Decision No.LicRen34/2026

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

AND

IN THE MATTER of an application by Zealong Tea Estate Limited for renewal of an on-licence pursuant to s.127 of the Act in respect of premises situated at 495 C Gordonton Road ROTOTUNA known as "The Vista at Zealong Tea Estate".

BEFORE THE WAIKATO DISTRICT LICENSING COMMITTEE

Commissioner: Dr Michael Cameron

## DECISION

**The application for renewal of an on-licence in respect of premises situated at 495C Gordonton Road, Rototuna, known as "The Vista at Zealong Tea Estate and Camellia Lounge" is granted.**

[1] This is an application by Zealong Tea Estate Limited for renewal of an on-licence in respect of premises situated at 495C Gordonton Road, Rototuna, known as "The Vista at Zealong Tea Estate and Camellia Lounge".

[2] The application was duly advertised in accordance with section 101 and no objection or notice of desire to be heard has been received. Reports from the Police, Medical Officer of Health and an Inspector do not raise any matters in opposition to the application. Accordingly, the application is determined on the papers.

[3] The general nature of the business to be undertaken is that of a restaurant and function centre.

## CRITERIA FOR DETERMINING THE APPLICATION:

[4] In deciding whether to issue an on-licence, the Committee must have regard to the matters detailed in s 105(1) of the Act. These are:

(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:

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(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 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 the amenity and good order of the locality are already so badly affected by the effects of the issue of existing licences that they would be unlikely to be reduced further by the effects of the licence but it is nevertheless desirable not to issue any further licences:
(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, the Medical Officer of Health or an Inspector made under section 103.

## REASONS AND DECISION:

[5] The object of the Act 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 minimised.

[6] Having inquired into this application, the Inspector is satisfied that the application is in keeping with the object and the requirements of the Act. I agree with the Inspector's assessment.

[7] I have considered the criteria in s 105, along with the provisions of s 106, and I am satisfied regarding all of the criteria.

## CONCLUSION:

[8] The application for an on-licence, for the premises situated at 495C Gordonton Road ROTOTUNA, known as "The Vista at Zealong Tea Estate and Camellia Lounge" is granted, subject to conditions.

## CONDITIONS:

[9] Sections 110 and 111 of the Act detail compulsory and discretionary conditions that may be imposed on the licence. Section 109 also provides that conditions may be imposed if required by a local alcohol policy.

The licence will be subject to the following conditions:

(a) Alcohol may be sold only while the premises are being operated as a restaurant, and only during the following days and hours:

**Monday to Sunday 8:00 am to 12:00 midnight**

AND

On such days and during such hours as the premises or part of the premises is hosting a private reception, function, or other social gathering, but not other than on the following days and hours:

**Monday to Sunday 8:00 am to 12:00 midnight**

(b) The following steps must be taken to promote the responsible consumption of alcohol:

(i) Implement and maintain the steps proposed in the application for the licence aimed at promoting the responsible consumption of alcohol.

(ii) Promote alternative non-alcoholic & low alcohol beverages.

(c) Food must be available for consumption on the premises as follows:
Food must always be available for consumption on the premises when the premises are open for the sale of alcohol in accordance with the menu submitted with the application for the licence, or variations of that menu of a similar range and standard.

(d) The licensee must have available for consumption on the premises, always when alcohol may be sold under the licence, a reasonable range of non-alcoholic and low-alcohol beverages.

(e) Drinking water must be freely available at the following places while the premises are open for business:
On each of the occupied dining tables.

(f) The licensee must take the following steps to ensure that the provisions of the Act relating to the sale and supply of alcohol to prohibited persons are observed:

(i) Display appropriate signs adjacent to every point of sale detailing the statutory restrictions on the supply of alcohol to minors and the complete prohibition on sales to intoxicated persons.

(g) The licensee must take the following steps to ensure that the provisions of the Act relating to the management of the premises are observed:

(i) All staff will be trained in their responsibilities under the Act.

(ii) A sign shall be prominently displayed inside the premises, which identifies by name the manager on duty or of the person responsible for the management of the sale and supply of alcohol under the licence.

(h) The sale, supply and consumption of alcohol is authorised on the premises generally. The premises situated at 495C Gordonton Road, Rototuna, are more precisely identified in a plan dated and stamped as received by the Waikato District Licensing Committee on 29 August 2016.

DATED at Ngaaruawaahia on 30 October 2026

DISTRICT LICENSING COMMITTEE
Waikato District Council

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Michael Cameron
Commissioner
Waikato District Licensing Committee

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