

Decision No. GREYDLC 117/2025

IN THE MATTER

of the Sale and Supply of Alcohol
Act 2012 (the Act)

AND

IN THE MATTER

of an application by **PAROA
HOTEL LIMITED** for the renewal
and variation of an On Licence
pursuant to s.120 and s.127 of the
Act in respect of premises situated
at 508 Main South Road, Paroa
and known as the "Paroa Hotel"

BEFORE THE GREY DISTRICT LICENSING COMMITTEE

Meeting date: 15 September 2025

Committee: Mrs Rachel van der Geest
Mr Alan O'Connell
Mr John Canning

Decision written by Mrs Rachel van der Geest on behalf of the Committee.

Paroa Hotel Limited has made an application for the renewal and variation of an on-licence for premises situated at 508 Main South Road, Paroa and known as the "Paroa Hotel".

The applicant is an incorporated company, number 9429030728523 and holds a current on-licence number 55/ON/04/2018. The directors and shareholders are Alan Bernard Monk and Olivia Jane Monk.

The general nature of the business is that of a motel, restaurant and bar with applied licensed hours of Monday to Sunday 8.00am to 3.00am the following day.

The applicant is seeking a variation for the inclusion of an outdoor decked area including a walkway from the premises southern entrance, and the smokers area at the premises principal entrance.

The premises are zoned commercial in the Grey District Plan and this activity is permitted within this zone.

The principal entrance to the premises is from 508 Main South Road, Paroa.

The bar and outdoor smokers area at the principal entrance shall be designated supervised, the gaming area designated restricted and the restaurant, motel units and western outdoor deck area and walkway shall be undesignated. Designated areas are clearly defined on the plans attached to the application. (The main building plan dated 14 May 2025 and motel units dated 14 April 2025).

DECISION

The District Licensing Committee Chairperson, acting pursuant to the Sale and Supply of Alcohol Act 2012 **grants** an application by Paroa Hotel Limited for the renewal and variation of an ON Licence in respect of premises at 508 Main South Road, Paroa and known as the “Paroa Hotel”, subject to the following conditions:

CONDITIONS OF LICENCE

1. Alcohol may be sold or supplied for consumption on the premises only on the following days and hours:
 - a. **Smokers area at the principal entrance - Monday to Sunday 4.00pm to 3.00am the following day**
 - b. **Bar, restaurant and outdoor deck area (including walkway from the southern entrance) - Monday to Sunday 8.00am to 3.00am the following day**
 - c. **At any time on any day to any person (guest) for the time being living on the premises, including any guest of that person, in whose room or unit alcohol has previously been placed (commonly known as a mini-bar).**
2. No alcohol is to be sold on the premises on Good Friday, Easter Sunday, Christmas Day or before 1.00pm on ANZAC Day to any person other than a person who is on the premises to dine, or is lodging on the premises.
3. The following parts of the premises, as per the site plan provided, are designated as follows:
 - a. **Supervised** - Bar and smokers area at the principal entrance, highlighted green on the site map.
 - b. **Undesignated** - Restaurant, outdoor deck area and walkway, highlighted purple on the site map, and the motel units.
 - c. **Restricted** - Gaming area, highlighted blue on the site map.
4. Drinking water is to be provided to patrons free of charge from a water supply prominently situated on the premises or from across the bar.
5. The licensee must have available for consumption on the premises, at all times when the premises are open for the sale of alcohol a reasonable range of non-alcoholic and low-alcohol beverages.
6. Food must be available for consumption on the premises at all times the premises is open for the sale of alcohol, in accordance with the example menu submitted with the application for this licence, or menu variations of a similar range and standard.
7. A properly appointed certificated or Acting or Temporary manager must be on duty at all times 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.
8. The licensee must provide information, advice and assistance about alternative forms of transport available to patrons from the licensed premises.

9. The following other steps must be taken to promote the responsible consumption of alcohol:

- a. All service staff must be trained in their responsibilities under the Sale and Supply of Alcohol Act 2012.
- b. Evidence of age documents will be requested where appropriate.
- c. The Licensee must ensure the provisions of the Act relating to the sale and supply of alcohol to minors and intoxicated persons are observed, and signage displayed detailing restrictions on the sale and supply of alcohol to such persons.

