

IN THE MATTER of the Sale and Supply of Alcohol Act
2012

AND

IN THE MATTER of an application by **John Albert Porter**
for a renewal off-licence pursuant to
s.127 of the Act in respect of premises
situated at
47 Kitchener Street, Martinborough
known as "**Porters Pinot**"

BEFORE THE SOUTH WAIRARAPA DISTRICT LICENSING COMMITTEE

Commissioner: Alistair Plimmer

DECISION

This is an application **John Albert Porter** for a renewal off-licence in respect of premises situated at **47 Kitchener Street, Martinborough**, known as **Porters Pinot**.

The application was duly advertised and no objection or notice of desire to be heard has been received. Accordingly, we deal with the matter on the papers.

We are satisfied as to the matters to which we must have regard as set out in s.131 of the Act and we grant the applicant a renewal off-licence authorising the sale and supply of liquor for consumption off the premises with the following conditions 1-13.

1. Alcohol may only be Alcohol may be sold on, or delivered from the premises for consumption off the premises, or supplied free as a sample for consumption on the premises, only on the following days and hours:

Monday to Sunday between 9:00am to 5:00pm

2. No alcohol is to be sold or delivered from the premises on Good Friday, Easter Sunday, Christmas Day or before 1:00 pm on Anzac Day.
3. No alcohol is to be sold or delivered on Easter Sunday unless the alcohol is grape wine, or fruit wine, or vegetable wine made:
 - a. on the premises; or
 - b. from grapes of fruit harvested from land on which the premises are situated.
4. All alcohol products for consumption off the premises must be sold in a sealed container.

5. Drinking water is to be freely available to customers while alcohol is being supplied free as a sample, from the location at which the sampling occurs.
6. A properly appointed certified manager must be on duty at all times, within the licensed area, when the premises are open for the sale and supply of alcohol and their full name must be on a sign prominently displayed in the premises.
7. Only alcohol product made by or for the licensee company may be sold on the premises for consumption off-site.
8. The licensee must ensure that the provisions of the Act relating to the sale and supply of alcohol to prohibited persons are observed and must display:
 - a. At each principal entrance to the premises, the ordinary operating hours during which the sale of alcohol is permitted.
 - b. A copy of the licence and all conditions subject to which it is issued, to the inside of the premises so to be easily read by all people entering at each principal entrance.
 - c. At every point of sale for alcohol, signs detailing restrictions on the sale and supply of alcohol to minors and intoxicated persons.

Remote Sales

9. A remote sale of alcohol may be made at any time on any day.
10. No alcohol is to be delivered from the premises on Good Friday, or Christmas Day or before 1:00 pm on ANZAC Day.
11. The licensee must ensure that any alcohol sold by remote sale is not delivered to the buyer (or to any other person on the buyer's behalf) at any time after 11:00 pm on any day or before 6:00 am on the next day. Whether the alcohol is delivered by the seller or by some other person.
12. The licensee must follow the procedures set out in Regulations 14 of the Sale and Supply of Alcohol Regulation 2013 to ensure that neither the purchaser nor the person to whom alcohol is delivered is a minor.
13. The licensee must display on its website and/or catalogues and on every receipt issued for alcohol sold remotely;
 - a. The licence holder's name and licence number;
 - b. The date on which the licence expires; and

- c. A legible image of the licence or a clearly identified link to such an image.

A handwritten signature in blue ink, consisting of several overlapping loops and a trailing flourish.

DATED at Tauherenikau this 5th day of November 2025

Alistair Plimmer
Commissioner
South Wairarapa District Licensing Committee

OFF-LICENCE

Sections 17 to 20 and Section 64, Sale and Supply of Alcohol Act 2012

PURSUANT to the Sale and Supply of Alcohol Act 2012 **John Albert Porter** is authorised to sell or deliver alcohol on or from the premises situated at **47 Kitchener Street, Martinborough**, and known as **Porters Pinot**, to any person for consumption off the premises and to supply complimentary samples of alcohol on the premises.

