Waimakariri District Licensing Committee

Hearing Agenda

Friday 23 February 2018

9.00am

Council Chambers
215 High Street
Rangiora

Hearing Panel Members:

Councillor Neville Atkinson (Chairman)
Councillor Paul Williams
Commissioner Jim Gerard
SUMMARY AGENDA
WAIMAKARIRI DISTRICT LICENSING COMMITTEE

Notice:
I give notice that a meeting of the Waimakariri District Council District Licensing Committee will be held as follows:

Date: Friday 23 February 2018
Time: 9.00 am
Venue: Council Chamber, 215 High Street, Rangiora
Hearing: Mandeville SuperValue Limited
Licence LL 1271

Malcolm Johnston
Secretary Waimakariri District Licensing Committee
15 February 2018

District Licensing Committee Members
Chairman: Councillor Neville Atkinson
Members: Councillor Paul Williams, Commissioner Jim Gerard
Advisor: Commissioner Al Lawn

Welcome and Introductions

Declaration of Conflict of Interest:
Members of the Committee to confirm that they do not have any conflict of interest in relation to the application.

Overview of the Proceedings
The Chairman will outline the process for the hearing of evidence from the parties.

Application by Mandeville SuperValue Limited
The following papers are provided in relation to the application:

Application for a new Off Licence
Application by Mandeville SuperValue Ltd, Mandeville Village, Unit 1, 468 Mandeville Road, Ohoka 7692. (including supporting documentation 4 - 75
Reporting Agencies Reports

Raj Deo, Licensing Inspector, Waimakariri District Council
PAGE 76 - 85

Helen Barbour, for the Medical Officer of Health, Community and Public Health
Original objection – 4 December 2017
Objection withdrawn – 1 February 2018
PAGE 86 - 87

Constable Genevieve Craddock, Alcohol Harm Reduction Unit, New Zealand Police, Christchurch
Original objection – 6 December 2017
Objection withdrawn – 12 February 2018
PAGE 88 - 90

Objection to Application

Gavin Bennett
PAGE 91 - 96
WAIMAKARIRI DISTRICT LICENSING COMMITTEE
APPLICATION FOR NEW OFF LICENCE OR RENEWAL OF
OFF LICENCE Section 100 AND 127(2), Sale and Supply of
Alcohol Act 2012
APPLICATION FOR NEW OFF LICENCE OR RENEWAL OF OFF LICENCE
Section 100 AND 127(2), Sale and Supply of Alcohol Act 2012

To: The Secretary
Waimakariri District Licensing Committee
Private Bag 1005
Rangiora 7440

Application is made in accordance with the particulars set out below. (please tick)

| Off Licence ☑ | Renewal Off Licence ☐ | Renewal Off Licence with change of conditions ☐ |

1. **Endorsements**
   State every endorsement sought or sought to be renewed
   - Beer and wine

2. **Details of applicant**
   Company Name or Full legal name or names to be on the licence
   - Mandeville SuperValue Limited
   Other names/aliases known by: N/A

Is a licence already held for premises/conveyance concerned: Yes/No
   If yes what kind of licence______________________________

Are any changes sought to the present conditions of the licence? Yes/No
   If Yes, what changes are sought?__________________________

- Status of applicant (tick appropriate box):
  - ☐ Natural Person (20 years of age)
  - ☑ Company
  - ☐ Partnership or Limited Partnership
  - ☐ Trustee
  - ☐ Body Corporate
  - ☐ Licensing Trust or Community Trust
  - ☐ Local Authority
  - ☐ Government Department or other Instrument of Crown
  - ☐ Manager under the Protection of Personal and Property Rights Act 1998
• Convictions of Company Directors, Partners, or individuals (other than convictions for offences against provisions of the Land Transport Act 1998 not contained in Part 6, and offences to which the criminal records 'Clean Slate' Act 2004 applies.)

<table>
<thead>
<tr>
<th>Nature of Offence:</th>
<th>Date of Conviction:</th>
<th>Penalty Suffered:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. **Further details where applicant is a natural person(s)**

Full legal name: __________________________________________

Date and place of Birth: ____________________________________

Sex: __________ Occupation: ________________________________

Residential address: _______________________________________

Postal address for service: _________________________________

Phone number: _______________ Mobile number: _______________

Email address: ___________________________________________

Internet site: ___________________________________________

Preferred mode of contact: _________________________________

4. **Further details where applicant is a company**

Name of contact person: Kelly Hames

Phone number: +64 210 434 122 Mobile number: +64 210 434 122

Email address: kelhames@gmail.com

Internet site:  
• [www.supervalue.co.nz](http://www.supervalue.co.nz) (site specific website address - TBC)

Postal address for service: 
• Mandeville Village  
  Unit 1  
  458 Mandeville Road  
  Ohoka 7692

Date of incorporation: 
• 03/02/2017

Place of incorporation:  
• Unit One  
  458 Mandeville Road  
  Ohoka 7692
- Full details of each director as follows:

<table>
<thead>
<tr>
<th>Full Name</th>
<th>Address</th>
<th>Date of Birth</th>
<th>Place of Birth</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kelly Marie Hames</td>
<td>45 Leyland Cres, RD2 Kaitaero 7692</td>
<td>17/08/1982</td>
<td>Dunedin</td>
<td>Director</td>
</tr>
<tr>
<td>Bevan Denis Hames</td>
<td>45 Leyland Cres, RD 2 Kaiapoi 7692</td>
<td>13/12/1979</td>
<td>Hastings</td>
<td>Director</td>
</tr>
</tbody>
</table>

Designation:
What form of tenure of the premises will the applicant have (including term of tenure)?:

- Form – Deed of lease
  Term – 15 years
  Rights of renewal – three rights of renewal of five years each

What part (if any) of the premises does the applicant intend should be designated as:

- Restricted designation: no person under 18 may be present on the premises.
- Supervised designation: persons under 18 may be present, but only if accompanied by a parent, or legal guardian, i.e. Court appointed. Those under 18 cannot be sold alcohol, but may be supplied by the parent or legal guardian.
- Undesignated: Any person of any age may be present on the premises. Those under 18 cannot be served alcohol, but may be supplied by their parent, or legal guardian.

A restricted area:
- N/A

A supervised area:
- N/A

7. Fire Safety

I certify that the building: □ has □ does not require an Evacuation Scheme for public safety which meets the requirements of Section 21A of the Fire Service Act 1975.

Name of owner:
- Ratu Holdings Limited

Signature: ____________________________ Date: ____________________________

A registered Evacuation Scheme is required when:
- the building holds more than 100 people;
- there are more than 10 employees in the entire building; or
- overnight accommodation is provided for more than 5 people.

Please contact the NZ Fire Service (telephone (03) 3728602) for more information about Evacuation Schemes and Fire Safety Requirements.

8. Details of manager:

- Full legal name, number and expiry date of manager’s certificate for each proposed manager:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Certificate Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kelly Hames</td>
<td>45 Leyland Cres, RD 2 Kaiapoi 7692</td>
<td>TBA</td>
</tr>
<tr>
<td>Bevan Hames</td>
<td>45 Leyland Cres, RD2 Kaiapoi 7692</td>
<td>TBA</td>
</tr>
<tr>
<td>Duty Manager</td>
<td></td>
<td>Plan to have minimum of three employees who hold their duty managers license</td>
</tr>
</tbody>
</table>
Private Company only: Authorised Capital: 1.1M  Paid-up Capital: $350,000

- Private Company: Full details of each person who holds any shares issued by the company.

<table>
<thead>
<tr>
<th>Full Name</th>
<th>Address</th>
<th>Date of Birth</th>
<th>Place of Birth</th>
<th>Designation</th>
<th>Face Value of Shares held</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kelly Hames</td>
<td>45 Leyland Cres, RD2 Kaiapoi 7692</td>
<td>17/08/1982</td>
<td>Dunedin</td>
<td>Director</td>
<td>500 Shares</td>
</tr>
<tr>
<td>Bevan Hames</td>
<td>45 Leyland Cres, RD2 Kaiapoi 7692</td>
<td>13/12/1979</td>
<td>Hastings</td>
<td>Director</td>
<td>500 Shares</td>
</tr>
</tbody>
</table>

- Public Company: Full details of each person who holds 20 percent or more of the shares, or of any particular class of shares, issued by the company.

<table>
<thead>
<tr>
<th>Full Name</th>
<th>Address</th>
<th>Date of Birth</th>
<th>Place of Birth</th>
<th>Designation</th>
<th>Face Value of Shares held</th>
</tr>
</thead>
</table>

5. Further details where applicant is a partnership

Full details of each partner as follows:

<table>
<thead>
<tr>
<th>Full Name</th>
<th>Address</th>
<th>Date of Birth</th>
<th>Place of Birth</th>
<th>Designation</th>
<th>Face Value of Shares held</th>
</tr>
</thead>
</table>

Signature of each partner: ____________________________________________________________

6. Premises details

Address of licensed premises:
- Mandeville Village  
  Unit One  
  468 Mandeville Road  
  Ohoka 7692

Trading name for premises (if any):
- Mandeville SuperValue Limited

Is a licence sought conditional upon construction or completion of the premises?

Yes [ ]  No [ ]
Does the applicant own the licensed premises?:

Yes ☑ (25%) No □

If No

What is the full name and address of the owner:

- Ratua Holdings Limited
  17 Ron Guthrey Road
  Christchurch Airport
  8544
9. Business details

Under Section 32, what is the general nature of the business to be conducted by the applicant if the licence is granted? (eg Auctioneer)

- Grocery Store, pursuant to Section 32(f).

The proposed Supervalue supermarket is classified as a grocery store pursuant to Section 33 of the Act which outlines the factors that need to be considered in determining this classification.

Of relevance are the characteristics that the supermarket will exhibit, including the range of food products and other household items sold and the fact the principal business carried on will be the sale of food products. The proposed supermarket will provide a full range of food products, with beer and wine making up a small percentage of sales. The SKU characteristics of the supermarket will be consistent with other Supervalue supermarkets in the region, all of which have approved off-licenses for beer and wine.

The Supervalue supermarket is the anchor tenant of Mandeville Village – a council initiative retail village specifically designed to provide convenience products and services to the community. Mandeville Village is an isolated business center some 12km from the closest Key Activity Centre. The sale of beer and wine is a high demand convenience product which is otherwise not available in the catchment. The sale of beer and wine is also a reasonable expectation from a Supervalue supermarket as evidenced by all other like for like stores in the region.

The proposed weekly turnover is $75,000, with beer and wine only making up 12% of total sales.

Is the sale of alcohol intended to be the principal purpose of the business?

Yes [ ] No [✓]

If NO what is intended to be the principal purpose of the business?

- The intention of this business is to provide the Mandeville community with local convenience products including: grocery, fresh produce, meat, deli and bakery items.
Is the applicant engaged, or intending to be engaged, in the sale or supply of any goods other than alcohol and food, or in the provision of any services other than those directly related to the sale or supply of alcohol and food?

Yes [ ] No [ ]

If YES – what is the nature of those other goods or services?

* Tobacco, Lotto, household cleaning, beauty/hygiene products

On which days and during which hours does the applicant intend to sell alcohol under the licence?

* Monday – Sunday
* 7am – 8pm

10. **Conditions**

Please state the experience and training of applicant:

* Upon opening of the store Kelly Hames will have gained experience in a supermarket where she will be involved in the responsible supply and sale of alcohol. Kelly has successfully completed here License Controller Qualification and aims to have her managers license upon opening of the store.
* Kelly will also partake in Progressive Enterprise’s training programme which includes a course in December 2017 which will cover the sale of all age restricted goods (alcohol, cigarettes and Lotto). The courses will be facilitated by an external training company and will focus on legal obligations, but also on how to deal with potential conflict when refusing the sale. Kelly will also have an internal training module which all staff will complete before they are allowed to sell any age restricted goods. Kelly will also log onto servewise.alcohol.org.nz, where she will undergo further online training.

Describe type and range of non-alcoholic beverages intended to be available for purchase:

* Water – Soda water, tonic water, bottled water, flavoured bottled water;
* Carbonated Drinks – Coke, Sprite, Fanta, Ginger Beer, Energy drinks;
* Fruit Juice – Orange, Apple, Berry, Mango;
* Non Carbonated – Powerade, Gatorade.

Describe type and range of low-alcoholic beverages intended to be available for purchase:

* Light Beer
* Low alcohol wine
* Cider
Describe steps proposed to be taken to prevent the sale and supply of alcohol to prohibited persons:

Please refer – Responsible Service of Alcohol Policy page –

ID 25
- The prevent the sale of beer and wine to anyone under the age of 18 the company has introduced a strict ID25 policy. For every transaction, identification is required if a customer looks under the age of 25 years of age. No proof of age = no sale.

Don't buy it for them
- Further, to prevent cases of 'secondary supply', our policy is to request identification for any person in a group where a member of the group looks under the age of 25 and a staff member reasonable believes there is a possibility that beer or wine may be being purchased for this person.
- At times, the Company may need to refuse customers service in order to comply with this policy. While customers may not always be happy when a sale is refused, the Company will support the role its staff play in making the right decisions to maintain its commitment as a responsible retailer of beer and wine.

