

I hereby give notice that a meeting will be held on:

**Date:** Friday 9 June 2023  
**Time:** 9:30am  
**Meeting Room:** Council Chamber  
**Venue:** Ground Floor  
Auckland Town Hall  
301-303 Queen Street, Auckland

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**THE AUCKLAND DISTRICT  
LICENSING COMMITTEE**

**APPLICATION FOR NEW ON LICENCE  
BY DIONYSUS WINE LIMITED PARTNERSHIP AT  
3/27 UNION STREET, AUCKLAND TO TRADE AS  
KAMPAI**

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**MEMBERS**

<b>Chairperson</b>	Katia Fraser
<b>Member</b>	Glenda Fryer
<b>Member</b>	Richard Pamatatau

**Wendy Stephenson  
HEARINGS ADVISOR  
KAITOHUTOHU WHAKAWĀTANGA**

Contact Telephone: 09 890 8159 or 021 708 832  
Email: [wendy.stephenson@aucklandcouncil.govt.nz](mailto:wendy.stephenson@aucklandcouncil.govt.nz)  
Website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

## **WHAT HAPPENS AT A HEARING**

### **Te Reo Māori and Sign Language Interpretation**

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

### **Hearing Appearances**

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. If you have any time constraints, please note these on the appearance form so the hearings advisor is aware and this can be taken into account on the day.

### **Cross Examination**

Cross-examination is permitted and parties should be aware that they may be cross-examined. The purpose of cross-examination is to ask questions of the witnesses of the other parties to:

- elicit favourable evidence – from those who are able to confirm evidence or expand on helpful matters
- discredit the evidence – reliability, perception, memory (or lack thereof), contradictory facts
- discredit the witness – conduct, bias, prejudice, interest, motive, inconsistency

### **The Hearing Procedure**

The usual procedure for a District Licensing Committee Hearing is:

- the **chairperson** will introduce the panel and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- the **applicant** will be called upon to present their case either personally or through a representative. The applicant may be represented by legal counsel or consultants and may call witnesses in support of the application. All witnesses will be required to take either an oath on the Bible or an affirmation. After the applicant has presented their case, the committee may have questions for them and their witnesses. All parties are then invited to cross-examine the applicant and/or their witnesses
- **the Reporting agencies** (Police, Medical Officer of Health and Licensing Inspector) are then called upon to speak. They can make submissions and are then sworn in (by oath or affirmation) if they are going to present any evidence. The agencies must answer questions from the committee. The applicant and objectors are then invited to cross-examine the agencies
- The **local board** may present comments if they made an objection on the application
- the **Objectors** who wish to speak will be called next. Objectors may speak themselves or be represented by legal counsel or consultants and may call witnesses on their behalf. Each speaker will be required to take either an oath on the Bible or an affirmation. Objectors must keep to the reasons they objected and cannot introduce new grounds for objecting but can present evidence to support their reasons for objecting. The committee members or chairperson may question the objector or their witnesses. The applicant and the reporting agencies are invited to cross-examine each objector
- the **applicant** or their representative has the right to summarise the application and reply to matters raised by objections. Members of the District Licensing Committee may ask further questions of the applicant at this stage.
- the **chairperson** will outline the next steps in the process and adjourn or close the hearing.

### **Please note**

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing
- Should you wish to present written submissions or evidence in support of your application or objection please ensure you provide the number of copies as indicated on your notification letter.

**1. WELCOME AND INTRODUCTIONS**

**2. DECLARATION OF CONFLICT OF INTEREST**

Members of the committee to confirm whether they have a conflict of interest in relation to the application.

**3. OVERVIEW OF THE PROCEEDINGS**

The chairperson will outline the process for the hearing of evidence from the parties.

**4. APPLICATION**

The following papers are provided in relation to an New On/Off Licence application by Dionysus Wine Limited Partnership for premises situated at 3/27 Union Street, Auckland Auckland to trade as Kampai.

Alcohol Licensing Inspector's Report	Page 5
Noise Management Plan	Page 25
Application	Page 35
Police Report	Page 77
Medical Officer of Health Report	Page 78
Public Notices	Page 79
Objections – See list below	Page 82

<b>OBJECTORS:</b>			
<b>Page No</b>	<b>Name</b>	<b>Address</b>	<b>Suburb</b>
Page 82	Holger Pleiss	Withdrawn	
Page 89	Jon Randles	Withdrawn	
Page 93	Anna Chemyavskaya	Union Street	Auckland
Page 94	Cassidy Meyer	Union Street	Auckland
Page 96	Rourke Gray-Mason	Union Street	Auckland
Page 98	Emma Gray-Mason	Union Street	Auckland
Page 99	Gregory & Diane Heap	Withdrawn	
Page 107	Megan Vasey	Withdrawn	
Page 115	Clare Stone	Union Street	Auckland



## Report on a new on-licence application

under section 103(2) of the Sale and Supply of Alcohol Act 2012

To	The Auckland District Licensing Committee (the DLC)
From	Scott Evans, Alcohol Licensing Inspector
Date	30 March 2023

### Application description

Applicant's name	Dionysus Wine Limited Partnership
Address of premises	3/27 Union Street Auckland Central Auckland 1010
Trading name	Kampai
Style of licence	Tavern
Risk rating	Medium (6-15)
Application number	8220094200
Date application made	1 February 2023

### Summary of parties

Party	Stance	Grounds for opposition/objection
Public Objectors	Nine public objectors	S. 105(1)(d) – Days and hours S. 105(1)(e) – Design and layout S. 105(1)(h) and 106(1) – Amenity and good order
Police	Not opposed	N/A
Medical Officer of Health	Not opposed	N/A
Inspector	Not opposed	N/A

### Executive summary

1. This is a report on a new on-licence application. The criteria found in section 105 of the Sale and Supply of Alcohol Act 2012 (the Act) apply to the application.

2. The application has resulted from the establishment of a new business at the premises. The premises was previously licensed as a Class 3 Restaurant in 2022, however this licence expired.

### **External agencies**

3. Police reported on the application on 28 February 2023 and do not oppose the application.
4. The Medical Officer of Health reported on the application on 28 February 2023 and does not oppose the application.

### **Public notices and objections**

5. The application has been publicly notified as follows:

Type	Date	Second date (if relevant)
alcoholnotices.co.nz	1 February 2023	N/A
Relevant local newspaper	5 February 2023	12 February 2023
Objection period expiry	23 February 2023	N/A

6. Nine public objections have been made within the required timeframe.
7. The objectors appear to have greater interest in the application than the public generally because they live within 1km of the proposed licensed premises. All the objectors live in the adjacent apartment complexes.
8. The objections relate to the following criteria in section 105 of the Act:
  - a. S. 105(1)(d) – The days on which and the hours during which the applicant proposes to sell alcohol.
  - b. S. 105(1)(e) – The design and layout of any proposed premises.
  - c. S. 105(1)(h) – whether (in its opinion) the amenity and good order of the locality would be likely to be reduced, to more than a minor extent, by the effects of the issue of the licence.
9. The objectors have raised the following concerns with the application:
  - a. The proposed premises will cause noise issues and disturb the nearby apartments.
  - b. The premises are within an apartment complex where families and children reside.
  - c. The design and layout of the premises will project noise upwards to the above apartments.
  - d. The area already has a high density of licensed premises.

- e. The days and hours requested do not align with the body corporate rules regarding noise.
- f. The proposed premises is near a day-care facility.

## **Suitability of the applicant**

### **Introduction**

- 10. The applicant is a limited partnership, which has one partner, Fitzgerald Wine Management GP Limited. The partner has two company directors, Mr Mingda (Frank) Peng and Mr Xiao (Marshall) Ma.
- 11. The applicant is permitted to hold a licence under section 28(1)(b) of the Act.
- 12. The applicant doesn't seek any endorsements for the licence.

### **Experience**

- 13. The applicant has supplied me with CVs for the two directors, and Mr Chaowen Mou, who will be a manager at the premises.<sup>1</sup>
- 14. Mr Peng will act as a silent partner and will not work at the premises; however, his main experience was as a general manager at Fitzgerald Auctions, which holds an auctioneer's off-licence.
- 15. Mr Ma will be involved in the day to day running of the premises. His experience with operating a licensed premises consists of over two years as a general manager at Wine Cave, which was a similar type premises to the one this application relates to.
- 16. Mr Mou will also be involved in the day to day running of the premises. His experience with operating a licensed premises consists of four years as an event/store manager at Wine Cave and one year as a cellar door host at Gibbston Valley Winery.

### **The application**

- 17. The applicant intends to operate the proposed premises along a similar business model as the Wine Cave, where they will offer wine-based tastings and functions to private domain traffic, as well as the local residents around the premises.
- 18. The applicant also intends to operate the premises as a small tavern where local residents can come to the store to eat and drink.

<sup>1</sup> Appendix A – CVs for M. Peng, X. Ma and C. Mou.

19. The premises intends to operate an off-licence to sell wine, spirits and liqueurs over the bar and online.
20. Following a meeting with the Medical Officer of Health, the applicant has submitted a supplementary information document that covers how they intend to operate the premises.

### **My discussions with the applicant**

21. I first contacted the applicant on 9 February 2023 regarding this application, where I advised them that objections had been received. I requested the applicant submit a noise management plan (NMP) to address the objectors concerns about noise.
22. On 7 March 2023 I met with Mr Peng, Mr Ma and Mr Mou at the premises to conduct an inspection and have a meeting with them.
23. The applicant re-affirmed their proposed business plan where they intend to operate the premises for wine base activities like tastings and wine-based functions/events, with an off-licence being a small part of the overall business
24. They applicant correctly answered how they would manage minors and intoxicated persons at the premises. They were also aware of the compliance items they need to ensure are in place if the premises is issued with a licence.
25. During my interactions with the applicant, I was satisfied they had sufficient knowledge to operate a licensed premises.

### **View on suitability**

26. The applicant has demonstrated they have a sufficient amount of experience to operate a small tavern-style premises and ancillary off-licence.
27. They have provided supporting documentation throughout the application process that clearly outlines how they will operate the premises. The applicant appears to have a clear business plan to operate the premises in accordance with the Act.
28. They have addressed the objector's concerns relating to noise by submitting a NMP, which I believe is sufficient for the premises. They have also agreed to reduce the exterior hours from 10pm to 9pm, which will further reduce the possibility of excessive noise.
29. From my discussions with the applicant, I believe that they are aware of their responsibility under the Act.
30. At the time of reporting on this application, I have no concerns with the applicant's suitability.



## **Manner of trading**

31. I visited the premises on 7 March 2023 at approximately 2.30pm. The premises is not in operation; however, I went through the following points with the applicant to ensure compliance if a licence is issued:
- a. A copy of the licence will be displayed at the principal entrance.
  - b. A manager will be on duty.
  - c. The manager's full name will be prominently displayed.
  - d. Food will be available.
  - e. Food will be sufficiently advertised.
  - f. Low and non-alcoholic drinks will be available.
  - g. Information regarding alternative forms of transport will be available.
  - h. Signage regarding minors and intoxication will be prominently displayed by the point of sale.

## **Design and layout of the premises**

32. A building and planning certificate is attached. The proposed use of the premises meets the requirements of the Resource Management Act 1991 and the building code.
33. The principal entrance of the premises is accessed off a lane within the SugarTree apartment complex.
34. The premises is a small tavern. Most of the premises is easily visible from the point of sale.
35. The licensed area consists of an interior and exterior dining area, which is more precisely identified on the plan date stamped as received by Auckland Council on 9 March 2023.
36. As the exterior area is located on private land, no outdoor dining licence is required.
37. The proposed designation is listed within the recommended conditions at the end of this report. This designation is suitable for the style of licence and is consistent with the requirements of section 119 of the Act.
38. I have no concerns with the design and layout of the premises.

## **Amenity and good order of the locality**

### **Introduction**

39. The premises are located in a commercial/residential area of Auckland Central. The premises are within an alcohol ban area. The nearest residential buildings are approximately 10 metres away.

## **Density**

40. A location and density report are attached with this report.<sup>2</sup>
41. Within 250 metres of the premises are approximately seven on-licensed premises.
42. Despite this being a new application, the premises were previously licensed in the past year. This will mean licence density has not increased in the immediate area over that one-year period.
43. It is hard to say that the addition of this licence would make the area worse. The Auckland CBD already has a large number of tavern style licences, some of which are open until 4am.
44. In this case, I believe it is very unlikely that a tavern licence of this size would have any impact in the area considering its size, limited hours and proposed use.

## **Sensitive sites**

45. Within 250 metres of the premises are the following sensitive sites:
  - a. Sugartree Lane Preschool.
  - b. Amberwood Preschool.

## **Noise, nuisance and vandalism**

46. The Auckland is an extremely lively and busy area when it comes to hospitality and entertainment in Auckland. It is well known that bars trade until the early hours the morning, especially on weekends. However, one of the spin offs is noise levels within the area can be uncomfortable for the nearby residents.
47. I am unaware of any issues regarding noise, nuisance, or vandalism relating to licensed premises in the immediate area of the premises and the adjacent apartment complex.
48. No noise incidents were reported to Auckland Council during the operation of the previous premises.
49. I do believe the objectors have legitimate concerns on future noise issues that could occur with the addition of an additional licence.
50. The proposed premises is within extremely close proximity to nearby apartments. For a licensed premises to co-exist, sufficient systems need to be put in place to manage noise and mitigate any noise related incidents.

<sup>2</sup> Appendix B – Location and density report.

51. The applicant has also submitted a noise management plan (NMP) for the premises.<sup>3</sup> The NMP outlines how the premises will be operated in relation to noise. The plan has been reviewed by me, where I believe it is fit for purpose.
52. Due to the location of the premises being near residential apartments, I recommend that the NMP forms a condition of the licence. I also recommend that a copy of the NMP should be kept on site.
53. I am satisfied that the systems put in place by the applicant to manage noise will greatly assist in minimising any noise related issues at the premises.

### **Visual amenity**

54. The premises are tidy.

### **Comment**

55. In terms of section 105(1)(h) of the Act, there is no reason to believe that the amenity and good order of the locality would be likely to be reduced, to more than a minor extent, by the effects of the issue of the licence.
56. In terms of section 105(1)(i) of the Act, there is no reason to believe that the amenity and good order of the locality is already so bad that the application should be refused.

### **Days and hours**

57. The licensed days and hours sought are listed at the conditions section of this report.
58. The applicant has agreed to reduce the exterior hours of the premises from 10pm to 9pm, to address the objector's concerns surrounding noise and the complexes 'quiet time'.
59. The days and hours seem appropriate given the nature of the proposed licensed premises and the nature of the locality.

### **Systems, staff and training**

60. The application form includes a host responsibility policy which outlines the steps the applicant will take to manage the premises.
61. The applicant has appointed two certificated managers. All staff have also completed ServeWise training. Their managers and ServeWise certificates accompany the application.

<sup>3</sup> Appendix C – Noise Management Plan - Final

62. The applicant has also supplied an alcohol management plan for the premises.<sup>4</sup> I have reviewed this plan and I consider extremely detailed and sufficient for this premises.
63. AMPs are commonplace in venues that host large events across Auckland. They are also used for large scale special licences. However, recently in a case-by-case basis I have also been requesting some taverns to submit an AMP.
64. An AMP assists the agencies with ensuring a premises will comply with the Act. The plan can be accessed by any inspector or Constable either prior or during an inspection, and it gives clarity and little ambiguity on how the premises will be operated.
65. An AMP makes clear in a detailed manner how an applicant is going to operate a premises. This demonstrates to the DLC and all agencies the level of systems, staff and training that will be put in place and gives confidence that any licence issued to them will meet the object of the Act.
66. The previous compliance record of the premises and verbal information given during inspections and meetings, while helpful, cannot be relied on for the effective operation of the premises.
67. I have recommended the AMP forms a condition of the licence (that replaces the host responsibility policy condition). This condition acts in the to same manner as a host responsibility policy condition, which ensures the applicant operates the premises in the manner they have described in the documentation.
68. In this case, I believe an AMP condition would assist in addressing the residents' concerns surrounding the application. The condition also assists agencies when monitoring the premises and ensuring compliance with the licence is met.
69. The applicant appears to have appropriate systems, staff, and training to comply with the law.

### **Other goods and services**

70. I have no concerns with other goods and services at the premises.

### **The object of the Act**

71. The object of the Act is to ensure the safe sale, supply and consumption of alcohol, and to minimise alcohol-related harm.

<sup>4</sup> Appendix D – Alcohol Management Plan - Final

72. There is nothing to suggest that granting this application would be contrary to the object of the Act.

## **Conclusion and conditions**

73. I do not oppose the application.
74. The applicant has agreed in writing (attached) that the following conditions best suit the way they intend to operate the premises:
- (a) No alcohol is to be sold or supplied on the premises on Good Friday, Easter Sunday, Christmas Day, or before 1 pm on Anzac Day to any person who is not present on the premises to dine.
  - (b) Alcohol may be sold only while the premises are being operated as a tavern, and only during the following days and hours:  
**Interior:**  
**Monday to Sunday                      10.30am to 12.00 midnight**  
**Exterior (private land):**  
**Monday to Sunday                      10.30am to 9.00pm**
  - (c) Drinking water must be freely available to customers from a self-service water station on the premises.
  - (d) The alcohol management plan submitted to Auckland Council on 10 March 2023 must be compiled with. A copy of the plan must be kept on the premises.
  - (e) No intoxicated persons may be allowed to enter or to remain on the premises.
  - (f) Appropriate signage regarding the restrictions on the supply of alcohol to minors and intoxicated persons must be prominently displayed adjacent to every point of sale.
  - (g) The interior of the premises is designated as a supervised area. The exterior of the premises is undesignated.
  - (h) The noise management plan submitted to Auckland Council on 10 March 2023 must be compiled with. A copy of the plan must be kept on the premises.

**CHAOWEN MOU (Mortimer)**

MARKETING &amp; WINE SPECIALIST | NZ TRAVELLING SPECIALIST

MOBILE: 021-1986115 EMAIL: mouchaowen@hotmail.com

**EXPERIENCE****THE WINE CAVE**

Auckland, NZ

2018– 2022

**MANAGER**

Acting Event Manager and Store Manager.

Coordinate and execute all types of events. Provided high standard service.

In charge of all daily operational tasks, including stock management, decided and placed orders. Managed rosters and trained staff. database and system establishment.

Design and execution of various marketing campaigns, including online and offline events. Managed social media and digital marking channel to publish events and advertisements.

**THE WINERY  
& GIBBSTON  
VALLEY**

Queenstown, NZ

2017 – 2018

**CELLAR DOOR HOST & WINE SALES**

Part-time cellar door host in Gibbston Valley Winery and full-time indoor sales in The Winery (Retail in Queenstown), daily sales task and in charge of all their Chinese tours and customers. Provided very high-level service.

**MULTI-COMPANIES**

New Zealand

2013 – 2015

**WORKING HOLIDAY& TRAVELLING**

Orchard worker in Central Otago.

Salmon factory in Christchurch.

Vineyard winter wrapping in Marlborough.

Hostel hand in West coast.

Other part-time jobs.

**GLOBEWINE**

Shanghai, PRC

2012 – 2013

**MARKETING & PR MANAGER**

In charge of various functions including brand management, public relationship management, media relations, advertising, sales management and tradeshow marketing.

Built and maintained good relationships with wine importers, medias, restaurants and hotels within China and wineries or brands from oversea.

Design and execution various of marketing campaigns, including online and offline events. Managed the social media and digital marking channel to publish events and advertisements.

Represented the company at various events including dinners, tradeshows, media conferences, seminars, and various parties organized by partners or relevant organizations.

Collected topics and materials for content team and provided feedback to the team from partners. Wrote reports and different copywriting for the team.

**DRINK WINE**

Shanghai, PRC  
2011 – 2012

**STORE & MARKETING MANAGER**

Manager of a small store. Provided high standard service.

In charge of various functions including operation management, brand management, public relationship management, media relations, product launches, advertising, sales management and tradeshow marketing.

In charge of all daily operational tasks, including stock management, decided and placed orders. Managed rosters and trained staff.

Design and execution of various marketing events, including online and offline promotions. Managed the social media and digital marketing channel to publish the events and advertisements.

**ROOSEVELT**

Shanghai, PRC  
2010 – 2011

**RETAIL ASSISTANT MANAGER**

Retail sales and sommelier of the biggest cellar in China. Provided best service.

Set up the display of over 20 thousand bottles within the 2000 square meter cellar. Created the operation codes from very beginning, including over 3000 items' paperwork such as database and system establishment.

In charge of all daily operational tasks, including stock management, decide and place orders. manage the rosters and train the staffs.

Design and execution of various events, tasting and training.

Maintained very good relationship with over 30 suppliers.

**JOINTEK FINEWINE**

Shanghai, PRC  
2009 - 2010

**SALES REPRESENTATIVE**

Indoor retail sales and sommelier. Provided high standard service.

Design and execution of various events, tasting and training.

In charge of the KA channel. Maintained a good relationship with them.

Dealt with all new orders and incoming invoices, as well as other tasks.

**CITY SHOP**

Shanghai, PRC  
2008 - 2009

**SUPERVISOR**

Manager of daily operations of wine section. Built good relationships with suppliers. Trained staff, managed roster and other daily tasks.

Provided high standard service to customers.

**EDUCATION****MASSEY  
UNIVERSITY**

Auckland, NZ  
2015 – 2017

**GRADUATE DIPLOMA IN BUSINESS STUDIES**

Mainly took marketing, public relation, international business, supply chain management and operational management of international business papers.

Studied the differences between Chinese and New Zealand markets to discover the issues and opportunities in both markets.

**EAST CHINA  
NORMAL  
UNIVERSITY****BACHELOR OF HUMAN RESOURCE MANAGEMENT**

Shanghai, PRC  
2009 – 2012

Mainly took human resource management, administration psychology, enterprise management and public relation papers.

Also studied in training theories and skills.

