

# APPLICATION FOR OFF-LICENCE OR RENEWAL OF OFF-LICENCE



## Form 4, Sections 100 and 127(2), Sale and Supply of Alcohol Act 2012

**Send or deliver your application to:**

The Secretary  
 District Licensing Committee  
 Kāpiti Coast District Council  
 Private Bag 60601, Paraparaumu 5254  
 175 Rimu Road, Paraparaumu 5032  
 Telephone (04) 296 4700 Toll Free: 0800 486 486

<b>For Council use</b>
File #

Once this application is complete you may make an appointment for a pre-lodgement meeting with a Licensing Inspector at the numbers given above.

Application forms cannot be accepted by the District Licensing Committee (DLC) over the counter until they have been signed off as complete by the Inspector and a fee category has been calculated. **Instructions on how to complete this application are attached at the back of the form.**

This application is made in accordance with the particulars set out below:		
<b>1. Application Type</b>		
<input checked="" type="checkbox"/> New Off-Licence	<input type="checkbox"/> Renewal of Off-Licence Licence number:	<input type="checkbox"/> Renewal of Off-Licence with variation of conditions Licence number:
<b>2. Endorsements</b>		
Tick the appropriate box if you want an endorsed licence only		
<input type="checkbox"/> Auctioneer	<input type="checkbox"/> Remote Sales	
<b>3. Details of Applicant</b>		
Full legal name or names to be on licence (if a company, must be a company name): R & R Investments Limited		
Whether licence already held for premises concerned: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, and if 'Yes', state kind of licence		
<b>4. Applicant Status: by reference to section 28 of Sale and Supply of Alcohol Act 2012</b>		
<input type="checkbox"/> Natural person(s)	<input checked="" type="checkbox"/> Private Company	
<input type="checkbox"/> Body Corporate	<input type="checkbox"/> Public Company	
<input type="checkbox"/> Partnership	<input type="checkbox"/> Other (please specify).....	

**5. For Applicant that is a Natural Person(s)**

Full legal name:

Any aliases (and/or maiden name):

Usual residential address: Number

Street:

Suburb:

City:

Postcode:

Sex:

Occupation:

Date of birth:

Place of birth:

Telephone:

Mobile:

Email:

Preferred mode of contact:

**6. For Applicant that is a Body Corporate, Authority under which Incorporated****7. For Applicant that is Not a Natural Person(s), Details of Contact Person**

Name: Wesley ah Chan, WA Consulting

Designation/Position: Agent

Telephone: 07 3480630

Email: wess@xtra.co.nz

Mobile: 0272898822

Preferred mode of contact: email

**8. Postal Address for Service**

Number/Street/PO Box: C/- WA Consulting PO Box 2028

Suburb:

City: Rotorua

Postcode: 3010

**9. Business Details***Describe principal business, any other businesses*

Grocery store specialising in selling Mediterranean food, grape wines and beer.

**10. Criminal Convictions**

*Does the applicant(s) have any criminal convictions (other than convictions for offences against provisions of the Land Transport Act 1998 not contained in Part 6, and offences to which the Criminal Records (Clean Slate) Act 2004 applies).  Yes  No, and if "Yes", then please provide nature of the offence, details of conviction, and penalty imposed.*

**11. For a Company whether Incorporated under the Companies Act 1993 or Equivalent Foreign Legislation****Full Legal Names of Directors:**

Rahul Rahul

**12. For a Private Company Incorporated under the Companies Act 1993**

Authorised capital: 100	Paid up capital: 100
Name: Rahul Rahul	Address: Street number 282
Street: Kenmure Road	Suburb: Kenmure
City: Dunedin	Postcode: 9011
Date of birth: 06/02/91	Place of birth: Sonipat
Designation: Director	Face value of shares held: 100

**13. For a Partnership**

Full legal name of partner:		
Usual residential address: Number	Street:	
Suburb:	City:	Postcode:
Full legal name of partner:		
Usual residential address: Number	Street:	
Suburb:	City:	Postcode:

**14. Details of Premises**

Address: 901 Coastlands Shopping Town	Street:	
Suburb:	City: Paraparaumu	Postcode:
Trading Name: Mediterranean Food Warehouse		
<b>If not Owned by Applicant:</b>		
Tenure: <i>(state whether to be held as leasehold, or under tenancy agreement or licence)</i> Lease		
Full legal name of owner: Coastlands Shopping Town Limited		
Address: PO Box 99	Street:	
Suburb:	City: Paraparaumu	Postcode: 5254
Type: <i>state whether grocery, hotel, retail shop (other than grocery), or tavern</i> Grocery store		
Is the licence conditional on completion of building work: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, and if "Yes", state details:		

**15. Details of Duty Manager(s)/Proposed Manager(s) *If more than two certified managers please attach details separately***

Full legal name: Sirivilai Kanjanaka Johnsak

Number of manager's certificate: 45/CERT/359/2016

Expiry Date: 25 November 2024

Full legal name: Mohammad Reza Ghadami Sadrabadi

Number of manager's certificate: 45/CERT/304/2015

Expiry Date: 3 October 2025

**16. Business Details**

Is the sale of alcohol intended to be the principal purpose of business:  Yes  No, and advise the intended principal purpose of business (*for example: sale of alcohol, sale of food; entertainment; accommodation*).