Describe any other steps the applicant proposes to promote the responsible consumption of alcohol:

- Mandeville Supersave believes it has a shared responsibility, along with individuals, governments, families and the community, to prevent harm. Mandeville Supersave encourages and promotes the responsible consumption of alcohol and the company proactively supports information campaigns on responsible drinking. The Company participates openly, honestly and transparently in public policy development in this area to represent the best interests of our business, our employees, our customers and our shareholders.

Describe systems (including training systems) and staff in place (or to be in place) for compliance with the Act:
- Systems in place include: Point of Sale restriction, sale of all age restricted goods must be authorised by intervention after age verification.
- Daily sign off sheets for all operators and Duty Managers (attached), to remind them of all obligations.
- Periodical internal mystery shopper liquor stings, to see if stores are complying with the Under 25 rule.
- There will be a Duty Manager on site to cover all of our opening hours to sell alcohol legally

11.
12. **Design and layout of the proposed premises**

Design and layout can help reduce alcohol-related harm occurring within licensed premises. For example, bar layout, seating, sound, lighting, access and a host of other design elements can be used to improve security, reduce tension and improve the atmosphere in licensed areas.

Show how the design and layout of your premise will (or does) minimise potential harm and ensure a safe environment for patrons:
- The sale of alcohol is restricted to a single permitted area and the premises is configured and arranged so that the area is hidden (so far as is reasonably practicable) from immediate view of customers entering the store or viewing the store from a public space. The area avoids the most direct pedestrian route between any entrance to the premises and the main body of the premises.
- The design of the shop floor layout and location of the alcohol area intentionaly limits (so far as is reasonably practicable) the exposure of shoppers to displays and promotions of alcohol, and advertisements for alcohol.
- CCTV security cameras will be installed within the designated area to discourage unlawful behaviours.
13. **Amenity and Good Order**

The Act defines amenity and good order as the extent to which, and ways in which, the locality in which a premises are situated is pleasant and agreeable.

Show how you will minimise the impact of:

Noise (e.g. music and patron noise) on the locality: Please refer to Resource Consent application—page 8

- The supermarket will have an acoustic fence installed around the back of the site to mitigate adverse noise emissions to the adjacent landowner.
- All mechanical plant (including but not limited to refrigeration, air conditioning and air compressor equipment) installed on site will not exceed the relevant noise limits within the District Plan. This will be regulated by the Resource Consent conditions imposed as part of Mandeville Village.
- All air conditioning and mechanical equipment on site shall be maintained and serviced regularly to ensure ongoing compliance with the Resource Consent conditions.

Nuisance and vandalism on the locality:

- A Crime Prevention Through Environmental Design (CPTED) assessment has been carried out as part of the Resource Consent application. The purpose of the CPTED report was to ensure the village provides appropriate public safety and security considerations. The CPTED report was accepted by the independent Commissioner who granted Resource Consent approval and all recommendations in this report have been adopted. The site is therefore considered safe and secure for public use.

- How will you minimise the impact on sensitive sites/facilities within the locality, e.g. schools, preschools, churches, accommodation facilities, parks or reserves.

There are no schools, churches or accommodation facilities within close proximity to the site.

There is a pre-school next door and the owner/operator of this early learning center has provided written consent to our licensing application.

Given the very young age of students at this pre-school there is obviously no risk of consequential underage purchase/consumption of alcohol resulting from close proximity to the preschool. Parents or child minders picking up/dropping off children will be not be encouraged to purchase alcohol given the shop specific design considerations/mitigations mentioned above.

There is a plantation reserve adjacent to Mandeville Village, however this is not designed for active public use.
14. **Attachments**

- A certificate by the local authority, that the proposed use of the premises meets the requirements of the Resource Management Act 1991, and of the Building Code.
- Owners permission in writing (if not the owner of the property)
- A map showing the location of the premises
- Where it must be determined whether the premises are a grocery store, the statement of annual sales revenue required by regulation 12 and 13 (as the case required) of the Sale and Supply of Alcohol Regulations 2013
- A floor plan showing proposed permitted area for the display and promotion of alcohol, and any proposed sub-areas
- Copy of certificate of incorporation if a company
- Photograph of principal entrance
- Design and layout
- Amenity and good order
- A copy of your Host Responsibility Policy
- Background information on applicant(s) – experience and training
- Fee – Please make cheque payable to Waimakariri District Council

**Important to note - Public notification of application**

1. Within 20 working days after filing this application with the District Licensing Committee (or 10 working days if it is an application for renewal), the applicant must give public notice of it in form 7. The notice must be given in compliance with regulation 36, 37, or 38 of the Sale and Supply of Alcohol Regulations 2012 (whichever applies to this application).

2. Except in the case of a conveyance, within 10 working days after filing this application with the District Licensing Committee, the applicant must ensure that notice of this application in form 7 is attached in a conspicuous place on or adjacent to the site to which this application relates (unless the Secretary of the District Licensing Committee agrees that it is impracticable or unreasonable to do so).

**Authorisation**

Dated at ______________________________ this 31 day of October 2017

[Signature]

Applicant

[Signature]

Applicant
12 May 2017

Waimakariri District Licensing Committee
Private Bag 1005
Rangiora 7440
Christchurch

Dear Secretary,

LIQUOR LICENCE APPLICATION

Thank you for taking the time to review my application, whilst my practical experience in licensed premises is limited I do bring with me a huge amount of life and professional experience concerning public health and health promotion.

The first five years of my nursing career I worked in the Intensive Care Unit (ICU) at The Alfred Hospital in Melbourne. I was a Clinical Nurse Specialist and cared for incredibly unwell patients, some of who's illnesses were directly related to excessive smoking and/or alcohol consumption. I have witnessed first-hand the debilitating effects irresponsible consumption of alcohol can have on an individual and their families. My role involved caring for patients who had been in catastrophic motor vehicle accidents involving alcohol, patients who are at end stage liver and/or kidney disease and those who were lucky enough to receive a transplant. I carry these memories with me always and believe this first-hand appreciation of the adverse effects associated with the misuse of alcohol gives me a greater understanding as to the importance of its responsible sale. I will ensure all my staff are aware of these dangers and share my concerns and accountability.

Since nursing I moved into the medical device industry where I am largely responsible for supporting physicians and surgeons to implant life saving devices into patients. My entire career path up to this point has been devoted to the healthcare industry. I have dedicated the last 10 years of my life to helping people when their health has let them down and I am acutely aware of the dangers alcohol and tobacco can present when abused and not consumed responsibly, and the consequential burden this places on our healthcare system.

A key objective in operating our grocery store is to provide our community with convenience products that can be reasonably enjoyed. We want to become part of the community fabric, encourage and contribute to prosperity, and give back as much as we can. However, to do this I recognise I need to take a leadership role in promoting the responsible sale of alcohol, and uphold the rules & regulations of the Sale and Supply of alcohol Act 2012.

Kindest Regards

Kelly Hames
OWNER / OPERATOR

Mandeville SuperValue Limited

Unit 1, 468 Mandeville Road, Ohoka 7692 Mobile +64 210 434 122 Email, khames@aurorapropertynz.com
Hi Kelly

You can submit your application now and the process can start. Your application will be considered as required by the Act. The Licence will be granted once the certificate of code of compliance or certificate for public use is granted.

This is dependant if there is no opposition to your application. It will be referred to the District Licensing Committee for determination if there is any opposition from any agencies or members of the public.

Make sure the application form is fully completed with all the information required and if not sure feel free to call me if you need any further clarification or advise.

Kind Regards

Raj Deo
Environmental Health Officer
Environmental Services Unit
raj.deo@wmk.govt.nz
Customer Service: 03 311 8900 or 03 327 6834
Phone: 03 311 8902 | Ext: 8873
Mobile: 021480834
Email: raj.deo@wmk.govt.nz

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-----Original Message-----
From: Kelly Hames [mailto:khames@aurorapropertynz.com]
Sent: Monday, 30 October 2017 1:53 PM
To: Raj Deo <raj.deo@wmk.govt.nz>
Subject: Mandeville Supervalue

Hi Raj,

Hope you had a lovely weekend!
So when I first contacted Anne at the beginning of the year, she suggested I wait until I have received Building Consent - fitout prior to lodging liquor license application. We are all but there but I am getting a little nervous we are getting close to Xmas now. Would you be happy for me to lodge our liquor license application and as soon I get Building Consent I will send through? The building shell has been approved, the Consent we are waiting on is just for the fitout.

If you are happy shall I address it to you, assuming you will be looking after us?

Many thanks
Kelly

Sent from my iPad
12 February 2017

Supervalue Mandeville Limited
Unit 1, 468 Mandeville Rd
RD2 Kaiaapoi
Christchurch 7692

Dear Kelly,

SUPPORT FOR LIQUOR LICENCE

I am writing this letter in my capacity as a Director of both Ratua Holdings Limited and La Strada Developments Limited — the owner and landlord of the retail center at 468 Mandeville Rd, Mandeville — known as Mandeville Village. This letter is to confirm our support for the sale of beer and wine at the Supervalue supermarket located at Unit 1, Mandeville Village.

We believe the sale of beer and wine is a reasonable category expectation for a small supermarket such as this, and is in keeping with the convenience retail purpose of the village — which was a Council initiated objective.

The relatively isolated location of Mandeville Village means that an alternative source of beer and wine is not readily available within a 12km radius (or more). Given beer and wine is a high frequency turnover product this means the convenience needs of the community are not being adequately met. The sale of beer and wine at the Supervalue supermarket would help to correct this.

It is our understanding that the sale of beer and wine is only a small portion of the overall store turnover. Therefore, we are comfortable that the character and integrity of the village and the surrounding community will be preserved. Conversely, we have discounted two standalone liquor stores applications on the basis that a specialty liquor store would not meet the high standards of the village.

From a Landlords perspective, even a small category range will provide much needed convenience and enhance the retail offerings of the village — which is in the communities best interest.

Please feel free to contact me should you require further information and/or clarification.

Yours Sincerely,

Paul Lloyd
DIRECTOR

LA STRADA DEVELOPMENTS LIMITED

17 Ron Guthrey Road, PO Box 14-132, Christchurch Airport, Christchurch 8544
Mobile +64 275 527 450 | Telephone +64 3 358 9185 | Fax +64 3 358 9186
Email paul.lloyd@apolloprojects.co.nz
7 October 2017

Waimakariri District Licensing Committee
Private Bag 1005
Rangiora 7440

Dear Sir/Madam

I wish to inform you that I have no objection to an alcohol licence application by Mandeville Supervalue Ltd, Unit One, 478 Mandeville Rd, Ohoka 7692.

I will be the tenant of the Childcare Centre at Mandeville Village and have no concerns about alcohol being sold on these premises as this is just a small component of the business. It is my understanding that the unit will sell other food products as well therefore the clientele they service will vary and should not pose a problem to the Childcare centre. I have complete confidence in the manager/owner Kelly Hames, and firmly believe that she will ensure her business does not pose a hindrance to any business in the village.

I do not object to this alcohol license on these grounds.

My contact details are:
Prabashini Pillay
+64 21 171 1177
5 Viera Drive, Flat Bush
Auckland
2019

Yours sincerely,

Prabashini Pillay
Certificate of Incorporation

MANDEVILLE SUPERVALUE LIMITED
6225057
NZBN: 9429045940491

This is to certify that MANDEVILLE SUPERVALUE LIMITED was incorporated under the Companies Act 1993 on the 3rd day of February 2017.

Registrar of Companies
3rd day of February 2017

For further details relating to this company check
http://www.companies.govt.nz/cc/6225057
Certificate generated 03 February 2017 10:10 AM NZDT
Host Responsibility Policy

Our Role in The Community.
Mandeville Supervalue believes it has a shared responsibility, along with individuals, governments, families and the community, to prevent harm. Mandeville Supervalue aims to encourage and promote the responsible consumption of alcohol and we proactively support the information campaigns on responsible drinking. We would like to participate openly, honestly and transparently in public policy development in this area to represent the best interests of our business, our employees, our customers and ourselves.

Our Responsibilities.
As a responsible business in Waimakariri, Mandeville Supervalue recognizes its obligation to the community for the responsible and legal sale of alcohol.
As a retailer of beer and wine, Mandeville Supervalue takes its responsibility seriously and we aim to be an industry leader in the responsible sale of these products. We aim to set a positive example to our community and to other businesses by complying with and, where appropriate and hope to exceed legislative requirements.
It will also be our store policy to not set the regular retail or promotional price of beer or wine below cost price.

Our Actions.
Mandeville Supervalue actively encourages the responsible service of alcohol and staff and management are trained to adhere to all applicable rules and regulations. The penalties for the irresponsible sale of beer and wine by an individual or licensee are severe and so too are Mandeville Supervalues internal disciplinary requirements.

