoenix Range	4.50
Charlies Range	5.00
WATER	
Phoenix Sparkling Water	4.50
ENERGY DRINKS	
V Energy Range	4.00

B.Y.O. (bottled wine on y 750ml 1 bottle between 2 people)	
service charge	6.00
D. will be checked if you book under 25	

Please inform waitress of any allergies or dietary restrictions before you order and we will try to accommodate.	
can be made gluten free upon request	
can be made vegetarian / vegan	

The Jitsu Host Responsibility Policy

The management and staff of The Jitsu believe that we have a responsibility to provide an environment that not only is comfortable and welcoming but is also where alcohol is served responsibly. Because of this the following Host Responsibility policy has been implemented.

Customers who are visibly intoxicated will not be served alcohol, will be asked to leave the premises and will be encouraged to take advantage of safe transport options.

It is against the law to serve minors. If we are in doubt as to your age, we will ask for identification. Acceptable forms of proof of age are current photo driver's licence, the HANZ 18+ card, Kiwi Access Card or a current passport.

A good range of food is always available as well as substantial meals. Menus are visible at all times.

We will promote transport options to get you home safely.

We encourage more people to have a designated driver. We will make the driver's job more attractive by providing an interesting range of zero and low alcohol and alcohol-free drinks. Free water will be available at all times.

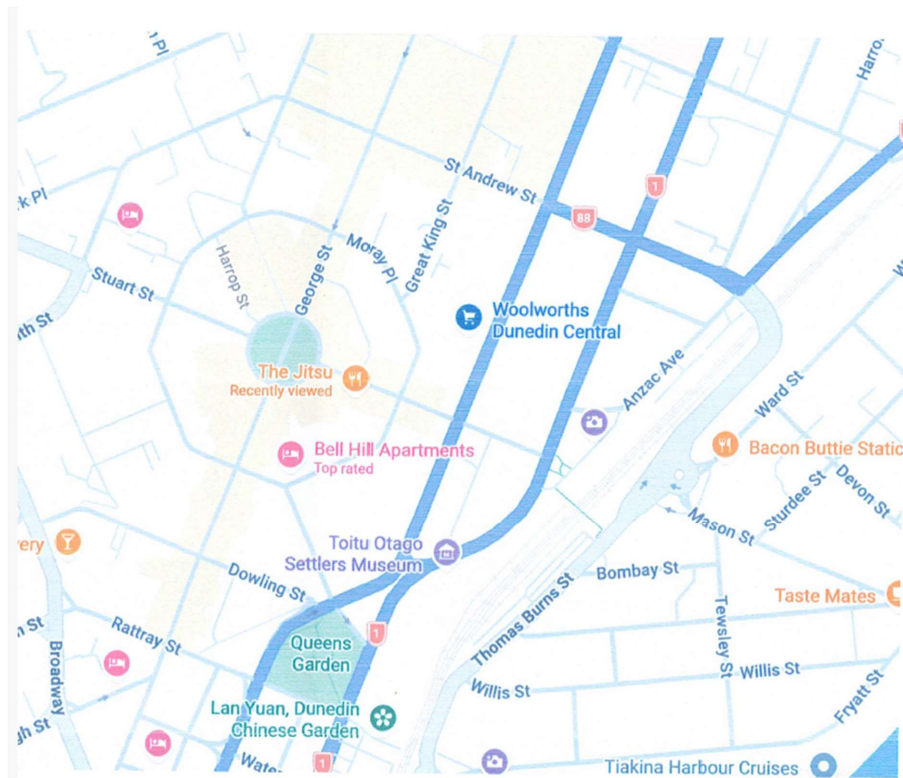
We will make sure all these services are well promoted and will display signage required under the Sale & Supply of Alcohol Act 2012.

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.

We pride ourselves on being responsible hosts.
Management & Staff
Jitsu

Sensitive Location Map



INSPECTOR'S REPORT ON-LICENCE APPLICATION

Applicant	The Jitsu Limited
Trading Name	The Jitsu
Address of premises	133 Stuart Street, Dunedin
Type of licence	ON-Licence
Application type	Renewal
Pathway number	ON-7189-2007
Application status	MOH & Inspector Opposed. Police no report.
Date of application	24 July 2026
Interviewee	George Magnuson, Director
Date of Interview	6 August 2026
Agencies present	Licensing Inspector, Delegated Medical Officer of Health (Aaron Whipp)

Applicant details

THE JITSU LIMITED
Company number: 1905372
NZBN: 9429033630687
Incorporation Date: 15/02/2007
Company Status: Registered
Entity type: NZ Limited Company

The current directors are George Magnuson, and Bernadette Magnuson, both of Dunedin. George and Bernadette Magnuson are also the joint, sole (100%) shareholders. Mrs Magnuson was removed as a company director on 1 June 2025; however, was re-appointed as director again on 15 September 2025. To the best of my knowledge, no Section 69 notification of this director change was made to ARLA.