**SKILLS**

**WINE**  
Auckland, NZ  
2015

**WSET LV3**  
Passed with Merit.

**CHINESE**  
Shanghai, PRC  
Native language

**SPEAKING & WRITING**  
Excellent Chinese speaking skills.  
Excellent Chinese writing and translation skills.

**COMPUTER**  
Good level of Microsoft office.

**PHOTOGRAPH**  
Semi-professional.



# FRANK PENG

General Manager

## CONTACT

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02102256876

WEBSITE:  
Fitzgeraldauctions.com

EMAIL:  
info@fitzgeraldauctions.com

ADDRESS:  
38 Ronaki Road

## EDUCATION

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**Auckland University**  
2009 - 2012  
[Bachelor of Arts]

**Shanghai Jiaotong University**  
2013 - 2014  
EMBA

## WORK EXPERIENCE

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**Fitzgerald Auctions General manager**  
2019– Present  
Online Wine and spirits auction platform  
OFF license Number: 007/OFF/9111/2022  
Auctioneers Registration Certificate: AR0468

**Dionysus Wine Limited Partnership General Partner**  
2022–Present  
Wine and spirits selling  
Traven  
Importing and exporting wine and spirits  
Wine making  
Events  
Marketing

## SUMMARY OF QULIFICATIONS:

New Zealand LCQ

WSET Level 2 in Wine

WSET Level 2 in Sprits

Certificate in New Zealand Wine



**WSET  
AWARDS**

A DIVISION OF THE WINE & SPIRIT EDUCATION TRUST

**Mingda (Frank) Peng**

HAVING SATISFIED THE EXAMINERS

IS HEREBY AWARDED THE

**WSET LEVEL 2 AWARD IN SPIRITS**

600/1507/X

PRESENTED FOR EXAMINATION

BY

New Zealand School of Food and Wine (NZSFW)

Pass with Merit

SEALED UNDER THE AUTHORITY OF THE TRUSTEES

201054108519

28 May 2019

*Matthew Forster* MW  
Director of WSET Awards

INTERNATIONAL WINE & SPIRIT CENTRE  
39-45 BERMONDSEY STREET LONDON SE1 3XF

Registered Charity No. 313766



This is to certify that

**Mingda (Frank) PENG**

has successfully completed the Sale of Alcohol Act 2012 Seminar and Assessment

**Licence Controller Qualification**

This course incorporates:

**Unit Standard 4646 Version 9, Level 4, Credits 2**

Demonstrate knowledge of the Sale and Supply of Alcohol Act 2012  
and its implications for licensed premises

**Unit Standard 16705 Version 6, Level 4, Credits 3**

Demonstrate knowledge of host responsibility requirements  
as a duty manager of licensed premises.

A handwritten signature in cursive script, reading "Celia Hay", positioned above a horizontal line.

Celia Hay BA, MBA, MEd, AWIS  
Director

29 January 2019

NZSFW is registered as a private training establishment by the New Zealand Qualifications Authority under the Provisions of the Education Act 1989 and its subsequent Amendments.  
Level 3, 104 Customs Street West, Viaduct 1010, Auckland, New Zealand

Student ID: 23960  
Course ID: LCQ-196

**NEW ZEALAND**  
*School of*  
**Food & Wine**

This is to certify that

**Mingda (Frank) Peng**

has fulfilled the requirements of this course.

**Certificate in Wine**

This comprehensive wine course focuses on the main wine varieties grown in New Zealand and the styles of wine that have built their reputations. The course looks at the European traditions that have influenced New Zealand wine making process and basics of viticulture. Students learn how to taste and evaluate wines.

This course incorporates:

Unit Standard 22912: Level 4, Credits 4, Version 3

*Evaluate wine*

Unit Standard 29928: Level 3, Credits 3, Version 1

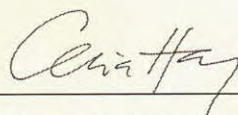
*Demonstrate Knowledge of Viticulture in NZ*

Unit Standard 29926: Level 4, Credits 4, Version 1

*Demonstrate Knowledge of red and white wine making*

Unit Standard 4637: Level 4, Credits 4, Version 9

*Demonstrate Knowledge of New Zealand Wines and Wine Producers*



Celia Hay BA, MBA, MEd, DipWSET  
Director

February 2019

**Ma Xiao (Marshall)**

Phone Number: (+64) 21 0871 1411

Email: marshall775042@gmail.com

Address:

23 Bell Road, Remuera, Auckland, 1050

**Summary of Qualifications**

- Have a good command of languages, including English, Cantonese, Chinese
- Rich experience in catering and hospitality industry.
- Proficiency in use Intermediate skills with a variety of software tools, including Microsoft Office, Python, Java, PHP, SQL and Xero.
- New Zealand Liquor Licensing Duty Manager and WSET Level 2.

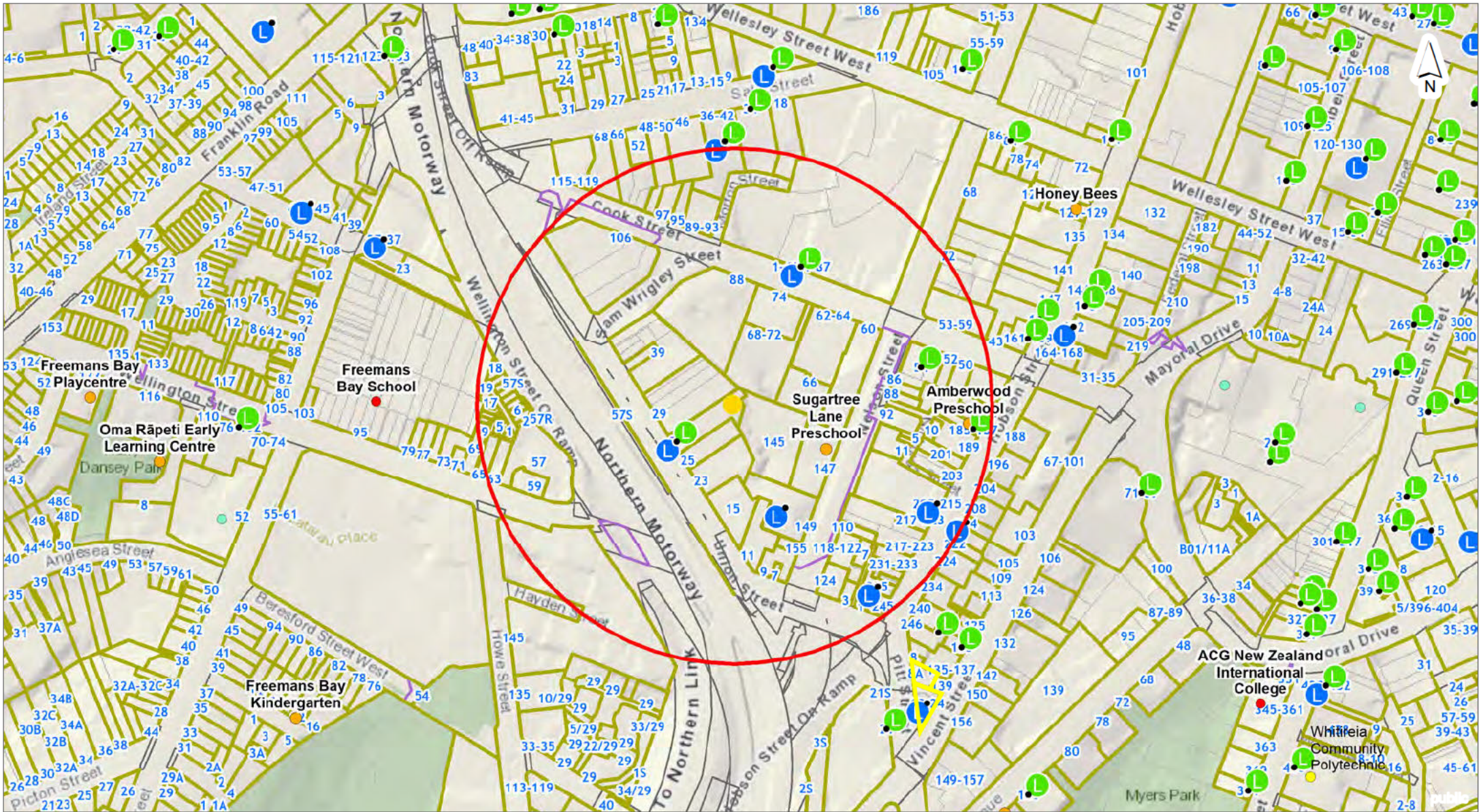
**Education Experience**

<b>Macau University of Science and Technology</b> , Macau S.A.R.,	2013.09-2017.06
Bachelor of Business Administration, Major in Accounting	
<b>University of Queensland</b> , QLD.,	2017.07-2019.07
Master of Information Technology	
<b>Otago Polytechnic</b> , Auckland.,	2019.10-2020.10
Postgraduate Diploma in Applied Management (Business Management)	

**Related Working Experience**

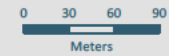
<b>Shift Runner (Part-time)</b> , Domino's Pizza, QLD	2017.12-2019.04
Customer service and conflict resolution Staff management Safety and security during a shift.	
<b>E-commerce operations specialist (Part-time)</b> , Wine Cave New Zealand Limited	2020.03-2020.10
Responsible for daily in-store wine network sales and related e-commerce platform construction and customer maintenance	
<b>Assistant General Manager</b> , Wine Cave New Zealand Limited	2020.10-2021.1
Assist the general manager to ensure the smooth progress of daily wine business and restaurant operations.	
<b>General Manager</b> , Wine Cave New Zealand Limited	2021.2-2022.10
Tasked with overseeing daily business activities, improving overall business functions, training heads of departments, managing budgets, developing strategic plans, creating policies, and communicating business goals to ensure the smooth progress of daily wine business and restaurant operations.	
<b>Duty Manager</b> , Okami Limited (Kaminari Shokudo & Bar)	2022.11-2023.1
Supervise and ensure the compliance of alcohol use and sales in the store, and maintain the safety of customers drinking alcohol in the store.	
<b>General Manager</b> , Dionysus Wine Limited Partnership	2022.11-Present
Tasked with overseeing daily business activities, training heads of departments, managing budgets, developing strategic plans, and communicating business goals to ensure the smooth progress of daily wine business and bar operations.	





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### Location and density report



Scale @ A4 = 1:5,000

Date Printed: 10/03/2023



Alcohol Licensing

All Club Licence



All Club Licence

All On-Licence



All On-Licence

All Off-Licence



All Off-Licence

Education

Universities and institutes



Universities and institutes

Schools



Schools

Early Childhood Education Centre



Early Childhood Education Centre

Welfare Centres



Welfare Centres

Church



Places of Worship, Church

Address Primary

Address Primary

Property Site



Beach

Waterway

Marine

Road

Rail Network

Paper Road

Occupancy

Reserve

Standard

Place Names

Place Name (25,000)

Place Name (25,000)

Public Open Space Names (8,000)

Public Open Space Names (8,000)

Place Name Search

Place Name Search

Rail Stations

Rail Stations (8,000)

Rail Stations (8,000)

Railway Lines

Railway (25,000)

Railway (25,000)

Auckland Council Boundary

Auckland Council Boundary

Roads

Roads (5,000)

Motorway

Motorway Under Construction

Secondary Arterial Road

Secondary Arterial Road Under Construction

Primary Arterial Road

Primary Arterial Road Under Construction

Collector Road

Collector Road Under Construction

Local Road

Local Road Under Construction

Property (overview)

Property (overview)

Rate Assessment

Rate Assessment

Land Parcel

Land Parcel

Coastline

Base Region Auckland Council (5m)

Land Outside

Water

Region Cache Public Open Space Extent

Region Cache Public Open Space Extent

LIDAR2006 1m DEM Hillshade

High : 254 - Low : 0

NZ Hillshade

High : 254 - Low : 0

Region Cache Large Background

Region Cache Large Background

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## Noise Management Plan

### **Introduction**

This Noise Management Plan (NMP) relates to the control of noise from music, patrons and mechanical and bar operations in general. The Management and staff are made familiar with the procedures set in this NMP, to ensure that noise does not unreasonably disturb neighbours.

### **Music and Patron Noise**

Noise from music and patrons is the main source of noise from the venue and must be strictly controlled.

### **Installation and Maintenance of Sound/Music Systems**

There is an existing sound system at the premises that will be utilised. We are uncertain if it's working at this stage. However, we will either repair the existing system or install a new system later. Initially, Mou will be in charge of the sound system (Marshall if Mou is away). Any new/replacement managers will be fully trained on all premises policies including, noise level management (NMP). The sound system is located and controlled from behind the bar.

### **Monitoring**

- The manager on duty will be responsible for monitoring the noise from the venue and ensuring the NMP is followed.
- The music system is manually operated with adjustable levels. The bass is to be kept at a low level to minimise disturbance to neighbours and create a social atmosphere for conversation at Kampai.
- The music levels are manually managed through the back system and amplifier. The manager on duty is responsible for ensuring music is kept at an acceptable level inside and not exceeding the limits set in the Auckland Unitary Plan.
- No music will be played in the outdoor area.

- Patrons are not permitted to shout or create excessive noise, the manager on duty will be responsible for keeping patron noise at acceptable levels.
- The alarm is monitored by an independent company (Matrix Security) 24 hours a day 7 days a week.
- The monitoring and assessment of noise levels coming from the premises must only be undertaken by a relevant council authority.

#### **Auckland Unitary Plan Noise Limits**

- The premises are located within the **Business - City Centre Zone** of the Auckland Unitary Plan (AUP).
- The noise limits for the premises are set out in chapter E25 and I202 (attached) of the Auckland Unitary Plan (AUP).
- The manager on duty is responsible for ensuring the noise coming from the premises does not exceed the limits set in the AUP.
- The noise limits set in the AUP are final and cannot be modified or ignored.
- Should the premises be served with an Excessive Noise Direction END, an acoustic report will be provided to ensure compliance with the noise limits prescribed in and standards E25.6.8 and E25.6.9. of the AUP (OP).
- An END received by the premises will result in a breach of this NMP.

#### **Operations**

- No external speakers are allowed on-site/in the courtyard area.
- The courtyard area will not be used after 9pm.
- The manager on duty is responsible for closing/clearing the courtyard area by 9pm and moving patrons inside and closing any doors/windows. Customers (if necessary) will be advised to keep any noise to a minimum.
- There will be no live music at the premises.
- All music will be played at a conversational level.

#### **Rubbish**

The recycling bins at the complex are located in the basement. We are not a typical tavern with huge numbers of empty bottles every night. We will ensure that we do not create noise at a time that will disturb residents/locals.

No recycling or disposal of bottles or cans or general waste is permitted between the hours of 9.00pm and 8.00am.

#### **Deliveries**

No deliveries are to be made to the premises between the hours of 5.00pm and 8.00am.

**Patrons Leaving**

Management and staff will encourage patrons to leave the premises quickly and quietly. Any patrons congregating outside the premises will be asked to move people along. Our preferred taxi company is Co-op Taxi, and their contact details are promoted at the premises.

**Closing**

Staff will be instructed to clean and close as quietly as possible.

**Mechanical Noise**

The kitchen has a fully functional commercial kitchen with mechanical ventilation. There have been no issues with noise (no END in the past). Any new mechanical ventilation system will be installed and approved by a mechanical engineer to ensure it meets requirements.

**Complaints Process**

Any complaints received will be logged by the manager on duty and appropriate action will be taken.

The time and date of the complaint, the name, the address and phone number of the complainant and details of the nature of the complaint will be recorded, along with the details of the action taken to resolve the issue.

The applicant has provided his direct contact details to the community, in particular the Sugartree Complex Property Manager.

Local residents can contact the general manager for any complaints or queries regarding noise coming from the premises. The general manager's details are:

NAME: Chaowen Mou (Mou)  
EMAIL: mou@kampai.nz  
PHONE NUMBER: 021 198 6115  
OR

NAME: Xiao Ma (Marshall)  
EMAIL: marshall@kampai.nz  
PHONE NUMBER: 021 087 11411



## **ALCOHOL MANAGEMENT PLAN & NOISE MANAGEMENT**

### **Supporting document to Host Responsibility Policy & Noise Management Plan**

#### **PURPOSE OF THE AMP/NMP**

This Plan sets out the way in which the premises will operate. It offers premises specific education to our team, and assurances to the Authorities, our customers, and our community the steps we will take to minimize the harm from alcohol and promote a safe environment.

#### **INTRODUCTION TO BUSINESS**

Kampai aims provide a showroom-like venue mainly for private events, supplemented by daily bar functions and retail sales. Most of our activities will be prebooked and carefully planned according to actual needs. Our normal business hours will be set from 11:00 am to 10:00 pm (9:00pm last order and start closing).

Our daily business includes:

- A light meal, served at noon
- Afternoon retail and afternoon tea or afternoon drink
- As well as light meals and after-dinner wine bar in the evening (wine tasting or other private events)
- Food is however available at all times we are open for operation, please refer to the 'Kampai Bar Sides and Platters Menu (example).

The main business/clientele for the premises is intended to be:

- Wine and other alcohol tastings and subsequent off-sales after these events,
- Private functions and
- Local residents

Kampai is a high-end wine bar-based venue. We anticipate our patronage will have an interest in learning about wine making, tasting, origins and food pairings. We will offer wine tasting events for professionals and wine enthusiasts alike, hosted by wine connoisseurs with question-and-answer sessions.

We want to create an environment that is stylish, intimate and conducive to conversation/discussion.

Kampai does not provide traditional cocktail bartending services (or daily noisy bar services). Therefore, our daily operations will not involve the customary bar noise or loud music. We will only play classical, classic jazz, lyrical songs and light music as background music.

Kampai will not have a dance floor, DJ's or offer large-scale viewing events (for example: Rugby, UFC etc.), so there is no large/loud crowd situation.

There will be no live music at the premises and all music will be played at a conversational level. Therefore, we do not anticipate any noise nuisances from the premises.

We would like to highlight that the normal business hours of our premises will end at 10pm (with last orders at 9pm). The hours provided for private events is from 6pm to 9pm. Therefore, most activities, except for the basic background music, will end at 9pm and will not exceed 10pm at the latest. There will be occasional times when the premises will operate until midnight, catering for small groups of around 6 people, noise from this activity will be minimal.

## **MANAGEMENT**

The applicant director, Mingda Peng (Frank), has over 4 years' experience managing licensed premises. Frank holds the LCQ and is currently employed in a wine auction company, Fitzgerald Auctions.

Frank will be a silent partner and will not work, FOH at the premises. Frank will focus on other parts of the business including cooking at the premises.

The two additional business partners Xiao Ma (Marshall) and Chaowen Mou (Mou) will be involved on a daily basis. Both Xiao Ma (Marshall) and Chaowen Mou (Mou) hold the Licence Controller Qualification and a current managers certificate and have successfully managed similar premises known as Wine Cave.

Mou has considerable knowledge managing licensed premises, as beverage manager and providing front of house service. For the past 10 years' Mou has worked in the wine industry, around half of this time in New Zealand. The most recent experience gained was at the Wine Cave (January 2021 – present) however he has also worked in several cell doors in different regions and The Winery (Wine store - 2017-2018) in Queenstown.

Mou will be in charge of selecting all menus, setting the rules, regulations and operation codes as well as training staff. Mou would like to personally guarantee that he will operate the premises in a responsible and exemplary manner.

Marshall also has experience managing licensed premises at The Wine Cave, where he was the General Manager (March 2020 till present). It is anticipated that Kampai will operate in a similar manner to The Wine Cave.

It is estimated that there will be around 5 staff in total, including duty managers, kitchen team and front of house staff, required at Kampai. It is expected that Dionysus Wine Limited Partnership will commence operating the premises as soon as the licence issues and additional staff will be recruited prior to this date.

Mou will oversee the premises in the Sugartree Complex and Marshall will cover when Mou is away.

Kampai are also looking for an additional manager for the premises. This individual will receive full and comprehensive training on all premises policies prior to commencing work at the premises.

### THE LICENCE

- This premises is applying for a tavern style on and off-licence.
- The licence hours sought are:
  - On-licence – Interior 10.30am to 12 midnight  
Off-licence – Courtyard 10.30 am to 9pm
  - Off-licence 10.30am to 9pm
- Normal Operating hours are:
 

On-licence	Interior - 11am to 10pm
	Courtyard – 10.30am to 9pm
Off-licence	11am to 9pm
- Any activity operating after 10pm will be small groups (around 6 people) and will not involve excessive noise. Background music only, will be played.
- The interior of the premises is designated as supervised area and the outdoor courtyard is undesignated.
- Maximum occupancy is 50 persons or less.
- Off-licence range
  - No RTD's, Beer or Cider is available for off-site consumption
  - Wine
    - 95% of bottles will be above \$20 per bottle
    - A minimum price of \$15.00 - \$20.00 will be applied to all items sold for off-site consumption.
  - Spirits
    - A minimum price of \$60.00 will be applied to all items sold for off-site consumption.
  - The off-licence will be supplementary to on-licence and allow customers to purchase wine from tasting experiences. There will be no promotion of off-licence items.

### NOISE

The applicant has discovered that there is an iron mesh structure above one of the doors, which may allow sound to escape. In order to avoid potential sound interference/nuisance, the applicant will coordinate with the property manager to replace this structure with sound insulation materials to prevent any unnecessary escape of noise from the premises, prior to opening. The applicant will also test the environment and, if necessary, additional sound insulation will be undertaken.

Kampai will work with the property owner and maintain effective communication so as to deal with, and remediate any issues that may arise, in a timely manner. People are welcome to contact the Kampai manager directly with any concerns.

(Please refer to our Noise Management Plan attached to this application).

**MINORS**

- The entire licensed area (interior and courtyard area) is designated as a supervised area. All minors **must be** accompanied by a Parent or Legal Guardian.
- Signage is displayed at the point of service on the premises stating minors will not be served alcohol.
- The duty manager checks appropriate signage is present, clear, and obvious at the commencement of each shift.
- Team is conversant with the requirements of Sale and Supply of Alcohol Act 2012, which prohibits the sale of alcohol to minors. (**Persons under 18 years of age**)
- Team is confident in requesting proof of identification for anyone appearing to be under the age of 25. Accepted forms of ID include any current **NZ photo driver's licence, passport, HNZ 18+ card & Kiwi access card.**
- If there is any doubt, the ID will not be accepted, and the person concerned will not be served alcohol.
- If the person is unaccompanied, they will also be required to leave the premises.
- Staff are reminded at regular meetings about the laws of supplying alcohol to minors & the designations under which we operate.
- Staff contribute to discussions in regular team meetings to ensure the correct handling and awareness of minors on the premises.
- Our host responsibility policy is visible at the entrance to the premises.
- Staff will be required to complete the 'Servewise' training offered at [www.alcohol.org.nz](http://www.alcohol.org.nz) (Please refer to our Training Plan attached to this application).
- Staff may be required to complete the LCQ (licensed controller qualification) training as applicable.
- Please refer to our Training/Induction Plan attached to this application.

**INTOXICATION**

- Team is aware that the Sale and Supply of Alcohol Act 2012 prohibits the sale of alcohol to intoxicated persons and the presence of intoxicated persons on the licensed premises.
- Staff will be instructed that intoxicated persons must not be allowed entry to the premises or served alcohol *and* intoxicated persons must **not** remain on licensed premises in accordance with the Act.
- Signage will be displayed at all points of service stating that intoxicated persons will not be served.
- The Duty Manager checks appropriate signage is present, clear, and obvious at the commencement of each shift.
- All staff will be trained how to recognise the signs of intoxication using SCAB, the 'intoxication assessment tool'. (This tool is prominently displayed next to the POS/bar)
- Any person displaying two or more signs (a manager may deem intoxication without these signs at their own discretion) that their Speech, Coordination, Appearance or Behaviour is affected will not be served any further alcohol and the duty manager will be called to assess that person.
- Any intoxicated customers will be asked to leave the premises immediately, if it is safe to do so.
- If it is not safe, the customer will be managed and supervised in a 'place of safety' until they **can be** removed safely.