ID25:
To prevent the sale of beer or wine to anyone under the age of 18 Mandeville Supervalue will introduce a strict ID25 policy. For every transaction, identification is required if a customer looks under the age of 25 years. No proof of ID will result in no sale.

Don’t buy it for them-
Further to the above, to prevent cases of ‘secondary supply’, our policy is to request identification for any person in a group where a member of the group looks under the age of 25 and a staff member reasonably believes there is a possibility that beer or wine may be being purchased for this person.
At times, Mandeville Supervalue may need to refuse customers service to comply with this policy. While customers may not always be happy when a sale is refused, as owners we will completely support the role its staff play in making the right decisions to maintain its commitment as a responsible retailer of beer and wine.

Acceptable forms of ID-
Photo identification is the only acceptable form of identification when purchasing beer and wine. We accept, in accordance with New Zealand law, New Zealand photo driver’s license, Passport (NZ or International) and the HANZ photo identification card.
In the event of a foreign identification being presented, the on-duty Store Manager may then choose to authorize the transaction if they are satisfied that the person is over the age of 18 years and the identification presented includes a date of birth and photo identification.

Mandeville Supervalue Limited
1/468 Mandeville Road, Ohoka 7692
M: +64 210 434 122
E: khames@aurorapropertynz.com
Mandeville Super Value

SV4

<table>
<thead>
<tr>
<th>Category</th>
<th>Sales Distribution</th>
<th>GP%</th>
<th>Weighted GP%</th>
<th>% of Total GP</th>
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</thead>
<tbody>
<tr>
<td>Grocery</td>
<td>35.5</td>
<td>19.3</td>
<td>6.85</td>
<td>34.40</td>
</tr>
<tr>
<td>Bread</td>
<td>4.5</td>
<td>17</td>
<td>0.77</td>
<td>3.84</td>
</tr>
<tr>
<td>Tobacco</td>
<td>5</td>
<td>9.6</td>
<td>0.48</td>
<td>2.41</td>
</tr>
<tr>
<td>Bulk Foods</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Wine</td>
<td>6</td>
<td>15.5</td>
<td>0.93</td>
<td>4.67</td>
</tr>
<tr>
<td>Beer</td>
<td>6</td>
<td>13</td>
<td>0.78</td>
<td>3.92</td>
</tr>
<tr>
<td>Frozen Foods</td>
<td>3.8</td>
<td>21.5</td>
<td>0.82</td>
<td>4.10</td>
</tr>
<tr>
<td>Variety</td>
<td>6.5</td>
<td>18</td>
<td>1.17</td>
<td>5.87</td>
</tr>
<tr>
<td>Self-Service Deli</td>
<td>2</td>
<td>28</td>
<td>0.56</td>
<td>2.81</td>
</tr>
<tr>
<td>Dairy</td>
<td>13</td>
<td>21</td>
<td>2.73</td>
<td>13.71</td>
</tr>
<tr>
<td>Bakery</td>
<td>1.2</td>
<td>23</td>
<td>0.28</td>
<td>1.39</td>
</tr>
<tr>
<td>Produce</td>
<td>10</td>
<td>30</td>
<td>3.00</td>
<td>15.06</td>
</tr>
<tr>
<td>Meat</td>
<td>6.5</td>
<td>24</td>
<td>1.56</td>
<td>7.83</td>
</tr>
</tbody>
</table>

Less Shrinkage

100.00  19.92  100.00

Financing

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant</td>
<td>$1,200,000</td>
<td>Hopefully less</td>
</tr>
<tr>
<td>Stock</td>
<td>$220,000</td>
<td></td>
</tr>
<tr>
<td>Pre-opening costs + contingency</td>
<td>$45,000</td>
<td>Legal fees, recruitment costs etc</td>
</tr>
<tr>
<td>Lotto</td>
<td>$15,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,480,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

Financed by

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equity</td>
<td>$400,000</td>
<td></td>
</tr>
<tr>
<td>Equity Loan</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Term Loan</td>
<td>$940,000</td>
<td>Depends on cash equity</td>
</tr>
<tr>
<td>Creditors</td>
<td>$140,000</td>
<td>Plus allow for $50k overdraft. This should allow</td>
</tr>
<tr>
<td></td>
<td><strong>$1,480,000</strong></td>
<td>some leeway for the initial trading period.</td>
</tr>
</tbody>
</table>
# SUPERVERLUE AND FRESHCHOICE

**On Duty Liquor General Managers and Checkout Operators**

**Sale of Liquor & Cigarette/Tobacco Sales Policy Daily Sign Off**

<table>
<thead>
<tr>
<th>Store Name</th>
<th>Date</th>
</tr>
</thead>
</table>

1. **Sale of Liquor**
   - It is an offence for staff to sell or supply Liquor & cigarettes/tobacco to any person under the age of 18 years.

   **Sale of Liquor**
   - You will be personally liable to a fine of up to $2,000.00 if you serve someone illegally.

2. **Cigarettes/Tobacco**
   - You will be personally liable to a fine not exceeding $2,000.

3. **Proof of age documentation MUST be requested where a person appears to be 25 years or younger.** The **ONLY** acceptable forms of photo identification are:
   - New Zealand photo driver's licence
   - Passport (NZ or International)
   - HANZ photo identification card

4. **Proof of age documentation is to be requested from all persons appearing under the age of 25 years regardless of whether or not you have served them previously.**

5. **It is an offence to sell alcohol to anyone who you have reason to believe will supply alcohol to a minor.**

**I have read, understand and will comply with the above requirements**

<table>
<thead>
<tr>
<th>Operator Name</th>
<th>Signature</th>
<th>Supervisors initials</th>
<th>Operator Name</th>
<th>Signature</th>
<th>Supervisors initials</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sale of Liquor Licensed Managers (General Managers/Duty Managers)**

1. **Your full name is displayed in the Store when you are the On Duty Liquor General Manager**

2. **Your Certificate for a General Managers License is current and valid and you are in possession of the same.**

3. **If you are a Temporary Manager, you must have written confirmation to that effect.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Start Time</th>
<th>Finish Time</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Selling Alcohol: Our Policy

We take our responsibilities very seriously, which is why a Checkout Supervisor authorises all alcohol purchases.

ID25: No ID, no sale
By law we cannot sell alcohol to anyone under 18. If you look under 25, we will ask you for ID. Please be prepared with one of these forms of approved ID:
- HANZ 18+ Identification card
- Valid passport (NZ or International)
  - NZ Photo Driver Licence

Group Purchases
When a group of people enter the store and one or more of the group attempt to buy alcohol – any member of the group that appears under the age of 25 will be asked for identification.

If you cannot supply ID, we will not supply anyone in the group with alcohol.

Intoxication
We will refuse the sale of alcohol to any customer we believe is under the influence of alcohol or drugs.

Thank you for your co-operation.
# Intoxication Assessment Tool

**Indicators may include but are not limited to:**

<table>
<thead>
<tr>
<th>Speech</th>
<th>SOBER</th>
<th>INFLUENCED</th>
<th>INTOXICATED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coherent, clear speech, normal tone/volume, may be talkative.</td>
<td>May be overly talkative, opinionated and interrupts, may stumble over words, becoming loud, inappropriate language, jokes, comments.</td>
<td>Slurring, difficulty forming words, loud, repetitive, loses train of thought, nonsensical, unintelligible.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Coordination</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Coordinated, balanced, standing without help or support.</td>
<td>Slowed or delayed reactions, swagger or occasional staggers or sways.</td>
<td>Spills drinks, stumbles, trips, weaves, walks into objects, unable to stand un-aided or sit straight.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Appearance</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tidy, clear eyes, alert.</td>
<td>Vacant or blank expression, smell of alcohol on breath, may look untidy.</td>
<td>Bloodshot eyes, eyes glazed, inability to focus, tired, asleep, dishevelled.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Behaviour</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Behaving sensibly but may be more relaxed.</td>
<td>Over friendly or withdrawn, inappropriate or risky actions, argumentative, annoying, fading attention, increased consumption rate.</td>
<td>Seriously inappropriate actions or language, aggressive, rude, belligerent, obnoxious behaviour affecting other customers.</td>
<td></td>
</tr>
</tbody>
</table>

**Intoxication definition**

INTOXICATED means observably affected by alcohol, other drugs, or other substances (or a combination of two or all of these things) to such a degree that two or more of the following are evident: (a) appearance is affected; (b) behaviour is impaired; (c) coordination is impaired; (d) speech is impaired.
Wine & Liquor

Age Restricted Goods Training for Staff

Module W&L1 - 6 Level One Updated Feb 2015
Age Restricted Sales

This training pack has been put together to help provide advice and assistance to persons who sell products that carry age restrictions.
It is very important that certain products, especially alcohol, tobacco and The Lotto are not served to persons who are underage.

S. T. A. R. Scheme

STOP THINK ASK REFUSE

We are asking all persons involved in the sale of age restricted products to actively embrace the principles of the S.T.A.R Scheme.

Sellers Should:

Stop
The majority of underage, illegal, sales are carried out by busy sales staff that don’t look up and consider the age of the customer in front of them.

Think
Pause for a second and consider the age of the person buying, do they look under 25?

Ask
If the customer looks under 25 then please ask the customer for Identification.

Refuse
If the customer cannot provide I.D at this point then refuse the sale.
Age Restricted Sales

At times we may need to refuse customers (liquor/tobacco) in order to comply with the law and our policy/procedures. Such situations can be challenging and customers may not always be happy when a sale of liquor/tobacco is refused. By abiding by the law and the Company's policy and procedures it may result in losing a sale but it is better to refuse an irresponsible sale and comply with the law than run the risk of incurring:

- A large personal fine – up to $2000
- Criminal record
- Possible disciplinary action that may result in termination of employment
- Large fine for the Company
- The possibility of loss of liquor license
Age Restricted Sales

We are under no obligation to sell liquor or tobacco if it is irresponsible to do so. The Company fully supports your role in making the right decisions to ensure that we responsible and abiding with the Sale of Liquor & Tobacco Act.

Safeguard Your Business or the Business you are employed by understanding that:

Sales of alcohol to underage or intoxicated individuals can lead to a business losing an alcohol licence. This would have a dramatic impact on the profitability of the business and could affect the livelihood of both staff and owners.

If you are caught selling alcohol to underage persons you may be subject to disciplinary action and dismissal.

By asking for proof of age you can prevent yourself from being prosecuted and keep your job.
Age Restricted Sales

Who is Responsible for Ensuring That Alcohol is not Sold to Underage Persons?

The Seller
- It is the seller’s responsibility to ensure that they do not sell alcohol or other age restricted products to underage persons.
- It is not a defence to say that you did not know the person was under 18.
- Challenge everyone who looks under 18, ask them for photographic ID.
- If they cannot provide ID then refuse the sale.

The Business or Company
- The employer can also be liable for the sale of alcohol by an employee.
- The business must show that they have taken all reasonable steps to avoid a member of staff selling alcohol.
- A Warning screen appears on the checkout till for all age restricted items. This assists staff by asking them to clarify that the person buying is over 18.

Repeat offending by managers and licensees – 3 strikes
Licences and managers certificates can be cancelled and the holder not able to reapply for five years if the manager or licensee has committed any of the following specified offences ‘holdings’ three times within three years:

☐ Sale or supply to minors
☐ Conducting irresponsible promotions
☐ Sale or supply to intoxicated persons
☐ Sale or supply outside licensed hours
Age Restricted Sales

CHALLENGE 25

It is not easy to judge the age of people, particularly when they are “dressed up” to go out. For this reason our STORE POLICY is to adopt CHALLENGE 25

This requires all sellers to ask anyone who looks under the age of 25 to provide photographic I.D

Point of sale information will be available in store to support staff with this initiative, including posters notifying customers that if they look under 25 they will be challenged for I.D.

Do I have to Sell?
Under contract law it is up to the seller if they want to sell goods to customers. A customer cannot demand that you sell any product to them.

How to refuse a sale.
It is not always easy to refuse a sale. Customers can be intimidating and have excuses:
• “It’s for my mother”
• “I have never been asked before”
• “I will bring my I.D next time”
• “I have always been served before today”

You must refuse if the person cannot provide I.D
• Always be polite but do not allow yourself to be intimidated.
• Explain that it is shop policy to ask for I.D
• Explain that you could lose your job if you sell.

Your Manager /Supervisor will always back you up.
Age Restricted Sales

Identification

If you are unsure of someone’s age and think that they look under 25 always ask for identification.

Acceptable forms of Identification:

• New Zealand Driving Licence
• Any passport
• HANZ 18+ Card

Always check the photo – it is surprising how many people use other persons I.D and gamble that the photo will not be looked at.

Only accept Photographic I.D

Remember No I.D. No Sale
Age Restricted Sales

Group Sales
Under the new Legislation it is illegal to sell alcohol/tobacco to a group of people if you believe that any member of that group is underage, and that person cannot provide any verifying I.D. This is known as the “Party Rule.” It is an offence to sell to a person who is buying liquor/tobacco for a minor (secondary supply).