The intended principal purpose of the business is to be a grocery store specialising in food, grape wines and beer sourced from the Mediterranean Sea area.

Is the applicant engaged, or intending to be engaged, in the sale or supply of any goods other than alcohol, non-alcoholic refreshments and food, or in the provision of any services other than those directly related to the sale or supply of alcohol and non-alcoholic refreshments, and food:  Yes  No - and if "Yes", advise the nature of other goods or services. This is to assess whether other goods and services provided are compatible with the sale of alcohol.

From time to time we may sell kitchen utensils or cookbooks-mainly as seasonal gift sets.

State the days and hours proposed for sale of alcohol (this is your current licensed hours not trading hours):

Monday to Sunday (inclusive) 9am to 9pm

**17. Conditions**

- Write answer below or attach relevant documents that demonstrate compliance.
- When including attachments please number the hard copies, and in the first column circle 'Yes box and write the document number on '#.....'

**Doc attached?  
Number.**

Describe experience and training of applicant:

The Director, Rahul, has owned the restaurant next door, Mediterranean Foods Trattoria and Deli, for several years. He also owned the shop previously when it was an Off-Licence. However, the renewal was refused due to technical aspects. Rahul has a number of years' experience in the hospitality industry. He has employed an overall manager, Lorraine Sinnott, to oversee and manage the day to day workings of the shop. He also has a team of staff with current managers certificates who have experience in working in licenced premises.

Yes / No  
#.....

<p>Describe the steps proposed to be taken to prevent the sale and supply of alcohol to prohibited people:</p> <p>Any person showing signs of intoxication will not be sold alcohol. Any person who looks under 25 years old will be asked for suitable ID. If they fail to provide appropriate ID or are underage they will not be sold alcohol. Signage will be clearly visible relating to minors and intoxicated persons.</p>	<p>Yes / No #.....</p>
<p>Describe any other steps the applicant proposes to promote the responsible consumption of alcohol (for instance host responsibility practices):</p> <p>The staff are trained to have good communication with customers and observation of customers. They are encouraged to be diligent and aware of any possible purchases with the aim of supplying to minors-asking relevant questions if suspicious. Any signs of drink driving then the staff will suggest customer leaves their car in the car park and uses alternative transport. Police will be alerted if any intoxicated person is refused service then is observed driving.</p>	<p>Yes / No #.....</p>
<p>Describe any other systems (including training systems), and staff in place (or to be in place) for compliance with the Act:</p> <p>The staff will use a training programme provided by WA Consulting using the Managers Guide and WA Consulting textbook to learn and refresh themselves regularly on host responsibility and the Act. Each session staff go through a set of questions and repeat the programme once all question sheets have been completed.</p>	<p>Yes / No #.....</p>
<p>Describe any actions that have been taken to ensure the good order and amenity of the locality would not be likely to be:</p> <ul style="list-style-type: none"> <li>• reduced, by more than a minimal extent, by granting the licence; or</li> <li>• increased, by more than a minimal extent, by the refusal to renew the licence.</li> </ul> <p>The amenity and good order of the locality will not be reduced by more than a minimal extent to the granting of the off licence as the nature of the store is to specialise in selling foods and alcohol sourced from the Mediterranean, which will target a specific type of shopper, not typically underage drinkers or intoxicated persons. The grocery store is located in the Coastlands Shopping Mall complex and is surrounded by a variety of shops. The outside of the store will be checked regularly for rubbish and any graffiti will be removed in a timely manner if discovered. There will not be any loud music playing in the store to cause a nuisance to neighbouring shops.</p>	<p>Yes / No #.....</p>
<p><b>For Licence Renewal Only:</b> Describe any conditions of the licence the applicant seeks to vary or cancel: <i>To be filled in for each condition the applicant seeks to vary or cancel – attach additional pages as necessary</i></p> <p>Terms of condition at present:</p>	<p>Yes / No #..... #..... #.....</p>