- Team is trained (Intoxication Prevention Tool) to intervene when a person shows signs of being influenced by alcohol. Food, non-alcoholic drinks, and alternative transport will be recommended.

## **FOOD**

- Signage will be displayed advising the range of food available.
- The food available will be promoted throughout the premises at the point of sale, and on tabletops – food is promoted and is an important focus for this premises.
- Staff will actively encourage the consumption of food to slow the onset of potential intoxication.
- We will always have meals available, as set out in the menu attached to our application, whenever alcohol is being sold or consumed.

## **NON-ALCOHOL AND LOW-ALCOHOL BEVERAGES & WATER**

- We stock a range of non-alcoholic and low alcohol beverages. The options available are set out in the Drinks Menu attached to our application.
- We will ensure that our staff are aware of the options available.
- We have free water for service to dining customers and 2 water stations in the main bar area and in the mezzanine area.
- We strongly promote - If you are driving – **DO NOT DRINK**.

## **SAFE TRANSPORT OPTIONS**

- We will ensure that information on public transport options is available.
- Signage will be displayed with phone numbers for alternative transport options.
- All forms of transport are easily accessible from the premises.
- We strongly promote sober drivers and will make the drivers job more attractive by providing an interesting range of alcohol-free drinks.
- It is a requirement for staff to engage with customers to build relationships encouraging customers to feel safe in our environment. The team always promote alternative forms of transport.
- A free telephone is available for customers wishing to arrange transportation – in most cases; team will offer to make the call as required on behalf of the customer.
- Taxis and Uber's are readily available from the premise and staff can assist patrons to these transport options as required.
- We support alternative transport options 100%.

## **SAFE DRINKING ENVIRONMENT**

- We will ensure that empty glasses and bottles are cleared promptly.
- Violent, quarrelsome, insulting, or disorderly customers will not be tolerated on the premises and will be removed regardless of whether they are intoxicated or not.
- We will regularly monitor the entire premises including the toilet facilities and outdoor areas to ensure they are kept clean, safe, and available.
- Duty Managers will roam the premises with a focus on safe alcohol consumption, safe patronage and noise management.



**AMENITY & GOOD ORDER**

- Staff will be instructed to manage noise as required so as not to disturb our neighbours.
- Customers using external areas will be reminded of the need to be considerate of neighbours – this is done through staff/customer interactions.
- Customers in the exterior areas of the premise will be advised 30 minutes before the licensed area closes (at 9pm), that they must move inside with their alcohol.
- Bottles will not be emptied into outside rubbish bins at a time that could annoy neighbours.
- The exterior of our premises will be kept clean and tidy.
- We provide contact details and open communication lines with the local community.

**MANAGEMENT AND STAFF**

- Managers hold Duty Manager Certificates and FOH are trained using the in-house induction training plan, the HPA Servewise training programme and they may undertake LCQ training as required.
- Training is done by management. The manager will provide employee manuals and conduct regular tests and real-time assessments to ensure staff are aware of their responsibilities under the Act.
- Staff meetings are held weekly.

**SECURITY**

- The complex is patrolled by security from 10pm to 5am
- At this stage, with the operating hours requested and anticipated clientele, it is unlikely that Kampai would require a security guard to monitor the premises. We will however have regular assessments and reviews of what occurs within and around the premises. Based on those assessments, we will determine whether security personnel are required.

**REGULATORY AGENCIES**

- Members of the police, compliance officers from the Medical Officer of Health, and licensing inspectors visiting the premises will be given every assistance to conduct their business.

**ALCOHOL PROMOTIONS**

- No promotions encouraging the rapid consumption of alcohol, or an excessive volume of alcohol will be either initiated or conducted on the premises by any staff member.
- No promotion offering or leading a customer to believe there is a discount of 25% or greater, will be offered externally of the premise.
- No promotion will appeal to minors.
- No promotion will offer Offers any goods on the condition on which alcohol is sold/purchased, including free delivery.
- We are familiar with the National Guidance on Alcohol Promotions for on-licensed premises.
- The General Manager will oversee & approve all promotions before publication. This includes social media promotions.

**COMPLAINTS/INCIDENTS**

- An Incident book will be maintained and located near the POS; any incidents or complaints are recorded accordingly.
- Complaints are dealt with by Senior Staff as soon as practicable and all attempts will be made to satisfy the complaint.
- The applicant offers his direct contact details to the community, in particular, the Sugartree Complex Property Manager.
  - Steven
  - Contact phone number 022 087 6880

**SIGNAGE DISPLAYED**

- Duty Manager Name displayed (point of sale)
- Host responsibility policy (premises entrance)
- SCAB tool (point of sale)
- Date of Birth tool (point of sale)
- Safe transport (throughout the premises)
- No service to minors (point of sale)
- No service to intoxicated persons (point of sale)
- No smoking
- No alcohol beyond 9pm
- No removal of alcohol (premises exits)
- Free water (delivered to table and water stations x2)
- Incident register (point of sale)
- Duty Manager Register (point of sale)
- Alcohol Management and Noise Management Plan (Premises Toolkit)

The applicant has excellent systems, policies and plans in place and is dedicated to operating the high-end Wine bar in an exemplary manner.

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**The staff at Kampai appreciate our customers and we commit to having a duty of care. We commit to being responsible hosts and keeping our community safe.**

---

1 February 2023

The Secretary  
District Licensing Committee  
Auckland Council

**Application for Issue of ON LICENCE and OFF LICENCE**  
**Dionysus Wine Ltd Partnership**

To Whom it May Concern

Please find enclosed an application for issue of an **ON LICENCE and OFF LICENCE** in the name of **Dionysus Wine Ltd Partnership**. The premises to which this application relates is located at **3/27 Union Street, Auckland Central**. The trading name of the premises will be **Kampai**.

Sally O'Rourke's Irish Bar & Restaurant previously operated from this location. The proposed business is essentially a Tavern and as such it comes under the "medium" risk category.

**Current Status:** The premises are currently unlicensed previous licence 007/ON/9307/2019 expired on 23 June 2022

**Applicant:** Dionysus Wine Ltd Partnership, registered 1 September 2022

**Proposed Trading Name:** Kampai

**Premises Address:** 3/27 Union Street, Auckland CBD

**Style of licence:** Tavern On-licence and Off-licence

**Risk rating:** Medium

**Designation:** Supervised

**Hours:**

On-licence	Monday to Sunday	10.30am – Midnight
Off-licence	Monday to Sunday	10.30am – 10.00pm

**8220094200**

**52000415367**

**Application and Annual Fees – Not paid, please send an invoice to [nicky@omegahospitality.co.nz](mailto:nicky@omegahospitality.co.nz) for immediate payment.**

**Planning and Building matters**

The Alcohol Planning and Building Certificate required by s.100(f) of the Act has been issued and is attached to this application.

**Public notification**

The applications will be publicly notified on the website [www.alcoholnotices.co.nz](http://www.alcoholnotices.co.nz) from 1 February 2023.

Published in the Sunday Star Times

First published: 5 February 2023

Second publication: 12 February 2023

Objection period expires: 23 February 2023

There will be public notification on the premises, and this will be displayed for a minimum of 10 working days.

**Terms of licence sought**

The applicant seeks an on-licence in accordance with Section 14 and an off-licence in accordance with Section 32(1)(a) of the Sale & Supply of Alcohol Act 2012.

**Summary**

This is an application for Issue of an ON LICENCE and OFF LICENCE.

The applicant is a Limited Partnership with one general partner.

There is no reason to believe this limited partnership is not a suitable applicant and should not be issued an on and off licence for the premises.

As the Agent for the Applicant, Omega Hospitality and Retail Limited presents this application in its complete form to the Committee for its approval and I invite any questions from the reporting Agencies or Committee.

All information in this application has been supplied by the applicant to Omega Hospitality. Omega Hospitality take no responsibility for any omitted or incorrect information which has been supplied by the applicant. It is hoped that the information has provided a complete picture of the applicant's intentions and I personally reiterate that collectively we welcome any queries at all on the applicant and application.

Sincerely  
Nicky Maihi



Licensing Consultant  
Omega Hospitality

# How to apply for a new on-licence

## Under Section 100 of the Sale and Supply of Alcohol Act 2012

Follow the instructions below to apply for a new on-licence to sell and supply alcohol for consumption in a premises or conveyance.

‘Premises’ includes a hotel, tavern, restaurant, entertainment/nightclub, or function centre. Examples of a ‘Conveyance’ include a ship, aircraft, train, or bus for transporting passengers.

Where the words ‘you’ or ‘your’ are used this refers to the person, company or entity that is to be licensed.

### What you need to do

To apply for a new on-licence, you need to:

- supply the documents listed in the ‘What to include’ section on this page
- calculate and pay an application fee — **pages 2 and 3**
- answer all the questions in the form that apply to you — **page 5 to 13**.

After you apply, you must notify the public of your application following the instructions on **page 14** and the Public notice template on **page 15**.

### How to submit your application

Choose any one of the following ways to submit your application:

- apply online at **[aucklandcouncil.govt.nz/alcohol](https://aucklandcouncil.govt.nz/alcohol)**
- drop off your application at any Auckland Council service centre.  
Visit **[aucklandcouncil.govt.nz/contactus](https://aucklandcouncil.govt.nz/contactus)**

If you need help with this form, call **09 301 0101** or visit **[aucklandcouncil.govt.nz/alcohol](https://aucklandcouncil.govt.nz/alcohol)**

### What to include (please tick)

**You must supply all the documents listed below. We will send your application back if any of these documents are missing.**

- This completed application form.
- A copy of your new planning and building certificate. (Do not include copies of resource consents, building consents, or the building’s warrant of fitness).
- A copy of the menu for both food and drinks.
- A copy of the floor plans clearly outlining the licensed area, main entrance and any supervised or restricted areas.
- A photo of the main entrance.
- A copy of your host responsibility policy.
- A report that details your target market and says how your purposed business will lessen any risks of negative effect on the local community. Also include any other information you have that may help assess your application.

**You must also supply any of the documents below that apply to your application.**

If you use an alcohol-licensing consultant:

- a letter of authorisation for the consultant.

If you are applying in a company name:

- a copy of the Certificate of Incorporation.

If you are applying for any council-owned land, building, or facility:

- a copy of the landowners permission for you to apply for an on-licence, in writing. Requests for permission can be made to **CFLeases@aucklandcouncil.govt.nz**

**Calculating your fee**

You must pay the correct fee to receive your licence and avoid extra charges. To calculate your fee, follow the instructions below or use the fee calculator at **aucklandcouncil.govt.nz/alcohol**

**Step 1: Find your premises type and add your points into the box.**

Type of off-licensed premises — P	Points
Class 1 restaurant, night club, tavern, adult premises	15
Class 2 restaurant, hotel, function centre	10
Class 3 restaurant, other premises not otherwise specified	5
BYO restaurants, theatres, cinemas, winery cellar doors	2
<b>Enter your premises points — P</b>	15
Restaurant classes — definitions	
<b>Class 1 restaurant:</b> A restaurant with a significant separate bar area which, in the opinion of the council, operates that bar at least one night a week in the nature of a tavern, such as serving alcohol without meals to tables in the bar area.	
<b>Class 2 restaurant:</b> A restaurant that has a separate bar (which may include a small bar area) but which, in the opinion of the council, does not operate that area in the nature of tavern at any time.	
<b>Class 3 restaurant:</b> A restaurant that only serves alcohol to the table and does not have a separate bar area.	

**Step 2: Find your latest trading time and add your points into the box.**

Latest trading time allowed by licence (during 24-hour period from 6am to 6am) — T	Points
2am or earlier	0
Between 2.01am and 3am	3
Any time after 3am	5
<b>Enter your trading time points — T</b>	0

**Step 3: Add your points together to get your total points.**

P  + T  = Total points

#### Step 4: Tick the risk rating that matches your total points to find your associated fee.

A higher rating means a higher fee.

Total points	Risk rating	Tick	Annual fee (including GST)
0 – 2	Very low	<input type="checkbox"/>	\$368.00
3 – 5	Low	<input type="checkbox"/>	\$609.50
6 – 15	Medium	<input checked="" type="checkbox"/>	\$816.50
16 – 25	High	<input type="checkbox"/>	\$1,023.50
26+	Very high	<input type="checkbox"/>	\$1,207.50

### Paying your fee

#### Payment options

##### In person:

You can pay by cash, eftpos, or credit card (MasterCard or Visa) at any of our **service centres** or online at **[aucklandcouncil.govt.nz/alcohol](http://aucklandcouncil.govt.nz/alcohol)**

Office use only	Comments
Receipt number	
Receipt amount: \$	
Service centre name	
Cashier name	

#### You will be charged an annual fee if your application is approved.

If your licence application is approved, you must also pay an annual fee before we can issue your licence. We will contact you about this fee.

The table below shows the annual fee for each risk rating. Take a note of the amount or find this information at **[aucklandcouncil.govt.nz/alcohol](http://aucklandcouncil.govt.nz/alcohol)**

Total points	Risk rating	Annual fee (including GST)
0 – 2	Very low	\$161.00
3 – 5	Low	\$391.00
6 – 15	Medium	\$632.50
16 – 25	High	\$1035.00
26+	Very high	\$1437.50

# New on-licence application form

Under Section 100 of the Sale and Supply of Alcohol Act 2012

To the Secretary of the District Licensing Committee, this application for a new off-licence is made in accordance with the details set out below.

## Tick the location of the premises

- Auckland Central    Franklin    Manukau    North Shore  
 Papakura    Rodney    Waitākere

## Applicant details

### 1. What is the full legal name to go on the licence (individual or organisation)?

DIONYSUS WINE LIMITED PARTNERSHIP

### 2. What is your address?

C/- OMEGA HOSPITALITY, PO BOX 39395, HOWICK, AUCKLAND

Postcode: 2145

### 3. What is your mailing address (if different from above)?

Postcode:

### 4. What is your email address? Note: we will send you your licence by email.

nicky@omegahospitality.co.nz

### 5. What are your contact details?

Name: NICKY MAIHI

Phone number: 0211909271

### 6. How would you like us to contact you?

- Phone    Email

### 7. Are you applying as an individual?

- Yes    No (go to question 10)

### 8. What is your occupation?

### 9. When and where were you born?

Date of birth:

Place of birth:



## Criminal conviction details

### 10. Have you (the applicant) been convicted of any offences, including driving offences involving alcohol or drugs?

- Yes (supply details below)       No (go to question 11)

Attach offence details on a separate sheet of paper if you need more space.

Nature of offence	Conviction date	Sentence

## Manager's details

### 11. Please list all of the people that you have or will appoint as duty managers:

Full name of manager	Certificate number	Expiry date
Xiao Ma (Marshall)	007/CERT/9937/2020	14.11.2024
Chaowen Mou (Mortimer)	007/CERT/9552/2021	08.07.2025

## Applicant status details

### 12. What is your status?

- Private company (go to question 13)  
 Public company (go to question 20)  
 Partnership (go to question 25).

If you tick any of the following, go to question 26:

- Person 20 years and over  
 Trustee under the Trustees Act 1956  
 Board, organisation, or other body authorised by an Act other than the Sale and Supply of Alcohol Act 2012 to sell alcohol or hold a licence  
 Manager under the Protection of Personal and Property Rights Act 1988  
 Local authority  
 Licensing or community trust  
 Government department or other instrument of the Crown.

## Private company details

13. What is the name of the company?

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14. What date was the company incorporated?

---

15. Where was the company incorporated?

---

16. What are the full details of each director and the secretary?

	Name	Address	Date of birth	Place of birth
Director				
Director				
Secretary				

17. How much authorised capital does the company have?

---

18. How much paid-up capital does the company have?

---

19. What are the full details of each person who holds any shares issued by the company?

If there are more than three shareholders, attach their name and details separately.

	Name	Address	Date of birth	Place of birth	Designation	Face value of shares held
Person 1						
Person 2						
Person 3						

Now go to question 26.

## Public company details

20. What is the name of the company?

---

21. What date was the company incorporated?

---

22. Where was the company incorporated?

---

23. What are the full details of each director and the secretary?

	Name	Address	Date of birth	Place of birth
Director				
Director				
Secretary				

24. What are the full details of each person who holds 20% or more of shares, or of any particular class of shares, issued by the company?

	Name	Address	Date of birth	Place of birth	Designation
Person 1					
Person 2					
Person 3					

Now go to question 26.

## Partnership details

### 25. What are the full details for each partner?

	Name	Address	Date of birth	Place of birth	Signature
Person 1	Fitzgerald Wine Management GP	128-130 St Georges Bay Rd, Ak			
Person 2	MINGDA PENG	38 Ronaki Road, Mission Bay,	03.04.1991	China	
Person 3					

### 26. Is this application for premises or conveyance?

Premises (go to question 27)  Conveyance (go to question 34)

## Premises details

### 27. What is the address of the premises?

3/27 UNION STREET, AUCKLAND CBD

Postcode: 1010

### 28. What is the trading name of the premises?

KAMPAI

### 29. Is the premises under construction?

Yes  No

### 30. Do you (the applicant) own the premises?

Yes (go to question 33)  No (go to question 31)

### 31. What is the full name and address of the owner?

Full name: LILY INVESTMENT ASSETS LIMITED

Address: 3/27 UNION STREET, AUCKLAND CBD

Postcode: 1010

### 32. What type of lease or similar right to occupy do you have and when does it expire?

Type:

Expiry date:

**33. What parts (if any) of the premises do you intend to designate as restricted, supervised or undesignated areas? (Taverns and hotels must have designated areas)**

Restricted area(s) – for those 18 years or older

NA

Supervised area(s) – where minors must be accompanied by a parent or guardian appointed under the Care of Children Act 2004

ENTIRE LICENSED AREA

Undesignated area(s) – no restriction on minors being present

NA

**Conveyance details**

**34. What type of conveyance is this application for (e.g. bus, train, ferry)?**

**35. What is the address of the conveyance's home base?**

Postcode:

**36. What is the conveyance's trading name?**

**37. What is the registration number of the conveyance?**

**38. Is the conveyance under construction?**

Yes  No

**39. Do you (the applicant) own the conveyance?**

Yes (go to question 42)  No (go to question 40)

**40. What is the full name and address of the owner?**

Full name:

Address:

Postcode:

**41. What kind of lease or similar right to occupy do you have for the conveyance and how long is it for?**

Type:

Expiry date:

## Business details

**42. Is there a current on-licence for the premises or conveyance? For example, a licence issued to a previous business owner.**

Yes  No

**43. What is the general nature of the business you intend to conduct in the premises or conveyance if the licence is granted?**

Premises examples: hotel, tavern, restaurant, entertainment/nightclub, function centre.

Conveyance examples: transporting passengers by ship, aircraft, rail or coach.

TAVERN

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**44. Is the sale of alcohol the main purpose of the business?**

Yes (go to question 46)  No (go to question 45)

**45. What do you intend to be the main purpose of the business?**

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**46. Do you sell or supply (or intend to sell or supply) any goods other than alcohol or food?**

Yes (supply details of those goods below)  No (go to question 47)

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**47. Do you provide (or intend to provide) any services other than those directly related to the sale or supply of alcohol and food?**

Yes (supply details of those services below)  No (go to question 48)

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**48. Are you a BYO-only restaurant?**

Yes (go to question 49)  No (go to question 50)

**49. Do you wish to have the licence endorsed under section 37 of the Act?**

Yes  No

**50. Are you a caterer?**

Yes (go to question 51)  No (go to question 52)

**51. Do you wish to have the licence endorsed under section 38 of the Act?**

Yes  No

**52. During which days and hours do you want to be able to sell alcohol?**

Mon  Tue  Wed  Thu  Fri  Sat  Sun

10.30AM TO MIDNIGHT		REFER TO A		VARIOUS CA		HEINEKEN LI
------------------------	--	------------	--	------------	--	-------------

## Steps you will take to minimise harm from alcohol

The Sale and Supply of Alcohol Act 2012 (the Act) aims to minimise harm from alcohol by managing the way it's sold, supplied, and consumed.

Please answer the following questions thoroughly.

### 53. What food will you sell or supply at the premises?

---

REFER TO ATTACHED MENU

---

### 54. What non-alcoholic refreshments will you sell and supply at the premises?

---

VARIOUS CARBONATED DRINKS, JUICES, HOUSE LEMONADE & SPARKLING/STILL WATER

---

### 55. What low-alcohol beverages will you sell and supply at the premises?

---

HEINEKEN LIGHT

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### 56. Where and how will you make drinking water freely available to patrons free of charge?

- At the table on request.
- At the bar on request.
- At the bar or a side table for self service.
- Other by way of self service.

Please specify

---

### 57. What steps will you take to ensure that you observe the requirements of the Act relating to the sale of alcohol to prohibited persons, such as minors and intoxicated people?

WE HAVE A COMPREHENSIVE HOST RESPONSIBILTY POLICY IN PLACE WHICH IS SUPPORTED BY CLEAR, VISIBLE SIGNAGE. ID IS REQUESTED FOR ANYONE LOOKING UNDER 25 AND THE HPA INTOXICATION TOOL IS USED TO IDENTIFY LEVEL OF INTOX USING SCAB

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### 58. What steps will you take to provide assistance with, or information about, alternative forms of transport from the licensed premises or conveyance?

A LIST OF LOCAL TAXI NUMBERS IS ON DISPLAY. THE TEAM ARE HAPPY TO ASSIST WITH ARRANGING ALTERNATIVE TRANSPORT AND MAKE A FREE CALL

---

### 59. What other systems (including training) and staff are in place (or to be in place) to make sure you comply with the Act?

REGULAR TEAM MEETINGS ARE HELD TO DISCUSS LICENSING MATTERS. TRAINING IS PROVIDED BY A QUALIFIED & EXPERIENCED DM. THE SCAB TOOL, AMP & HRP ARE USED FOR TRAINING. TEAM ARE REMINDED ABOUT LICENCE CONDITIONS & HOST RESPONSIBILITIES

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## 60. What relevant experience and training does the applicant have in managing the sale and consumption of alcohol?

TRAINING. TEAM ARE REMINDED ABOUT LICENCE CONDITIONS & HOST RESPONSIBILITIES

THE APPLICANT CURRENTLY HOLDS A LICENCE FOR FITZGERALD AUCTIONS. 2 BUSINESS

PARTNERS HAVE A CURRENT MC AND HAVE EXPERIENCE MANAGING SIMILAR PREMISES

## Fire evacuation statement

### 61. Which of the following fire evacuation statements applies to you?

If you're not sure, check with Fire and Emergency New Zealand at

**[onlineservices.fire.org.nz/Home/EvacuationSchemes](https://onlineservices.fire.org.nz/Home/EvacuationSchemes)**

- The owner of the building in which the premises are situated provides and maintains an evacuation scheme as required by section 75 – 78 of the Fire and Emergency New Zealand 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.