10. The Licensee must ensure the following items are prominently displayed:

- a. A sign at the principal entrance to the premises, so as to be easily read by patrons, stating the ordinary hours of business during which the premises will be open for the sale of alcohol.
- b. A copy of the licence, and of the conditions of the licence, attached to the premises so as to be easily read by persons attending the premises.
- c. A sign prominently displayed at the premises, which identifies by name the manager for the time being on duty.

11. The renewal will be for three years from the anniversary of the last renewal of the licence and a replacement licence is to be issued.

12. The licence is subject to the payment of licence fees as required by the Sales and Alcohol (fees) Regulations 2013.

The premises are as set out on the plan submitted with the application and date stamped 14 May 2025. And the motel unit site plan dated 14 April 2025. A note to this effect is to be made on the licence.

REASONS FOR THE DECISION

The business carried out upon the premise is that of a motel, restaurant and bar and are of a kind for which an on-licence may be granted.

The applicant has operated their on-licence for a number of years and both shareholders have extensive experience in the industry.

There are six duty managers listed, Alan Monk, Olivia Monk, Bernard Monk, Don Isahn Dahanayake, Faaaliga Seumanutafa and Pille-Riin Karner.

Motel Units

The motel units were inspected by the Licensing Inspector on 14 May 2025. The inspector, in her report, advises that the "...units contain minibars with a limited amount of alcohol available (2 x 330 ml single serve beers, 2 x 750ml wines) as well as water and soft drinks. The price point of these is the same as the Paroa Hotel bar and are unlikely to encourage excessive drinking or alcohol related harm." The motel units are shown on the site plan dated 14 April 2025, and is attached to this application.

Variation - Outdoor Decking and Walkway

The outdoor deck on the western side of the building is clearly defined with wooden decking and a small fence. The walkway is 2.5 metres x 12 metres and leads to the deck from the premises southern entrance. It is clearly defined and delineated from the car park with concrete planter boxes.

The walkway area encroaches onto a road reserve which is not owned by the applicant. A licence to occupy this area was granted to the applicant by the Grey District Council on 29 May 2025.

In an email dated 21 August 2025, the applicant advised the Licensing Inspector that the decking area will be managed and monitored by a security camera feed which is visible behind the main bar, regular staff checks including table sweeps, duty managers overseeing compliance and signage reminding patrons that alcohol cannot be taken out of the licensed area.

Variation - Smokers area at the Principal Entrance

The licensing of this area was of concern to this Committee initially. In an email dated 8 September 2025, I requested the applicant be informed of our concerns which were:

1. The area is visible from the state highway, to traffic and pedestrians going past.
2. Consideration was given to the Paroa primary school, playcentre and a dairy which are in close proximity to the premises, and the licensed hours of 8am to 3am the following day.
3. The limited visibility of this area from inside the premises for staff.

These concerns were addressed by the applicant in an email to the Licensing Inspector on 10th September 2025 where the applicant advised the following:

1. Doors to the partly covered smokers area at the principal entrance are kept closed to limit visibility from the state highway.
2. The applicant is prepared to reduce the licensed hours for this area from 8am to 3am the following day, to 4pm to 3am the following day which is outside the school and playcentre operating hours.
3. There is a security camera aimed directly at this area which can be monitored by staff.

The Licensing Inspector's report indicates that the amenity and good order of the locality will not be adversely affected by more than a minor extent should this application be granted, and that the applicant is suitable to hold this licence. She does not oppose the application.

The Police and Medical Officer of Health do not oppose the application. No undertakings are sought by the agencies.

This application was duly notified on Council website and no objections were received from members of the public.

Accordingly, I deal with the matter on the papers.

There is no evidence before the Committee which would suggest that the applicant would manage the premises in any way which would contravene the requirements of

the Act and it is satisfied as to the matters that it must have regard to as set out in sections 4, 105, 106 and 131 of the Act.