Selling to an Intoxicated Person
It is also an offence to sell alcohol to an individual who you believe is intoxicated; if you believe that a person is intoxicated you must refuse the sale. This is not easy, but you need to look out for signs such as, slurred speech, poor balance or an obvious smell of alcohol. The Company fully supports your role in making the right decision to ensure that we are responsible and abiding with the Sale of Liquor & Tobacco Act.

Lotto sales
There is no age limit for playing Lotto, Big Wednesday or Keno. However, Instant Kiwi is restricted to people aged 18 or over. Remember, if you have any doubt about selling any restricted items, then DO NOT HESITATE to contact your Supervisor or Manager.
Show you know

Trainee's Name: ____________________

Congratulations, you're nearly finished! Your last task is to apply what you've learnt.

Complete the questions and demonstration on your right and then take your module to your coach to get it signed off.

1. Who are you **Not** permitted to supply alcohol, tobacco or Instant Kiwi to?
   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________

2. When must you ask a customer for identification?
   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________

3. What are the three forms of acceptable identification?
   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________
Show you know  Trainee's Name:

4. How should you respond to someone who cannot produce acceptable identification?

5. If there is an incident in store involving an alcohol and/or tobacco purchase, what should you do?

6. How can you tell if a group sale might be taking place?

Congratulations, you're nearly finished! Your last task is to apply what you've learnt.

Complete the questions and demonstration on your right and then take your module to your coach to get it signed off.
Show you know

Trainee's Name:

7. How do you decide whether a customer is under the influence of drugs or alcohol, and what signs would you look for to determine this?

________________________________________________________________________

________________________________________________________________________

8. If you do sell alcohol or tobacco to anyone under the age of 18 years of age, what are the possible outcomes to:

YOU: ______________________________________________________________

________________________________________________________________________

THE STORE: __________________________________________________________

________________________________________________________________________

Congratulations, you're nearly finished! Your last task is to apply what you've learnt. Complete the questions and demonstration on your right and then take your module to your coach to get it signed off.

Well done! Remember to get your coach to check and sign off this module.
Show you know  Trainee’s Name:

SIGN-OFF SHEET – AGE RESTRICTED ITEMS
Everyone learns differently, if you do not understand any of the policies or procedures outlined in this document then discuss this with your Trainer before signing.
I confirm that I have been trained and educated on the Company’s policies and procedures relating to the processing of the sale of Age Restricted items. I understand and acknowledge all the procedures that must be followed. I have also been made aware that any breach of this policy/procedure may result in Disciplinary Action, which in cases of serious misconduct may include termination of employment.
Employee’s Signature: ...................................................
Date: .....................
Employee’s Full Name: ..............................................
Employee’s Position: ..................................................

I confirm that the above mentioned information has been provided to and understood by the employee listed as part of their training in ........................................ Store.
Trainer’s Signature: ...................................................
Date: .....................
Trainer’s Full Name: ..............................................

You Do
Well done! Remember to get your coach to check and sign off this module.
Every application should be accompanied by the following:

| **A Certificate** from the Planning Unit stating that the proposed use of the premises meets the requirements of the Resource Management Act 1991 and of the Building Code | ✓ |
| Fees – to calculate fees please refer to http://www.waimakariri.govt.nz/services/liquor-licensing.aspx fees and charges | ✓ |
| **A Photograph** of the exterior of the premises, or Artists impression of the exterior of the proposed premises as they will look when they are finished, showing the principal entrance. | ✓ |
| A **map** of the area showing the location of the premises. | ✓ |
| **A scale plan** showing: 1. Those parts of the premises that are to be used for the Sale and Supply of alcohol 2. Those parts of the premises (if any) the applicant intends should be designated as restricted or supervised areas. 3. Each entrance that the applicant intends should be designated a principal entrance. | ✓ |
| Where the Applicant is not the **owner** of the premises: A **written** statement from the owner saying they have no objection to the granting of a Licence | ✓ |
| **If the applicant is incorporated**, a copy of the certificate of incorporation or documentary evidence of its incorporation | ✓ |
| A **Host Responsibility Policy** written by the Applicant | ✓ |
| Where the applicant is a **Club**, evidence that the Club held a charter under section 164 of the Sale of Liquor Act 1962 immediately before the 1st day of April 1990 or holds a club licence under the Sale of Liquor Act 1989 and is not a Sports Club. | N/A |
| Where the application relates to a **Hotel or Tavern** – a reference to the number of the On Licence held by the applicant in respect of the Hotel or Tavern. | N/A |
| Where the application relates to premises in which the principal business is the **manufacture or sale of liquor**, particulars of the principal business conducted on the premises and where that principal business is wine making the number of the licence held under the Wine Makers Act 1981. | N/A |
| Where the application relates to a **supermarket**, particulars of the floor area of the supermarket including any separate departments set aside for such foodstuffs as fresh meat, fresh fruit and vegetables, and delicatessen items. | N/A |
Where the application relates to a **grocery store**, particulars of the principal business of the store, including evidence and certified accounts showing the percentage of turnover that is derived from the sale of main order household foodstuffs.

- Please note the Sale and Supply of Alcohol Act 2012 **does not allow Service Stations** or premises in which the principal business is to sell petrol or automotive fuel, to sell alcohol.
- **Dairies** are also **not able to sell liquor**.
- Supermarkets, Grocers etc are only allowed to sell Wines and Beer. Refer Section 33.
- The Applicant has to advertise the application in a newspaper chosen by the Licensing Committee. (The Press or Northern Outlook). The public notice must be published twice, one week apart.
- The full pages of the advertisement are to be given to the Committee. We cannot accept advertisements cut from the newspaper.
- You are also required within 10 working days of lodging the application to display a Public Notice on the Premises in a conspicuous place. This notice must be displayed for the same period that the notices appear in the newspaper. A Declaration must be submitted to the Licensing Committee to prove your compliance with this requirement.
Information Memorandum
Mandeville Village

Ratau Holdings Limited (RHL) - Regional retail & commercial developers who focus on successful partnerships with councils, community and industry leaders in project delivery.
Mandeville area

Mandeville Village is located on Tram road, Mandeville – approximately 13 km west of Kaiapoi, 17km south of Rangiora and 25km from central Christchurch. Located close to the intersection with McHughs Road and with access also from Mandeville Road, it is approximately 9km (6 minutes drive) from the north/south motorway turn off. The area has experienced a large amount of development in recent years with large scale conversions from rural to rural-residential properties.

Mandeville Village is well located to the major towns of the region with good roading infrastructure to Christchurch (25.0 km), Rangiora (14.5 km), Kaiapoi (12.5 km) and Oxford (32.5 km). The new Western Bypass and Northern Arterial Motorways currently under construction will reduce travel times to the city and enhance gentrification to the region.

The Mandeville area has experienced significant growth over the last 5 years – the growing population in the retail catchment now exceeds 8,342 people and is forecasted to increase to well over 9,500 residents by 2031.

Competition:
Currently, there are no convenience retail stores or takeaway outlets available in this catchment, and the District Plan polices and development controls indicate this is the only site appropriate for this use in the catchment. It is a village designed for local convenience and all the goods and services sold in the village reflect convenience for the community.
Mandeville village

Mandeville Village in the Waimakariri district offers the retail sector an exciting opportunity to operate in a fast growing residential area, within a catchment of high income earners and protection against local retail competition outside the village. It is a village designed for local convenience.

Mandeville Village offers 1,700m2 of retail floor space with up to 85 car parks, great access, high exposure and amenity value, within a modern well-built facility and leafy village inspired design.

Tenant demand has been strong and is now 100% leased off the plans – a testament to business sentiment and demand.

Tenants include:

1. Supervalue Supermarket
2. Early childhood centre (75 child licence)
3. Indian restaurant / takeways
4. Fish & Chips takeaways
5. Hair & Beauty Salon
6. Red Elephant Thai restaurant
7. Macs Bar & Restaurant
8. NPD self-serve refuelling station

Attached as Appendix A is a retail modelling and business demographic report. This independent report details the demographic and catchment demand in Mandeville and has site specific retail sales modelling based on store type.
Statistics & economic data

Mandeville Village demographic report prepared by RCG was presented in the commissioners hearing as part of the plan change process for the village (PC33). The data was accepted by industry experts, the council, and the commissioner.

The catchment area has been defined by using a Primary Catchment Area (PCA) represented in dark blue below and a Secondary Catchment Area (SCA) shown in light blue. The primary catchment area is expected to draw patronage from up to 60% of the total PCA population and the SCA is expected to draw 40% patronage. Certain, more specialised store types could expect even greater market share.
Household incomes

The Mandeville and Swananno areas are considered well established affluent locations. Based on Census data, the average PCA/SCA household income is $97,650 which is 27% greater than the Christchurch and New Zealand average household incomes.

66% of the catchment lives in a household which earns more than $70,000 per annum.
Population & age

The Mandeville / Swannanoa areas are one of the fastest growing regions in the country. The catchment currently supports 8,342 people from 2,956 households with a growth projection of over 425 people per year.

This will be the only grouped retail offering available to the catchment as regulated by council green belt restrictions and District Plan controls.

Majority of the catchment are middle-aged families with strong surplus income.

30 years of age or more makes up more than 64% of the catchment's population.
Retail spend

The retail modelling and business demographic report highlights the likely spend of the key store types expected in the Village. The following table illustrates the gross retail spend (millions) by the catchment and the projected actual spend in Mandeville Village.

<table>
<thead>
<tr>
<th>Catchment Retail Spend (M)</th>
<th>2013</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mandeville Catchment Spend</td>
<td>$65.1</td>
<td>$74.5</td>
<td>$82.4</td>
<td>$90.9</td>
<td>$99.8</td>
</tr>
<tr>
<td>Mandeville Village Spend</td>
<td>$30.5</td>
<td>$35.1</td>
<td>$38.8</td>
<td>$42.8</td>
<td>$46.9</td>
</tr>
<tr>
<td>Annual Increase</td>
<td>$34.6</td>
<td>$39.4</td>
<td>$43.6</td>
<td>$48.1</td>
<td>$52.9</td>
</tr>
</tbody>
</table>

It is expected that the gross total spend in the combined PCA & SCA is currently $74.5m which will rise to $99.8m by 2031.

<table>
<thead>
<tr>
<th>Store Types &amp; Forecasted Spend ($M)</th>
<th>2013</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Retailing</td>
<td>14.32</td>
<td>16.57</td>
<td>18.31</td>
<td>20.18</td>
<td>22.15</td>
</tr>
<tr>
<td>Department Stores</td>
<td>2.43</td>
<td>2.78</td>
<td>3.11</td>
<td>3.39</td>
<td>3.76</td>
</tr>
<tr>
<td>Furniture, houseware, Textiles</td>
<td>1.12</td>
<td>1.32</td>
<td>1.46</td>
<td>1.60</td>
<td>1.74</td>
</tr>
<tr>
<td>Hardware, building/garden supplies</td>
<td>2.39</td>
<td>2.68</td>
<td>2.96</td>
<td>3.29</td>
<td>3.62</td>
</tr>
<tr>
<td>Recreational goods</td>
<td>1.03</td>
<td>1.18</td>
<td>1.27</td>
<td>1.41</td>
<td>1.55</td>
</tr>
<tr>
<td>Clothing, footwear and accessories</td>
<td>1.82</td>
<td>2.07</td>
<td>2.31</td>
<td>2.54</td>
<td>2.77</td>
</tr>
<tr>
<td>Electrical and electronic goods</td>
<td>1.40</td>
<td>1.60</td>
<td>1.79</td>
<td>1.98</td>
<td>2.16</td>
</tr>
<tr>
<td>Pharmaceutical and other stores</td>
<td>2.06</td>
<td>2.35</td>
<td>2.59</td>
<td>2.87</td>
<td>3.15</td>
</tr>
<tr>
<td>Food and beverages services</td>
<td>3.88</td>
<td>4.52</td>
<td>4.99</td>
<td>5.50</td>
<td>6.02</td>
</tr>
<tr>
<td>Mandeville Catchment Spend</td>
<td>30.46</td>
<td>35.07</td>
<td>38.78</td>
<td>42.76</td>
<td>46.94</td>
</tr>
<tr>
<td>Annual Spend Growth</td>
<td>0.0%</td>
<td>15.1%</td>
<td>10.8%</td>
<td>10.3%</td>
<td>9.8%</td>
</tr>
</tbody>
</table>

The table to the right shows the expected spend at Mandeville Village.

It’s forecasted that Mandeville Village will capture a spend of $46.94m by 2031 and that passing traffic (over 5,000/day) from outside the catchment will further contribute to improved trade.
Retail floor area demand

The sustainable effective retail floor area for Mandeville is 2,726 m². This is forecasted to grow to 3,625 m² by 2031 which is a 27% increase. The retail area for Mandeville Village is capped at 1,700 m² which means as the demand for retail space increases the concentration of custom per square meter will also increase. This compound effect, coupled with council’s strict controls around competing commercial developments results in a very compelling and sustained retail offering.

