

IN THE MATTER the Sale and Supply of Alcohol Act 2012

AND

IN THE MATTER of the application by **Vine to Table Ltd**

for the renewal of a Section 40 Endorsed Remote Sales Off License, pursuant to s100 of the Sale and Supply of Alcohol Act 2012 in respect of the premises situated at 11 Campbell Drive, Martinborough.

BEFORE THE SOUTH WAIRAPAPA DISTRICT LICENSING COMMITTEE

Chair: Mr A Plimmer

Members: Mr B Johnson

Mr C Gillam

HEARING at Martinborough on 24th November 2025

APEARANCES

Mrs A J North and Mr S C North – Applicants – Vine to Table Ltd

Ms M Wilton – Chief Licensing Inspector – South Wairarapa District Council

Mr F Caramto – Ex Alcohol Licensing Inspector– South Wairarapa District Council (via Teams)

Mr M Kelly - 13 Campbell Drive- objector

OTHER

Ms H Turner - Alcohol Licensing Inspector - South Wairarapa District Council

Ms E Bielski - Alcohol Licensing Inspector - South Wairarapa District Council

Ms S Bridger – Acting hearing administrator

DECISION OF THE COMMITTEE

1. Introduction

- 1.1 An application for a Section 40 Endorsed off-licence, pursuant to section 100 of the Sale and Supply of Alcohol Act 2012 (the Act) by Vine to Table Limited, was received by the South Wairarapa District Licensing Committee on 15 August 2025.
- 1.2 The premises are located at 11 Campbell Drive, Martinborough.
- 1.3 The general nature of the business is that of on-line wine sales via their website www.vinetotablenz.co.nz.
- 1.4 The applicant, Vine to Table Ltd, is a legal company incorporated on 23 May 2022 with two directors, Alexandra Jayne Hartley (now North) and Sam Charles North, each director being equal shareholders.
- 1.5 No criminal convictions have been recorded against the applicants and the Police report at the time of application did not identify any matters of concern with respect to the applicant's suitability.
- 1.6 Four public objections were lodged with the District Licensing Committee, with one objection being withdrawn prior to the hearing.
- 1.7 The issuing of the Section 40 Endorsed Off Licence for Vine to Table Ltd, has not been opposed by the District Licensing Inspector of the South Wairarapa District Council.
- 1.8 For the record, two objectors failed to attend the hearing despite advising they wished to be heard as part of the hearing process. Those objectors were the residents of 1 Campbell Drive: M Chambers and R McGuckian; and the residents of 13 Campbell Drive: M Kelly and J Woods.

2. Public Objections

- 2.1 A summary of the objections submitted by the four members of the public are:
 - 2.1.1 The impact the granting of the licence will have on the amenities and good order of the area, specifically:
 - 2.1.1.1 Increase in foot traffic,
 - 2.1.1.2 Increase in courier traffic,
 - 2.1.1.3 There are no footpaths in the area,
 - 2.1.1.4 Potential increase of risks and accidents to pedestrians and cyclist that frequent Campbell Drive, and
 - 2.1.1.5 It will alter Campbell Drive from a quiet and peaceful residential area to one with increased traffic.
 - 2.1.2 Design and layout of the premises specifically:
 - 2.1.2.1 Lack of clarity about how the property would be adapted to handle the sale and supply of alcohol,
 - 2.1.2.2 Concerns as to the possibility of theft in the neighbourhood, and

2.1.2.3 The property not fundamentally suited to hosting events.

3. Pre Hearing Issues

3.1 There were no pre-hearing issues with the one exception of the withdrawal of the objection by Shane and Diane Howe.

4. Applicant Evidence

4.1 Sam and Alexandra North were sworn in and advised by the Chair that their written evidence was to be taken as read.

4.2 The North's outlined their business model and reaffirmed the following points with regards their operations at 11 Campbell Drive:

4.2.1 No functions or events including tastings were to be held at the address.

4.2.2 No significant stock, if any, beyond what could reasonably be found at any home would be held on the premises.

4.2.3 No orders would be dispatched from 11 Campbell Drive.

4.2.4 The business model was one of aligning quarterly to a specific supplier and then ordering directly with that supplier to fill on-line orders.

4.2.5 It was acknowledged by the applicants that any event proposed for 11 Campbell Drive would require a special licence.

4.3 The Committee noted the key points in the Applicants written submission and rebuttal to the objections as follows:

4.3.1 Vine to table will not be storing or dispatching alcohol from 11 Campbell Drive.

4.3.2 Orders will predominately be done on-line via the Vine to Table website.

4.3.3 The orders are processed and-line and shipped directly from the aligned supplier direct to the customer.

4.3.4 The property at 11 Campbell Drive will remain a residential home, not a storage facility.

4.3.5 The extent of the licenced premises at 11 Campbell Drive will consist of a small study and a laptop. In effect there is no change to the appearance of the property.