## Important privacy information

Information contained in your application and any supporting information will be held by Auckland Council to enable your application to be processed under the Sale and Supply of Alcohol Act 2012. This information will be made available to the public on request as part of the public notification of your application. The information will be provided to the statutory reporting agencies (the police, the Medical Officer of Health, and the council's licensing inspectors) for the purposes of assessing and reporting on your application, and to the Auckland District Licensing Committee for the purposes of making a decision on your application. This information may form part of a public hearing of your application before the Auckland District Licensing Committee and may appear in the hearing agenda and be used in the committee's decision for your application. Decisions will be made publicly available. The council is required to keep a record of every premises licence application (including for renewals and variations) filed with the District Licensing Committee and the committee's decision on it. This information (which includes the application and all attachments) is made available to the council's Licensing Inspectors and the police for the purposes of monitoring ongoing compliance with any licence conditions and undertakings, duty manager appointments, and the Act. The council is required to report statistics about applications to the Alcohol Regulatory and Licensing Authority. Any member of the public may, under the Local Government Official Information and Meetings Act 1987, request access to information held by the council. The Privacy Act 2020 applies to the council and under that Act, you have the right to see and correct personal information that the council holds about you.

Applicant's signature:

**Nicky Maihi**

Digitally signed by Nicky Maihi  
Date: 2023.01.31 12:02:46 +13'00'

On (date): 31.01.2023



## How to place your public notice

After you lodge your application, you need to notify the public. To do this, you must place your public notice in the following three places:

- on the premises or conveyance
- in a local newspaper
- on the alcohol notices website **alcoholnotices.co.nz**

### Placing your public notice on the premises

**Within 10 working days** of lodging your application, you must place a notice where a person outside the premises can easily read it. The notice must be at least A3 paper size.

Use the Public notice template on **page 15** of this application form.

### Placing your public notice in a newspaper and on a website

**Within 20 working days** of lodging your application, you must also publish your public notice in a local newspaper and online at **alcoholnotices.co.nz**

For a list of local newspapers and instructions to help you place your notice, go to How to place public notices at **aucklandcouncil.govt.nz/alcohol**

Your notice must:

- be published with the correct name of the applicant (e.g. the correct name for the individual or organisation)
- use the same wording as in the template on **page 15** of this application form.

## Public notice template — to be placed on site

You must place this notice in A3 size where a person outside the premises can easily read it.

You must display this notice for at least 10 days after a copy is first published online.

# Public notice of an application for on-licence

## Under Section 101, Sale and Supply of Alcohol Act 2012

Full name of the licence holder (e.g. name of individual or organisation):

---

Address:

---

Postcode:

---

Occupation:

---

has made an application to the District Licensing Committee at Auckland for the issue of an on-licence in respect of the premises situated at (or the [specify kind of conveyance] known as):

---

The general nature of the business to be conducted under the licence is (type of business, e.g. hotel, tavern, restaurant, café, nightclub):

---

The days on which and the hours during which alcohol is intended to be sold under the licence are (specify days and hours):

---

The application may be inspected during ordinary office hours at the office of Auckland Council at:

- 6 Henderson Valley Road, Henderson
- 4 Osterly Way, Manukau City
- 50 Centreway Road, Ōrewa
- or a copy can be requested by emailing **alcohol\_licensing\_central@aucklandcouncil.govt.nz**

Any person who is entitled to object, and wishes to object to the issue of the licence, may file a notice in writing of their objection. The objection notice must be filed no later than 15 working days after this notice has first been published online.

Any objections must be in relation to matters specified in section 102(4) or 105(1) of the Sale and Supply of Alcohol Act 2012.

**Address your objection to:** The Secretary of the District Licensing Committee.

**Mail to:** Private Bag 92300, Victoria Street West, Auckland 1142.

Email to: **alcohol\_licensing\_central@aucklandcouncil.govt.nz**

This application has been/will be published online on the following date: \_\_\_\_\_

To:	The Auckland District Licensing Committee	
Application Number:	ALC21653238	
Applicants name/s:	Dionysus Wine Limited Partnership	
Site Address:	27 Union Street Auckland Central Auckland 1010	
Legal description:	Lot 1 DP 477195	
Nature of business:	Tavern	
Type of Licence:	On-Licence generally	For the sale and supply of alcohol on the premises. This licence applies to taverns and restaurants where alcohol will be consumed on the premises
Type of Licence:	Off-licence shop	Sale and supply of alcohol from a shop

**Planning**

The proposed use of the premises by the applicant meets the requirements of the Resource Management Act 1991 as:

a permitted activity

**Building**

The proposed use meets the requirements of the New Zealand building code

Existing building	The use of the building meets the requirements of the New Zealand Building Code.
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**Advice notes to the Auckland District Licensing Committee**

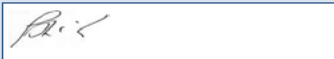
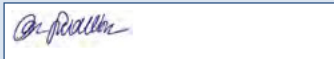
*(The following advice notes, if any, deal with Building Act and/or Resource Management Act compliance issues and are not intended as a comprehensive assesment of compliance with the Building Act 2004 or Resource Management Act 1991)*

**Building**

**Planning**

The hours of operation are not restricted under the AUP (OP), nor any resource consents applicable to the site. It is important to note that this approach to the hours of operation will be considered by the Alcohol Licensing Team when an alcohol licence is applied for and will depend on location and neighbouring land uses.

The maximum occupancy is not restricted under the AUP (OP) nor any resource consents applicable to the subject site. The maximum occupancy may be restricted under other legislation and subject to fire reporting and/or building warrant of fitness. (50)

Signature:		Ian McCormick		Ian Smallburn
Position:	General Manager Building Control on behalf of Auckland Council		General Manager Resource Consents on behalf of Auckland Council	
Date:	26 January 2023		26 January 2023	

007/ON/9307/2019

Pursuant to the Sale and Supply of Alcohol Act 2012 (the Act) **Pepitos NZ Limited** (the licensee) is authorised to sell and supply alcohol on the premises situated at **Unit 3/ 27 Union Street Auckland Central Auckland** and known as **Sally O'Rourke's**, to any person for consumption on the premises and to let people consume alcohol there.

The authority conferred by this licence must be exercised through a manager or managers appointed by the licensee in accordance with Subpart 7 of Part 2 of the Act.

## **CONDITIONS**

This licence is subject to the following conditions:

- (a) No alcohol is to be sold on the premises on Good Friday, Easter Sunday, Christmas Day, or before 1 pm on Anzac Day to any person who is not present on the premises to dine.
- (b) Alcohol may be sold only on the following days and during the following hours:  
On such days and during such hours as the premises are being operated as a Class 3 RESTAURANT but not other than on the following days and hours:  
**Monday to Sunday 8.00am to 12.00 midnight**
- (c) Drinking water is to be freely available to customers from the bar area.
- (d) The following steps must be taken to promote the responsible consumption of alcohol:
  - (i) The licensee must ensure that all staff comply with the host responsibility plan submitted with the application for an on-licence detailing the steps to be taken by the licensee to ensure a safe drinking environment.
- (e) The following steps must be taken to ensure that the provisions of the Act relating to the sale of alcohol to prohibited persons are observed:
  - (i) Ensure that no intoxicated persons are allowed to enter or to remain on the premises.
  - (ii) Ensure that appropriate signs are prominently displayed detailing the statutory restrictions on the supply of alcohol to minors and intoxicated persons adjacent to every point of sale.
- (f) The whole of the premises is undesignated.

## **DURATION**

Subject to the requirements of the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of licences, this licence continues in force—

- (a) until the close of the period for which it was last renewed; or
- (b) if an application for the renewal of the licence is duly made before the licence would otherwise expire, until the close of the period of 3 years after the period for which it was last renewed.

**This licence expires at the close of 23 June 2022 unless renewed.**

Originally dated at Auckland on 23 June 2015



.....  
**Secretary, Auckland District Licensing Committee**

**52090138170**



**NOTE:** The requirements of the Act found at sections 51 to 54, 56 and 57, in relation to the provision of food, low and non-alcoholic beverages, transport and signage must be adhered to. The licensed premises are more precisely identified as outlined in a plan date stamped as received by the Auckland District Licensing Committee on 22 May 2019.

This licence replaces licence no. **007/ON/9033/2017** and the licence continues in force until **23 June 2022** unless again renewed.

## Limited Partnership Extract

**DIONYSUS WINE LIMITED PARTNERSHIP**  
**NZBN: 9429050810208**

**Entity Type:** Limited Partnership (NZ)  
**Registration Number:** 50120631  
**Status:** Registered  
**Date of Registration:** 01-Sep-2022  
**Annual Return Filing Month:** March

### Address Details

#### Registered Office Address

Level 1, Suite 14, 128-130 St Georges Bay Road, Parnell, Auckland, 1052, New Zealand

#### Address For Service

Level 1, Suite 14, 128-130 St Georges Bay Road, Parnell, Auckland, 1052, New Zealand

#### Postal Address

Buddle Findlay, Hsbc Tower, 188 Quay Street, Po Box 1433, Auckland, 1140, New Zealand

### General Partner Details

#### General Partner 1

**Name:** FITZGERALD WINE MANAGEMENT GP LIMITED  
**NZBN:** 9429050717941  
**Registered Office:** Frank, Level 1, Suite 14, 128-130 St George's Bay Road,

Auckland, 1052, New Zealand

**Address For Service:** Frank, Level 1, Suite 14, 128-130 St George's Bay Road,  
Auckland, 1052, New Zealand

**Effective Date:** 01-Sep-2022









## **Risk Mitigation Plan & Business Information**

*The premises are deemed to be a 'medium risk' rating as the general purpose of the business is that of a Tavern with operating hours of Monday to Sunday 10.30am to 12 midnight for onsite consumption and Monday to Sunday 10.30am to 10pm for off-site sales.*

### **The Premises**

- The premises is located on the ground level within the Sugar Tree apartment complex.
- The complex is located within the City Centre Alcohol Ban Area. A ban is in force 24 hours a day, 7 days a week.
- The premises previously operated as Sally O'Rourke's Irish Bar & Restaurant.
- The premises are proposed to operate as a 'tavern'. The Fees Regulations set the premises at a 'medium' risk rating for both the on and off licences.
- It is requested that the entire licensed area, including the mezzanine floor and courtyard, be designated as a supervised area.
- The hours requested are:
  - On-licence - Monday to Sunday 10.30am to 12 midnight
  - Off-licence - Monday to Sunday 10.30am to 10pm
- Off-licence sales are over the bar only. There is no separate bottle store.
- The POS has age verification capability.
- Background music will be played though the premises sound system.
- The premises are adequately lit both inside and outside.

### **Target Market**

- The premises will operate in a similar manner to the Wine Cave model.
- Our business premises will mainly serve two groups of guests, one is the guests from our private domain traffic and the other is the residents who are located around the store. We plan to offer wine tastings which can be customized for customer groups in our venue. We want to design/operate this store as a convenient tavern so local residents can come to the store for a drink and delicious snacks after work. They will also be able to choose their preferred wine and take it home for consumption off the premises.

### **Terms of licence sought**

The applicant seeks a tavern style on-licence in accordance with Section 14 & 17 of the Sale & Supply of Alcohol Act 2012.

### **Landlord consent**

The owner of the property is Lily Investment Assets Limited, and they support the application. Their Authority letter is available upon request.

### **Principal entrance**

Photograph of the principal entrances is provided below.



### **The Applicant and Staffing**

The applicant is a limited partnership.

The General Partner details are as follows:

Fitzgerald Wine Management GP Limited

Director: Mingda Peng

Address: 38 Ronaki Road, Mission Bay, Auckland

Born: China

Mingda Peng has over 4 years' experience managing licensed premises. He is currently employed in a wine auction company, Fitzgerald Auctions.

Mingda Peng will be a silent partner and will not work at the premises. The two additional business partners Xiao Ma and Chaowen Mou will be involved on a daily basis. This business structure is currently being finalised by the applicant's lawyer.

Both Xiao Ma (Marshall) and Chaowen Mou (Mortimer) will be involved in the operation and management of the premises on a daily basis. They hold the Licence Controller Qualification and a current managers certificate and have successfully managed similar premises known as Wine Cave.

Mortimer has considerable knowledge managing licensed premises providing front of house service and as beverage manager. He has gained experience managing licensed premises such as The Winery (2017-2018) and The Wine Cave NZ (January 2021 – present).

Marshall also has experience managing The Wine Cave, where he was the General Manager (March 2020 till present). It is anticipated that Kampai will operate in a similar manner to The Wine Cave.

It is estimated that there will be around 5 staff in total, including duty managers, Kitchen team and front of house staff required at Kampai. It is expected that Dionysus Wine Limited Partnership will commence operating the premises as soon as the licence issues and additional staff will be recruited prior to this date.

### **Training**

- Training will be provided by an experienced and certificated duty manger using the premises Alcohol Management Plan and Intoxication Assessment Tool.
- New staff will always be supervised and supported by the business partners or an experienced and qualified Duty Manager.
- New staff must attend induction training around safe service, we also have regular staff meetings which will include identifying signs of intoxication using the Intoxication Assessment Tool and acceptable forms of ID for age verification. Any issues that have arisen will be discussed, how we resolved them and how to prevent in the future.
- Selected staff will attend the LCQ training.
- Refresher Training
- Refer to Training Plan

### **Provision of Food and Beverages:**

Food is always available with menus/food options clearly displayed and promoted throughout the premises, on tabletops and on blackboards. Please refer to the food menu attached to this application.

A range of non-alcoholic and low alcohol options are available. An example of the beverage menu is attached to this application.

Jugs of drinking water will be delivered to tables with glasses. The jugs will be replenished when finished/as needed. There will also be 2 water stations so that customers can help themselves.

### **Signage**

The following required signage is displayed:

Copy of Licence - At principal entrance

Licensed Hours - At principal entrance

Name of Duty Manager – Full name prominently displayed at the point of sale

Host Responsibility Policy – At the entrance

Alternative Forms of Transport – throughout the premises

Prohibited Persons – at point of sale

### **Transport systems**

Signage will be displayed promoting a range of transport options available. There are several forms of transport options from the premises including buses, taxis and Uber. There is no risk of people being stuck for transport in the inner-city area.

### **CCTV/Security**

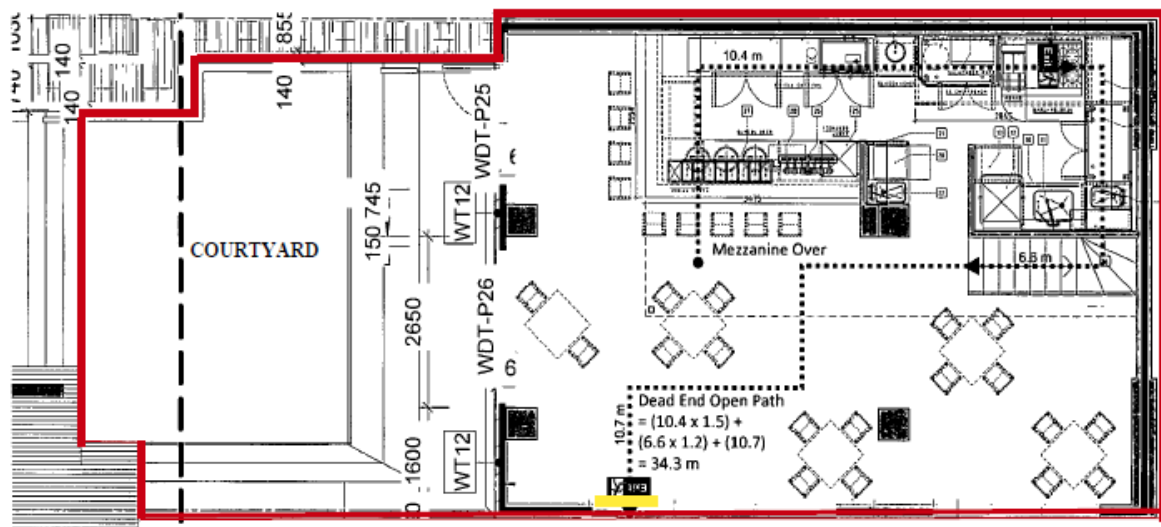
Kampai has CCTV set up to survey the interior of the premises. At this stage, with the operating hours requested, it is unlikely that we would require a security guard to monitor the premises. We will however have regular assessments and reviews of what occurs within and around the premises. Based on those assessments, we will decide whether security personnel are required.

## Layout and Design

The licensed area is more precisely identified on the plan attached below.

There is adequate visibility throughout the interior of the premises for staff to monitor the business however there is less visibility to the outdoor and mezzanine areas. The Mezzanine Area will have sofa's, comfortable seats and long tables and will be used as a private customer/function area by appointment only. When in use, dedicated personnel will be assigned to provide service on the mezzanine floor. The area also has a water source, so free drinking water is readily available.

Staff will have a roving presence across the premises to monitor patrons. Areas with low visibility will be checked regularly, along with the toilets, to prevent and detect persons taking drugs or becoming intoxicated.





***Locality of sensitive premises within the vicinity of the business.***

As the business is that of a Tavern, it is deemed to be “medium risk” in terms of potential adverse noise levels, nuisance or vandalism resulting from the issue of this licence. The following is in support of the application.

**Education Facilities**

There are a few learning institutions in the vicinity, they are for adult learning, art and language.

The premises are designated ‘supervised’. All underage customers must be accompanied by a parent or legal guardian.

- The team are well trained to ensure, they are vigilant in ID checking so as to never serve alcohol to minors and are fully aware of their Host Responsibilities.
- There will never be offensive alcohol promotional material on display.
- No nuisance due to intoxication is tolerated and this is a safe and enjoyable place to be.

**Medical**

There are several medical centres within in a 1km radius of the premises. Auckland Hospital and Starship are more than 2kms away and there are many other licensed premises between Kampai and the hospitals, so there is no risk to patients and visitors.

**Places of Worship within a 500m radius**

There are several local places of worship within 1km of the premises.

The level of interference this business will make on people that frequent places of worship is minimal given the hours of operation and that there are many other licensed premises between them and the establishments.

**Other Licensed Businesses**

- There are many licensed restaurants and bars in and around the CBD.
- It is a local hub for all business activity and entertainment.
- Each business has its point of difference which adds to the vibrancy of the area.

**Residents**

The closest residents live within the Sugartree Complex. They choose to live in this busy environment and enjoy the close proximity of the bars and restaurants.

The applicant is not aware of any nuisances, vandalism or harms in the community. The Auckland Police Station is located 1.4km from the premises.

### Transport systems

Buses are frequent, and taxis cruise the area. Trains, Uber and Dial-a-Driver are also readily accessible. There is no risk of people being stuck for transport in the inner-city area.

### Current and Potential Noise Levels

The applicant is unaware of any issues resulting from the past operation of the premises. Noise levels resulting from activity within the business are low as music is mostly background music, controlled by the licensee.

### Current & Potential Levels of Nuisance & Vandalism

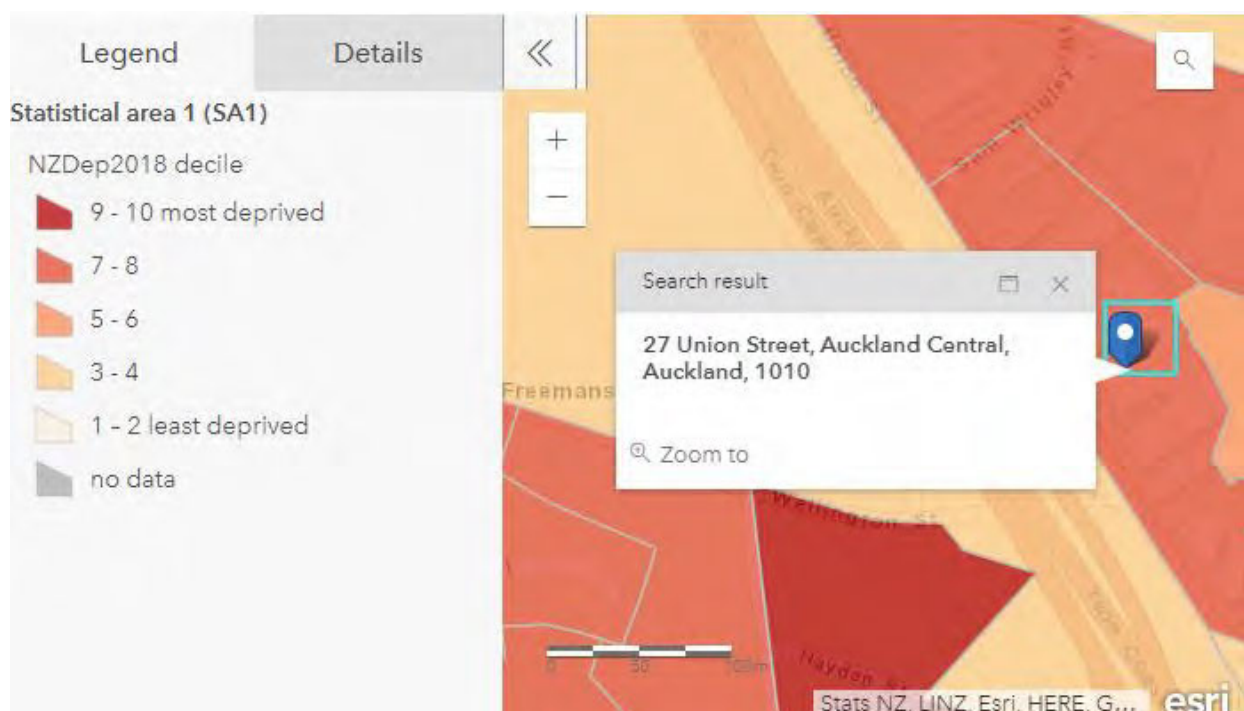
The applicant is unaware of any problems in the area stemming from the past operation of the business.

It is firmly believed that the issue of the licence will not cause any issue in terms of amenity and good order. The applicant has excellent systems, policies and plans in place, has successfully operated similar premises and is dedicated to operating the premises in an exemplary manner.

There is no reason to believe that any neighbouring landowner or occupier will be disadvantaged by the issue of this licence.

Once operational, the licensee will regularly assess the need for security. If deemed necessary, security will be employed, they will be responsible for checking ID and intoxication levels as well as occupancy numbers and looking after patrons' safety. Should any incident occur that is beyond the control of the manager, the Police will be called.

The applicant is aware that there has been increased patron intoxication and disorder in the CBD and that the premises fall within the deprivation index of 7-8. The applicant is aware of these risks and for this reason has sort reduced licensing hours of 10.30 to midnight for the on-licence and 10.30 to 10pm for the off-licence. The onsite managers have both operated similar premises (tavern – Wine Cave) and are confident requesting ID, assessing intoxication levels and dealing with intoxicated patrons found on the premises.