<table>
<thead>
<tr>
<th>Retail Area Demand (m²)</th>
<th>2013</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>LFR Food Retailing</td>
<td>821</td>
<td>945</td>
<td>1,044</td>
<td>1,151</td>
<td>1,266</td>
</tr>
<tr>
<td>Other Food retailing</td>
<td>410</td>
<td>473</td>
<td>522</td>
<td>576</td>
<td>633</td>
</tr>
<tr>
<td>Hardware, building/garden supplies</td>
<td>170</td>
<td>191</td>
<td>212</td>
<td>234</td>
<td>258</td>
</tr>
<tr>
<td>Recreational goods</td>
<td>111</td>
<td>128</td>
<td>141</td>
<td>156</td>
<td>171</td>
</tr>
<tr>
<td>Pharmaceutical and other stores</td>
<td>376</td>
<td>425</td>
<td>470</td>
<td>519</td>
<td>572</td>
</tr>
<tr>
<td>Food and beverages services</td>
<td>488</td>
<td>563</td>
<td>622</td>
<td>685</td>
<td>753</td>
</tr>
<tr>
<td><strong>Catchment Supported Floor Area</strong></td>
<td>2,375</td>
<td>2,726</td>
<td>3,012</td>
<td>3,321</td>
<td>3,652</td>
</tr>
<tr>
<td><strong>Change</strong></td>
<td>0.0%</td>
<td>14.8%</td>
<td>10.5%</td>
<td>10.3%</td>
<td>10.0%</td>
</tr>
</tbody>
</table>

Assumes 60% of PCA & 40% of SCA

Traffic:
Mandeville is a growing village centered around the intersection of several key roads, including Tram Rd which receives at least 5,000 vehicles per day past the Village. The Western Bypass and Northern Arterial Motorways currently under construction will reduce travel times to the city and enhance gentrification to the region.

Retailers at Mandeville Village will be well placed to capitalise on local and passing trade. A well-considered traffic plan has ensured commuter convenience is maximised and our tenants gain the best opportunity to attract customers. There are also plans to provide a right turning access to the site – this is supported by Council.
Design

Mandeville Village is located in a semi-rural area with the closest competing retail offering 12km away in Kaiapoi. The Village will play a central role in the development of the region and will be a local focal point for the Mandeville, Swananoa, Ohoka and West Eyreton communities, as a key destination and meeting place.

The preliminary design is single storey with gable roofs indicative of Scandinavian architecture which is sympathetic to the surrounding rural environment. There is generous landscaping to soften the built form and provide pleasant surrounds for both retailers and customers.

The buildings have been orientated to provide a perfect blend of courtyard appeal between the buildings, sheltered to the wind but still capitalising on sun and street exposure.
The adjoining reserve area is currently undeveloped, covered in a mix of large exotic tree species and grass but will provide an important physical link for pedestrians and cyclists coming from the McHughs Road and from across Tram Road. It is our intention to create a public open space on the reserve area with the removal or trimming of existing trees to create a more open feel.

The buildings will be developed to open out on to the reserve, with windows and doors overlooking the space.
Timeline

It's expected that the tenants will be able to start fit-out by May/Jun 2017.
Opportunity summary

- **Demographics**
  - Average catchment household income of $101,900 which is 33% greater than the Christchurch and New Zealand average.
  - Catchment currently has 8,342 people living in 2,956 households with a growth projection to have over 8,500 people by 2031.
  - The expected Mandeville Village spend of $34.0m rising to $39.32m by 2031 with an annual spend increase of 2.52%.
  - The effective catchment area retail demand is 2,641m2 but the proposed retail area is only 1,700 m2 – meaning demand will outstrip supply and first in first serve retailers will benefit.
  - Forecasted catchment retail demand to grow to 3,073 m2 by 2031.
  - On average more than 5,000 vehicles pass the site on Tram Road each day, plus major highway upgrades underway better connecting Mandeville to Christchurch city.

- **Design & Location**
  - Close proximity to complementary services such as the Mandeville Sports Ground and Swannanoa School.
  - High amenity value, including landscaping, setbacks, pedestrian access and cycle routes.
  - Great access option and a well-controlled traffic environment including Tram Rd deceleration lane and a separate truck delivery access.
  - Plenty of parking with dedicated staff parking.
  - Community village courtyard feel between two buildings.
  - Sheltered to the wind and good exposure to natural light.
  - Adjacent reserve area – which is likely to be redeveloped or enhanced.

- **Tenants**
  - 100% of available space leased off the plans!
  - Opportunity to capture huge local market share, passing trade and to become a destination.
  - Nil competition within a 13km radius.
  - Local convenience goods & services.

- **Developer**
  - Experienced developer with strong planning, design and construction partners.
  - Local developer with vested community interest in success.
Disclaimer

The sole purpose of this memorandum is to assist the recipient in deciding whether it wishes to proceed with a further investigation on a tenancy within the development and it is not intended to form the basis of any investment decision or any decision to become a tenant. This memorandum does not constitute an offer or invitation to a tenancy for the property.

The information in this memorandum has been provided by the proposed Developer and Property Investor and has not been verified by an independent advisor which is seen as necessary. No representation or warranty, express or implied, is or will be made in or in relation to, and no responsibility or liability is or will be accepted by the Developer and Property Investor, Partners Limited or by any of their respective officers, servants or agents as to or in relation to the accuracy or completeness of, this memorandum or any interested party or its advisors and any liability for those matters is hereby expressly disclaimed. Only those particular representations and warranties which may be made in the tenancy agreement (which will not contain any representations or warranties as to this memorandum) when and if it is finally executed, and subject to such limitations and restrictions as may be agreed, shall have any legal effect.
Appendices
Appendix A

Mandeville Retail Report
1 Mandeville

Mandeville is a growing rural community in the Waimakariri District, 13 km west of Kaiapoi, 16 km northwest of Rangiora and 25 km from the Christchurch CBD by road.

The main road through Mandeville is Tram Rd, which carries at least 5,000 vehicles per day and leads to Kaiapoi and Christchurch. A number of other roads intersect at Mandeville, including Mandeville Rd, Bradleys Rd, Wards Rd and McHughs Rd.

The aerial photo below shows the Mandeville road network, along with the proposed development ("Mandeville Village"), and current subdivisions highlighted in orange:

![Mandeville Aerial View]

The Mandeville Village development will be in the centre of Mandeville, with exposure to Tram Rd and Mandeville Rd, and only a council reserve separating it from the main intersection. We discuss the Millfield, Mandeville Park and Braeburn Estates subdivisions later in this report.

The Mandeville Sports Club is located on Mandeville Rd, around 500 metres down the road from the development site. It is a busy destination for people from around the district, making it a good "contributor" for retail in Mandeville. The sports club has facilities for a...
range of sports, including lawn bowls, archery, tennis/netball, equestrian and squash. The club plans to expand these facilities further in the future.

The only retail in the Mandeville catchment is a Gasoline Alley petrol station in the small village of Ohoka. Although it historically had an important role in the area, Ohoka is now much smaller than Mandeville, with just 200 people in the settlement itself. We expect that many of these Ohoka residents, and people living in the nearby area, will shop in Mandeville from time to time.
2 Mandeville's Catchment

The "catchments" for a shopping centre are the areas that most customers are likely to come from. Key factors include the size of the local population, the likely amount of retail, road connections, locations of competing centres and so on.

The map below shows Mandeville's "primary catchment" (PCA) in orange, and its "secondary catchment" (SCA) in yellow. It also identifies the locations of nearby settlements:

**Mandeville Primary and Secondary Catchments**

Source: RCG

Mandeville is the largest settlement in this catchment, and by far the most promising location for retail. It is centrally located for the local population, and will have an attractive retail offer which will draw shoppers from throughout the catchments – as both a destination, as well as passing trade to the rural areas. As noted above, the only other retail in the catchment is the Ohoka petrol station.

It is also important to note the Waimakariri District Plan does not contemplate any further retail or commercial development within the Mandeville catchment and has clear policy and development controls reflecting this. Therefore future competition within the area is highly unlikely.

Shoppers from Rangiora, Kaiapoi or Oxford may also visit Mandeville occasionally, but they do not form part of the catchment of regular shoppers.
3 A Growing Customer Base

Population and Household Growth

We estimate the 2015 population of Mandeville’s catchments as 6,285 people, with 2,637 in the PCA and 3,648 in the SCA. This estimate is based on the 2013 census, updated for new subdivisions, building consents and other information.

The 2013 census was the most recent count of how many households and people are based in Mandeville’s catchments. However, this will not account for the Millfield (127 sections) and Mandeville Park (48 sections) subdivisions which have sprung up more recently, and are now almost fully occupied.

Braeburn Estate is another subdivision in Mandeville, which is likely to have 89 sections. Tides have not been issued yet, and home building will not be able to get underway until that happens.

Overall, Mandeville is a rapidly-growing area, and this is not fully picked up in the 2013 census. Much of the increase will come from Mandeville itself, but growth is also likely in the wider catchments. This growth will mean more demand for retail.

RCG’s household projections, based on building consents, subdivision progress, historical trends and our own experience, are shown below:

Household Projections for Mandeville’s Catchments

Source: RCG
Given that shops in Mandeville are likely to open in 2016 at the earliest, this is the most appropriate year to look at (as well as short-term growth in the years following). We expect a significant jump in household numbers from 2013 to 2016, driven by construction in Millfield and Mandeville Park and the high demand for new homes since the 2011 earthquakes.

The table below shows our population and household projections for each catchment:

**Population and Household Projections for Mandeville's Catchments**

<table>
<thead>
<tr>
<th>Year</th>
<th>2013</th>
<th>2015</th>
<th>2021</th>
<th>2025</th>
<th>2031</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PCA</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Population</td>
<td>2,637</td>
<td>3,158</td>
<td>3,382</td>
<td>3,605</td>
<td>3,829</td>
</tr>
<tr>
<td>Households</td>
<td>885</td>
<td>1,060</td>
<td>1,135</td>
<td>1,210</td>
<td>1,285</td>
</tr>
<tr>
<td><strong>SCA</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Population</td>
<td>3,648</td>
<td>4,090</td>
<td>4,310</td>
<td>4,531</td>
<td>4,752</td>
</tr>
<tr>
<td>Households</td>
<td>1,239</td>
<td>1,389</td>
<td>1,464</td>
<td>1,539</td>
<td>1,614</td>
</tr>
<tr>
<td><strong>Combined Catchments</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Population</td>
<td>6,285</td>
<td>7,248</td>
<td>7,692</td>
<td>8,137</td>
<td>8,581</td>
</tr>
<tr>
<td>Households</td>
<td>2,124</td>
<td>2,449</td>
<td>2,599</td>
<td>2,749</td>
<td>2,899</td>
</tr>
</tbody>
</table>

*Source: RCG*
4 An Affluent Catchment

Mandeville’s catchments have extremely positive demographics, including high incomes and large households. This is likely to result in high demand for retail. The figures below are all from the 2013 census.

Incomes and Socio-Economic Statistics
A range of statistics show that Mandeville is a very affluent catchment, with a high socio-economic character:

- 43% of PCA households and 37% of SCA households earn some income from investments, vs a national average of 29%;
- 43% of PCA households and 45% of SCA households earn some income from self-employment or business ownership, vs a national average of 24%;
- 88% of PCA households and 87% of SCA households own the home they live in, vs a national average of 65%.

Looking at overall incomes:

- The average household income is $105,000 in the PCA and $98,800 in the SCA. This is well above the New Zealand average of $76,900, or the Christchurch average of $76,500.
- 49% of PCA households and 42% of SCA households are in the top bracket for household income ($100,000+), compared to 28% across the country.
- 38% of PCA residents and 36% of SCA residents are in the top bracket for personal income ($50,000+), compared to 27% across the country.

The fraction of catchment households in each income bracket is shown in the chart overleaf:
**Age Groups**

As shown in the chart below, the Mandeville area is popular with families with school-age children, and "empty nesters" to a lesser extent.
Both the PCA and the SCA have a higher proportion of people in the 40-64 age brackets, and the 5-14 age brackets, than the national average. There is a lower proportion of people aged 20-39 and in the "retirement" age groups of 65+.

**Household Size and Structure**
- The average household size is 3.0 people, vs. the national average of 2.7 or the Christchurch average of 2.6.
- This means a larger local population base for the same number of households, and more families with children.

**Ethnicity**
Mandeville is overwhelmingly European from an ethnicity perspective, with 94% of people identifying as European (compared to 74% for New Zealand).

**A Well-Connected Catchment**
- 85% of PCA households and 84% of SCA households have two or more motor vehicles, vs a national average of 54%;
- 91% of PCA households and 90% of SCA households have Internet access, vs a national average of 77%.
5 A Growing Retail Market

We have used our RCG Retail Sales Model to estimate how much households in the catchments will spend on retail. All dollar values are "real", i.e. they are shown in today's dollars rather than inflated dollars, and they exclude GST.