4.3.6 No events will every be held at 11 Campbell Drive, and an off licence is not an approval to hold tasting events or serving of alcohol at home.

4.3.7 The hours of operation are standard for remote sales and there is no effect on the amenity of the area due to the nature of the business.

4.3.8 Given there will be no storage of alcohol on site the objections with regards increased crime are not applicable nor attributable to the business.

4.4 The Committee then asked a series of questions;

4.4.1 Questions were asked with regards the actual operating method of the business. The applicant explained how their business model operated and it was in line with the written evidence presented.

- 4.4.2 Questions we raised with regards increased courier business in the area, to which the answer was again in line with the written evidence.
- 4.4.3 The Applicants were asked if there would be any objection to some of their statements being added as conditions to any licence if approved. Such conditions could include:
 - 4.4.3.1 No dispatching of any alcohol products from 11 Campbell Drive,
 - 4.4.3.2 No storing of commercial quantities of alcohol at 11 Campbell Drive, and
 - 4.4.3.3 No tastings or commercial alcohol functions to be held at 11 Campbell Drive.
- 4.4.3 The applicants were agreeable to the proposed additional conditions in general, however there was discussion with regards what was meant by commercial quantities. The Committee acknowledged that point and would note the issues at the time of deliberation.

5. Objector's Evidence

- 5.1 The only objector to be present at the hearing was Mr Kelly from 13 Campbell Drive. Mr Kelly stated that having heard the explanation offered by the applicants on how the business was to run, coupled with the answers to the Committee's questions, he was satisfied that he could basically withdraw his objections to the application.
- 5.2 Although not strictly regarding the application objection, Mr Kelly also made comments as to his feeling about how the application was handled by SWDC and how it was a confusing process for those potentially affected.
- 5.3 The Chair confirmed with Mr Kelly that the points of his objection were covered and that he was now happy for the application to proceed. Mr Kelly stated that all the issues in his objection were covered and that he was happy for the application to proceed.

6. Chief Licensing Inspector Evidence

- 6.1 The Chief Licensing Inspector introduced the then Licensing Inspector Mr Caramto, who since the time of his report has left the employment of the SWDC. Mr Caramto's written report was entered into evidence and taken by the Committee as read.
- 6.2 Mr Caramto was asked to make comment on the suitability of the additional conditions discussed during the applicant's evidence as to their suitability and relevance. Mr Caramto had no objections to the intent of the conditions.

7. Applicant Right of Reply Evidence

- 7.1 The Applicants had nothing further to add in their right of reply.

8. Closing Arguments

- 8.1 The objector had no closing argument reiterating he was satisfied with the application having heard the evidence presented.

- 8.2 The Applicants had nothing further to present.
- 8.3 The Chief Licensing Inspector submitted her closing arguments as written and the Committee had no further questions.

9. Criteria for the Approving a Section 40 Endorsed Off-Licence

- 9.1 The Section 40 endorsement in this case has been requested by the Applicant, and therefore it must be issued with an off-licence if the committee decides to grant the license. In all other respects the criteria for the issue of a license as detailed in s105 need to be met.
- 9.2 For clarity, the applicable parts of s105 are shown below.

s105 Criteria for issue of licences

- (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:*
 - (j) *whether the applicant has appropriate systems, staff, and training to comply with the law:*
 - (k) *any matters dealt with in any report from the Police, an inspector, or a Medical Officer of Health made under [section 103](#).*

- 9.3 During the hearing and following a detailed reading of the submitted evidence, it became clear that the applicant meets all the provisions of s105 (1) and that in reality the opposition by their neighbours were more due to a misunderstanding of the application, the application process, and how the business would run, rather than any issues with regards the requirements of s105.

- 9.4 This was affirmed by the sole objector who attended the hearing, who, after hearing the comments from the applicant and their responses to questions from the Committee, was then comfortable with the application proceeding.