## ALCOHOL MANAGEMENT PLAN

### Supporting document to Host Responsibility Policy

**THE APPLICANT ADVISES THE DISTRICT LICENSING COMMITTEE THAT THE FOLLOWING STEPS WILL BE TAKEN TO MINIMISE THE HARM FROM ALCOHOL AND PROMOTE A SAFE ENVIRONMENT:**

#### MINORS

- The entire licensed area (interior and outdoor area) is designated as a supervised area. All minors **must be** accompanied by a Parent or Legal Guardian.
- Signage is displayed at the point of service on the premises stating minors will not be served alcohol.
- The duty manager checks appropriate signage is present, clear, and obvious at the commencement of each shift.
- Team is conversant with the requirements of Sale and Supply of Alcohol Act 2012, which prohibits the sale of alcohol to minors. **(persons under 18 years of age)**
- Team is confident in requesting proof of identification for anyone appearing to be under the age of 25. Accepted forms of ID include any current **NZ photo driver's licence, passport, HNZ 18+ card & Kiwi access card.**
- If there is any doubt, the ID will not be accepted, and the person concerned will not be served alcohol.
- If the person is unaccompanied, they will also be required to leave the premises.
- Staff are reminded at regular meetings about the laws of supplying alcohol to minors.
- Staff contribute to discussions in regular team meetings to ensure the correct handling and awareness of minors on the premises.
- Our host responsibility policy is visible both at the entrance to the premises and at the bar.
- Staff will be required to complete the 'Servewise' training offered at [www.alcohol.org.nz](http://www.alcohol.org.nz) (Please refer to our Training Plan attached to this application).
- Staff may be required to complete the LCQ (licensed controller qualification) training as applicable.

#### INTOXICATION

- Team is aware that the Sale and Supply of Alcohol Act 2012 prohibits the sale of alcohol to intoxicated persons and the presence of intoxicated persons on the licensed premises.
- Staff will be instructed that intoxicated persons must not be allowed entry to the premises or served alcohol *and* intoxicated persons must **not** remain on licensed premises.
- Signage will be displayed at point of service stating that intoxicated persons will not be served.
- The Duty Manager checks appropriate signage is present, clear and obvious at the commencement of each shift.
- All staff will be trained how to recognise the signs of intoxication using SCAB, the 'intoxication assessment tool'.

- Any person displaying two or more signs (a manager may deem intoxication without these signs at their own discretion) that their Speech, Coordination, Appearance or Behaviour is affected will not be served any further alcohol and the duty manager will be called to assess that person.
- Any intoxicated customers will be asked to leave the premises immediately, if it is safe to do so.
- If it is not safe, the customer will be managed and supervised in a 'place of safety' until they **can be** removed safely.
- Team is trained (Intoxication Prevention Tool) to intervene when a person shows signs of being influenced by alcohol. Food, non-alcoholic drinks and alternative transport will be recommended.

## **FOOD**

- Signage will be displayed advising the range of food available.
- The food available will be promoted on the premises, on tables and blackboards.
- The kitchen is operational at all times that the premises are open for the sale of alcohol.
- Staff will actively encourage the consumption of food to slow the onset of intoxication.
- We will always have meals available, as set out in the menu attached to our application, whenever alcohol is being sold or consumed.

## **NON-ALCOHOL AND LOW-ALCOHOL BEVERAGES & WATER**

- We stock a range of non-alcoholic and low alcohol beverages. The options available are set out in the Drinks Menu attached to our application.
- We will ensure that our staff are aware of the options available.
- We have free water that is delivered to tables with clean jugs and glasses and replenished as needed. We also have two water stations.
- We strongly promote - If you are driving – **DO NOT DRINK**.

## **SAFE TRANSPORT OPTIONS**

- We will ensure that information on public transport options is available.
- Signage will be displayed with phone numbers for alternative transport options.
- Most forms of transport are easily accessible from the premises including buses, uber and taxi.
- We strongly promote sober drivers and will make the drivers job more attractive by providing an interesting range of free non-alcoholic drinks.
- It is a requirement for staff to engage with customers to build relationships encouraging customers to feel safe in our environment. The team always promote alternative forms of transport.
- A free telephone is available for customers wishing to arrange transportation – in most cases; team will offer to make the call as required on behalf of the customer.
- We support alternative transport options 100%.

## **SAFE DRINKING ENVIRONMENT**

- We will ensure that empty glasses and bottles are cleared promptly.
- Violent, quarrelsome, insulting, or disorderly customers will not be tolerated on the premises and will be removed regardless of whether they are intoxicated or not.
- We will regularly monitor the premises including the toilet facilities to ensure they are kept clean, safe and available.



#### **AMENITY & GOOD ORDER**

- Staff will be instructed to be mindful of the need to manage noise so as to not disturb our neighbours.
- Bottles will not be emptied into outside rubbish bins at a time that could annoy neighbours.
- The entrance to our premises will be kept clean and tidy.
- The licensee will regularly assess the need for security. If deemed necessary, security will be employed.

#### **STAFF TRAINING**

The sire business partners ensure that all staff are fully trained in their requirements and responsibilities under the Act. Particular attention will be paid to the identification of minors and signs of intoxication. Please refer to our Training Plan attached to this application.

#### **REGULATORY AGENCIES**

Members of the police, compliance officers from the Medical Officer of Health, and licensing inspectors visiting the premises will be given every assistance to conduct their business.

#### **ALCOHOL PROMOTIONS**

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

We are familiar with the National Guidance on Alcohol Promotions for on-licensed premises.

#### **COMPLAINTS/INCIDENTS**

An Incident book is maintained; any incidents or complaints are recorded accordingly.

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**The staff at Kampai appreciate our customers and we commit to having a duty of care. We commit to being responsible hosts and keeping our community safe.**

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## **HOST RESPONSIBILTY POLICY**

***The team at Kampai welcome you to our place. We have advised the District Licensing Committee and we advise you, our customer, that the following steps will be taken to minimize the harm from alcohol and promote a safe drinking environment.***

Alcohol will NOT be served to minors. Staff will require evidence of age for persons appearing under the age of 25. Accepted forms of ID include photo driver's licence, passport, Kiwi Access Card/HNZ18+ card. Signage is displayed stating minors will not be served.

Anyone showing signs of intoxication will not be served. Our team is trained to recognise signs of intoxication and is under instruction to refuse alcohol service at their discretion with respect to concerns of intoxication. We will remove anyone intoxicated, safely, from our premises. We may offer you food or alternative drink options at our discretion if we wish to 'slow down' the consumption of alcohol.

Regular checks will be made of the toilets to prevent and detect persons taking drugs or becoming intoxicated.

We offer an interesting range of food so please have a look over our menu and let us know what you would like today! Food is always available at our premises and menus are easy to find.

We offer a range of low and non-alcoholic beverages, please have a look over the beverage menu or ask us!

Free water is always available to you.

Alcohol will not be promoted in an irresponsible manner.

Please speak to us about safe transport options – we want you to get home safely!

We respect our environment and know you will do the same. We will keep our premises clean and tidy, and we ask you to keep calm decorum when leaving our premises and be mindful of our neighbours and community.

We have a zero-tolerance policy for aggressive, coercive, or violent behaviour. Please respect our space and our people!

Staff training is regular and ongoing in accordance with our training plan.

We look after our team, and they are well trained to take care of your needs on our premises.

***The staff at Kampai care about our community. We appreciate your help in continuing to make this a safe and respectful environment for everyone to enjoy and we look forward to seeing you again.***



## STAFF TRAINING PLAN

### STAFF INDUCTION - INCOMING STAFF

New staff will be overseen by a qualified duty manager **at all times** as their experience grows.

New staff are required to attend on the job induction training. Training is provided by an experienced and qualified duty manager using:

- Premises Alcohol Management Plan
- Intoxication Assessment Tool
- Intoxication Prevention Tool
- Managers Guide and
- Host Responsibility Guide

Training includes:

- Familiarity with the premises licence/conditions, location
- Familiarity with the Host Responsibility Policy, location
- Licensed area and designation/s
- Use of and importance of Incident Register
  - Location
- Duty Managers
  - Must be on duty at all times
  - Display of full name
  - No Duty Manager – no sales
- Preventing intoxication.
  - Use of the Intoxication Prevention Tool. Location
  - Use of the Intoxication Assessment Tool. Location
  - Laws around serving intoxicated patrons and intoxicated patrons on the premises.
  - Signage – mandatory
  - Fines/penalties
- Service to minors.
  - Acceptable forms of ID.
  - Signage – mandatory
  - All customers who look under 25 should be asked for ID
  - Use of the Date of Birth Chart
  - Premises designations and who can be there
  - Fines/penalties
- Offering low alcohol and non-alcoholic drink options.
  - Must always have a reasonable range and promote range
  - Staff must be aware of range.
  - What is considered a low alcohol beer? (2.5% ABV or less)

- Water must be freely available, make sure the water is well presented i.e. chilled, clean vessels etc. Location?
- Providing food
  - Available at all times alcohol is being sold. Never say **‘the kitchen is closed’**
  - Staff must be aware of what food is available
  - Must always have a reasonable range of substantial food (excludes nuts and chips etc.) – minimum of 3 options
  - Must promote via signage, menus
  - Food should be well presented, appetizing and appealing
  - Consider free food options
- Running acceptable promotions
  - Promotions must not promote excessive or speedy consumption
  - Promotions must not have special appeal to minors
  - Fines/penalties
- Helping customers with transport options
  - Signage
  - Free phone

All staff involved in the sale of alcohol are required to undertake the ServeWise on-line training via [www.servewise.alcohol.org.nz](http://www.servewise.alcohol.org.nz)

A copy of the Servewise ‘certificate of achievement’ is kept in the Premises Training Folder, along with copies of all managers certificates/LCQ/Other Training cert’s/details. A manager’s register is also located in the folder.

## **STAFF**

As a minimum **all** staff must attend the following training:

- Induction Training
- Refresher Training

## **DUTY MANAGERS/SELECTED STAFF**

Attend Licence Controller Qualification

## **ONGOING TRAINING**

A comprehensive initial Team Meeting will be held before Arak Junction opens. From there, team meetings will be held daily before shifts start. The staff will be trained with the information we have received from our LCQ training (dealing with ID checking, not serving minors, how to spot intoxication - SCAB method, appropriate amount of food, transportation services, how to slow down/stop service, etc).

**Every 12 months:** Refresher training on all premises policies. This follows the same guidelines as the staff induction process.

## **RESOURCES**

Host Responsibility Guide:

[https://www.alcohol.org.nz/sites/default/files/field/file\\_attachment/2.2%20AL452\\_Host\\_responsibility\\_Guidelines\\_Oct%202020.pdf](https://www.alcohol.org.nz/sites/default/files/field/file_attachment/2.2%20AL452_Host_responsibility_Guidelines_Oct%202020.pdf)

The Manager Guide:

[https://www.alcohol.org.nz/sites/default/files/field/file\\_attachment/8.0%20AL575\\_The\\_Manager%27s\\_Guide\\_DEC%2018.pdf](https://www.alcohol.org.nz/sites/default/files/field/file_attachment/8.0%20AL575_The_Manager%27s_Guide_DEC%2018.pdf)



## STAFF TRAINING

Area for Discussion		Training Materials
Online training completed	<a href="http://www.servewise.alcohol.org.nz">www.servewise.alcohol.org.nz</a>	Certificates of Achievement kept in training folder
The Object of the Act	You need to commit to memory the object of the act and understand the meaning of alcohol-related harm	Remember
Intoxication	Understand your legal obligations  Recognise the progressive signs of intoxication and know what to do	Host Responsibility Guide (Pages 5-9)  The Managers Guide (Pages 11-20)  Intoxication Assessment Tool
Minors	Understand your legal obligations  Understand where minors are allowed on the premises	Host Responsibility Guide (Pages 12-15)  The Managers Guide (Pages 21-26)  U18 Birth Chart
Drinking Options	Know what's available  Know when to offer an alternative	Host Responsibility Guide (Page 16)  The Managers Guide (Page 63)
Food	Food must <u>always</u> be available	Host Responsibility Guide (Page 17)  The Managers Guide (Pages 63-64)
Promotions	Know what is acceptable and what is not	Host Responsibility Guide (Page 18)  The Managers Guide (Page 64) and National Guidance on Promotions
Transport Options	Know what options are available for customers	Host Responsibility Guide (Page 18)  The Managers Guide (Pages 64-65)









007/CERT/9552/2021

## NOTICE OF RENEWAL

Section 226

Pursuant to the Sale and Supply of Alcohol Act 2012

### Chaowen Mou

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

**This certificate expires at the close of: 8 July 2025**

Dated at Auckland on **11 July 2022**



.....  
Secretary, Auckland District Licensing Committee



52000310158

007/CERT/9937/2020

## NOTICE OF RENEWAL

Section 226

Pursuant to the Sale and Supply of Alcohol Act 2012

**Xiao Ma**

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

**This certificate expires at the close of: 14 November 2024**

Dated at Auckland on **22 November 2021**



.....  
**Secretary, Auckland District Licensing Committee**



**52000269794**

# Authorisation for consultant

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*This declaration is to be completed when applicant is employing Omega Hospitality and Retail LTD as the acting consultant*

**The Director  
Omega Hospitality and Retail Limited  
PO BOX 39-395  
Howick  
Auckland**

## Authorisation for Omega Hospitality

I, \_\_\_\_\_ Mingda Peng \_\_\_\_\_, Director of \_\_\_\_\_ Dionysus Wine Limited  
Partnaership \_\_\_\_\_, trading as \_\_\_\_\_ Kampai \_\_\_\_\_  
at(address) \_\_\_\_\_ Unit 3 / 27 Union Street \_\_\_\_\_, authorise **Omega Hospitality  
and Retail Limited** to act as our agent in all Liquor Licensing matters relating to the above  
premises.

I understand that the Police are required to report on the application and as such, I consent  
to the release of any personal information either relating to myself or Directors or  
business of \_\_\_\_\_ Dionysus Wine Limited Partnaership \_\_\_\_\_

Signed:



Name:

Mingda Peng

On behalf of: Dionysus Wine Limited Partnaership  
(Company name or legal entity)

Date:

16/12/2022P



**From:** [Rachel.Cameron@police.govt.nz](mailto:Rachel.Cameron@police.govt.nz) on behalf of [TMAcoholAdmin@police.govt.nz](mailto:TMAcoholAdmin@police.govt.nz)  
**To:** [Alcohol Central Area Five](#)  
**Subject:** 8220094200 - KAMPAL (ONN) - Police Report  
**Date:** Tuesday, 28 February 2023 10:49:10 am

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28 February 2023

The Secretary  
District Licensing Committee  
Private Bag 92-300  
Wellesley Street  
Auckland 1142

Dear Sir / Madam,

This application has been inquired into.

It is not opposed.

Please note: This report raises no opposition and should be treated as just that. It should not be construed as a positive or even implied endorsement of an applicant, the application or future applications to the locality.

Rachel Cameron  
Sergeant X131  
Alcohol Harm Prevention Unit  
Auckland Police

=====

WARNING

The information contained in this email message is intended for the addressee only and may contain privileged information. It may also be subject to the provisions of section 50 of the Policing Act 2008, which creates an offence to have unlawful possession of Police property. If you are not the intended recipient of this message or have received this message in error, you must not peruse, use, distribute or copy this message or any of its contents.

Also note, the views expressed in this message may not necessarily reflect those of the New Zealand Police. If you have received this message in error, please email or telephone the sender immediately



Tuesday, 28 February 2023

Your Reference: 8220094200

Alcohol Licensing  
Auckland Council - Central  
Private Bag 92300  
Auckland 1142

Dear Sir/Madam

**SALE AND SUPPLY OF ALCOHOL ACT 2012: Application For On Licence:  
New**

KAMPAI : 3/27 UNION STREET, AUCKLAND CBD

The Medical Officer of Health (MOH) has inquired into this application.

An on licence - restaurant was operational at this location for a number of years. The outdoor area of the premises could cause some noise issues to the apartments located at the Sugartree complex. However, the applicant was required to submit a noise management plan to mitigate the noise created by the premises. It is believed that a good noise management plan could mitigate the noise issues with the nearby residents.

At the date of this letter, the MOH has no other information related specifically to this application that it believes would assist the DLC.

On this basis the MOH does not oppose this application.

Yours faithfully

Sebastian Miklos  
for Medical Officer of Health  
Auckland Regional Public Health Service

## Official Online Public Notice

**Newspaper:** Sunday Star Times

**First published date:** 5/03/2023

**Second published date:** 12/03/2023

Please click on the dates above to see a copy of your newspaper notice or [click here to go to the Newspaper Copies page](#).

### Section 101, Sale and Supply of Alcohol Act 2012

KAMPAI – DIONYSUS WINE LIMITED PARTNERSHIP, C/- OMEGA HOSPITALITY, PO BOX 39395, HOWICK, AUCKLAND

has made an application to the District Licensing Committee at Auckland for the issue of an On Licence and an Off Licence in respect to the premises situated at 3/27 UNION STREET, AUCKLAND CBD.

The general nature of the business to be conducted under the licence is a TAVERN. The days on which and the hours during which alcohol is intended to be sold under the On Licence are MONDAY TO SUNDAY 10.30AM TO 12 MIDNIGHT; under the Off Licence are MONDAY TO SUNDAY 10.30AM TO 10.00PM. (Online notice 1/02/23).

The application may be inspected during ordinary office hours at the offices of Auckland Council at Orewa, Henderson and Manukau; or by requesting a copy to [alcohol\\_licensing\\_central@aucklandcouncil.govt.nz](mailto:alcohol_licensing_central@aucklandcouncil.govt.nz). Any person who is entitled to object and wishes to object to the issue of the licence may, not later than 15 working days after the first date of the publication of this notice on the site [www.alcoholnotices.co.nz](http://www.alcoholnotices.co.nz), file a notice in writing of the objection with the Secretary of the District Licensing Committee, Auckland Council, Private Bag 92300, Victoria St West, Auckland or to the email address above.

No objection to the issue of a licence may be made in relation to a matter other than a matter specified in sections 102(4) & (4A) or 105(1) of the Sale and Supply of Alcohol Act 2012.

To learn more from Auckland Council on how to make an objection to an application please [click here](#).

## www.alcoholnotices.co.nz

### Section 101 Sale & Supply of Alcohol Act 2012

**1st Notices Chur Bae** - Bae Family Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an On Licence in respect to the premises situated at 1-4/61-87 Cook St, CBD. The general nature of the business to be conducted under the licence is as a cafe. The days on which and the hours during which alcohol is sold under the licence are Mo to Su 8am to 10pm. (Online notice 27/01/23). First and only publication of this notice. **Sushi Factory Japanese Restaurant** – Uchoice Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an On Licence in respect to the premises situated at 15 Vulcan Ln, CBD. The general nature of the business to be conducted under the licence is as a restaurant. The days on which and the hours during which alcohol is sold under the licence are Mo to Su 11am to 9pm. (Online notice 31/01/23). First and only publication of this notice. **Kampai** – Dionysus Wine Ltd Partnership has made an application to the District Licensing Committee at Auckland for the issue of an On Licence and an Off Licence in respect to the premises situated at 3/27 Union St, CBD. The general nature of the business to be conducted under the licence is as a tavern. The days on which and the hours during which alcohol is intended to be sold under the On Licence are Mo to Su 10.30am to 12am; under the Off Licence are Mo to Su 10.30am to 10pm. (Online notice 1/02/23). **Saigon Chill** - Vietnamese Cuisine Ltd has made an application to the District Licensing Committee at Auckland to vary the licensed area of an On Licence in respect to the premises situated at 32 Lorne St, CBD. The general nature of the business to be conducted under the licence is as a restaurant. The days on which and the hours during which alcohol is sold under the licence are Mo to Su 11am to 2am. It is intended to add to the licensed area in front of the premises for outdoor dining which is shown on a plan accompanying the application. It is intended that the days on which and the hours during which alcohol will be consumed in the area will be Mo to Su 11am to 12am. (Online notice 1/02/23). First and only publication of this notice.

**2nd Notices (1st was 29/1/23) Times of India** -Times of India Ltd has made an application to the District Licensing Committee at Auckland for the issue of an On Licence in respect to the premises situated at 21 Graham St, CBD. The general nature of the business to be conducted under the licence is as a restaurant. The days on which and the hours during which alcohol is intended to be sold under the licence are Mo to Su 11am to 2am. (Online notice 20/01/23). **Tokyo Liquor** - Liquor Shop Shigekuni Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an Off Licence in respect to the premises situated at 26 Wyndham St, CBD. The general nature of the business to be conducted under the licence is as a bottle shop. The days on which and the hours during which alcohol is sold under the licence are Mo to Su 10am to 7pm. (Online notice 23/01/23). **The Fox** - Good Spirits Hospitality No.1 Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an On Licence and an Off Licence in respect to the premises situated at 85-89R Customs St West, CBD. The general nature of the business to be conducted under the licence is as a tavern. The days on which and the hours during which alcohol is sold under the On Licence are Mo to Su 8am to 4am; under the Off Licence are Mo to Su 8am to 11pm. (Online notice 23/01/23).

The application may be inspected during ordinary office hours at the offices of Auckland Council at Orewa, Henderson and Manukau; or by requesting a copy to alcohol\_licensing\_central@aucklandcouncil.govt.nz. Any person who is entitled to object and wishes to object to the issue, variation or renewal of the licence may, not later than 15 working days after the first date of the publication of this notice on the site www.alcoholnotices.co.nz, file a notice in writing of the objection with the Secretary of the District Licensing Committee, Auckland Council, Private Bag 92300, Victoria St West, Auckland, or to the email address above. No objection to the issue or variation of a licence may be made in relation to a matter other than a matter specified in sections 102(4) & (4A) or 105(1) of the Sale and Supply of Alcohol Act 2012. No objection to the renewal of a licence may be made in relation to a matter other than a matter specified in section 131 of the Sale and Supply of Alcohol Act 2012.



## [www.alcoholnotices.co.nz](http://www.alcoholnotices.co.nz)

### Section 101 Sale & Supply of Alcohol Act 2012

**1st Notices** **Huapai Tavern** - Huapai Tavern Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an On Licence in respect to the premises situated at 301 Main Rd, Huapai. The general nature of the business to be conducted under the licence is as a tavern. The days on which and the hours during which alcohol is sold under the licence are Mo to Su 8am to 1am. No alcohol is to be sold on the premises on Good Friday, Easter Sunday, Christmas Day or before 1pm on Anzac Day. (Online notice 2/02/23). **V Music Karaoke & Restaurant** - Golden Space Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an On Licence in respect to the premises situated at 5A Eden Cr, CBD. The general nature of the business to be conducted under the licence is as a tavern. The days on which and the hours during which alcohol is sold under the licence are Mo to Su 8am to 4am. (Online notice 6/02/23). **Liquor Library Richmond Road** - Sri Kanaka Mahalaxmi Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an Off Licence in respect to the premises situated at 165 Richmond Rd, Ponsonby. The general nature of the business to be conducted under the licence is as a bottle store. The days on which and the hours during which alcohol is sold under the licence are Mo to Su 9am to 10pm. (Online notice 7/02/23). **INCA** - Incaponsonby Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an On Licence in respect to the premises situated at Retail 12/Ponsonby Central, 4 Brown St, Ponsonby. The general nature of the business to be conducted under the licence is as a restaurant. The days on which and the hours during which alcohol is sold under the licence are Interior & Exterior (private land): Mo to Su 8am to 12am. (Online notice 8/02/23). **Josy** - Cafe Nguyen Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an On Licence in respect to the premises situated at 135 Williamson Ave, Grey Lynn. The general nature of the business to be conducted under the licence is as a restaurant. The days on which and the hours during which alcohol is sold under the licence are Interior: Mo to Su 8am to 1.30am; Exterior: Mo to Su 8am to 12am. (Online notice 8/02/23). First and only publication of this notice. **The Brit** - Steamship Hospitality Ltd has made an application to the District Licensing Committee at Auckland for the renewal of an On Licence in respect to the premises situated at 122-124 Quay St, CBD. The general nature of the business to be conducted under the licence is as a tavern. The days on which and the hours during which alcohol is sold under the licence are Interior: Mo to Su 8am to 4am; Exterior: Mo to Su 8am to 12am. (Online notice 8/02/23).