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

CONDITIONS OF LICENCE:

- (a) Alcohol may be sold on, or delivered from the premises for consumption off the premises, or supplied free as a sample for consumption on the premises, only on the following days and hours:
Monday to Sunday between 9:00am to 5:00pm
- (b) No alcohol is to be sold or delivered from the premises on Good Friday, Easter Sunday, Christmas Day or before 1:00 pm on Anzac Day.
- (c) No alcohol is to be sold or delivered on Easter Sunday unless the alcohol is grape wine, or fruit, or vegetable wine made:
- on the premises; or
 - from grapes or fruit harvested from land on which the premises are situated.
- (d) All alcohol products for consumption off the premises must be sold in a sealed container.
- (e) Drinking water is to be freely available to customers while alcohol is being supplied free as a sample, from the location at which the sampling occurs.
- (f) A properly appointed certified manager must be on duty at all times, within the licensed area, when the premises are open for the sale and supply of alcohol and their full name must be on a sign prominently displayed in the premises.
- (g) Only alcohol product made by or for the licensee company may be sold on the premises for consumption off-site
- (h) The licensee must ensure that the provisions of the Act relating to the sale and supply of alcohol to prohibited persons are observed and must display:
- At each principal entrance to the premises, the ordinary operating hours during which the sale of alcohol is permitted.
 - A copy of the licence and all conditions subject to which it is issued, to the inside of the premises so to be easily read by all people entering at each principal entrance.
 - At every point of sale for alcohol, signs detailing restrictions on the sale and supply of alcohol to minors and intoxicated persons.

Remote Sales

- (i) A remote sale of alcohol may be made at any time on any day.
- (j) No alcohol is to be delivered from the premises on Good Friday, or Christmas Day or before 1:00pm on ANZAC Day.
- (k) The licensee must ensure that any alcohol sold by remote sale is not delivered to the buyer (or to any other person on the buyer's behalf) at any time after 11:00 pm on any day or before 6:00 am on the next day. Whether the alcohol is delivered by the seller or by some other person.
- (l) The licensee must follow the procedures set out in Regulations 14 of the Sale and Supply of Alcohol Regulation 2013 to ensure that neither the purchaser nor the person to whom alcohol is delivered is a minor.
- (m) The licensee must display on its website and/or catalogues and on every receipt issued for alcohol sold remotely;
- The licence holder's name and licence number;
 - The date on which the licence expires;
 - A legible image of the licence or a clearly identified link to such an image.

THE LICENSED PREMISES

The premises, situated at **47 Kitchener Street, Martinborough** are more precisely identified as outlined in a plan date received by the **South Wairarapa District Licensing Committee** on the **20 September 2024**, as shown on rear of licence.

DISPLAY OF LICENCE AND PRINCIPAL ENTRANCE/S

A copy of this licence must be displayed at the principal entrance to the premises. The entrance from **47 Kitchener Street, Martinborough** is designated as the principal entrance.

DURATION

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

- (a) Until the close of the period of 3 years commencing with the date of its issue; or
- (b) If an application for the renewal of the licence is duly made, until the application is determined; or
- (c) If the licence is renewed, until the close of the period for which it is renewed.

DATED at Greytown this 19th day of December 2025.