Expected Retail Spending, for Mandeville's Catchments (in $000 000)

Source: RCG. Note: figures are in "constant 2013 dollars" and exclude GST

We estimate that households in Mandeville's catchments spent $56.0 million on retail in 2013, and this will grow further in the next few years – to $66.1 million in 2016 (up $10.1 million) and to $73.7 million in 2021 (up $17.7 million).

Note that our modelling does not consider shoppers who live outside the catchments – such as those who live in Rangiora, Kaiapoi and Oxford – who may shop at Mandeville occasionally.

The spending is split across various store types, including Food Retailing, Recreational Goods (bookstores, sporting goods etc), and Food & Beverage Services. The splits are based on typical household spending patterns. The model does not cover service-oriented businesses such as real estate agents, hairdressers and so on, but of course these are also common in retail centres.

The table overleaf shows the figures by store type:
Expected Retail Spending for Mandeville’s Catchments (in $000 000)

<table>
<thead>
<tr>
<th>Retail Type</th>
<th>2013</th>
<th>2015</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Retailing</td>
<td>$27.0</td>
<td>$32.0</td>
<td>$35.7</td>
<td>$39.6</td>
<td>$42.9</td>
</tr>
<tr>
<td>Department stores</td>
<td>$4.5</td>
<td>$5.4</td>
<td>$6.0</td>
<td>$6.6</td>
<td>$7.4</td>
</tr>
<tr>
<td>Furniture, houseware, textiles</td>
<td>$2.0</td>
<td>$2.4</td>
<td>$2.7</td>
<td>$3.0</td>
<td>$3.3</td>
</tr>
<tr>
<td>Hardware, building/garden supplies</td>
<td>$3.9</td>
<td>$4.5</td>
<td>$5.1</td>
<td>$5.6</td>
<td>$5.2</td>
</tr>
<tr>
<td>Recreational goods</td>
<td>$1.9</td>
<td>$2.3</td>
<td>$2.5</td>
<td>$2.8</td>
<td>$3.1</td>
</tr>
<tr>
<td>Clothing, footwear and accessories</td>
<td>$3.3</td>
<td>$3.8</td>
<td>$4.3</td>
<td>$4.8</td>
<td>$5.3</td>
</tr>
<tr>
<td>Electrical and electronic goods</td>
<td>$2.5</td>
<td>$2.9</td>
<td>$3.2</td>
<td>$3.6</td>
<td>$4.0</td>
</tr>
<tr>
<td>Pharmaceutical and other stores</td>
<td>$3.5</td>
<td>$4.1</td>
<td>$4.6</td>
<td>$5.1</td>
<td>$5.6</td>
</tr>
<tr>
<td>Food and beverage services</td>
<td>$7.4</td>
<td>$8.8</td>
<td>$9.8</td>
<td>$10.9</td>
<td>$12.0</td>
</tr>
<tr>
<td>Total</td>
<td>$56.0</td>
<td>$66.1</td>
<td>$75.7</td>
<td>$81.9</td>
<td>$90.7</td>
</tr>
</tbody>
</table>

Source: RCG. Note: figures are in “constant 2013 dollars” and exclude GST

Some of this spending is likely to go to large format retail (LFR) stores like The Warehouse, Rebel Sport, etc, which will not be part of Mandeville Village. Some of it will go to “furniture, houseware, textiles” stores or “electrical and electronic goods” stores which are not likely to be part of the village either.

In the table below, we look at “floor space demand” from the catchment, excluding most LFR stores, and store types which are not likely to be a big part of the village:

Floor Space Demand, for Mandeville’s Catchments (in m²)

<table>
<thead>
<tr>
<th>Store Type</th>
<th>2013</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>LFR Food Retailing</td>
<td>1,541</td>
<td>1,827</td>
<td>2,008</td>
<td>2,265</td>
<td>2,510</td>
</tr>
<tr>
<td>Other Food Retailing</td>
<td>770</td>
<td>973</td>
<td>1,019</td>
<td>1,132</td>
<td>1,255</td>
</tr>
<tr>
<td>Hardware, building and garden supplies</td>
<td>280</td>
<td>324</td>
<td>361</td>
<td>401</td>
<td>443</td>
</tr>
<tr>
<td>Recreational goods</td>
<td>207</td>
<td>246</td>
<td>274</td>
<td>305</td>
<td>338</td>
</tr>
<tr>
<td>Pharmaceutical and other stores</td>
<td>640</td>
<td>746</td>
<td>830</td>
<td>921</td>
<td>1,020</td>
</tr>
<tr>
<td>Food and beverage services</td>
<td>923</td>
<td>1,056</td>
<td>1,222</td>
<td>1,359</td>
<td>1,506</td>
</tr>
<tr>
<td>Combined Catchments Total</td>
<td>4,362</td>
<td>5,152</td>
<td>5,744</td>
<td>6,383</td>
<td>7,072</td>
</tr>
</tbody>
</table>

Source: RCG

This table is based on typical “sales per square metre” ratios achieved by retailers, and on the typical split between LFR and small format retail for each store type.

In 2016, the Mandeville catchment can support 5,152 m² of floor space, all of which is small format except for LFR Food Retailing. This excludes all other LFR demand, and small format demand for stores such as “clothing, footwear and personal accessories” – which is not to say that these kinds of stores could not set up at Mandeville.

Mandeville households are likely to do much of their shopping in Christchurch, Rangiora or Kaiapoi – especially if they work in those areas – but the opportunity exists to capture some of these sales and demand.

LFR Food Retailing is an important anchor, and the floor space demand figures are based on sales of $14,000/m². These sales levels are typical for supermarkets, but smaller stores like
Four Square or SuperValue (or independent stores) tend to have lower turnover, so the demand may be undersiated.

Possible Store Types
Given its excellent location and the high-income catchment, Mandeville will be an attractive location for food and convenience retailing, and possible store types could include:

- Food retailing – grocery, delicatessen, bakery, butcher, specialist food
- Food & beverage – cafes, restaurants, takeaways
- Gymnasium
- Childcare
- Pharmacy
- Hairdressing
- Hardware, rural and garden supplies
- Recreational goods – riding supplies, etc
- Video rental stores
- Post Shop
- Real estate agents
- Travel agents
6 Case Studies

We have identified several other villages/towns which are of a similar size as Mandeville, and which make good case studies to help identify how much retail can be supported.

**Pegasus**

Pegasus is a rapidly growing new town, east of Rangiora and close to Woodend. The first residents moved there in late 2008. There are now more than 2,000 people living in Pegasus, and when it is complete by around 2019 it will have a population of 4,500 people.

To provide a focal point for the town and an “anchor” project to stimulate residential developments, the Pegasus developers established a small commercial precinct, which opened in late 2009 when there was only a small number of residents. This included the Pegasus General Store, designed by RCG, and a café, for a total of around 950 m² of retail floor space. We understand that the store and café trade well.

More recently, a medical centre, pharmacy and physiotherapist have all opened, and other retailers are on the way. The town will eventually have around 4,000 m² of retail.

**Tai Tapu**

Tai Tapu is a small town of 600 people, 6 kilometres east of Lincoln. State Highway 75 carries 4,000 vehicles per day through the town, similar to Tram Rd. However, Tai Tapu’s catchment is much smaller than Mandeville’s, and probably less than 2,500 people.

Even so, Tai Tapu has a popular café/grocery store called The Store, which covers around 400 m². Just south of this, it also has a Challenge petrol station and garage, which would have several hundred square metres of floor space including the garage and convenience store space.

**Waimauku**

Waimauku is a small town in outer west Auckland, with a population of around 1,000 people. The busy State Highway 16 runs through it, carrying around 14,000 vehicles per day.

Waimauku is 5 kilometres from Kumeu, the main retail centre for the area. Kumeu has a rapidly growing population of 5,000 people, serves a larger rural catchment, and has a wide range of shops and services.

The Waimauku Village Shopping Centre was opened in early 2008. It includes a 1,000 m² Fresh Choice supermarket, along with more than 2,000 m² of small shops. In addition to these shops, Waimauku has some older stores including a Caltex petrol station, doctor’s clinic and pharmacy, and a convenience store.
The shopping centre was built in anticipation of a major subdivision with 1,400 homes, which was ultimately rejected by the High Court. As such, Waimauku is likely to remain a small village, and it is arguably oversupplied with retail. However, most shops are now leased.

**Conclusion**

These villages/towns all manage to sustain a level of retail activity, despite being close to major towns and cities (where most of the residents would work). We believe that the opportunity at Mandeville is better than that at Tai Tapu and Waimauku, with a larger, faster growing and more affluent catchment. Mandeville is well positioned to attract retailers and sales from this area.
7 Summary

Mandeville is a growing village around the intersection of several key roads, including Tram Rd with at least 5,000 vehicles per day. Retailers at Mandeville Village will be well placed to pick up on local shoppers and passing traffic.

Mandeville’s catchment includes a large rural area, with Mandeville the largest settlement in the area. The 2016 population of Mandeville’s catchments is 6,285 people, with 2,637 in the PCA and 3,648 in the SCA. This population will continue to grow.

Mandeville’s catchments have extremely positive demographics, including high incomes and large households. This is likely to result in high demand for retail. The figures below are all from the 2013 census.

The demographics are very positive, with high incomes and socio-economic character. The average household size is three people, with a large number of families with school-age children.

Households in the catchments will spend millions of dollars on retail each year:

- $56.0 million in 2013;
- $66.1 million in 2016;
- $73.7 million in 2021.

This level of spending will support thousands of square metres of retail floor space. Retailers at Mandeville Village will have the opportunity to capture some of these sales and demand.

We have looked at various “case studies” of smaller villages close to larger towns, which all provide their own retail offering. Mandeville is an attractive opportunity for retailers to do the same.
IN THE MATTER of the Sale and Supply of Alcohol Act 2012

AND

IN THE MATTER of an application by MANDEVILLE SUPERVALUE LIMITED for a new OFF Licence pursuant to sections 105,33,112 and 113 of the Sale and Supply of Alcohol Act 2012

LICENSING INSPECTOR'S REPORT PURSUANT TO SECTION 103 OF THE SALE AND SUPPLY OF ALCOHOL ACT 2012

Inspector: Raj Deo Date: 13 February 2018
Application Type: New OFF Licence
Date of application: 3 November 2017
Applicant: Mandeville Supervalue Limited
Premise Address: Unit 1 468 Mandeville Road Mandeville
Trading Name: Mandeville Supervalue Limited
Principal Purpose: Grocery Store
Licence Numbers: DLA Reference : LL1271

The Application

[1] Mandeville Supervalue Limited has applied for a new OFF licence pursuant to Section 99 of the Act to operate a new supermarket known as Mandeville Supervalue Limited situated at Unit 1 468 Mandeville Road, Mandeville as shown in site plan attached marked as appendix 1.

Introduction

[2] The District Plan was made operative on the 1st November 2005. The Plan identifies the site as Business 4 Zone. The Business 4 Zone provides for local community business within the Mandeville North settlement. The characteristics of the Business 4 Zone for Mandeville include "fulfils a local community convenience function, and ensures a scale and form of development that is appropriate to serve the Mandeville North settlement", a supermarket fits within these characteristics.

[3] In terms of the Resource Management Act 1991, resource consent RC165330 was granted on 21 December 2016 to establish a retail centre, including a restaurant, pre-school and service station which imposed conditions relating to noise, landscaping, car parking and signage.
[4] Then, resource consent RC175202 was granted on 25 August 2017 for a recession plane breach due to the construction of a canopy. In addition, variation consent RC175203 was issued to vary conditions in the original resource consent RC165330 to change the building design, a new security gate for the supermarket, additional signage, changes to landscaping design, car parking layout and access.

[5] A further variation consent RC175248 was granted to provide for a larger fuel facility and rearrange the nearby car parking. Overall this application for an Off-Licence to accommodate a supermarket, will not affect the above resource consents.

[6] Under the Building Act 2004, building consent BC170443 was issued on 11 July 2017 for two new single storey commercial buildings base build only. Then building consent BC171477 was issued on 16 November 2017 for the commercial fit out for a supermarket, this proposal is currently being built and no code of compliance certificate has been issued for the building or the fit out at this stage.

[7] In my opinion, the site, building and activity subject to the issue of an OFF licence as described in the application by Mandeville Supervalu Limited, would meet the requirements of the Resource Management Act 1991 and the Building Act 2004, once Code of Compliance or Public Use certificate has been issued. Also in my opinion, the application does not demonstrate that it is in conflict with the object of the Act.

**Suitability of the Applicant**

[8] Mandeville Supervalu Limited was incorporated under the Companies Act on 3 February 2017. Kelly Marie Hames and Bevan Denis Hames are the directors and shareholders of the company.

[9] I met with Kelly and Bevan Hames on 29 January 2018 at the Council office and discussed the application for the new OFF licence for the supermarket and the requirements for the management of licensed premises.