**2nd Notices (1st was 5/2/23)** **Kampai** - Dionysus Wine Ltd Partnership has made an application to the District Licensing Committee at Auckland for the issue of an On Licence and an Off Licence in respect to the premises situated at 3/27 Union St, CBD. The general nature of the business to be conducted under the licence is as a tavern. The days on which and the hours during which alcohol is intended to be sold under the On Licence are Mo to Su 10.30am to 12am; under the Off Licence are Mo to Su 10.30am to 10pm. (Online notice 1/02/23).

The application may be inspected during ordinary office hours at the offices of Auckland Council at Orewa, Henderson and Manukau; or by requesting a copy to [alcohol\\_licensing\\_central@aucklandcouncil.govt.nz](mailto:alcohol_licensing_central@aucklandcouncil.govt.nz). Any person who is entitled to object and wishes to object to the issue or renewal of the licence may, not later than 15 working days after the first date of the publication of this notice on the site [www.alcoholnotices.co.nz](http://www.alcoholnotices.co.nz), file a notice in writing of the objection with the Secretary of the District Licensing Committee, Auckland Council, Private Bag 92300, Victoria St West, Auckland, or to the email address above. No objection to the issue of a licence may be made in relation to a matter other than a matter specified in sections 102(4) & (4A) or 105(1) of the Sale and Supply of Alcohol Act 2012. No objection to the renewal of a licence may be made in relation to a matter other than a matter specified in section 131 of the Sale and Supply of Alcohol Act 2012.

**From:** [REDACTED]  
**To:** [Alcohol Licensing Central](#)  
**Subject:** Objection to license application: <https://protect-au.mimecast.com/s/L1SgCjyBvWSBkZo9TveJkI?domain=alcoholnotices.co.nz>  
**Date:** Monday, 6 February 2023 2:16:18 pm

---

Dear Alcohol License Application Team;

I would like to file an objection to the issuance of license [https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s\\_bB0xB0YOA93Z203OKo7OHRbEycPctnV0qxXFlig4](https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s_bB0xB0YOA93Z203OKo7OHRbEycPctnV0qxXFlig4).

I am a resident in a flat that is in the same complex where the business premises applying for this license are located.

My reasons for objection are as follows:

1.

Noise levels:

1.

I am very concerned about noise levels that will be caused by a licensed business, especially with the hours being applied for

2.

The design of the building around the enclosed inner courtyard unfortunately projects any noise upwards; this means that noise levels from a premise facing that courtyard, especially when elevated due to the consumption of alcohol, will affect a large number of units facing that courtyard on all levels

3.

Studies suggest that alcohol consumption dampens hearing (e.g. <https://www.abc.net.au/science/articles/2016/04/26/4448817.htm>) and thus raises the noise levels when people talk.

4.

There is also anecdotal evidence from residents that lived in the complex under previously licensed businesses that noise levels were elevated

5.

The operational rules of the body corporate state with regards to noise: "An Owner of a unit shall not make or permit any noise or carry out or permit any conduct of behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by o her Owners"; the grant of this license is likely to result in many future complaints with noise control

2.

Security:

1.

Especially the issuance of an off-premise license has the potential to raise the security-related risk profile of the complex which has been designed with community in mind and thus offers communal spaces within easy reach of patrons wanting to make use of the off-premise license of the business and consume the alcohol purchased in these surroundings

2.

The Sugartree complex has been designed as a family friendly urban community and many families with young children call this place home; the best testimony to this is probably the Sugartree Lane pre-school (<https://www.bestchildcare.co.nz/sugartree>) operating from 7:30am to 6:30pm Monday to Friday. It is located just around two corners from the business applying for the license.

3.

Density of licensed premises in the area

1.

There is already a very high density of licensed premises in the area:

<https://www.google.co.nz/maps/search/liquor+near+Sugartree+Lane,+Auckland+CBD,+Auckland/@-36.8475982,174.7576849,13.66z>;  
e.g.

i.

City Liquor Spot, 16 Pitt Street, Auckland CBD, Auckland 1010 - 6 minute walk

ii.

Thirsty Liquor, 3/205 Hobson Street, Auckland CBD, Auckland 1010 - 6 minute walk

iii.

Glengarry Wines - Victoria Park, 118 Wellesley Street West, Auckland CBD, Auckland 1010 - 9 minute walk

iv.

Sweat Shop Brew Kitchen, 7 Sale Street, Freemans Bay, Auckland 1010 - 7 minute walk

v.

La Zeppa Kitchen and Bar, 33 Drake Street, Freemans Bay, Auckland 1010 - 7 minute walk

vi.

The Oakroom, 17 Drake Street, Auckland CBD, Auckland 1010 - 7 minute walk

2.

The addition of yet another licensed business to this area will not increase the enjoyment of the general public to the same degree as

it will decrease the enjoyment of the residential living quarters of those that call the Sugartree Prima their home

Kind regards,  
Holger Pleiss

██████████ Union Street  
Auckland 1010

████████████████████  
██████████████████

**From:** [REDACTED]  
**To:** [Scott Evans](#)  
**Subject:** Re: FW: Objection to alcohol licence application - Kampai - Holger Pleiss  
**Date:** Tuesday, 21 March 2023 8:20:33 am  
**Attachments:** [image003.png](#)  
[image003.png](#)

---

Good morning Scott;  
Many thanks for your email and the additional information provided. I hereby withdraw my objection to the alcohol licensing application of Kampai. Thanks again for your assistance.  
Kind regards,  
Holger

On Mon, 20 Mar 2023 at 15:41, Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)> wrote:

Good afternoon,

I have been requested to pass on the following email with additional information and attachments from the applicant of the alcohol licence applications for Kampai.

Please let me know if you have any questions.

Kind regards,

**Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central**

**Alcohol Licensing & Environmental Health**

**Licensing & Regulatory Compliance**

Mobile: 021 517 854  
Auckland Council, Level 7, 135 Albert Street, Auckland  
Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



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**From:** [nicky@omegahospitality.co.nz](mailto:nicky@omegahospitality.co.nz) <[nicky@omegahospitality.co.nz](mailto:nicky@omegahospitality.co.nz)>  
**Sent:** Friday, 17 March 2023 2:08 pm  
**To:** Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)>  
**Subject:** FW: Objection to alcohol licence application - Kampai - Holger Pleiss

Good afternoon Scott

Can you please forward this email to Holger Pleiss in response to the additional questions/information sought.

Please find attached:

- Updated Kampai Food Menu
- Noise Limit for the City Centre Zone (contained within section E25.6.8, E25.6.9, E25.6.10)
- (Email) Response from Stephen Zhao, Sugartree Building Management regarding Security.
  - I would also like to advise that once operational, Kampai will regularly assess and review what occurs within and around the premises. Based on those assessments, it will be determined whether security personnel are required. This is highly unlikely due to the type of premises and the way they intend to operate however if deemed necessary, security will be employed.
- With regard to concerns around food odours, the premises have a full commercial kitchen, that meets the relevant requirements and approval of Auckland City Council. The ventilation system, range hoods and flues will be regularly serviced and maintained by Starline.

Please let me know if there is anything further required.

Warm regards

Nicky

*Nicky Maihi*

Omega Hospitality



**From:** Holger Pleiss [REDACTED]  
**Sent:** Tuesday, March 14, 2023 9:13 PM  
**To:** Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)>  
**Cc:** [Alcohol Licensing Central@aucklandcouncil.govt.nz](mailto:Alcohol_Licensing_Central@aucklandcouncil.govt.nz);  
[nicky@omegahospitality.co.nz](mailto:nicky@omegahospitality.co.nz)  
**Subject:** Re: Objection to alcohol licence application - Kampai - Holger Pleiss

Good evening/morning Scott;

Many thanks for your email and the information provided. I do appreciate the license applicant being forthcoming with the information and especially taking proactive steps towards noise control.

Residents located in units directly above the premises have in their community discussion forum raised concerns re. food smell from the external ventilation system that was mentioned in the application / supplementary information provided. While this of course is unrelated to the alcohol licensing, the residents will appreciate if Kampai also pro-actively managed the impact from food preparation odours on these units by appropriate methods (e.g. industrial grade kitchen exhaust odour control systems; alternatively, refraining from external ventilation).

I failed to find some of the attachments referenced in the documentation provided, so I am wondering whether they somehow may have gotten lost? I will appreciate if these could be provided too:

1. "The noise limits for the premises are set out in chapter E25 and I202 (**attached**) of the Auckland Unitary Plan (AUP)."
2. "We will always have meals available, as set out in the menu **attached** to our application, whenever alcohol is being sold or consumed"

Separately, I would like to point out that the Sugartree Property Management Team (SPMT) is unlikely to come to the aid at the end of the evening as indicated by the applicant in the document titled "Kampai Supplementary Information" in the section "Daily Operation - Our venue is a quiet and stylish drinking place": "We will call property the Sugartree Property Management Team (SPMT) to ask them to leave the site, if necessary". So alternative mitigation steps for this may have to be identified unless SPMT have agreed to providing this service, the cost of which would of course have to be fully borne by the applicant instead of the body corporate.

Subject to satisfactory responses to these items, I am happy to withdraw my objection.

Once again, thank you for your facilitation of the matter and to the applicant for the detailed information they have provided.

Kind regards,

Holger

On Mon, 13 Mar 2023 at 12:38, Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)> wrote:

Good afternoon,

I am the alcohol licensing inspector assigned to the new licence application for the premises known as Kampai, situated at 3/27 Union Street, Auckland Central.

I have received a letter and supporting documents from the applicant, which they have requested me to forward to you (see attached).

Please let me know if you have any questions or comments.

Kind regards,

**Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central**

**Alcohol Licensing & Environmental Health**

**Licensing & Regulatory Compliance**

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Auckland Council, Level 7, 135 Albert Street, Auckland  
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From: [REDACTED]  
To: Alcohol Licensing Central  
Subject: Objection to license application  
Date: Monday, 6 February 2023 6:36:06 pm

Dear Alcohol License Application Team;

I would like to file an objection to the issuance of license [https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s\\_bB0xBoYOA93Z203OKo7OHRbFycPctnV0qxXFlig4](https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s_bB0xBoYOA93Z203OKo7OHRbFycPctnV0qxXFlig4).

I am a resident in a flat that is in the same complex where the business premises applying for this license are located.

My reasons for objection are as follows:

Noise levels:

I am very concerned about noise levels that will be caused by a licensed business, especially with the hours being applied for

The design of the building around the enclosed inner courtyard unfortunately projects any noise upwards; this means that noise levels from a premise facing that courtyard, especially when elevated due to the consumption of alcohol, will affect a large number of units facing that courtyard on all levels

Studies suggest that alcohol consumption dampens hearing (e.g. <https://www.abc.net.au/science/articles/2016/04/26/4448817.htm>) and thus raises the noise levels when people talk.

There is also anecdotal evidence from residents that lived in the complex under previously licensed businesses that noise levels were elevated

The operational rules of the body corporate state with regards to noise: "An Owner of a unit shall not make or permit any noise or carry out or permit any conduct of behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by other Owners"; the grant of this license is likely to result in many future complaints with noise control

Security:

Especially the issuance of an off-premise license has the potential to raise the security-related risk profile of the complex which has been designed with community in mind and thus offers communal spaces within easy reach of patrons wanting to make use of the off-premise license of the business and consume the alcohol purchased in these surroundings

The Sugartree complex has been designed as a family friendly urban community and many families with young children call this place home; the best testimony to this is probably the Sugartree Lane pre-school (<https://www.bestchildcare.co.nz/sugartree>) operating from 7:30am to 6:30pm Monday to Friday. It is located just around two corners from the business applying for the license.

Density of licensed premises in the area

There is already a very high density of licensed premises in the area: <https://www.google.co.nz/maps/search/liquor+near+Sugartree+Lane,+Auckland+CBD,+Auckland/@-36.8475982,174.7576849,13.66z>; e.g.

City Liquor Spot, 16 Pitt Street, Auckland CBD, Auckland 1010 - 6 minute walk

Thirsty Liquor, 3/205 Hobson Street, Auckland CBD, Auckland 1010 - 6 minute walk

Glengarry Wines - Victoria Park, 118 Wellesley Street West, Auckland CBD, Auckland 1010 - 9 minute walk

Sweat Shop Brew Kitchen, 7 Sale Street, Freemans Bay, Auckland 1010 - 7 minute walk

La Zeppa Kitchen and Bar, 33 Drake Street, Freemans Bay, Auckland 1010 - 7 minute walk

The Oakroom, 17 Drake Street, Auckland CBD, Auckland 1010 - 7 minute walk

The addition of yet another licensed business to this area will not increase the enjoyment of the general public to the same degree as it will decrease the enjoyment of the residential living quarters of those that call the Sugartree Prima their home

Kind regards,

Jon Randles  
[REDACTED] Nelson Street  
Auckland 1010

[REDACTED]  
Jon

**From:** [Jon Randles](#)  
**To:** [Scott Evans](#)  
**Subject:** Re: Objection to alcohol licence application - Kampai - Jon Randles  
**Date:** Tuesday, 21 March 2023 12:13:16 pm  
**Attachments:** [image001.png](#)  
[image004.png](#)

---

Yes, that is correct.

On Tue, Mar 21, 2023 at 11:36 AM Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)> wrote:

Hi Jon,

Thank you for the notification. Can you confirm you are withdrawing your objection to both the on-licence and off-licence applications?

Kind regards,

**Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central**

**Alcohol Licensing & Environmental Health**

**Licensing & Regulatory Compliance**

Mobile: 021 517 854

Auckland Council, Level 7, 135 Albert Street, Auckland

Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



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**From:** Jon Randles [REDACTED]  
**Sent:** Monday, 13 March 2023 12:57 pm  
**To:** Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)>  
**Subject:** Re: Objection to alcohol licence application - Kampai - Jon Randles

Thanks Scott,

on the basis of the attachments that this premises is unlikely to encourage the patrons and activities i was worried about, then I would like to withdraw my concerns.

On Mon, Mar 13, 2023 at 12:36 PM Scott Evans  
<[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)> wrote:

Good afternoon,

I am the alcohol licensing inspector assigned to the new licence application for the premises known as Kampai, situated at 3/27 Union Street, Auckland Central.

I have received a letter and supporting documents from the applicant, which they have requested me to forward to you (see attached).

Please let me know if you have any questions or comments.

Kind regards,

**Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central**

**Alcohol Licensing & Environmental Health**

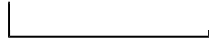
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From: [REDACTED]  
To: Alcohol Licensing Central  
Subject: Objection to license application: <https://protect-au.mimecast.com/s/SjF5CxngJLlLn9Ppf86CY?domain=alcoholnotices.co.nz>  
Date: Tuesday, 7 February 2023 11:48:33 am

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Dear Alcohol License Application Team;

I would like to file an objection to the issuance of license [https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s\\_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFlig4](https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFlig4).

I am a resident in a flat that is in the same complex where the business premises applying for this license are located.

In summary, my key concerns are (1) off-license alcohol sales; and (2) on-license being granted until 12pm.

My reasons for objection are as follows

#### Noise levels

- 1 I am very concerned about noise levels that will be caused by a licensed business, especially with the hours being applied for. Our complex has quite time from 10pm, which contravenes the 12pm on-license sale, and is on the cusp of the 10pm off-license sale. Even if the bar doors were closed at 10pm, patrons coming and going would create significant noise, affecting a large number of residents.
- 2 The design of the building around the enclosed inner courtyard unfortunately projects any noise upwards; this means that noise levels from a premise facing that courtyard, especially when elevated due to the consumption of alcohol, will affect a large number of units facing that courtyard on all levels. Particularly if off-license is granted, this will encourage the public to sit in the courtyard and consume alcohol very late, affecting hundreds of people trying to sleep. There is considerable anecdotal evidence from residents that lived in the complex under previously licensed businesses that noise levels were elevated and they were forced to call security and noise control, losing quality sleep and getting frustrated.
- 3 The operational rules of the body corporate state with regards to noise: "An Owner of a unit shall not make or permit any noise or carry out or permit any conduct of behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by other Owners"; the grant of this license is likely to result in many future complaints with noise control

#### Security

- 1 In particular, the issuance of an off-premise license has the potential to raise the security-related risk profile of the complex, which has been designed with community in mind and thus offers communal spaces within easy reach of patrons wanting to make use of the off-premise license of the business and consume the alcohol purchased in these surroundings. Further, there is an increased risk of theft opportunity, posing a significantly increased risk to residents (which include a lot of children).
- 2 The Sugartree complex has been designed as a family friendly urban community and many families with young children call this place home; the best testimony to this is probably the Sugartree Lane pre-school (<https://www.bestchildcare.co.nz/sugartree>) operating from 7:30am to 6:30pm Monday to Friday. It is located just around two corners from the business applying for the license. Children often play in the courtyards in the late evenings, which is exactly what the complex is for. I don't have any children, but I love that children have a safe space here.

#### Density of licensed premises in the area

- 1 There is already a very high density of licensed premises in the area: <https://www.google.co.nz/maps/search/liquor+near+Sugartree+Lane,+Auckland+CBD,+Auckland/@-36.8475982,174.7576849,13.66z>; e.g.
  - i. City Liquor Spot, 16 Pitt Street, Auckland CBD, Auckland 1010 - 6 minute walk
  - ii. Thirsty Liquor, 3/205 Hobson Street, Auckland CBD, Auckland 1010 - 6 minute walk
  - iii. Glengarry Wines - Victoria Park, 118 Wellesley Street West, Auckland CBD, Auckland 1010 - 9 minute walk
  - iv. Sweat Shop Brew Kitchen, 7 Sale Street, Freemans Bay, Auckland 1010 - 7 minute walk
  - v. La Zeppa Kitchen and Bar, 33 Drake Street, Freemans Bay, Auckland 1010 - 7 minute walk
  - vi. The Oakroom, 17 Drake Street, Auckland CBD, Auckland 1010 - 7 minute walk
- 2 The addition of yet another licensed business to this area will not increase the enjoyment of the general public to the same degree as it will decrease the enjoyment of the residential living quarters of those that call the Sugartree Prima their home.

Kind regards,  
Anna Chernyavskaya

[REDACTED] Union Street  
Auckland 1010

[REDACTED]

**From:** [REDACTED]  
**To:** [Alcohol Licensing Central](#)  
**Subject:** Re: Objection To Alcohol Licence  
**Date:** Monday, 13 February 2023 9:40:36 am

---

Hi,

Yea that is [REDACTED] But yes please redact the apartment number. I don't want them thinking I hate them haha! I'm totally fine with the store. Just not the hours!

Kindest regards,  
Cassidy Meyer

On Mon, 13 Feb 2023 at 8:22 AM, Alcohol\_Licensing\_Central  
<[Alcohol\\_Licensing\\_Central@aucklandcouncil.govt.nz](mailto:Alcohol_Licensing_Central@aucklandcouncil.govt.nz)> wrote:

Morena Cassidy,

Thank you for your email.

If you could please advise your apartment number (apartment number will be redacted from the objection) - its just that we require the full residential address to process objections.

Nga mihi,

Danica

---

**From:** Cassidy Meyer [REDACTED]  
**Sent:** Wednesday, 8 February 2023 7:04 pm  
**To:** Alcohol\_Licensing\_Central  
<[Alcohol\\_Licensing\\_Central@aucklandcouncil.govt.nz](mailto:Alcohol_Licensing_Central@aucklandcouncil.govt.nz)>  
**Subject:** Objection To Alcohol Licence

Good Evening,

I have just been made aware a business under the name "Kampai" for 3/27 union street is applying for an alcohol licence.

My name is Cassidy Meyer. Address is in the sugartree complex [REDACTED] [Union Street, Auckland CBD, Auckland 1010](#). Email is [REDACTED] and phone number is [REDACTED]

[REDACTED]

I would like to make it clear that I am all for having a tavern in our complex however, my concerns lie with the hours of operation.

At SugarTree apartment complex, within the body corporate rules, our mandatory quiet hour is 10pm. This is because noise is amplified within our courtyards and there are many children whom reside within the complex (my 4 year old included as his window is a few floors directly above this bar). Noise disturbances are very easy to occur in the complex and are already a frequent issue. Even apartments hosting a 4-5 person party with alcohol is enough to have to call the security team due to the amplification. The previous bar that was located in the same stretch of shops in the past (pre-Covid) also was required to close at 10pm due to these circumstances.

I do hope you take this into consideration. I would love for them to open but just not past 10pm!

Kindest Regards,

Cassidy Meyer

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**From:** [REDACTED]  
**To:** [Alcohol Licensing Central](#)  
**Subject:** Re: Objection to license application  
**Date:** Friday, 17 February 2023 7:26:08 pm

---

Hello,

This in objection to Kampai- Dionysus wine limited

[https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s\\_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFlig4](https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFlig4)

Kind regards,

Rourke Gray-Mason

On Fri, 17 Feb 2023, 7:00 pm Alcohol\_Licensing\_Central,  
<[Alcohol\\_Licensing\\_Central@aucklandcouncil.govt.nz](mailto:Alcohol_Licensing_Central@aucklandcouncil.govt.nz)> wrote:

Hello

Can you please advise the name of the premise licence you are objecting to, thank you.

**Naomi Raveora | Team Leader Regulatory Support Central**

Licensing and Regulatory Compliance

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**From:** Rookster [REDACTED] >  
**Sent:** Friday, 17 February 2023 11:37 AM  
**To:** Alcohol\_Licensing\_Central <[Alcohol\\_Licensing\\_Central@aucklandcouncil.govt.nz](mailto:Alcohol_Licensing_Central@aucklandcouncil.govt.nz)>  
**Subject:** Objection to license application

Dear Alcohol License Application Team;

I would like to file an objection to the issuance of license

I am a resident in a flat that is in the same complex where the business premises applying for this license are located.