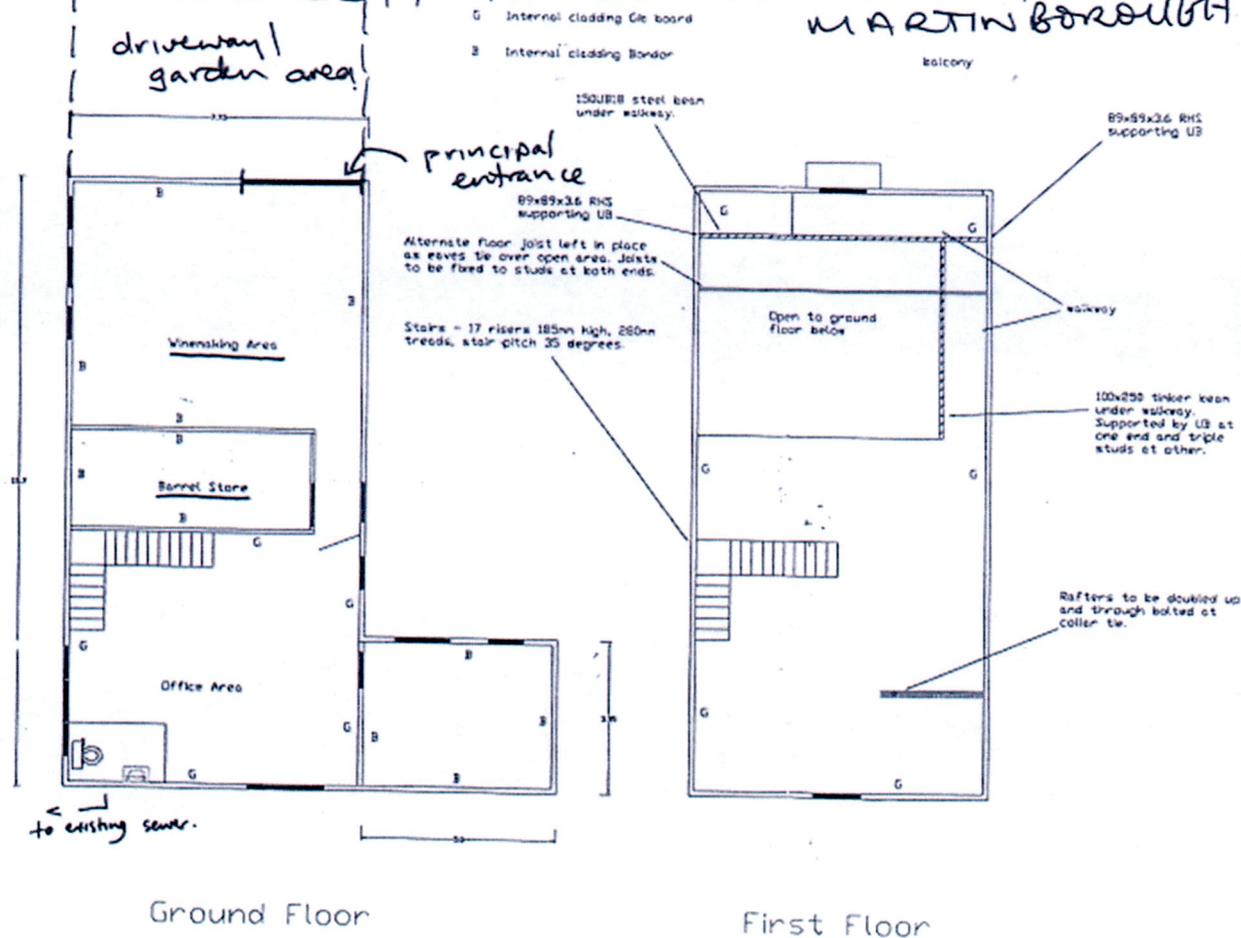

Stefan Corbett
Secretary
(Acting under Delegation)
South Wairarapa District Licensing Committee



Subject to the requirements of the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of licences, the licence expires on:

23 September 2027

PORTERS PIVOT "OLD BARN WINERY"
47 KITCHENER STREET,
MARTIN BOROUGHS



Notes

1. This drawing is to be read in conjunction with drawing 31102-1.
2. Wall studs are 125x50x470 centres. First floor joists 200x85 at 302 centres.
3. Composite steel beam through centre of building to be retained through office and barrel room, but to be removed from wine making area. Beam to be supported at existing locations.
4. Rafters to be doubled up and through bolted at collar tie. Existing rafters are inadequate and have led to some sagging and eave deflections. Additional rafters should be added before roof renovation work.
5. Skillion roof to be upgraded by addition of 100x50 purlins on end, with insulation in between, followed by wetting/building paper and new long run metal roofing.
6. Alternate floor joists should be left through the open area to provide an eaves tie.
7. Roof bracing straps to be installed in accordance with NZS 3604.
8. All timber construction work to be in accordance with NZS 3604.
9. If existing connection detail between floor joists and their support is retained, minimum 3No. 315x100 naks, or 2No. 12mm dia coach screws should be used to fix the bearer to the studs.
10. For UB end support see drawing 31102-3.
11. Let-in diagonal timber bracing to be retained. Additional bracing will be provided by Borden paneling.

Drng. No: 31102-2

Drawn: AGD

J.Porter

Barn

Conversion

prepared by

Duncan

Consultants

Date: 23/8/99

Scale: 1:100