<p>Action sought: <input type="checkbox"/> <b>Variation</b>      <input type="checkbox"/> <b>Cancellation.</b> If Variation, in what respect does the applicant seek to vary the condition?</p> <p>Full reasons for variation or cancellation:</p>	<p>#.....</p>
<p><b>18. Attachments</b></p> <ul style="list-style-type: none"> <li>When including attachments please number the hard copies, and in the first column circle 'Yes box and write the document number on '#.....')</li> </ul>	<p><b>Doc attached? Number.</b></p>
<p>A statement, or signed declaration, regarding the premises need for an evacuation scheme, as set out in section 100(d) of the Act for new applications, or section 127(e) of the Act for renewals. A copy of the 'Evacuation of Declaration Scheme' is available on the website.</p>	<p>Yes / No na.....</p>
<p>Please attach certificate to show that proposed use meets the requirements of the Resource Management Act 1991. <i>Not required for renewal unless the business activity or type has changed since the last version.</i></p>	<p>Yes / No 1.....</p>
<p>Copy of Building Compliance Certificate. Please attach certificate to show that the premises meet the requirements of Building Code 2004. <i>Not required for renewal unless structural changes have been undertaken since the last issue or renewal.</i></p>	<p>Yes / No 1A.....</p>
<p>Where the premises are a grocery store, the statement of annual sales revenue required by regulation 12 or 13 (as the case requires) of the Sale and Supply of Alcohol Regulations 2013.</p>	<p>Yes / No 2.....</p>
<p>Where the premises are a grocery store or supermarket, a scale floor plan must be provided clearly defining the single alcohol area, or sub-area, and layout of the premises including entry/exit and checkouts.</p>	<p>Yes / No 3.....</p>
<p>Where the premises are a bottle store or tavern off licence, a plan must be provided showing designations and the principal entrance.</p>	<p>Yes / No 4.....</p>
<p>For body corporate applicant, please attach a copy of certificate of incorporation (or equivalent document). <i>Not required for renewal unless there have been changes since the last issue or renewal.</i></p>	<p>Yes / No 5.....</p>
<p>Advise if a Crime Prevention Through Environmental Design (CPTED) assessment has been undertaken or any improvements to the design and layout in accordance with CPTED. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>, and if 'Yes' attach a copy. If 'No', discuss with the Licensing Inspector if you need to complete a CPTED checklist for this application (see <i>HPA and the Ministry of Justice websites for more information</i>).</p>	<p>Yes / No 6.....</p>

If premises owned by another party, please attach an owner's statement or copy of lease to show there is no objection from the owner to the issue of licence to this premise. <i>Not required for a renewal unless the lease or ownership arrangements have changed.</i>	Yes / No 6.....
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**19. Further Details where Applicant is a Company**  
*Include full details of each person who holds 20% or more of the shares, or of any particular class of shares, issued by the company.*

Name: Rahul Rahul	Address: 282 Kenmure Road	
Suburb: Kenmure	City: Dunedin	
Postcode: 9011	Date of birth: 06/02/91	
Place of birth: Sonipat	Designation: Director and Shareholder	
Name:	Address:	
Suburb:	City:	
Postcode:	Date of birth:	
Place of birth:	Designation:	
Name:	Address:	
Suburb:	City:	
Postcode:	Date of birth:	
Place of birth:	Designation:	

Are additional sheets attached? Yes / No - Doc number #.....

**20. Further Details where Applicant is a Partnership**

Name:	Address:	
Suburb:	City:	
Postcode:	Date of birth:	
Place of birth:	Date:	Signature:
Name:	Address:	
Suburb:	City:	
Postcode:	Date of birth:	
Place of birth:	Date:	Signature:
Name:	Address:	
Suburb:	City:	
Postcode:	Date of birth:	
Place of birth:	Date:	Signature:

Are additional sheets attached? Yes / No - Doc number no.....



**21. Signature of Applicant** (this must be signed by applicant not their agent)

I authorise New Zealand Police to disclose any personal information it considers relevant to my application to the Medical Officer of Health and/or the Licensing Inspector for the purpose of assessing my suitability.

Name: Rahul Rahul

Date: 10/6/2024

Signature: 

Dated at location:

**Privacy Statement**

Information contained in your application and any supporting information will be held by Kapiti Coast District Council to enable your application to be processed under the Sale and Supply of Alcohol Act 2012. This information will be made available to the public on request. The information will be provided to the Kapiti Coast District Licensing Committee, the NZ Police, the Medical Officer of Health and Council's Licensing Inspectors. This information may form part of a public hearing of your application before the Kapiti Coast District Licensing Committee and may be used in the Committee's decision for your application. Decisions will be made publically available.

Council is required to keep a statutory register of all applications and the District Licensing Committee's decisions on them. Council is required to report statistics about applications to the Alcohol Regulatory and Licensing Authority. Any member of the public may request access to this information under the Local Government Official Information and Meetings Act 1987. This information may also be used under the Privacy Act 1993. You have the right to see and correct personal information that Council holds about you.

**Method of payment (must be made at time of application)**

I have paid at a Kāpiti Coast District Council Service Centre when I delivered this application.

yes  I have paid by electronic transfer (Council Bank Account Number: 03-0732-0306101-00) and quoted my name and "alcohol" in the reference fields; and

yes I have included proof of electronic payment with this application.

no I have enclosed a cheque with this form.