10. The Committee's Decision and Reasons

- 10.1 The Committee, in reaching its decision has assessed the evidence, noting there were no objections by the District Licensing Inspector, the Police or the Medical Officer of Health.
- 10.2 The Committee also went through each part of the public objections and makes the following observations:
- 10.2.1 No evidence was presented supporting the assertion of an increase in foot traffic.
- 10.2.2 No evidence was presented supporting the assertion of an increase in courier traffic. In fact, the applicants specifically addressed this assertion stating that no dispatches of product would be made from 11 Campbell Drive, nor would the premises be used to store commercial product.
- 10.2.3 No evidence was presented with regards the relevance of a lack of footpaths in the area.
- 10.2.4 No evidence was presented with regards an increase of risks and accidents due to the granting of a s40 endorsed off-licence.
- 10.2.5 No evidence was presented as to how the s40 off-licence would change the quiet and peaceful residential nature of Campbell Drive.
- 10.2.6 The applicants, in both their written evidence and stated evidence in the hearing addressed how the business would be run from 11 Campbell Drive. This was accepted by the sole objector present in his evidence.
- 10.2.7 No evidence was presented that the granting of the s40 endorsed off-licence would increase theft in the neighbourhood. This was reinforced by the applicants stating they would not be holding commercial quantities of alcohol at the premises.
- 10.2.8 No evidence was presented supporting the unsuitability of the premises for a s40 endorsed off-licence.
- 10.3 With regard the question as to the holding of specific tastings, and/or other commercial alcohol related activity at 11 Campbell Drive, the Committee noted that any such activity would require the application and approval of a Special License in accordance with s142 and therefore no additional condition regarding this specific issue on any off-licence would be required.
- 10.4 With regards s105(1)(a), the Committee notes that the object of the Act is to ensure that:
“the sale, supply, and consumption of alcohol should be undertaken safely and responsibly”.¹
- 10.5 In assessing the evidence, the Committee believes that *“safely and responsibly”* entails meeting not only the letter of the Act but the intent and therefore carries with it a duty of care for those people utilising the services the off-licence will allow.

¹ Sale and Supply of Alcohol Act 2012, s4(1)(a)

- 10.6 The Committee believes that the operating business method presented by the applicants clearly demonstrated an understanding and commitment to upholding both the letter and the intent of s105(1)(a) and meets the requirements of the remainder of s105(1)(b-k) in all respects.

Conclusion

- 10.7 Therefore, the application for a Section 40 Endorsed Off-Licence by **Vine to Table Ltd** is **approved** with the conditions submitted by the District Licensing Inspector and one additional condition: No alcohol products are to be dispatched from the premises at 11 Campbell Drive.
- 10.8 Sections 152 to 155 of the Act relating to the right to appeal this decision are in effect. This decision has no effect for ten working days from the date on which a copy this decision is given to all parties.

Dated at Tauhōrenikau this 3rd day of December 2025



Alistair Plimmer
Chair
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 **Vine to Table Limited** is authorised to sell or deliver alcohol on or from the premises situated at **11 Campbell Drive, Martinborough**, and known as **Vine to Table Limited**, 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.

Endorsement

Section 40 of this Act applies to this licence; and the licensee is authorised to sell alcohol from (but not on) the premises and deliver it somewhere else.

CONDITIONS OF LICENCE

Remote Sales

- (a) A remote sale of alcohol may be made at any time on any day.
- (b) No alcohol is to be delivered from the premises on Good Friday, or Christmas Day or before 1:00 pm on ANZAC Day.
- (c) No alcohol is to be 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) 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.
- (e) 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.
- (f) All alcohol products for consumption off the premises must be sold in a sealed container.
- (g) The licensee must take reasonable steps to verify that the buyer and the receiver of an alcohol delivery is not under 18 years of age, and that the receiver (where present), is not intoxicated.
- (h) Alcohol purchases must be signed for by someone who is aged 18 years or older. In order to take the delivery, valid and current identification must be shown to the person/s delivering the goods.

This identification must include the following:

- Full name
- Date of birth
- Photo, and
- Signature
- (i) The licensee must display on its website and/or catalogues and on every receipt issued for alcohol sold remotely;
 - i. The licence holder's name and licence number;
 - ii. The date on which the licence expires;
 - iii. A legible image of the licence or a clearly identified link to such an image.
- (j) No alcohol products are to be dispatched from the premises at 11 Campbell Drive, Martinborough

THE LICENSED PREMISES

The premises, situated at **11 Campbell Drive, Martinborough** are more precisely identified as outlined in a plan date received by the **South Wairarapa District Licensing Committee** on the **15 August 2025**, as shown on the rear of the licence.

DISPLAY OF LICENCE AND PRINCIPAL ENTRANCE/S

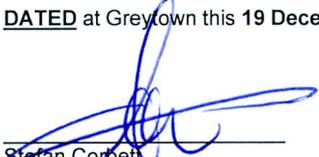
A copy of this licence must be displayed at the principal entrance to the premises. The entrance from **11 Campbell Drive, Martinborough** is designated as the principal entrance.

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 **19 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:

19 December 2026