My reasons for objection are as follows:

- Noise levels.
- I am very concerned about noise levels that will be caused by a licensed business, especially with the hours being applied for which extends beyond reasonable hours.
- The design of the building around the enclosed inner courtyard unfortunately projects any noise upwards; this means that noise levels from a premise facing that courtyard, especially when



elevated due to the consumption of alcohol, will affect a large number of units facing that courtyard on all levels

- Studies suggest that alcohol consumption dampens hearing (e.g. <https://www.abc.net.au/science/articles/2016/04/26/4448817.htm>) and thus raises the noise levels when people talk.
- There is also anecdotal evidence from residents that lived in the complex under previously licensed businesses that noise levels were elevated
- The operational rules of the body corporate state with regards to noise: "An Owner of a unit shall not make or permit any noise or carry out or permit any conduct of behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by other Owners"; the grant of this license is likely to result in many future complaints with noise control
- Security: The indirect promotion of loitering in the courtyard and in the general premise by alcohol fueled individuals will surely mean an increase in security measures.
- Especially the issuance of an off-premise license has the potential to raise the security-related risk profile of the complex which has been designed with community in mind and thus offers communal spaces within easy reach of patrons wanting to make use of the off-premise license of the business and consume the alcohol purchased in these surroundings
- The Sugartree complex has been designed as a family friendly urban community and many families with young children call this place home; the best testimony to this is probably the Sugartree Lane pre-school (<https://www.bestchildcare.co.nz/sugartree>) operating from 7:30am to 6:30pm Monday to Friday. It is located just around two corners from the business applying for the license.

Kind regards,

Rourke Gray-Mason

[REDACTED] Union St (Prima), 1010.  
[REDACTED]

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**From:** [REDACTED]  
**To:** [Alcohol Licensing Central](#)  
**Subject:** Fw: Objection to license application for Sugar Tree Prima  
**Date:** Friday, 17 February 2023 7:23:20 pm

---

This is in objection to the premise license for Kampai- Dionysus wine limited

[https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s\\_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFlig4](https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFlig4)

---

**From:** Emma GM  
**Sent:** Friday, 17 February 2023 1:00 PM  
**To:** alcohol\_licensing\_central@aucklandcouncil.govt.nz <alcohol\_licensing\_central@aucklandcouncil.govt.nz>  
**Subject:** Objection to license application for Sugar Tree Prima

Dear Alcohol License Application Team;

I would like to file an objection to the issuance of license [https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s\\_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFlig4](https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFlig4).

I am a resident in a flat that is in the same complex where the business premises applying for this license are located.

My reasons for objection are as follows:

- Noise levels:
  - I am very concerned about noise levels that will be caused by a licensed business, especially with the hours being applied for. We already have trouble with sound traveling into apartments easily from the courtyard area and having this during the evenings everyday will have a huge impact on those that need to sleep before closing time.
  - The design of the building around the enclosed inner courtyard unfortunately projects any noise upwards; this means that noise levels from a premise facing that courtyard, especially when elevated due to the consumption of alcohol, will affect a large number of units facing that courtyard on all levels
  - Studies suggest that alcohol consumption dampens hearing (e.g. <https://www.abc.net.au/science/articles/2016/04/26/4448817.htm>) and thus raises the noise levels when people talk.
  - There is also anecdotal evidence from residents that lived in the complex under previously licensed businesses that noise levels were elevated
  - The operational rules of the body corporate state with regards to noise: "An Owner of a unit shall not make or permit any noise or carry out or permit any conduct of behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by other Owners"; the grant of this license is likely to result in many future complaints with noise control
- Security:
  - Especially the issuance of an off-premise license has the potential to raise the security-related risk profile of the complex which has been designed with community in mind and thus offers communal spaces within easy reach of patrons wanting to make use of the off-premise license of the business and consume the alcohol purchased in these surroundings
  - The Sugartree complex has been designed as a family friendly urban community and many families with young children call this place home; the best testimony to this is probably the Sugartree Lane pre-school (<https://www.bestchildcare.co.nz/sugartree>) operating from 7:30am to 6:30pm Monday to Friday. It is located just around two corners from the business applying for the license.
- Density of licensed premises in the area
  - There is already a very high density of licensed premises in the area: <https://www.google.co.nz/maps/search/liquor+near+Sugartree+Lane,+Auckland+CBD,+Auckland/@-36.8475982,174.7576849,13.66z>; e.g.
    - City Liquor Spot, 16 Pitt Street, Auckland CBD, Auckland 1010 - 6 minute walk
    - Thirsty Liquor, 3/205 Hobson Street, Auckland CBD, Auckland 1010 - 6 minute walk
    - Glengarry Wines - Victoria Park, 118 Wellesley Street West, Auckland CBD, Auckland 1010 - 9 minute walk
    - Sweat Shop Brew Kitchen, 7 Sale Street, Freemans Bay, Auckland 1010 - 7 minute walk
    - La Zeppa Kitchen and Bar, 33 Drake Street, Freemans Bay, Auckland 1010 - 7 minute walk
    - The Oakroom, 17 Drake Street, Auckland CBD, Auckland 1010 - 7 minute walk
  - The addition of yet another licensed business to this area will not increase the enjoyment of the general public to the same degree as it will decrease the enjoyment of the residential living quarters of those that call the Sugartree Prima their home

Kind regards,

Emma Gray-Mason  
[REDACTED] Union Street  
Auckland 1010  
[REDACTED]

**From:** [REDACTED]  
**To:** [Alcohol Licensing Central](#)  
**Subject:** Objection to license application: <https://protect-au.mimecast.com/s/CmeEC81VRKSXKxMhnsvXS?domain=alcoholnotices.co.nz>  
**Date:** Friday, 17 February 2023 1:42:41 pm  
**Attachments:** [REDACTED]

---

We would like to file an objection to the issuance of licence:

KAMPAI - DIONYSUS WINE LIMITED PARTNERSHIP, C/- OMEGA HOSPITALITY, PO BOX 39395, HOWICK, AUCKLAND in respect to the premises situated at 3/27 UNION STREET, AUCKLAND CBD.

[https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7yUj0s\\_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFliq4](https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7yUj0s_bB0xBoYOA93Z203OKo7OHRbEycPctnV0qxXFliq4).

We are resident in an apartment in Sugartree Prima; the same building where the business applying for this licence is located.

Our reasons for objection are as follows:

1.

Noise levels:

1.

We are very concerned about noise levels that will be caused by a licensed business with the hours being applied for which extend beyond the "no noise" notice for our building, being 10pm. This is a mostly residential community, including families, who value a quiet environment later in the evenings.

2.

The design of the building around an enclosed inner courtyard projects noise upwards. This means that noise levels from a ground-level premise facing that courtyard, especially when that noise is elevated due to the consumption of alcohol, will adversely affect all apartments facing the courtyard. Studies suggest that alcohol consumption dampens hearing (e.g. <https://www.abc.net.au/science/articles/2016/04/26/4448817.htm>) and thus raises the noise levels when people talk.

3.

There is also anecdotal evidence from residents that lived in the complex under a previously licensed business that noise levels were elevated.

4.

The operational rules of the body corporate state with regards to noise: "An Owner of a unit shall not make or permit any noise or carry out or permit any conduct of behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by other Owners". The grant of his licence is likely to result in many complaints with Auckland Noise Control.

2.

Security:

1.

The issuance of an off-premise licence has the potential to raise the security-related risk profile of the complex which has been designed with residential community in mind. Our communal spaces would be accessible to patrons of the off-premises licence to consume the alcohol they have just purchased. These community spaces are private property.

2.

The Sugartree complex has been designed as a family friendly urban community and many families with young children call this place home. The best testimony to this is probably the Sugartree Lane pre-school (<https://www.bestchildcare.co.nz/sugartree>) operating from 7:30am to 6:30pm Monday to Friday. It is located just around two corners from the business applying for the licence.

3.

Density of licensed premises in the area

1.

There is already a very high density of licensed premises in the area:  
<https://www.google.co.nz/maps/search/liquor+near+Sugartree+Lane,+Auckland+CBD,+Auckland/@-36.8475982,174.7576849,13.66z>;  
e.g.

i.

City Liquor Spot, 16 Pitt Street, Auckland CBD, Auckland 1010 - 6 minute walk

ii.

Thirsty Liquor, 3/205 Hobson Street, Auckland CBD, Auckland 1010 - 6 minute walk

iii.

Glengarry Wines - Victoria Park, 118 Wellesley Street West, Auckland CBD, Auckland 1010 - 9 minute walk

iv.

Sweat Shop Brew Kitchen, 7 Sale Street, Freemans Bay, Auckland 1010 - 7 minute walk

v.

La Zeppa Kitchen and Bar, 33 Drake Street, Freemans Bay, Auckland 1010 - 7 minute walk.

vi.

The Oakroom, 17 Drake Street, Auckland CBD, Auckland 1010 - 7 minute walk

The addition of yet another licensed business to this area will not increase the enjoyment of the general public to the same degree as it will decrease the enjoyment of the residential living quarters of those that call the Sugartree Prima building their home

Kind regards,  
Gregory and Diane Heap  
[REDACTED] Union Street  
Auckland 1010

eMail: [REDACTED] Phone: [REDACTED]

We would like to file an objection to the issuance of licence:

KAMPAI - DIONYSUS WINE LIMITED PARTNERSHIP, C/- OMEGA HOSPITALITY, PO BOX 39395, HOWICK, AUCKLAND in respect to the premises situated at 3/27 UNION STREET, AUCKLAND CBD.

[https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s\\_bB0xB0YOA93Z203OKo7OHRbEycPctnV0qxXFlig4](https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR2CYrVBluO7ygUj0s_bB0xB0YOA93Z203OKo7OHRbEycPctnV0qxXFlig4).

We are resident in an apartment in Sugartree Prima; the same building where the business applying for this licence is located.

Our reasons for objection are as follows:

1. Noise levels:

1. We are very concerned about noise levels that will be caused by a licenced business with the hours being applied for which extend beyond the “no noise” notice for our building, being 10pm. This is a mostly residential community, including families, who value a quiet environment later in the evenings.
2. The design of the building around an enclosed inner courtyard projects noise upwards. This means that noise levels from a ground-level premise facing that courtyard, especially when that noise is elevated due to the consumption of alcohol, will adversely affect all apartments facing the courtyard. Studies suggest that alcohol consumption dampens hearing (e.g. <https://www.abc.net.au/science/articles/2016/04/26/4448817.htm>) and thus raises the noise levels when people talk.
3. There is also anecdotal evidence from residents that lived in the complex under a previously licensed business that noise levels were elevated.
4. The operational rules of the body corporate state with regards to noise: "An Owner of a unit shall not make or permit any noise or carry out or permit any conduct of behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by other Owners". The grant of this licence is likely to result in many complaints with Auckland Noise Control.

2. Security:

1. The issuance of an off-premise licence has the potential to raise the security-related risk profile of the complex which has been designed with residential community in mind. Our communal spaces would be accessible to patrons of the off-premises

licence to consume the alcohol they have just purchased. These community spaces are private property.

2. The Sugartree complex has been designed as a family friendly urban community and many families with young children call this place home. The best testimony to this is probably the Sugartree Lane pre-school (<https://www.bestchildcare.co.nz/sugartree>) operating from 7:30am to 6:30pm Monday to Friday. It is located just around two corners from the business applying for the licence.
  
3. Density of licensed premises in the area
  1. There is already a very high density of licensed premises in the area: <https://www.google.co.nz/maps/search/liquor+near+Sugartree+Lane,+Auckland+CBD,+Auckland/@-36.8475982,174.7576849,13.66z>; e.g.
    1. City Liquor Spot, 16 Pitt Street, Auckland CBD, Auckland 1010 - 6 minute walk
    2. Thirsty Liquor, 3/205 Hobson Street, Auckland CBD, Auckland 1010 - 6 minute walk
    3. Glengarry Wines - Victoria Park, 118 Wellesley Street West, Auckland CBD, Auckland 1010 - 9 minute walk
    4. Sweat Shop Brew Kitchen, 7 Sale Street, Freemans Bay, Auckland 1010 - 7 minute walk
    5. La Zeppa Kitchen and Bar, 33 Drake Street, Freemans Bay, Auckland 1010 - 7 minute walk
    6. The Oakroom, 17 Drake Street, Auckland CBD, Auckland 1010 - 7 minute walk.

The addition of another licensed business to this area will not increase the enjoyment of the general public to the same degree as it will decrease the enjoyment of the residential living quarters of those that call the Sugartree Prima building their home.

Kind regards,

Gregory and Diane Heap

████████ Union Street

Auckland 1010

eMail: [REDACTED]

Phone: [REDACTED]

**From:** [REDACTED]  
**To:** [Scott Evans](#)  
**Subject:** Re: Objection to alcohol licence application - Kampai - Gregory and Diane Heap  
**Date:** Sunday, 26 March 2023 2:22:38 am

---

Good Morning,

After reading the documents forwarded and after discussion with the Sugartree Building Manager, Stephen Zhou, we withdraw our objection to the licences for Kampai to operate at Sugartree.

We have some concern about how it will all work out especially the off-licence but if problems arise we will work them out with the Management of Kampai. We also have concern about the exhaust for cooking fats and smells as this was rarely used by the previous tavern out of respect for our residents homes above the restaurant. When it was used it was very smelly. We are relieved to learn that Kampai will not be operating a regular Bar type service as the restaurant tavern is fully enclosed within a family style residential complex. We hope the management will correspond with owners and tenants in the future and develop a good rapport.

Nga mihi

Greg and Diane Heap

[REDACTED] Union Street  
Auckland Central

----- Original Message -----

**From:** Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)>

**To:** [REDACTED]

**Sent:** Mon, Mar 13, 2023, 12:40 PM

**Subject:** Objection to alcohol licence application - Kampai - Gregory and Diane Heap

Good afternoon,

I am the alcohol licensing inspector assigned to the new licence application for the premises known as Kampai, situated at 3/27 Union Street, Auckland Central.

I have received a letter and supporting documents from the applicant, which they have requested me to forward to you (see attached).

Please let me know if you have any questions or comments.



Kind regards,

**Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central**

**Alcohol Licensing & Environmental Health**

**Licensing & Regulatory Compliance**

Mobile: 021 517 854

Auckland Council, Level 7, 135 Albert Street, Auckland

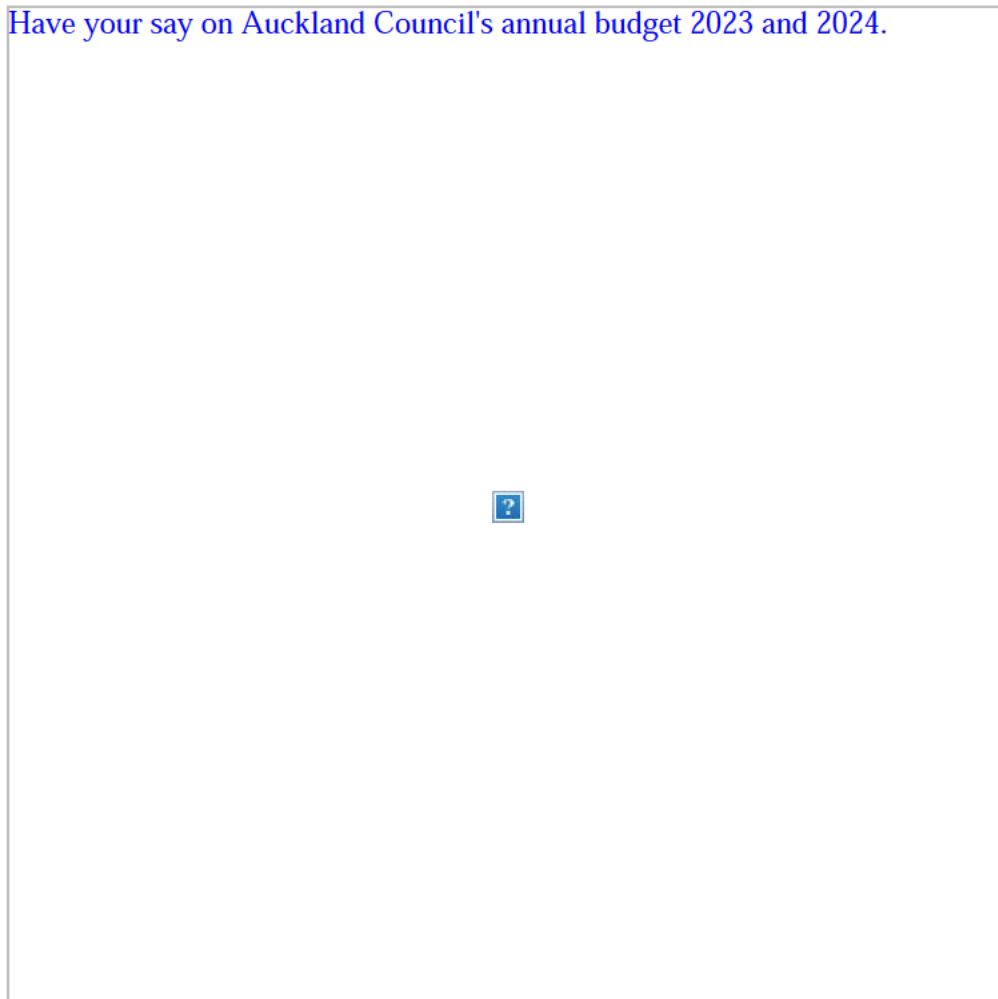
Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

<!--[if !vml]-->



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[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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**From:** [REDACTED]  
**To:** [Alcohol Licensing Central](#)  
**Subject:** Objection to Alcohol License hours  
**Date:** Monday, 20 February 2023 6:01:19 pm  
**Attachments:** [REDACTED]

---

Secretary of the District Licensing Committee,

I would like to submit my attached objection to the application:

KAMPAI - DIONYSUS WINE LIMITED PARTNERSHIP, C/- OMEGA HOSPITALITY, PO BOX 39395, HOWICK, AUCKLAND

who has made an application to the District Licensing Committee at Auckland for the issue of an On License and an Off License in respect to the premises situated at 3/27 UNION STREET,

AUCKLAND CBD. <https://www.alcoholnotices.co.nz/viewNotice.asp?aid=49241&fbclid=IwAR3OH0BhoTFQKJ3mUXDcRrEtAEQmxG9mJfr6KyMkC7N8xL67DAe1NIFr71g>

Please see my letter attached.

Please let me know if you require anything else at all,

Thank you,

Megan Vasey

**Megan Vasey**

██████████ Nelson Street  
Auckland CBD 1010

██████████

## Objection to Alcohol License hours

### **License in question:**

KAMPAI - DIONYSUS WINE LIMITED PARTNERSHIP, C/- OMEGA HOSPITALITY, PO BOX 39395, HOWICK, AUCKLAND

has made an application to the District Licensing Committee at Auckland for the issue of an On Licence and an Off License in respect to the premises situated at 3/27 UNION STREET, AUCKLAND CBD.

### **Objections:**

I am a resident in Sugartree Centro, an apartment in the same complex as the business premises applying for this license.

I would like to object to the premises serving alcohol past 10pm on all evenings.  
I object to the off-license application.

My reasons for objection are as follows:

1. Noise levels:
  1. I am very concerned about noise levels that will be caused by a licensed business, especially with the hours being applied for.
  2. The location is at the bottom of our apartment building, so the noise will be very nearby, and elevated by the consumption of alcohol. Our quiet hours in our apartment are from 10pm, so I feel 10pm closing time, rather than 12pm is more fair for our diverse community, which also includes young children trying to sleep.
  3. The operational rules of the body corporate state with regards to noise: "An Owner of a unit shall not make or permit any noise or carry out or permit any conduct of behavior, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by other Owners"; the grant of this license is likely to result in many future complaints with noise control.
2. Security:

1. The community have had to hire 2 security guards to prevent crime, including theft, loitering, noise and destruction since Covid. We have invested a large amount of money into the safety of our community at night since Covid, and we would not want to see it regress with the invitation of intoxicated patrons late at night.
2. Especially the issuance of an off-premise license has the potential to raise the security-related risk profile of the complex which has been designed with community in mind and thus offers communal spaces within easy reach of patrons wanting to make use of the off-premise license of the business and consume the alcohol purchased in these surroundings
3. The Sugartree complex has been designed as a family friendly urban community and many families with young children call this place home; the best testimony to this is probably the Sugartree Lane pre-school (<https://www.bestchildcare.co.nz/sugartree>) operating from 7:30am to 6:30pm Monday to Friday. It is located just around the corner from the business applying for the license.
4. We do not have bins in the common areas of our apartment complex, and would not want to see broken bottles scattered around as a result of the off-license.

The late hours (past 10pm) and the introduction of an off-license are my only objections. I am happy to welcome a new business into our community, but am wanting to ensure it does not have a negative social and financial impact on the residents who already live here.

Thank you,

Megan Vasey

**From:** [REDACTED]  
**To:** [Scott Evans](#)  
**Subject:** RE: Objection to alcohol licence application - Kampai - Megan Vasey  
**Date:** Tuesday, 21 March 2023 6:17:42 pm  
**Attachments:** [image004.png](#)  
[image003.png](#)  
[image006.png](#)

---

Hey Scott,

Yes, I am happy - if they agree to your conditions - to withdraw all my objections.

I am satisfied they have taken the community into consideration in all their provided documents and I look forward to welcoming and supporting the new local business.

Thank you for your support,

Megan

On Tue, 21 Mar 2023 at 4:45 PM, Scott Evans  
<[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)> wrote:

Hi Megan,

Thank you for email. Can you confirm you are withdrawing your objection for both the on-licence and off-licence applications?

Kind regards,

**Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central**

**Alcohol Licensing & Environmental Health**

**Licensing & Regulatory Compliance**

Mobile: 021 517 854  
Auckland Council, Level 7, 135 Albert Street, Auckland  
Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



---

**From:** Megan Vasey [REDACTED]  
**Sent:** Friday, 17 March 2023 5:54 pm  
**To:** Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)>  
**Subject:** RE: Objection to alcohol licence application - Kampai - Megan Vasey

Hi Scott,

If they agree to your conditions, I would like to withdraw my objection.

Many thanks for your help,

Megan

On Mon, 13 Mar 2023 at 9:20 PM, Scott Evans

<[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)> wrote:

Hi Megan,

My intention is the off-licence will have conditions that restrict the sale of RTDs. If they agree to this (I expect them to do so) those conditions cannot be changed unless they apply to make a variation to the licence. That process will then require them to publicly notify the application the same way as how they did this application.

Kind regards,

Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central

**Alcohol Licensing & Environmental Health**

**Licensing & Regulatory Compliance**

Mobile: 021 517 854

Auckland Council, Level 7, 135 Albert Street, Auckland

Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



---

**From:** Megan Vasey [REDACTED]  
**Sent:** Monday, 13 March 2023 7:36 pm  
**To:** Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)>  
**Subject:** Re: Objection to alcohol licence application - Kampai - Megan Vasey

Hi Scott,

Thank you so much for sending this through, I have read all documents in detail and deeply appreciate the consideration put into preparing them.

My question - how long standing an official are these documents? Say, if they decide to change their business model in 6 months and decide to sell RTD's instead, are they allowed to disregard these documents in the future?