[10] The applicant has provided a host responsibility policy which demonstrates that suitable measures will be undertaken with regard to the responsible sale and supply of alcohol and that harm will be minimised. The company will employ four certified managers and support staff to operate their business.

**Licensing hours**

The applicant is seeking approval for the following licensed hours.

Monday to Sunday: 7.00 am to 8.00 pm.

**Systems, staff and training**

[11] The company has confirmed by email dated 12 February 2017 the employment of the following staff with managers certificate who have completed serve wise course as well;

1. Gabriela Oliva - certificate number 57/CERT/1270/2014
2. Louise Thomas - certificate number CERT/196/2014- 1783364
3. Stephanie Scott - certificate number 058/CERT/00132/2016 – LL4243
4. Sharon Thomas - certificate number 60/cert/1096/2016

Kelly and Bevan Hames will also apply for their managers certificates. Recommended that all staff employed to complete the Serve Wise course.
[12] The company has ensured that all staff working in their premises will be trained by Progressive Enterprises Limited on the requirements of the Act to demonstrate that they have a good understanding of their roles and responsibilities.

The design and layout of the premises

[13] The layout of the building which is four hundred and three square metres is open plan with good lighting which will enable staff to monitor the premises.

[14] The applicant proposes to install six security cameras inside and four outside the premises. Installation of CCTV in OFF licensed premises is encouraged as part of overall crime prevention strategy.

[15] The company will install outdoor flood lights as part of their development plan to keep the location safe from undesirable activities. The Mandeville Village development has had a CPTED assessment done and all the recommendations have been implemented.

[16] Good quality lighting will help discourage loitering thereby reducing congregation of people who may engage in conflict, disorderly behaviour and criminal offending. Security is not considered to be a problem with regard to the premises.

[17] The applicant intends to display wine and beer in the designated alcohol area which is adjacent to the office of the premises as identified in the floor plan received on 3 November 2017. This complies with the single sales area for the display and promotion of alcohol for the grocery style licence as required by Section 112 and 113 of the Act.

Sale of goods or services other than alcohol and food

[18] The applicant intends to sell full household grocery items other than alcohol, low alcohol or non-alcoholic drinks.

Amenity and good order

[19] Section 105 (1) (h) and (i) requires first the consideration of whether the amenity and good order of the locality in which the applicant’s premises is situated would be negatively affected by more than a minor amount by noise, vandalism and nuisance from that premises, should the licence be issued and the business then allowed to operate and sell alcohol.

[20] Secondly there is consideration of whether any noise, vandalism and nuisance from existing licensed premises had already eroded the amenity and good order to an extent where the issue of a further licence would have little cumulative effect, but it was never the less desirable not to issue any further licences in the area. Section 106 further provides for considering effects of issue of a licence on amenity and good order of locality.

[21] When considering the application I have taken into account the amenity including noise and the amenity effects associated with increased levels of activity, anti-social behaviour and vehicle movements.

[22] It is my opinion that the approval of the application is unlikely to have any adverse effects to the amenity and good order values of this location being in the business area of Mandeville development.
Reports by Police or Medical Officer of Health - Section 103

The New Zealand Police and Medical Officer of Health have no objection to the application being granted.

Public Notification

[23] The appropriate public notice with regard to this application for the licence was made. Public notices were placed in The Northern Outlook on 10 and 15 November 2017.

A site notice was displayed at the premises from 10 to 30 November 2017. The objection period closed on 1 December 2017.

[24] Public notification of the application attracted one individual letter of opposition from a local resident situated at 460 Mandeville Road.

[25] The objector has raised concerns in relation to the public notice, Local Alcohol Policy, the location, amenity and good order, object of the Act, days and hours, suitability of the applicant and appropriate trained staff.

[26] In my view the objection meets the test for the grounds for objections as set out in section 102 and 105 of the Act which is quoted below. Refer to attached map marked appendix 2 showing the residential objector situated at 460 Mandeville Road.

102 Objections to applications

[27] (1) A person may object to the grant of a licence only if he or she has a greater interest in the application for it than the public generally.
(2) An objection must be in writing and filed with the licensing committee within 15 working days after the first publication of the public notice of the making of the application.
(3) No objection may be made in relation to a matter other than a matter specified in section 105.
(4) An objection may be made only in relation to the suitability of the applicant if—
(a) the application relates to any premises for which a licence is in force; and
(b) the applicant seeks conditions the same as applying to that licence.
(5) The secretary of the licensing committee concerned must give a copy of every objection to the applicant.

Resource Management and Building Certificate


The District Plan and Building Act

[29] As discussed in paragraphs 2 to 7, in my opinion, the site, building and activity subject to the issue of an OFF licence as described in the application by Mandeville Supervalue Limited, would meet the requirements of the Resource Management Act 1991 and the Building Act 2004, once Code of Compliance or Public Use certificate has been issued.
Local Alcohol Policy

[30] The *Sale and Supply of Alcohol Act 2012* enables the Council to develop a Local Alcohol Policy (LAP) to further control the location of licensed premises, the number of licensed premises in the District or any part of the District, the maximum trading hours, impose discretionary conditions on the issue of licences and impose one-way door restrictions. The District Licensing Committee (DLC) and Alcohol Regulatory and Licensing Authority (ARLA) are required to consider the LAP when making licensing decisions.

[31] This Local Alcohol Policy contributes towards control of the adverse effects created by the misuse of alcohol. It reflects the local community’s wishes regarding the sale and supply of alcohol providing local solutions to local problems.

[32] This policy has the objective of being consistent with the Community Development Strategy and the Community Action Plan on Alcohol prepared for the District as well as the objectives of the *Sale and Supply of Alcohol Act 2012* which is provided for in Section 4 of the Act as:

- the sale, supply and consumption of alcohol should be undertaken safely and responsibly; and
- the harm caused by the excessive or inappropriate consumption of alcohol should be minimised

[33] This policy was adopted by Council on 3 February 2015 and came into force on 16 February 2015. The proposed supermarket is located within Business 4 Zone, this proposal meets the requirements of clause 4.2.2 of the Local Alcohol Policy.

Licensed Premises Close to Mandeville Village

[34] Mandeville Sports Club is the only licensed premises close to that location which is located at 431 Mandeville Road and is 986 metres away from the new business development. The Club was granted a new Club licence number C/058/CL5 on 7 September 1990 by the Liquor Licensing Authority and has been operating the licensed premises since December 1990.

[35] The Mandeville Sports Centre has been established at 431 Mandeville Road for approximately fifty years. It is home to approximately fifteen sports clubs and has an existing restaurant and bar onsite, which is used as a function centre to accommodate events and caters for major sporting activities such as the annual Canterbury Rodeo show.

[36] Resource Consent RC165124 was granted on 27 June 2016 to operate a restaurant, bar and café to the public, which included provisions for hours of operation and maximum functions per year.

[37] The Club has formed a new company known as MSC 2017 Limited and applied for new ON licence to cater for non-members on 3 July 2017 and the new ON licence number 058/ON/00025/2017 was granted by the DLC on 4 October 2017.

Sensitive Sites

1. Swannanoa Primary School is the school located at 1305 Tram Road and is 3.3 kilometres away.
2. The Swannanoa Domain is the public reserve located at 1310 Tram Road opposite the primary school.
3. There is a reserve at 975 Tram Road which is next to the business development. This reserve has not been developed and until recently was full of gorse and weeds.
4. The Early Learning Child Centre is being established in unit two of the first building which includes the supermarket of the business development.
5. An application has been received for a new ON Licence for a restaurant known as the Platform which will be established in unit seven within the second building.
6. Another application has been received for a new ON Licence for a restaurant known as Thaiger Mountain Ltd which will be established in unit six within the second building.
7. The second building has proposals for a hair and beauty salon, a fish and chips takeaway and an Indian takeaway food business.

105 Criteria for issue of licences

[38] (1) In deciding whether to issue a licence, the licensing authority or the licensing committee concerned must have regard to the following matters:

(a) the object of this Act
(b) the suitability of the applicant:
(c) any relevant local alcohol policy:
(d) the days on which and the hours during which the applicant proposes to sell alcohol:
(e) the design and layout of any proposed premises:
(f) whether the applicant is engaged in, or proposes on the premises to engage in, the sale of goods other than alcohol, low-alcohol refreshments, non-alcoholic refreshments, and food, and if so, which goods:
(g) whether the applicant is engaged in, or proposes on the premises to engage in, the provision of services other than those directly related to the sale of alcohol, low-alcohol refreshments, non-alcoholic refreshments, and food, and if so, which services:
(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:
(i) whether (in its opinion) the amenity and good order of the locality are already so badly affected by the effects of the issue of existing licences that—
(ii) they would be unlikely to be reduced further (or would be likely to be reduced further to only a minor extent) by the effects of the issue of the licence; but
(j) it is nevertheless desirable not to issue any further licences:
(k) Any matters dealt with in any report from the Police, an inspector, or a Medical Officer of Health made under section 103.
(2) The authority or committee must not take into account any prejudicial effect that the issue of the licence may have on the business conducted pursuant to any other licence.

106 Considering effects of issue or renewal of licence on amenity and good order of locality

[39] (1) In forming for the purposes of section 105(1)(h) an opinion on whether the amenity and good order of a locality would be likely to be reduced, by more than a minor extent, by the effects of the issue of a licence, the licensing authority or a licensing committee must have regard to—
(a) the following matters (as they relate to the locality):

(i) current, and possible future, noise levels;
(ii) current, and possible future, levels of nuisance and vandalism;
(iii) the number of premises for which licences of the kind concerned are already held; and

(b) the extent to which the following purposes are compatible:

(i) the purposes for which land near the premises concerned is used;
(ii) the purposes for which those premises will be used if the licence is issued.

4 Object

[40] (1) The object of this Act is that—

(a) the sale, supply, and consumption of alcohol should be undertaken safely and responsibly, and

(b) the harm caused by the excessive or inappropriate consumption of alcohol should be minimised.

(2) For the purposes of subsection (1), the harm caused by the excessive or inappropriate consumption of alcohol includes—

(a) any crime, damage, death, disease, disorderly behaviour, illness, or injury, directly or indirectly caused, or directly or indirectly contributed to, by the excessive or inappropriate consumption of alcohol, and

(b) any harm to society generally or the community, directly or indirectly caused, or directly or indirectly contributed to, by any crime, damage, death, disease, disorderly behaviour, illness, or injury of a kind described in paragraph (a).

Conclusion

[41] In deciding whether to issue a licence, the Licensing Authority or the Licensing Committee concerned must have regard to section 105 of the Act and any matters dealt with in any report from the Police, an Inspector, or a Medical Officer of Health made under section 103.

[42] The most relevant criteria are the matters set out in paragraphs (a) to (k) of section 105(1), any matters dealt with in any report from the Police, an inspector, or a Medical Officer of Health made by virtue of section 103 and the manner in which the applicant has sold or, as the case may be, sold and supplied, displayed, advertised, or promoted alcohol.

[43] In considering an application the licensing inspector is required to inquire and report on the application pursuant to section 103 and the criteria for the new licence as required by section 105 and 33 of the Act to determine whether premises are grocery store.

[44] I am satisfied that the application meets the criteria set out in section 105 including the object of the Act, which is that the sale, supply and consumption of alcohol should be undertaken safely and responsibly and the harm caused by the excessive or inappropriate
consumption of alcohol should be minimized. The premises is designated as ‘undesignated’. This is appropriate for a supermarket/grocery store premises.

[45] I have assessed the application in light of the purpose, object and criteria of the Act and subject to the steps proposed being implemented, I do not believe the granting of the licence as detailed in the application will increase alcohol harm.

[46] The relevant statutory provisions in sections 105(1) (h) and 106 of the Sale and Supply of Alcohol Act 2012 provide that the Alcohol Regulatory and Licensing Authority (ARLA) or Licensing Committee are required to form an opinion as to whether the amenity and good order of a locality would be likely to be reduced to a more than minor extent by the effects of the issue of the licence.

[47] It is my opinion that the approval of the application is unlikely to have any adverse effects to the amenity and good order values of this location being in the business area of Mandeville village development. It complies with the Resource Management Act 1991, Building Act 204, Sale and Supply of Alcohol Act 2012 and the Local Alcohol Policy. Based on the information available, I have no objection to the application being granted.

**Recommendation**

[48] It is recommended that the application be referred to the Waimakariri District Licensing Committee for determination since it has been opposed by a local resident.

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**Appendix**

1. Site Plan showing the location of the Mandeville Development at 468 Mandeville Road.
2. Environmental scan map showing the location of the supermarket, the objector, the reserve and Mandeville Sports Club and other residential houses within a radius of 100 metres.
4 December 2017

The Secretary
District Licensing Committee
Waimakariri District Council
Private Bag 1005
RANGIORA 7440

Attention: Malcolm Johnston

Dear Sir

RE: SALE AND SUPPLY OF ALCOHOL ACT 2012 - APPLICATION FOR LICENCE

I acknowledge receipt of the following application:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Premise Name</th>
<th>Type</th>
<th>Action</th>
<th>Date received</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mandeville Supervalue Ltd</td>
<td>Mandeville SuperValue</td>
<td>Off</td>
<td>New</td>
<td>13-Nov</td>
</tr>
</tbody>
</table>

This premises is part of a shopping area which is still in the early stages of construction. The application lacks detail as to how the store interior will look apart from a simple layout plan.