DATED at GREYMOUTH this 24th day of September 2025

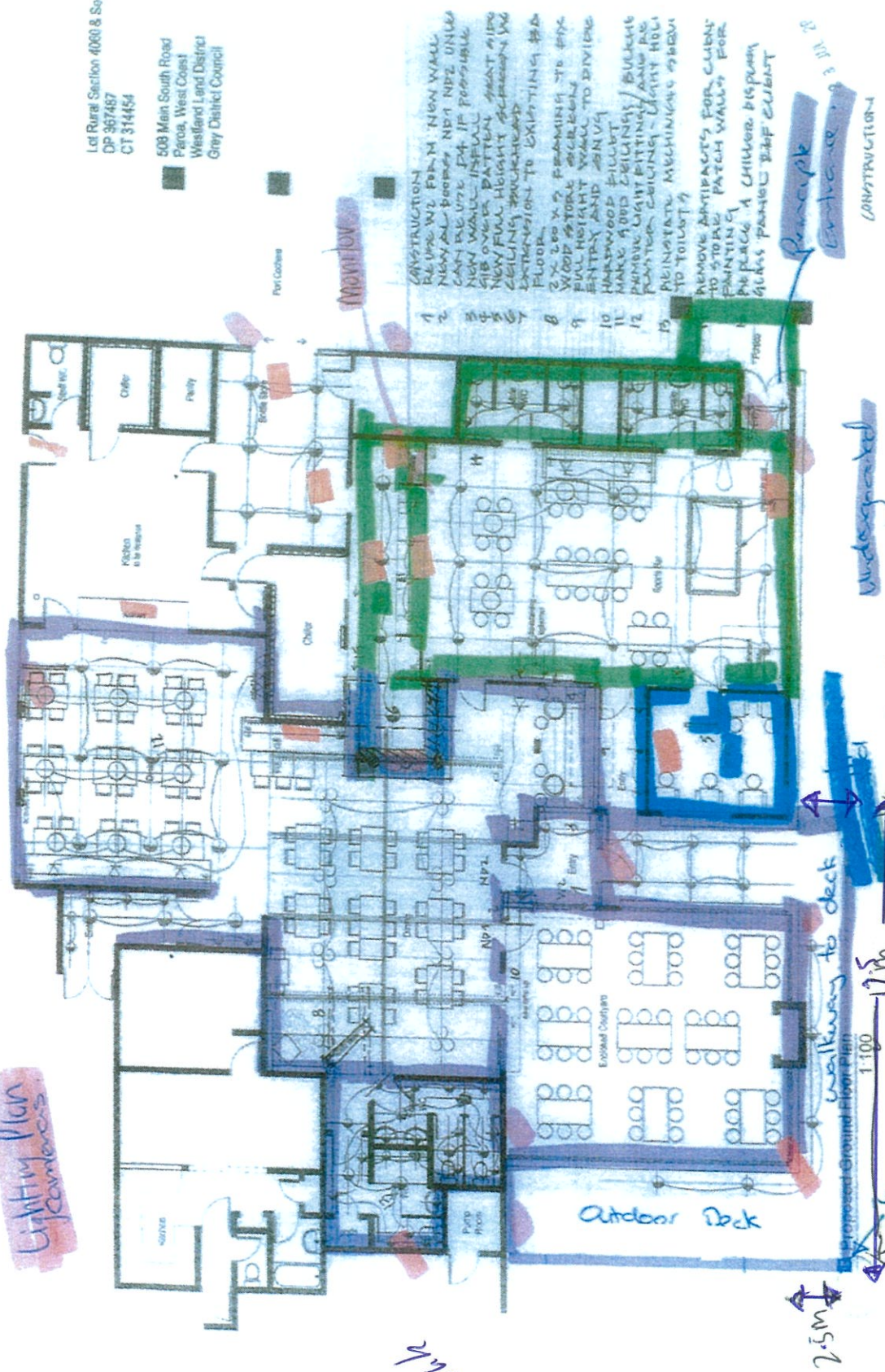


Rachel van der Geest
Chairperson/Commissioner

Lot Rural Section 4060 & So
DP 967487
CT 314454

503 Main South Road
Porpo, West Coast
Westland Land District
Gray District Council

Lighting Plan
cameras



1. CONSTRUCTION REMOVE W2 FORM NEW WALL
2. CONSTRUCTION REMOVE W2 FORM NEW WALL
3. CONSTRUCTION REMOVE W2 FORM NEW WALL
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13. CONSTRUCTION REMOVE W2 FORM NEW WALL

REMOVE ANTENNAS FOR CLIENT
TO STORE PATCH WALLS FOR
PAINTING
PLACE A CHILDERN DISPLAY
GLASS PANELS STOP CLIENT

PROJECT 14004
PAROIA HOTEL
Proposed Ground Floor Plan
Scale: 1:100
Date: 18 Jan 2024
By: SKD