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

The Jitsu operates as a Japanese restaurant open for both lunch and dinner 6 days per week (currently closed Tuesdays). It is located within the Allbell Chambers in Stuart Street.

Site Location (zoning/surrounding uses or activities)

Central Business District

Manager details

Current Manager's Certificate holders are

George Magnuson – Expires 24/10/26 (Renewal notice issued)

Licensing hours sought

11.30am until 8pm stated within application. Confirmed during onsite meeting with agencies, no changes to current 11am until 11pm daily hours are sought by the applicant.

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

No.

Designation sought

Undesignated.

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

The Jitsu Host Responsibility Policy

The management and staff of The Jitsu believe that we have a responsibility to provide an environment that not only is comfortable and welcoming but is also where alcohol is served responsibly. Because of this the following Host Responsibility policy has been implemented.

Customers who are visibly intoxicated will not be served alcohol, will be asked to leave the premises and will be encouraged to take advantage of safe transport options.

It is against the law to serve minors. If we are in doubt as to your age, we will ask for identification. Acceptable forms of proof of age are current photo driver's licence, the HANZ 18+ card, Kiwi Access Card or a current passport.

A good range of food is always available as well as substantial meals. Menus are visible at all times.

We will promote transport options to get you home safely.

We encourage more people to have a designated driver. We will make the driver's job more attractive by providing an interesting range of zero and low alcohol and alcohol-free drinks. Free water will be available at all times.

We will make sure all these services are well promoted and will display signage required under the Sale & 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.

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Management & Staff
Jitsu

Does the premises utilise DCC owned footpath?
No.

What is the maximum occupancy number for the premises?
80

Public Notification process
ODT 1 and 8 August 2026.

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:

See Inspectors comment.

The suitability of the applicant:

See Inspectors 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:

No issues.

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

None.

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

(a) Building. BWOFF expired 13/04/26. Building Services are currently working with the landlord regarding this matter.

(b) Sale of food. A current Food Control Plan Registration is in place under the Food Act 2014, expiring 31/05/27.

(c) Fire. No issues as of 30/07/26.

(d) Security. N/A

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

Opposition MOH.

No Police report.

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

No issues.

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

No low alcohol was available onsite at the time of the agencies visit. This matter as been raised with Mr Magnuson previously.

Ms Alison Blair, Licensing Inspector, in her report on the last renewal of this licence, dated 30 August 2023, stated:

"The low alcohol option was not specified on the application or on the menu and on a previous licensing visit there was none on site. The low alcohol available at this visit was Heineken Light. The operator purchases this product direct from the supermarket and is not brand specific."

Mr Magnuson told the agencies on 6 August 2026 that he could not source a Japanese-style low-alcohol beer. When advised low-alcohol beer did not have to be brand-specific, legally some just had to be stocked/available, Mr Magnuson advised he would go purchase some later that day.

Inspector's comment

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

This premises only has one duty manager currently, Mr Magnuson, who though states he is onsite most of the time, did admit to occasionally being offsite with alcohol sales potentially continuing to occur.

Records were requested during the agencies visit – no records had been kept since the last licence renewal in 2023. Staff training records were all historic, and most staff had turned over since the last licence renewal. Manager appointments (Acting/Temporary managers) were not maintained. Mr Magnuson was also not aware during the agencies visit during questioning when his own Manager's Certificate was due to expire.

Mr Magnuson's awareness of his licence conditions overall was poor, especially surrounding the requirement to always have low alcohol available.

When questioned by the Delegated Medical Officer of Health, Mr Magnuson also could not fully recite the SCAB intoxication assessment tool without heavy prompting.

Though this is a low-risk, restaurant business, the suitability of the applicant is questioned under section 105 (b), which therefore brings into question the ability of the applicant to uphold the Object of the Act (section 105 (a)), through having lacking Systems, staff, and training (section 105 (j)). I furthermore support the Delegated Medical Officer of Health opposition via section 105 (k).

Therefore, this application is opposed as I believe the committee would benefit from hearing from the applicant directly regarding this renewal application.



