

Decision No. GREYDLC 158/2024

IN THE MATTER

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

AND

IN THE MATTER

of an application by **PJSR HOLDINGS LIMITED** for an On-Licence pursuant to s.100 of the Act in respect of premises situated at 181 Bright Street, Cobden and known as “Kells Hotel”

BEFORE THE GREY DISTRICT LICENSING COMMITTEE

PJSR Holdings Limited has made an application for an On-Licence for premises situated at 181 Bright Street, Cobden and known as “Kells Hotel”.

The applicant is a private company number 9429052430725 and incorporated on 25 October 2024. The sole director is Phillipa Sweeney and the shareholders are Phillipa Sweeney and Jamie Sweeney.

The general nature of the business is that of a hotel and bar.

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 181 Bright Street, Cobden.

The applicant seeks to licence the bar and outdoor beer garden areas with a supervised designation. A small area of the bar, near the rear door, will be designated restricted ahead of the future installation of gaming machines. All licenced areas are clearly defined, and shown on the site plan attached to this application.

The proposed days and hours sought are Monday to Sunday 11.00am to 1.00am the following day (inside bar area) and Monday to Sunday 11.00am to 10.00pm (outside garden area)

Kells Hotel was an existing business which held an on-licence. It has not been operating for a number of months when the previous lease was not renewed by the lessee. The applicant has taken on the lease of the property on 12 November 2024 and is completing inside renovations with the plan to re-open the business.

DECISION

The District Licensing Committee Chairperson, acting pursuant to the Sale and Supply of Alcohol Act 2012 **grants** an application by PJSR Holdings Limited for an On-Licence in respect of premises at 181 Bright Street, Cobden and known as “Kells Hotel”, subject to the following conditions:

CONDITIONS OF LICENCE

1. Alcohol may be sold and supplied for consumption on the premises only on the following days and the following hours:
 - a. **Inside bar area: Monday to Sunday 11.00am to 1.00am the following day**
 - b. **Outside beer garden: Monday to Sunday 11.00am to 10.00pm**
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 present on the premises to dine or is residing or lodging on the premises.
3. The bar and outdoor beer garden areas are designated as Supervised and the gaming machine area designated as Restricted, as per the plan submitted with the application for this licence.
4. 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.
5. Drinking water is to be provided to patrons free of charge from a water supply prominently situated on the premise
6. Food must be available for consumption on the premises at all times the premises are open for the sale of alcohol, in accordance with the sample menu submitted with the application for this licence, or menu variations of a similar range and standard. Menus must be visible and food should be actively promoted.
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.. At the principal entrance to the premises, so as to be easily read by people immediately outside the premises, a sign stating the ordinary hours of business during which the premises will be open for sale and supply of alcohol;

- c. A copy of the licence attached to the premises so as to be easily read by persons attending the premises.

11. 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 12 November 2024. 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 hotel and bar and are of a kind for which an on-licence may be granted.

Phillipa Sweeney is the holder of a current managers certificate, number 55/CERT/18/2016, and has approximately 15 years experience in the industry. She will be involved with the day-to-day running of the business.

A second certified and experienced duty manager, Michael Jacobs, has been listed.

A copy of the Deed of Lease for the premises, dated 12 November 2024, has been provided by the applicant.

The applicant has a sufficient host responsibility policy in place which should ensure the safe and responsible sale and supply of alcohol to comply with the provisions of the Act.

The licensed hours are within the default national maximum trading hours prescribed under the Act.

Food, in the form of toasted sandwiches, paninis, fries, nuggets and hotdogs, is available for consumption on the premises, as per the menu attached to this application.

Security cameras have been installed by the applicant and these cover the outdoor beer garden, footpath, carpark and the inside bar area. The beer garden gate will be locked.

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 advises the applicant has the appropriate systems, staff and training to comply with the law. 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.

The licence is granted for 12 months from the date of issue.