The Medical Officer of Health cannot be satisfied that the level exposure of alcohol to shoppers is compliant with the Act. Perhaps when the premises is nearing completion a site visit can be made to remove the element of doubt.

The Medical Officer of Health opposes the application on this matter alone.

Yours faithfully

[Signature]

Alcohol Licensing Officer
for Dr A R G Humphrey
Medical Officer of Health
COMMUNITY AND PUBLIC HEALTH
Officer for Enquiries: Helen Barbour

1 February 2018

The Secretary
District Licensing Committee
Waimakariri District Council
Private Bag 1005
RANGIORA 7440

Attention: Malcolm Johnston

Dear Sir

RE: SALE AND SUPPLY OF ALCOHOL ACT 2012 - APPLICATION FOR LICENCE

I acknowledge receipt of the following application:

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<td>Mandeville SuperValue</td>
<td>Off New</td>
<td>13-Nov</td>
</tr>
</tbody>
</table>

I met with the applicant to view the premises as well as the proposed single alcohol area and I outlined the areas that were of concern to the Medical Officer of Health.

The applicant has amended the layout of the premises and confirmed that no alcohol stored in the central display which will face the main body of the store.

The Medical Officer of Health seeks leave to withdraw the opposition filed 4th December 2017

Yours faithfully

[Signature]

Alcohol Licensing Officer
for Dr A R G Humphrey
Medical Officer of Health
COMMUNITY AND PUBLIC HEALTH
The Secretary
District Licensing Committee
Waimakariri District Council
Private Bag 1005
RANGIORA 7440

Direct Dial: (03) 3725780

CONFIDENTIAL
This information is provided solely for the information of the Waimakariri District Licensing Committee and the Alcohol Regulatory and Licensing Authority. It may be released to the Applicant but not to any other person without the specific consent of the writer.

6 December 2017

Subject: Application for New Off Licence

Applicant: Mandeville SuperValue Limited – Trading as “Mandeville SuperValue”

Police received the above application on 13 November 2017.

Police oppose the application on the following grounds;

(a) Object of the Act
   Police raise no particular issue on this ground.

(b) Suitability of the Applicant
   Police raise no particular issue on this ground.

(c) Local Alcohol Policy
   Police raise no particular issue on this ground.

(d) The days and hours that the applicant intends to sell alcohol
   Police raise no particular issue on this ground.

(e) Design and layout of the premises

The premises is still under construction. On 4 December 2017 the applicant was handed the keys to the building but cannot start a fitout until the construction site can be secured.

The applicant has provided a plan of the shop floor with proposed single alcohol area. It is unclear on the plan if there will be outward facing shelving.
Police have told the applicant they would like to meet with her on site to see how the single alcohol area will be placed. Until this is viewed and understood the application is opposed.

The applicant understands the Police are opposed and a time will be arranged to meet with her on site.

(f) The sale of goods other than alcohol
Policing raise no particular issue on this ground.

(g) The provision of services not directly related to the sale of alcohol
Policing raise no particular issue on this ground, or maybe

(h) More than minor reduction to good order and amenity
Policing raise no particular issue on this ground.

(i) Undesirable addition to an area already badly affected by existing licences

(j) Staff, systems and training
Policing raise no particular issue on this ground.

(k) Any other matters
Policing raise no particular issue on this ground.

Until a meeting is held onsite and Police are satisfied that the single alcohol area complies with the Sale and Supply of Alcohol Act 2012 the application is opposed by Police.

Yours sincerely,

[Signature]

Genevieve Craddock
Constable
Alcohol Harm Reduction Unit
12 February 2018

Subject: Application for New Off Licence

Applicant: Mandeville SuperValue Limited – Trading as “Mandeville SuperValue”

Police received the above application on 13 November 2017.

Police opposed the application on the grounds that the premises was still under construction and Police wanted to view the area at fit out to ensure it complied with the Single Alcohol area under the Act.

Today Police met with the applicant onsite. The applicant has moved shelving to ensure there is no outward facing shelving and the single alcohol complies with the act.

Police wish to withdraw the opposition to the application.

Yours faithfully

Genevieve Craddock
Constable
Alcohol Harm Reduction Unit
Christchurch
Objection to an Application for an Alcohol Licence
Sale and Supply of Alcohol Act 2012

This form is for objecting to an application for an alcohol licence, either for a new licence or the renewal or variation of a licence. Applications for alcohol licences covers on-licences, off-licences, club licences and in some circumstances special licences.

Read the guidance notes accompanying this form to ensure your objection contains sufficient detail and information in order for your objection to qualify as a valid objection.

1. Your contact details
   Surname: **BENNETT**  First Names: **GAVINE**
   Postal Address: **460 MANDEVILLE ROAD RD 2 KAIAPOI**
   Email Address: **gyc.bennett.extra.co.nz**
   (very important – this allows us to forward important information to you at short notice).
   Phone number: ________________ Mobile number: **0274154970**

   If you are submitting on behalf of an organisation, please indicate the name of the organisation and your position or role within that organisation:
   Organisation: ________________________________
   Position: ________________________________
   □ Please tick to confirm you have the mandate and authority from the above organisation, to make this objection on their behalf.

2. Application
   Please identify the alcohol licence application you are objecting to:
   Name of applicant or business: **MANDEVILLE SUPERVALUE LIMITED**
   Address of business: **1/468 MANDEVILLE ROAD**
   Proposed business: **GROCERY THE MANDEVILLE SUPERVALUE**
3. **Your objection**

Would you like to add to your objection or produce further evidence, in person, at the hearing?

Yes [ ]  
No [ ]

Please note, you do not have to attend personally. Your objection will be read by the District Licensing Committee. It will be taken into consideration in deciding whether to grant the licence.

To object you must have a greater interest in regard to the application than the public generally.

Please indicate below how you have a greater interest than the public generally: (Section 102 of the Act)

- [ ] Reside close to the premises (residing within 1 kilometre)
- [ ] Operate an organisation or business close to the premises
- [ ] Other criteria related to Section 102 of the Act. *(please specify)*

What are your grounds for objecting? (Section 105 of the Act)

- [ ] (a) the object of the Act
- [ ] (b) the suitability of the applicant
- [ ] (c) any relevant local alcohol policy
- [ ] (d) the days on which and the hours during which the applicant proposes to sell alcohol
- [ ] (e) the design and layout of any proposed premises
- [ ] (f) the sale of goods other than alcohol, low-alcohol refreshments, non-alcoholic refreshments, and food
- [ ] (g) the provision of services other than those directly related to the sale of alcohol, low-alcohol refreshments, non-alcoholic refreshments, and food
- [ ] (h) the effect on amenity and good order of the locality
- [ ] (i) whether the applicant has appropriate systems, staff, and training to comply with the law

Additional grounds for objecting to renewals: (Section 131, 132 of the Act)

- [ ] (a) the manner in which the applicant has sold, supplied, displayed, advertised or promoted alcohol.

Please provide some detail on the grounds for objection you have identified above: *(Continue on a separate sheet if necessary)*

*PLEASE REFER TO SEPARATE SHEETS (1-3) AS ATTACHED*
If the licence was granted, what conditions, if any, would you like to see imposed on the business? e.g. opening hours.

__________________________________________________________

__________________________________________________________

__________________________________________________________

IMPORTANT – PLEASE ENSURE THIS FORM IS SIGNED

Dated at Mandeville this 1st day of December 2017

[Signature]

Please post this objection to:
The Secretary
Waimakariri District Licensing Committee
Private Bag 1005
Rangiora 7440

Or email: records@wmk.govt.nz
TO:

The Secretary

Waimakariri District Licensing Committee

Council Offices, Rangiora

OBJECTION TO AN APPLICATION FOR AN ALCOHOL LICENCE IN RESPECT OF MANDEVILLE
SUPERSVALUE LTD SITUATE 1/468 MANDEVILLE ROAD

I object to the granting of an alcohol licence on the grounds indicated on the attached Form of Objection and because the application contains inaccuracies, inconsistencies, errors and omissions that are fundamental matters to its consideration pursuant to the Sale and Supply of Alcohol Act 2012 (and the Sale and Supply of Alcohol Regulations 2013).

In particular;

1. The application is lodged under the provisions of and with references to the Sale and Supply of Alcohol Act 2012 but should have also been made with cognisance to the Sale and Supply of Alcohol Regulations 2013.
2. The repeated failure of the applicant to correctly place public notice of the application in the Northern Outlook (four attempts were needed, as those adverts listed 1st, 3rd, and 8th November were materially incorrect) demonstrates inadequate attention to detail and administrative matters that give rise to greater concerns over future managerial and operational matters of control.
3. Similarly, only one of the applicants has signed the authorisation for the application and the location of authorisation has not been completed.
4. Part 2 ‘convictions of company directors’ is completed as “N/A” as it appears to have been declared under the provisions only of New Zealand law. The applicant’s declaration should also be sought in relation to recent convictions in overseas territories (regardless of whether it might be a ‘spent’ conviction in such overseas territories jurisdiction).
5. Part 7 ‘fire safety’ is not completed. I query whether the building has appropriate public occupation certification as the building is currently under construction.
6. Part 8 ‘managers’. There are two names listed and one anonymous ‘duty manager’. I note that all three do not hold the requisite individually certified licences nor have any relevant training or experience. I further note that Mr B Hames holds fulltime employment elsewhere in an unrelated capacity. I query the relevance of naming Mr Hames as a manager when it is highly improbable that he will perform any managerial function at the business premises. I also query how the business will ensure that a duty manager is in attendance for the full duration of such extensive trading hours.
7. Part 9 ‘business’. There is reference to a high demand, perceived or otherwise, for the sale of beer and wine in the locality as the nearest alternative source is cited as being some 12km away. There is also a reference to an expectation, perceived or otherwise, for the ability to purchase such goods from this type of store. I disagree on both counts. Firstly, there is no evidence that such a demand exists in Mandeville, and even if that were to be the case, there is an alternative source that already exists less than 1km away, namely the Mandeville Sports Centre. Secondly, the reference to an expectation is false, as the nearest Supervalu store is actually located in Christchurch City, in an urban environment that bears no resemblance to the rural characteristics of Mandeville nor the shopping patterns of a rural resident. There is a further issue in that there is also a confirmed restaurant/café/tavern tenant also planned for the complex. This information has been derived from the developers own publicity material. There is a strong likelihood this operator could also be seeking an off-licence for sales. That being the case, then the need for a competitor business in the form of off-licence sales at Supervalu, is an unnecessary over-supply and will contribute to an increase in alcohol related problems in the area.

8. Part 10 ‘conditions’. As referred to earlier in paragraph 6. above, there is inadequate experience, training and certification of the managers. Furthermore, there is no proposal offered in relation to the planned training and experience of the other named manager, Mr B Hames.

9. Part 13 ‘amenity and good order’. There is a brief reference to the adjacent public reserve but its significance is dismissed as “it is not designed for active public use”. That statement contradicts with recent correspondence I have received from Chris Brown, the Council’s Community and Greenspace Manager. In that correspondence, Mr Brown advises me that “the Council are intending to install a path to provide off-road access to the retail development” .......as they wish to facilitate people getting “to and from the development and enhance community connectivity”. I understand that the Council are also actively considering installing picnic tables etc into the reserve itself. This is an important consideration as there is a very real potential that the reserve will be actively used by the public, whom having made an off-licence purchase (potentially much cheaper in cost than an on-licence purchase from the adjacent and competitor restaurant/tavern), will consume alcohol in the reserve itself with the resultant litter, nuisance and noise issues. The problem is further compounded by the greater potential for nuisance, vandalism and anti-social behaviour associated with the ‘boy racer fraternity’ who are a well-known and well documented problem in this specific locality with the regular damage to roads, graffiti of signage, and discarded food wrappers and alcoholic beverages cans and bottles. In this regard the Police may well be able to offer a measured commentary on the potential for this issue to escalate.

With regards to the matter of the prevention of criminal activity, the storage and availability of alcohol at the premises, inevitably raises a greater prospect for burglary at the premises. Again, there is a well-documented knowledge of this activity in the area, through a recent break-in at the Mandeville Sports Centre and
multiple break in's at the Ohoka service station (cigarettes being the 'high value' target in this instance).

10. There is a letter on behalf of La Strada Developments Ltd (& Ratua Holdings) dated 12 February 2017. It purports to offer support and consent to the application as owner and landlord of the premises. I would like to point out that Mr B Hames (of the applicant) is both a Director and Shareholder of La Strada Developments and Ratua Holdings and is also in the direct employ of Mr Lloyd, the signatory. In this context, the letter should be treated with some caution.