Tanya Morrison
Chief Licensing Inspector
14/09/26

From: [Melissa Joyce](#)
To: [Dunedin Licensing Agency](#)
Cc: [Aaron Whipp](#)
Subject: OPPOSITION ON-7189-2007 The Jitsu
Date: Thursday, 13 August 2026 02:59:06 p.m.
Attachments: [image001.png](#)
[OPPOSITION ON-7189-2007 The Jitsu.pdf](#)

Please find attached our letter of Opposition for this application

Thanks,

Melissa Joyce

Administration Co-ordinator | Kaiwhakahaere Tari

National Public Health Service - Southern

waea pūkoro: 03 476 9864 | **īmēra:** melissa.joyce@tewhatauora.govt.nz

369 Taieri Road, Dunedin | Private Bag 1921, Dunedin 9054



Health New Zealand | Te Whatu Ora

[TeWhatuOra.govt.nz](https://www.Tewhatauora.govt.nz)

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Health New Zealand
Te Whatu Ora

7 August 2026

**RE: OPPOSITION TO RENEWAL OF ON-LICENCE – THE JITSU LIMITED, 133
STUART STREET, DUNEDIN**

Pursuant to the Sale and Supply of Alcohol Act 2012 ("the Act"), Health **opposes** the application by The Jitsu Limited ("the applicant") for renewal of its on licence for premises situated at 133 Stuart Street, Dunedin ("the premises").

This **opposition** is made pursuant to section 103 of the Act, and Health asks that the Dunedin District Licensing Committee ("the Committee") have regard to the matters set out below when determining the application under sections 105 and 131 of the Act.

This opposition follows an inspection of the premises carried out on 6 August 2026, during which the Chief Licensing Inspector [Tanya Morrison] and myself [Medical Officer of Health Delegate; Aaron Whipp] identified a number of matters relevant to the object of the Act as set out in section 4, in particular the safe and responsible sale, supply and consumption of alcohol, and the need to ensure suitable systems, staff competency and record-keeping are in place at licensed premises.

Grounds of Opposition

Manager's Certificate – Timeline (expiry) Not Confirmed

When asked to confirm the expiry date of the manager's certificate held on the premises at the time of the visit, the manager/ owner George Magnuson was unable to do so. He advised that he was relying on receiving a reminder email from the Dunedin City Council (DCC) to notify him of expiry, rather than independently tracking this date.

This indicates a lack of an internal system for monitoring the currency of manager's certificates, which is a basic compliance requirement under Part 4 of the Act.

Host Responsibility – Low-Alcohol and Non-Alcoholic Options

On arrival, my colleague (Tanya) was unable to identify a low-alcohol beer. When George was asked what low-alcohol option was available on the premises, he advised that he was unable to find a suitable product at the supermarket. This is contrary to section 52 of the Act, low alcohol drinks to be available.

He stated that the premises would normally stock a non-alcohol beer. When asked what alcohol content defines a "low-alcohol" beverage, George was unable to provide an answer and required clarification from Tanya regarding the legislative requirement. George subsequently advised that he would source additional low-alcohol stock that day.

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- 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

Health New Zealand
Te Whatu Ora

This demonstrates a gap in knowledge of host responsibility requirements and a lack of proactive stock management to ensure lower-alcohol alternatives are genuinely available to patrons, contrary to the object of the Act in section 4(1)(a), which requires that the sale, supply and consumption of alcohol be undertaken safely and responsibly.

Stock Control

George indicated that stock levels of some lines are kept low to the point that he may need to leave the premises to purchase additional stock (e.g. "run to Countdown to grab a case") during service. This raises concerns regarding the applicant's operational planning and its ability to consistently meet host responsibility obligations, including maintaining adequate low-alcohol options as noted above.

Staff Training and Training Records

George advised that staff training was completed via an online course, and that his own training was last completed in 2024. No records of staff training are maintained by the applicant; individual staff members are left to complete training independently and there is no system to verify completion. The premises does hold an in-house training manual.

The absence of any training records is inconsistent with the standard expected of a licensed premises under section 105(1)(j) of the Act, which requires the Committee to have regard to whether the applicant's systems, staff and training are sufficient to ensure compliance with the law.

Intoxication Recognition

When assessed on the intoxication assessment tool, George required coaching. He was able to identify signs of intoxication relating to speech, dress and breath, and could describe intoxication in general terms, but was not able to identify the behavioral indicator of the SCAB Tool. Behavior is a key indicator in the recognized intoxication assessment framework, and this gap raises concerns about the practical ability to identify and refuse service to intoxicated patrons.

