

**IN THE MATTER**

of the Sale and Supply of  
Alcohol Act 2012

**AND**

**IN THE MATTER**

of an application by Nanuan  
Motels Limited for renewal of an  
on-licence pursuant to s.127 of  
the Act in respect of premises  
situated at 7 Selby Street  
POKENO known as "Pokeno  
Motels & Cafe CBD".

**BEFORE THE WAIKATO DISTRICT LICENSING COMMITTEE**

Commissioner: Jason Howarth

**DECISION**

**The application for an on-site special licence is granted.**

**Application:**

[1] This is an application by Nanuan Motels Limited for renewal of an on-licence in respect of premises situated at 7 Selby Street POKENO, known as "Pokeno Motels & Cafe CBD".

[2] The general nature of the business undertaken is that of a Hotel.

[3] The application was duly advertised in accordance with section 127(3) 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.

**Criteria for determining the application:**

[4] In deciding whether to renew an on-licence the committee must have regard to the matters detailed in s.131 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:
- (e) The design and layout of the 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 applicant has appropriate systems, staff and training to comply with the law:
- (i) Any matters dealt with in any report from the Police, the Medical Officer of Health or an Inspector made under section 129:
- (j) Whether the amenity and good order of the locality would be likely to be increased, by more than a minor extent, by the effects of a refusal to renew the licence:
- (k) The manner in which the applicant has sold (or sold and supplied), displayed, advertised, or promoted alcohol

**Reasons and decision:**

[5] The inspectors report does not raise any matters related to suitability. The premises sits within the Statistical Area (SA2) of Pokeno North which indicates an New Zealand Index of Deprivation (NZDep) rating of Decile 2. Given the low deprivation rating there is no further consideration around extended suitability.

[6] The Waikato District Local Alcohol Policy came into force on 1 January 2017; however, the revised Waikato District Local Alcohol Policy took effect on 15 September 2025, with all provisions coming into effect on the same date. The licence complies with the provisions of section 4 of the policy relating to on-licence policies.

[7] There are no concerns related to the days and hours on when alcohol can be sold at the premises. The current days and hours are consistent with clause 4.6.1 of the local alcohol policy.

[8] The inspector has assessed the premises on 9 September 2026 using CPTED principles and noted no issues regarding the design and layout of the premises.

[9] The premises sells a range of alcoholic, low-alcohol and non-alcoholic beverages, as well as a range of food items. The premises also provides accommodation; this is the principal purpose of the business.

[10] The applicant has a range of systems in place to ensure compliance with the law, including a host responsibility policy, security plan, staff training, and monitoring systems for minors and intoxication. Staff undergo an induction and training programme undertaken by the applicant.

The information provided with application indicates regular training is occurring

[11] There have been no issues with noise complaints, vandalism, or tagging attributed to the management of the premises. There are no adverse reports on the way the applicant has sold (and supplied), displayed or promoted alcohol.

[12] I now consider the object of the Act. Having inquired into this application the Inspector is satisfied that the application is in keeping with the object and the requirements of the Act.

[13] I am satisfied as to the matters to which I must have regard as set out in s.131 and I renew the licence for three years from the most recent date of expiry, and authorise the issue of a notice of renewal and replacement licence.

### **Conditions**

[14] Sections 110 and 111 of the Act detail compulsory and discretionary conditions that may be imposed on the licence. . Section 133 also provides that particular conditions may be imposed if any relevant local alcohol policy is in force and that the renewal of the licence without those conditions would be inconsistent with the policy.

[15] Section 135 provides that, subject to section 133, the licence may be renewed on the conditions presently attaching to it or on any different conditions, relating to any matter, that the committee thinks fit.

[16] I consider the present conditions appropriate.

The licence will be subject to the following conditions:

- (a) Alcohol may be sold under the licence only on the following days and during the following hours:  
On such days and during such hours as the premises are being operated as a hotel, but not other than on the following days and hours:  
**Monday to Sunday 8:00 am to 11.00 pm**
- (b) Food must be available for consumption on the premises as follows:  
A range of food choices must always be readily available when the premises are open. Menus must be visible, and food should be actively promoted. The range of food in accordance with the menu submitted, or variations of that menu, of a similar range and standard.
- (c) 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.
- (d) Drinking water must be freely available at the following places while the premises are open for business: At the bar areas and on all occupied tables.
- (e) 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.
- (f) The bar area off from the reception area is designated as a supervised area, and the remaining area is un-designated.
- (g) The licensee has two certificated managers on the premises, one in the reception area and one in the restaurant, one of whom is the appointed duty manager.

- (h) 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.
- (i) The sale, supply and consumption of alcohol is authorised on the premises generally. The premises situated at 7 Selby Street, Pokeno, are more precisely identified in a plan dated and stamped as received by the Waikato District Licensing Committee on 13 August 2025.

DATED at Ngaaruawaahia on 23<sup>rd</sup> of October 2026



*J R Howarth*

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Jason Howarth  
Commissioner  
Waikato District Licensing Committee