Undersigned

walkway to deck
1:100

12m

12m

12m

12m

12m

12m

12m

12m

12m

12m

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12m

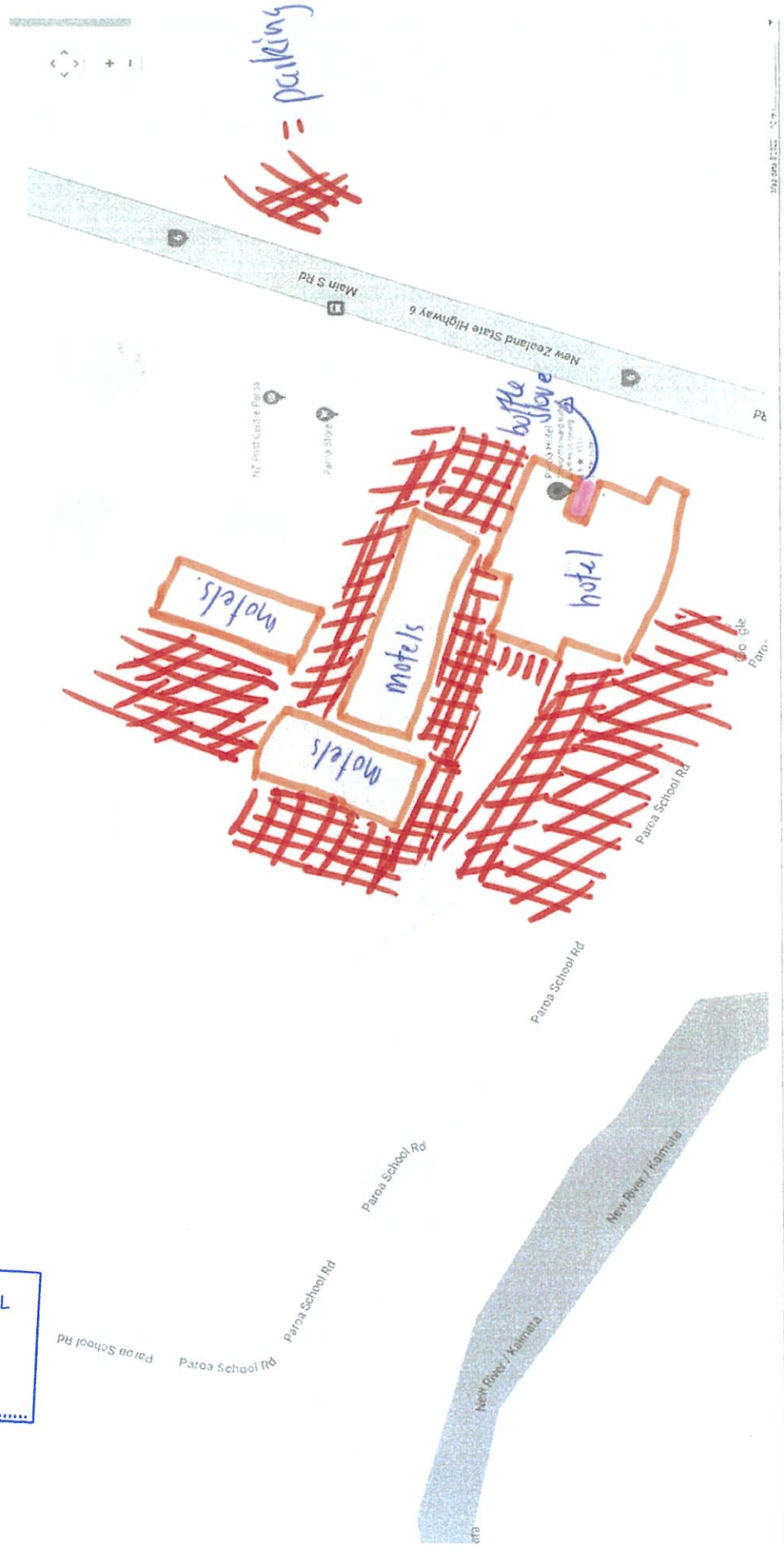
12m

CAR PARK

GREY DISTRICT COUNCIL
14 MAY 2025
FILE No.

Signed by Alex Nock
14/5/25

RIMDESIGNS



GREY
DISTRICT COUNCIL
14 APR 2025
FILE No.