Incident Recording Practices

George maintains a diary for recording incidents, but this is only used reactively – i.e. when "there is a problem" – rather than as a routine record-keeping practice. This limits the value of the diary as a monitoring or evidential tool and suggests incident recording is inconsistent.

Temporary/Acting Manager Arrangements

George confirmed that he is aware that an acting manager is assigned for periods of up to 48 hours in the duty manager's absence, consistent with the provisions of the Act allowing temporary absence of the certified manager.

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However, no records were kept of when this occurred or who was appointed. Without such records, compliance with the statutory time limits cannot be verified, nor can it be confirmed that a suitably competent person was responsible for the premises at all times.

Additional Operational Information Noted

For completeness of record, the premises operates with approximately 7–8 staff across the following shifts: 11:30am–2:30pm and 5:00pm–8:00pm, with George as the only certificate manger holder.

Conclusion

Given all the matters set out above, and in particular the absence of low alcohol option, staff training records, incomplete and outdated host responsibility documentation, gaps in competency around intoxication recognition, and the lack of a reliable system for tracking manager certification and temporary manager arrangements, I submit that the applicant has not demonstrated the systems and staff competency required to ensure the object of the Act is met.

Health respectfully asks the Committee to consider to either decline the renewal application, or in the alternative, to impose such conditions on any renewed licence as the Committee considers necessary to address the matters raised above, including but not limited to a truncated license of 1year and conditions requiring documented staff training records, an up-to-date and actively maintained host responsibility policy, and evidence of a system for tracking manager certification and temporary manager appointments.



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

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Te Kāwanatanga o Aotearoa
New Zealand Government

From: [Otago Risk Reduction](#)
To: [Kelsie King](#)
Subject: RE: Renewal - ON-7189-2007 - The Jitsu Limited, The Jitsu, 133 Stuart Street Dunedin
Date: Thursday, 30 July 2026 2:23:12 pm
Attachments: [image001.png](#)
[image002.png](#)

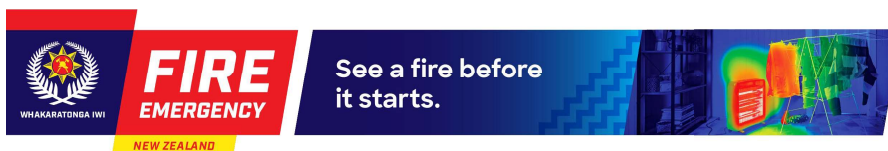
Hello Kelsie,

The owner of the building at the address given for the premises provides and maintains an approved fire evacuation scheme.

Ngā mihi, Regards

Jan Swadosch
Advisor Risk Reduction - Kaitohutohu Whakaheke Mōrea
Inspector - Kaitirotiro
M 027 206 8598
jan.swadosch@fireandemergency.nz

Dunedin Central Fire Station
85 Castle Street, Dunedin 9016
PO Box 341, Dunedin 9054



From: Kelsie King <Kelsie.King@dcc.govt.nz>
Sent: Wednesday, 29 July 2026 10:57 am
To: Aaron Whipp (aaron.whipp@tewhatauora.govt.nz) <aaron.whipp@tewhatauora.govt.nz>; Admin DHB (dl-so-nphs-alcoholadmin@tewhatauora.govt.nz) <dl-so-nphs-alcoholadmin@tewhatauora.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) <dunedin.ahpu@police.govt.nz>; Tanya Morrison <Tanya.Morrison@dcc.govt.nz>
Subject: Renewal - ON-7189-2007 - The Jitsu Limited, The Jitsu, 133 Stuart Street Dunedin

Good morning,

The Licensee has not provided a Sensitive Location map, I have attempted to contact them multiple times via email and call with no response.

Thank you,

[Kelsie King](#)
Administration Officer - Compliance Solutions
Compliance Solutions

P 03 477 3891 | E Kelsie.King@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand

Alcohol Licence Application for DCC Noticeboard

First notice Saturday, 1 August 2026

ALCOHOL LICENCE APPLICATIONS

CLU-3891-2006 - Karitane Bowling Club Incorporated,
Karitane Bowling Club, 106B Stornoway Street, Karitane.
First notice. Closes Friday, 4 September.

OFF-7-2026 - M Dobson Holdings Limited, New World
Mosgiel, 10 Hartstonge Avenue, Mosgiel. First notice.
Closes Friday, 4 September.

ON-7189-2007 - The Jitsu Limited, The Jitsu, 133 Stuart
Street, Dunedin. First notice. Closes Friday, 4 September.