I'm just trying to understand whether this is a contract that they have to stick to, or if they are more flexible and can change these precautions without notice of the residents?

Thank you in advance, really appreciate all your work on this,



Megan Vasey

On Mon, 13 Mar 2023 at 12:41 PM, Scott Evans

<[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)> wrote:

Good afternoon,

I am the alcohol licensing inspector assigned to the new licence application for the premises known as Kampai, situated at 3/27 Union Street, Auckland Central.

I have received a letter and supporting documents from the applicant, which they have requested me to forward to you (see attached).

Please let me know if you have any questions or comments.

Kind regards,

**Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central**

**Alcohol Licensing & Environmental Health**

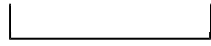
**Licensing & Regulatory Compliance**

Mobile: 021 517 854

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**From:** [REDACTED]  
**To:** [Alcohol Licensing Central](#)  
**Subject:** Licensing objection - Kampai  
**Date:** Tuesday, 21 February 2023 7:06:07 pm

---

To whom it may concern,

I wish to make an objection to the alcohol licence application for KAMPAI – DIONYSUS WINE LIMITED PARTNERSHIP, C/- OMEGA HOSPITALITY, PO BOX 39395, HOWICK, AUCKLAND situated at 3/27 UNION STREET, AUCKLAND CBD as a person with greater interest.

I am resident of the apartment block this premises is situated in and wish to object to the hours of trading given this is situated in a courtyard of an apartment complex and the noise levels associated. The licence states it will be open until midnight Monday-Sunday. Being in a courtyard means noise echos and having a bar open until midnight each night will result in ongoing disruptions to those that live in apartments. This will result in excessive noise in a residential area.

My contact details are as follows:

Name: Clare Stone

Address: [REDACTED] Union Street, Auckland central 1010

Contact number: [REDACTED]

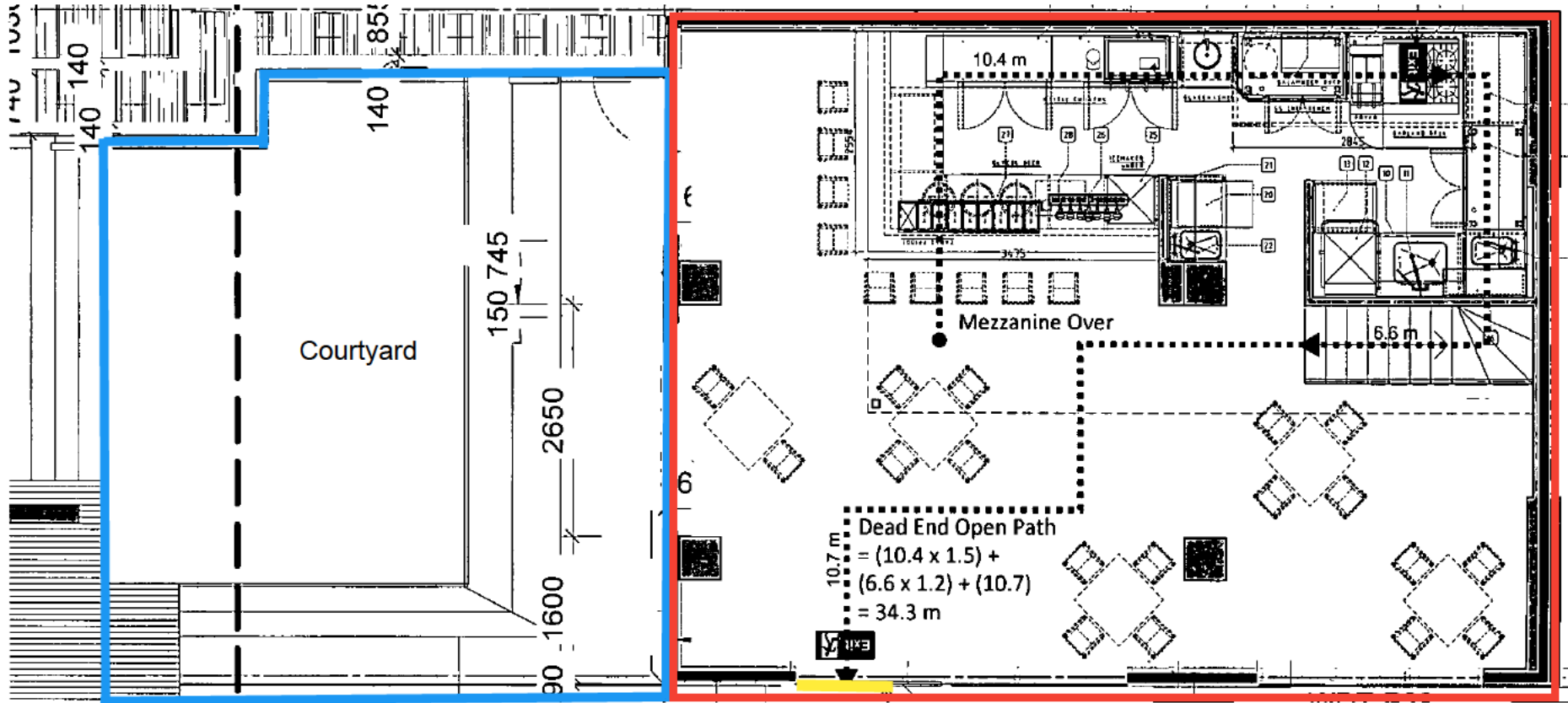
Email: [REDACTED]

Kind regards,  
Clare

Sent from [Outlook for iOS](#)



Kampai  
 Licensed Area  
 Supervised █  
 Undesignated (Courtyard) █  
 Principal Entrance █  
 March 2023



This drawing is for general purposes only  
 This drawing is diagrammatic and shows the general arrangement of equipment. Any information involving measurement of the works shall be taken from architectural and structural drawings, workshop drawings by others and conditions at the site. The works shall comply with the contract conditions and Statutory Regulations.

LEGEND / KEY  
  30 Minutes Fire Rated Construction  
  Dead End Open Path  
EXIT Indicative Exit Signage

TITLE Fire Safety Plan - NOT FOR CONSENT - FOR INFORMATION ONLY		
PROJECT Sugartree Apartments - Pepitos		
DRAWN James Hunt		CHECKED
PROJECT NO A92256-003	REVISION 001	DATE 27 February 2015



007/CERT/9937/2020

## NOTICE OF RENEWAL

Section 226

Pursuant to the Sale and Supply of Alcohol Act 2012

**Xiao Ma**

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

**This certificate expires at the close of: 14 November 2024**

Dated at Auckland on 22 November 2021



.....  
Secretary, Auckland District Licensing Committee



52000269794



007/CERT/9552/2021

## NOTICE OF RENEWAL

Section 226

Pursuant to the Sale and Supply of Alcohol Act 2012

**Chaowen Mou**

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

**This certificate expires at the close of: 8 July 2025**

Dated at Auckland on 11 July 2022

.....  
Secretary, Auckland District Licensing Committee



52000310158



# Certificate of Achievement

This is to certify that

**Marshall MA**

has completed the course in

Host responsibility

March 3, 2023



ServeWise

# Certificate of Achievement

This is to certify that

**Chaowen Mou**

has completed the course in

Host responsibility

March 3, 2023



**ServeWise**

# Certificate of Achievement

This is to certify that

**Mingda Peng**

has completed the course in

Host responsibility

March 3, 2023



**ServeWise**



## **Kampai Supplementary Information**

The premises are located in the Auckland CBD in a location that is considered high risk with recent increases in crime and antisocial behaviour over the past months. Kampai is also situated within the City Centre Alcohol Ban Area where the ban is in force 24 hours a day, 7 days a week.

The applicant is aware that Kampai lies within in the Alcohol Ban Area and staff will be vigilant in ensuring that no alcohol is removed from the premises (except Off-licence Sales) or allowed onto the premises. Due to the challenging environment and proximity of residential neighbours the applicant proposes the following measures to keep the community safe and ensure the sale, supply, and consumption of alcohol will be undertaken safely and responsibly and that the risk of alcohol-induced harm will be minimised.

### **Daily Operation - Our venue is a quiet and stylish drinking place**

- The outdoor area will close at 21:00
- All doors and windows are closed at 21:00 to prevent the escape of noise.
- There is serious emphasis on the fact that the sale and supply of alcohol is a privilege, not a right, and to monitor and act on customers drinking levels at all times. Intoxication is quite simply not an option at Kampai.
- We will provide regular training to all of our staff with a strong focus on intoxication, minors, server intervention and host responsibility.
- We will be closed to the public much earlier than typically bars and restaurants in the CBD.
- We will encourage our clients to book the tables in advance. This will reduce the risk for noisy/ disruptive individuals or groups visiting us.
- We will not operate as a typical tavern, like others around us. We do not allow noisy music, DJ's music for dancing.
- We do not create an environment that will encourage people to get 'high', such as DJs with pop music or any dancing remix. We do not have a dance floor, pool tables, or any activities that may encourage excessive consumption.
- We do not encourage people to consume alcohol excessively and intoxicated patrons are not permitted entry to our venue.
- We do not host regular game watching or parties (except the private events from our company customers, birthday, or engagement parties) which may encourage loud voices and risks of intoxicated people.

- We do not allow anyone to consume alcohol/utilise the outdoor area without our permission.
- Staff will engage with customers at the end of the evening to ensure that they leave the premises quickly and quietly so as to minimise any noise disturbance to residential neighbours.
- We will call property the Sugartree Property Management Team (SPMT) to ask them to leave the site, if necessary.

#### **Off-licence**

- The retail section will close at 21:00
- We do not allow our retail customers to consume any off-licence products within the general Sugartree Complex.
- Staff will be regularly reminded about their obligations under the Act and licence requirements.
- We will not sell any low-priced products or anything that may encourage people to drink more.
- We will not sell RTD's.
- We will provide regular training to all of our staff with a strong focus on intoxication, minors, acceptable forms of ID and host responsibility.
- Staff will be vigilant checking ID's.
- It is a requirement for staff to engage with customers to build relationships encouraging customers to feel safe in our environment and to identify any potential risks or suspicious behaviour.
- We will have staff checking in and around the premises regularly (especially the night hours). To identify and deal with any potential issues from customers/visitors in the vicinity.

#### **Events – Prebooked**

- The outdoor area will close at 21:00
- All of our events will be hosted responsibly by Kampai staff and/or our trusted partners. No third parties.
- Most of our events will end before 21:00.
- All our private hirings will have a dedicated contact person.
- Staff will engage with customers at the end of the evening to ensure that they leave the premises quickly and quietly so as to minimise any noise disturbance to residential neighbours.
- We continually assess the need for security and hire security staff, if necessary.

#### **Action Points**

- We have a full list of the security service providers. We will hire securities if necessary.
- We have created a strong relationship with the Sugartree Property Management Team (SPMT). The existing security will cover our premises/area during and after hours. SPMT have confirmed that we can contact their regular security team anytime, if necessary.
- We will provide our full details and contact numbers to departments/neighbours who may have any concerns. We welcome feedback and will act promptly on any issues/concerns raised.
- We will cover the windows of our retail sections to reduce the risk from afterhour break-ins.
- We have a fully functional security camera system on site.

Hello Sabastian,

My name is Mou. I missed the meeting last time. Many thanks for giving us great advice. Some of them have already been implemented however I will give as much detail as I can to offer you a better vision of our venue and try to answer your questions.

First of all, since we haven't met in person. I will make a quick introduction about myself. I have 10 years' experience in the wine industry. About half of them are in New Zealand. Mostly in the hospitality and retail departments. Except the wine Cave. I also worked in several cell doors in different regions and The Winery (Wine store <https://www.thewinery.co.nz>) In Queenstown. I also run a premium wine cellar and restaurant in the top area in busy Shanghai (<http://27bund.com/>). I must say, the law and rules in New Zealand are much stricter and more careful. So, I totally understand your concern and how important it is that we should handle alcohol properly in NZ especially the CBD area with quite a complex environment. Thanks again for your suggestions. I will explain some thoughts based on our plan. Some of them might not suit the scenario for NZ. Hope you don't mind and correct me if there is some misunderstanding.

Basically, I will oversee this venue in Sugar tree. And Marshall will cover me when I am away. Peng, he will not look after the place directly. He will more focus on other parts of our business and cooking for us. We will keep looking for a future manager to take responsibility for running this place. Of course, we will provide full training for all the related staff and find responsible people for this position. Anyhow, I will take over myself at the very first stage.

Hence, I will be in charge of choosing everything we put on the list. Set the rules, regulations and operation codes. Training the staff. And I personally guarantee that I will do my best to run this place properly and responsibly.

I will give some further explanations to fill in some important points that are missing.

Good afternoon Marshall and Mingda Peng,

Thank you for meeting me this morning at Union Street. A few things I was going to bring to your attention after our meeting:

- The application states that you will operate the premises and will have a similar business model as The Wine Cave in Newmarket.  
[Yes, we will improve the wine tasting function and private events from the wine Cave. We will prepare a better environment for drinking. We would like to keep retail but reduce the range.](#)
- You told me that the Wine Cave in Newmarket is now closed down due to lack of business caused by Covid-19 restrictions.  
[Yes, definitely were not me and Marshall run this improperly. They have some unbalance business set up during the operation.](#)

- The Wine Cave offers or used to offer only high quality/priced wines and spirits especially for consumption somewhere else (off licence).  
Yes, only 2-5% of our products were below \$20. 80% of them were between \$20-\$70. And the rest are very high-end wine and spirits.
- Mr Peng advised me that at this location you intend to sell (under your off licence) which is a bit different from the offer of The Wine Cove:  
Please refer to our Sales Plan (attached)
- The main clientele for your both on and off licences is intended to be:
  - Previous clients from The Wine Cave
  - Residents living in the apartments surrounding the premises
  - 'Middle class' people.
- The main business for the premises is intended to be:
  - Wine and other alcohol tastings and subsequent off-sales after these events,
  - Private functions and
  - Local residents
- You are prepared to reduce the licensed hours for the outdoor area to 9.00pm end time and for the off licence to 9.00pm end time but you would like to keep the licensed hours as requested (with 12.00midnight) end time.
- Mr Peng has no relevant experience in managing any kind of licensed premises.
- Mr Peng has 4 years experience and holds the licence controller qualification and other relevant qualifications
- Marshall Ma and Chaowen Mou have experience in managing The Wine Cave in Newmarket and some other restaurants in Auckland area.
- You also stated that the business models you would like to follow are: Vic Road Bar in Devonport and the Oak Barrell in Mission Bar.  
Another sample is The Crown range lounge in Parnell.  
(<https://crownrangelounge.co.nz>).

Considering all the above, the location of this premises and the information I have available at this time, I have some concerns that the object of the Act can be achieved if these two licences are granted. To be more precise I have more concerns about the off licence. As you know now an application for an off licence (bottle store) for this location was lodged a few years ago. That application also attracted public objections and opposition from all the reporting agencies (Police, Inspector and the Medical Officer of Health). But this is my assessment at this time only.

So going forward I would like you (together with your consultant) to try to mitigate some of the issues I have raised in my email and mainly to consider the following:

- A Noise Management Plan for the premises – especially for the outdoor area and to consider the location and the configuration of the location in which your premises is

located. The premise had a restaurant style on licence before – class 3 restaurant.

1. We will attach our [Noise Management Plan](#), you could find all the details in it. Basically, we are trying to create a quiet, elegant environment for our wine lovers and tasting events. Hence, we prefer don't use any loud music in our venue.
  2. And we are not likely to use the outdoor area very often except on some summer afternoons or private events. And we are very happy to make sure it closes after 21:00. (If so).
  3. We are not like normal bars and restaurants to have very busy flow and noisy. We will mainly have wine tastings and some private functions. Which should not create more sounds than a restaurant.
- The range of alcohol you intend to sell at the premises mainly for off consumption considering:
    - the location: a large residential complex. The wine Cove is situated in a commercial area of Newmarket.
    - an area with high level of alcohol related harm and high density of off licences,
    - clientele which attracts the types of alcohol you intend to sell for off consumption.

You could find all the details in our [Sales Plan](#). Our off-consumption products are mainly targeting follow up tasting sales.

We divide our products (Alcohols) into 3 major sections.

- Very premium wine and spirits (Above \$100 per bottle. Most of them will not stock in the venue)
- Premium wine and spirits (The normal retail price above \$30 per bottle. Some of them will in stock for daily operation, most of them wont)
- Basic alcohols (Beers(12+/pack), Premium beers for takeaway(1000ml), basic wine (2-3 between \$15-\$20 per bottle, others above \$20) and spirits)

This would help me and other agencies to make a better assessment of your application(s).

I copied the inspector and Police in this email. I am sure they intend to meet with you and of course may have other questions, so when you reply, please reply to all.

I will be out of office until Monday 27 February 2022 and I am happy to discuss these further on my return.

We have removed RTDs out of our off -licence range and would also consider removing the bottle beers, if this is recommended.

I hope these details will help you to understand what we are doing better.

And thank you so much for your support and looking forward to your any further suggestions suggestions.

Sincerely

Mou





## Kampai Sales Plan

According to our structure and the strategy for future operations. We chose our products and services very carefully. All the details as below.

### Opening hours

- From Wednesday to Sunday. Closed on some public holidays and alcohol banned days.
- Off From 11:00 am – 21:00pm
- On From 11:00 am – 22:00pm (Normal days), Occasionally till 24:00
- Outdoor area from 12:00 am – 21:00pm

### Products for On-licence

- Wine (Premium wines from different countries or regions. Normal RRP above \$20/bottle)
- Beer (Premium beers from local brewery or international brand, some regular brand)
- Sprints (premium whisky, cognac, Gin from different countries)
- Sake (Premium rice wine from Japan)
- Wonju (Premium rice wine from China)
- Cocktails (Innovate cocktails with different materials)
- Low & non-alcohol drinks (Basic soft drinks, 0% alcohol beer & ciders, fresh juice, etc.)
- Food (basic bar food, light meals, shared platters.)
- Room hiring (Normally will be 4-hours/ section, finishing no later than 22:00)
- Tastings (tasting set for visitors, 3-5 small tasting/pour in a set)
- Events (Group tastings, or product launching. Mainly host with our trade partners)

### Products for Off-licence

- Wine (Premium wines from different countries or Regions. RRP above \$20/bottle)
- Beer (Premium beers from local brewery or some international brand. In takeaway bottles 1-2L)
- Spirits (premium whisky, cognac, Gin from different countries)
- Sake & Wonju (Premium rice wine from Japan & China)
- Liqueurs (Premium Japanese liqueurs)
- Catering (Sometimes we may make some outer catering service for the cooperate events.)

### **Target Market**

- Local High-end buyers (The buyers looking for premium wine and spirits, including Sake and Wonju) (Price range: \$100 +)
- Local Retail (We have removed RTDs and regular beers from this. Premium wines, spirits, and beers only) (Price range: \$20 - \$100)
- International visitors
- Wholesale (Both local and international)

### **Details of our products**

- Wine
  - New Zealand local boutique wineries (No cheap commercial brands: Felton Road, Kumeu River, Te Mata, Paritua, etc.)
  - International famous brands (Such as, Bordeaux GCCs, Burgundy finewines, Champagne)
  - Other independent winemaker's products (Normally with very small quantity and very high quality)
- Beer
  - Local brewery (Such as Mussel Inn, Sawmill, Emerson's)
  - Premium international beer (Yebisu, Sapporo)
  - Regular bottle beers (Corona, Speight's, for on-licence sales only)
- Spirits
  - Whisky from different regions
  - Cognacs and Armagnacs (Some other famous brandies like Grappa and Calvados)
  - Chinese white wine (Moutai)
- Sake & Wonju
  - Sake from Japan (Juyondai, Dassai, etc.)
  - Wonju From China (Yuewangtai 25yo etc.)
- Low alcohol & non-alcohol products
  - Low alcohol beer and cider (2.5% Heineken etc.)
  - Zero alcohol beer and cider (0% Heineken, 0% Zeffer Cider)
  - Soft drinks (Coke, Sprites, Coke Zero)
  - Fresh juice (Depends on season)
  - Other soft drinks from other countries (Milk tea, Green tea etc)
  - Coffee & Soymilk

### **Sales channels**

- On-licence
- Off-licence
- On-line sales via website

### **Food Options**

- Bar food (All day, fries, Fried squids, Soybeans. Etc)
- Shared platter (All day, Cheese platters, meat platters, vege platters. Etc)
- Light meals (Before 21:00, Wonton soup, Eel Don, Fried Dumpling, Salad. Etc)

**From:** [nicky@omegahospitality.co.nz](mailto:nicky@omegahospitality.co.nz)  
**To:** [Scott Evans](#)  
**Subject:** RE: New licence application - Kampai (ON) - Confirmation of Conditions  
**Date:** Monday, 13 March 2023 3:43:56 pm  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi Scott

The applicant is happy with the proposed conditions below.

Warm regards  
Nicky

*Nicky Maihi*

Omega Hospitality

021 1909271

[www.omegahospitality.co.nz](http://www.omegahospitality.co.nz)

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**From:** Scott Evans <[scott.evans@aucklandcouncil.govt.nz](mailto:scott.evans@aucklandcouncil.govt.nz)>  
**Sent:** Monday, March 13, 2023 2:20 PM  
**To:** [nicky@omegahospitality.co.nz](mailto:nicky@omegahospitality.co.nz)  
**Subject:** New licence application - Kampai (ON) - Confirmation of Conditions

Hi Nicky,

I have completed my report for the on-licence application for Kampai. Below are the proposed conditions for the licence, for the applicants approval:

**Conditions**

- (a) No alcohol is to be sold or supplied on the premises on Good Friday, Easter Sunday, Christmas Day, or before 1 pm on Anzac Day to any person who is not present on the premises to dine.
- (b) Alcohol may be sold only while the premises are being operated as a tavern, and only during the following days and hours:  
**Interior:**  
**Monday to Sunday 10.30am to 12.00 midnight**  
**Exterior (private land):**  
**Monday to Sunday 10.30am to 9.00pm**
- (c) Drinking water must be freely available to customers from a self-service water station on the premises.
- (d) The alcohol management plan submitted to Auckland Council on 10 March 2023 must be compiled with. A copy of the plan must be kept on the premises.
- (e) No intoxicated persons may be allowed to enter or to remain on the premises.
- (f) Appropriate signage regarding the restrictions on the supply of

- alcohol to minors and intoxicated persons must be prominently displayed adjacent to every point of sale.
- (g) The interior of the premises is designated as a supervised area. The exterior of the premises is undesignated.
  - (h) The noise management plan submitted to Auckland Council on 10 March 2023 must be compiled with. A copy of the plan must be kept on the premises.

Have a read of these. To approve, please respond back to this email.

Kind regards,

**Scott Evans | Alcohol Licensing Inspector | Alcohol Licensing Central**  
**Alcohol Licensing & Environmental Health**  
**Licensing & Regulatory Compliance**  
Mobile: 021 517 854  
Auckland Council, Level 7, 135 Albert Street, Auckland  
Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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