

Auckland District Licensing Committee  
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**Objection to New Off Licence  
Sri Krishna Sai Limited, to trade as 'Pt Chev Organic Wines'**

The Albert-Eden Local Board (the Local Board) objects to the application of Sri Krishna Sai Limited, 106/8 Nugent Street, Grafton, Auckland, for a new off licence in respect to the premises situated at 196 Point Chevalier Road, Point Chevalier, Auckland and to trade as Pt Chev Organic Wines.

The Local Board objects on the following grounds, but also reserves the right, should further matters arise in relation to the criteria under section 105 of the Sale and Supply of Alcohol Act 2012 (Act), to speak to those matters at any hearing:

**(a) Object of the Act**

The object of the Act, that: (a) the sale, supply, and consumption of alcohol should be undertaken safely and responsibly; and that (b) the harm caused by the excessive or inappropriate consumption of alcohol should be minimised, will not be served by granting this new off-licence.

**(b) Suitability of the Applicant**

Through its directors and shareholders, we understand that the applicant is associated with other companies that hold off-licences in Auckland. The application does not make this explicit, nor demonstrate that these other off-licence premises are operated to a standard that would show the applicant is suitable to hold this off-licence.

The application specifies that the trading name will be Pt Chev Organic Wines, yet the application details show that the operation of the shop will include a wide range of liquor types including beers, RTDs and spirits. We are concerned that the name of the premises is misleading.

**(c) Local Alcohol Policy**

While the Auckland Council Local Alcohol Policy is not yet in force, we believe there is some likelihood that it will come into force before the Auckland District Licensing Committee makes its decision concerning this application. It is not clear to us from the Act whether a Local Alcohol Policy applies to applications that have been made but not yet granted. As a consequence, we ask that regard be had to the Auckland Council Local Alcohol Policy at any hearing of this application in case the Policy comes into force before the application is granted (if it is granted at all).

**(d) Days and Hours**

We understand that the applicant proposes opening hours be 10am and that closing hours be 9pm (Sunday to Wednesday) and 10pm (Thursday to Saturday). We ask that closing hours be 9pm to align with the closing hours of 9pm in the soon to come into force Auckland Council Local Alcohol Policy.

### **(e) Design and Layout of the premises**

The plans submitted with the application show a leased car park on the residential site to the south at 186 Point Chevalier Road. We understand that Rule E27.4.1(A16) of the Auckland Unitary Plan (Operative in Part) states that off-site parking as proposed in this application requires a resource consent as a discretionary activity. It appears that other consents will also be required for reverse manoeuvring onto an arterial road and the stacking of car parking spaces on a residential site. There is no information in the application to suggest that such consents are required or have been obtained.

While the application states that the glass front will be clear to improve visibility into the store and that no alcohol advertising will be visible, it appears that a security roller door will cover the main entrance (likely overnight). Such a roller door will have a negative effect on the amenity of the locality, especially in the mornings before the store opens.

Many liquor outlets often have large bright signage. The Local Board ask, if the license is approved, that it include a requirement to not have large bright signage and for the windows to be kept clear to support amenity and safety.

### **(f) Amenity and good order (sensitive sites)**

The applicant site is located within a largely residential area where a large number of schools and early childcare centres serve the high proportion of younger families in the population.

There are a large number of sensitive sites within two kilometres of the applicant site:

St Francis Catholic Primary School (2 Montrose Street, Point Chevalier)  
Point Chevalier School (7 Te Ra Road, Point Chevalier)  
Pasadena Intermediate School (Moray Place, Point Chevalier)  
Stylee Kids Ahead Early Learning Centre (90 Point Chevalier Road, Point Chevalier)  
The Point Childcare (16 Buxton St, Point Chevalier)  
The Rumpus Room (7 Moa Road, Point Chevalier)  
Learning at the Point Community Kindergarten (20 Huia Road, Point Chevalier)  
Point Chevalier Kindergarten (30 Walford Road, Point Chevalier)  
Kim's Childcare (22A Alberta Street, Point Chevalier)  
The Old Homestead Community House (92 Point Chevalier Road, Point Chevalier)  
Point Chevalier Community Centre (18 Huia Road, Point Chevalier)  
Point Chevalier Baptist Church (126 Point Chevalier Road, Point Chevalier)  
Serbian Orthodox Church (315 Point Chevalier Road, Point Chevalier)  
St Peter's Jacobite Christian Church (2 Montrose Street, Point Chevalier)  
Malayalam Church (10 Montrose Street, Point Chevalier)  
Western Springs College (100 Motions Rd, Western Springs)  
Collectively Kids (28 Carrington Rd, Pt Chevalier)  
Pt Chevalier Athletics Club (Walker Park, Pt Chevalier)  
Pt Chevalier Out of School Care (13 Raymond St, Pt Chevalier)

The shop site is also located within 100m of Walker Park, a sports field area on Walker Road.

Also immediately outside the premises is a bus stop used by students catching buses to local schools and schools further afield. The verandah of the shop is in effect the bus shelter and the shop front and doorway act as part of that bus shelter. This is not a suitable location for a bottle shop due to

the use of this part of the footpath by children waiting for the bus. In addition, the Board understands that walking school buses for two primary schools also operate along the footpath in front of the shop.

The Buchanan Rehabilitation Centre (11a Sutherland Rd, Pt Chevalier) is also within two kilometres of the site. The Centre is a sensitive site as it is a specialist 40-bed mental health, recovery focused, rehabilitation service which provides assessment, treatment and intensive rehabilitation combined with a high level of clinical support.

**(g) Amenity, location and good order (number of existing premises)**

The view of the Local Board is that the number of liquor outlets in the Point Chevalier area is currently too high and the Board considers that such outlets are more suitably located in the Pt Chevalier Town Centre and not a local neighbourhood centre (which is more suitable for a diary or café) as proposed.

There are already 5 liquor outlets within two kilometres of the applicant site. All are open seven days a week and sell alcohol well into the evening.

Countdown Supermarket (13 Point Chevalier Road) Hours: Monday–Sunday 7am–9pm

The Bottle O (1104 Great North Road, Point Chevalier) Hours: Sunday–Tuesday 9am–10pm;  
Wednesday–Saturday 9am–11pm

The Bottle-O (1025 Great North Rd, Point Chevalier) Hours: Monday–Saturday 9am–11pm, Sunday 10am–10pm

Wine Merchants Point Chevalier (1130 Great North Road, Point Chevalier) Hours: Sunday–Monday 10am–8pm; Tuesday–Thursday 9am–9pm Friday–Saturday 9am–10pm

Glengarry Wines (164 Garnet Rd, Westmere) Hours: Monday – Thursday 9am – 8pm, Friday and Saturday 9am – 9pm, Sunday 11am – 7 pm

Unfortunately, disorderly behaviour relating to alcohol consumption occurs periodically in the town centre area, where there is ‘over-supply’ of alcohol, and which requires police response at times. The Local Board is concerned that this might spread further into the residential areas of Point Chevalier.

**(h) Conditions**

While the Local Board considers that the licence should be refused, if a licence is granted, the following conditions (as a minimum) should be imposed.

- a. The closing hours should be reduced to 9pm.
- b. The front windows and door should be retained in clear glass and not obscured by signage or posters of any sort. The roller door should not be permitted.
- c. Only a single un-lit sign “Point Chevalier Organic Wines” should be permitted. This should be located above the verandah on the face of the building. It should have neutral colours.
- d. The sales of alcohol should be permitted for organic wines only.
- e. No signage promoting alcohol should be visible from the street.
- f. No sandwich boards or other footpath signs should be permitted.

The Local Board wishes to be heard at any hearing of this application.

Peter Haynes  
Chairperson  
Albert-Eden Local Board