ON-13-2025 - Harry Stella Limited, Law Courts Hotel, 53
Stuart Street, Dunedin. Second notice. Closes Friday, 28
August.

For full details of the applications visit [www.dunedin.govt.
nz/alcohol-applications](http://www.dunedin.govt.nz/alcohol-applications)

Second notice Saturday, 8 August 2026

ALCOHOL LICENCE APPLICATIONS

OFF-5-2022 - Noisy Brewing Company Limited, Noisy
Brewing Co, 53 Castle Street, Dunedin. First notice. Closes
Friday, 11 September.

ON-5-2016 - Asian Garden Hospitality Limited, Buddha
Stix Restaurant, 678 George Street, Dunedin. First notice.
Closes Friday, 11 September.

ON-7-2022 - Noisy Brewing Company Limited, Noisy
Brewing Co, 53 Castle Street, Dunedin. First notice. Closes
Friday, 11 September.

ON-7189-2007 - The Jitsu Limited, The Jitsu, 133
Stuart Street, Dunedin. Second notice. Closes Friday, 4
September.

CLU-3891-2006 - Karitane Bowling Club Incorporated,
Karitane Bowling Club, 106B Stornoway Street, Karitane.
Second notice. Closes Friday, 4 September.

OFF-7-2026 - M Dobson Holdings Limited, New World
Mosgiel, 10 Hartstonge Avenue, Mosgiel. Second notice.
Closes Friday, 4 September.

For full details of the applications visit
www.dunedin.govt.nz/alcohol-applications

ON-7189-2007 - The Jitsu Limited, The Jitsu, 133 Stuart Street Dunedin
Closes Friday, 4 September 2026

DN DLC LICENCE DECISION CHECKLIST



Application: New ☐ ON ☒ Pathway reference: ON-7189-2007
 Renewal ☒ OFF ☐ Date received: 24/07/2026
 Variation ☐ CLUB ☐

Approved: _____ Granted: Yes ☐ No ☐
 District Licensing Committee
 Date considered: _____
 Date: _____ Date determined: _____

DLC Registration Number: 069/ON/191/2026 2026/78/ON

Applicant: The Jitsu Limited

Premises: The Jitsu, 133 Stuart Street, Dunedin

Days and hours: Monday to Sunday 11.00 am to 11.00 pm

Are there any objections? Yes ☒ No ☒

Comments: *Wait until Hearing takes place*

Reports:	Received	Recommend Issue	Matters in Opposition
Licensing Inspector	☒	☐	☒
Police	☒	<i>No report</i>	
MOH	☒	☐	☒
Fire	☒	☒	☐
Comments:			

Is the location of the premises suitable? Yes ☒ No ☐

Is the applicant suitable? Yes ☐ No ☒ ?

Is the design and layout of the premises suitable? Yes ☒ No ☐

Will the amenity and good order be affected? Yes ☐ No ☒

Is the staff training and numbers adequate? Yes ☐ No ☒ *Training*

Is any proposed entertainment appropriate? Yes ☐ No ☐ N/A ☒

Renewal: Has the premises been operated properly? Yes ☐ No ☒ N/A ☐

Renewal: Change in conditions sought? Yes ☐ No ☒ N/A ☐

Is a DLC hearing required? Yes ☐ No ☒

LICENCE CONDITIONS	
Trading hours: <i>(incl sacrosanct days)</i>	Monday to Sunday 11.00 am to 11.00 pm
Designation:	Nil
Water: <i>(required for On & Club licences)</i>	
Low alcohol drinks: <i>(range, signage)</i>	
Non-alcoholic drinks: <i>(signage, type)</i>	
Food: <i>(menus, signage etc)</i>	
Prohibited people: <i>(intoxicated, minors)</i>	
Comments:	Maximum Occupancy: 80 people Both Licensing Inspector and Medical Officer of Health Delegate would like this to go to a hearing. L/Inspector: • Low alcohol options not available, same as visit in 2023. • Only one certified manager – Mr Magnuson. Admitted occasionally leaving the site to go to supermarket to get more supplies. • Awareness of licence conditions poor. • Could not fully recite the SCAB assessment tool. • Questions Applicant's suitability (s.105(b)). • Lack of systems, staff and training (s.105(j)). MoH Delegate: • Poor incident recording. • No records of temporary/acting manager appointments. • Incomplete and outdated Host Responsibility Policy. Recommend either cancellation or 1 year truncated licence with conditions added to address the matters raised.