DATED at GREYMOUTH this 19th day of December 2024



Rachel van der Geest
Chairperson/Commissioner

supervised

Restricted

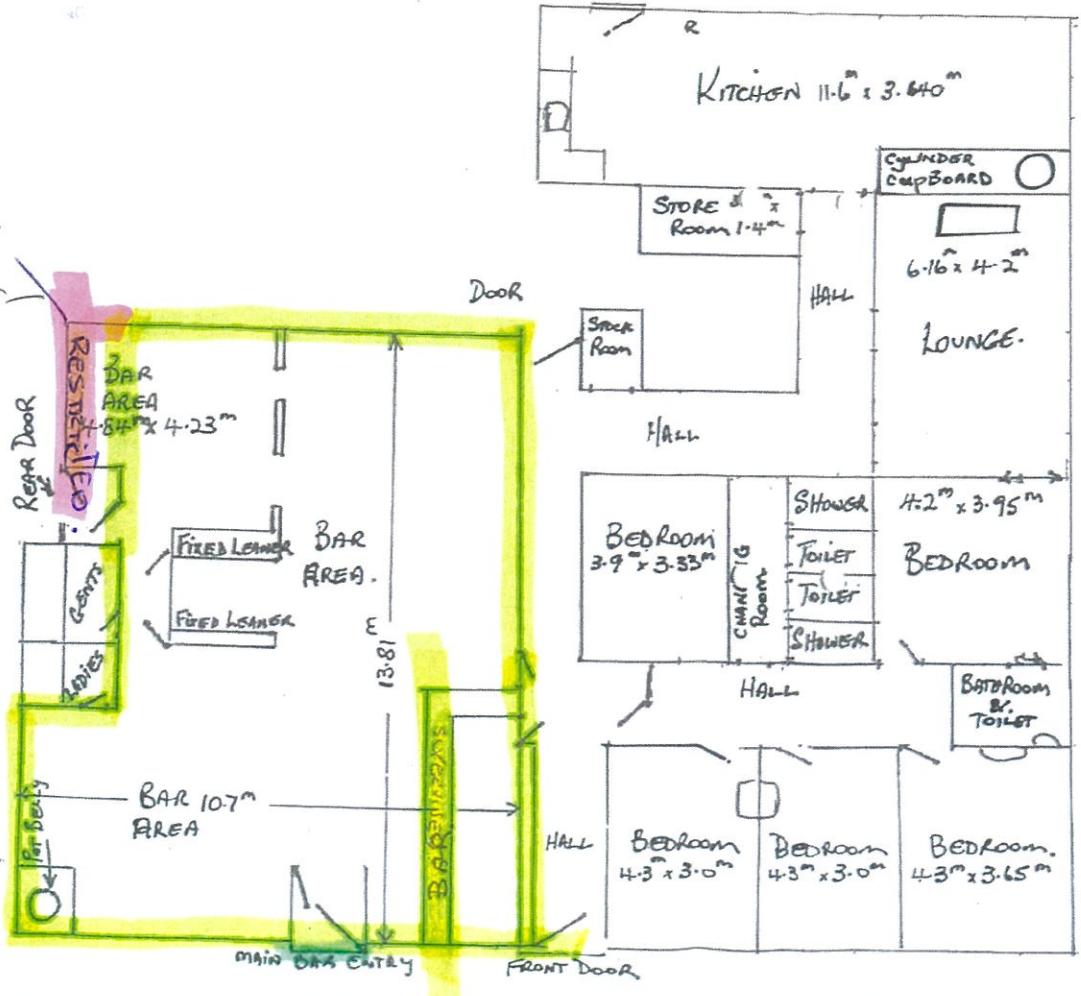
GREY DISTRICT COUNCIL
12 NOV 2024
FILE No.

PRINCIPAL ENTRANCE

FLOOR PLAN KELLS HOTEL

SCALE = 10mm = 1METRE.

patio area
Bar 11m - 10m



BRIGHT ST



175
BRIGHT STREET

177
BRIGHT STREET

BEER
GARDEN

Supervised

Perimeter
80-69m

360.77m²
Area.

BAR

181
BRIGHT STREET

GREY
DISTRICT COUNCIL
12 NOV 2024
FILE No.

182
BRIGHT STREET

Gate to
be locked
*

12.00

28.91

15.23

8.46

7.13

4.82