**How I would like to receive my alcohol licence (please select one only)**

I will collect my alcohol licence – please contact me when it is ready by  Phone or yes  Email  
OR

Please post my alcohol licence to me.

**Next Step:** Once your application is complete, if you would like to make an appointment for an optional pre-lodgement meeting with the Licensing Inspector then please Telephone (04) 296 4700 or Toll Free: 0800 486 486.

- 1 This form must be accompanied by the prescribed fee.
- 2 This form must be accompanied by the required attachments (refer Points 19 or 20).
- 3 Within 20 working days after filing your application with the District Licensing Committee (or 10 working days if it is an application for renewal), the application must be publically notified. The public notice template will be provided on receipt of your application by the Alcohol Licensing Team.

**For Office Use: Application Fee Risk Categories**

Very Low

High

Low

Very High

Medium

Application Fee Payable: \$ \_\_\_\_\_ Signature of Licensing Inspector \_\_\_\_\_

Name of Licensing Inspector \_\_\_\_\_ Date: \_\_\_\_\_

## Guidance for Completing Off-Licence Application/Renewal Form

Background		
<p>The object of the Sale and Supply of Alcohol Act 2012 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.</p> <p>It is a legal requirement of the Sale and Supply of Alcohol Act 2012 that you must have a licence before you can sell or supply alcohol.</p>		
Before lodging application		
<p>Once this application is complete then you must ring and make an appointment for a pre-lodgement meeting with the Licensing Inspector. Please Telephone (04) 296 4700 or Toll Free: 0800 486 486. The application forms cannot be accepted by the DLC over the counter until they have been signed off as complete by the Inspector and a fee category has been calculated.</p> <p>You should also apply for certificate of compliance with the Resource Management Act and the Building Act from the Kapiti Coast District Council.</p>		
Completing your application	Who should complete which fields	
1	Type of Application	All applicants to complete.
2	Endorsements	Only complete if you are <u>only</u> seeking a licence for use as an Auctioneer, or for remote sales (the 'sale for delivery', or 'sales from a distance').
3	Details of Applicant	All applicants to complete. If a company takes profits must apply in company name.
4	Applicant Status	All applicants to complete.
5	For Applicant that is Natural Person(s)	Only complete if applicant is a natural person. A natural person is an individual.
6	For Applicant that is Body Corporate	Only complete if applicant is a body corporate.
7	For Applicant that is <u>not</u> a Natural Person(s)	Only complete if applicant is a body corporate, partnership, private company or public company.
8	Postal Address for Service	All applicants to complete.
9	Business Details	What is your principal business? For example supermarket/ bottlestore/grocery store.
10	Criminal Convictions	All applicants to complete.
11	For a Company full legal names of directors	Only complete if applicant is a public or private company.
12	For a Private Company	Only complete if applicant is a private company incorporated under the Companies Act 1983.
13	For a Partnership	Only complete if applicant is a partnership.
14	Details of Premises	All applicants to complete.
15	Details of Duty Manager(s)/Proposed Managers	All applicants to complete. If more than two, please attach separately.
16	Business Details	All applicants to complete.

17	Conditions	All applicants to complete.
18	Attachments	All applicants to complete.
19	Further Details where Applicant is a Company	Only complete if private or public company.
20	Further Details where Applicant is a Partnership	Only complete if a partnership.
21	Signature of Applicant	All applicants to complete.

**After your Application is Lodged**

**Public Notices**

You are responsible for giving notice in the Kapiti Observer or Kapiti News within 20 working days of the Council formally accepting your application (or 10 working days if it is an application for renewal) and the Council will send you a template to complete this, along with further information. Unless notified otherwise by a Licensing Inspector, the notice must be published twice and there must not be less than five days and not more than 10 days between the two dates of publication. The notices must be worded according to Form 7 (and in compliance with regulations 36, 37 and 38 of the Sale and Supply of Alcohol Regulations 2013). A Form 7 notice must also be displayed in a conspicuous place on the premises or conveyance to which this application relates for 10 days from the first newspaper notification.

# CPTED checklist for licensed premises (ix)

		Yes	No	N/A
Bar Area	Bar staff have good visibility of entire premises	y		
	Area behind the bar is raised to improve visibility			na
	Bar area is open with no obstructions affecting monitoring of premises			na
	Cash registers are front facing If cash registers are not front facing, mirrors are installed for monitoring customers	y		
	Safe is out of public view	y		
Internal layout	Premises is laid out so staff can monitor all patrons at all times	y		
	There are no obstructions within the bar causing blind spots	y		
	Where there may be blind spots, mirrors or CCTV are installed	y		
	Bar is easily approached by customers	y		
	Sufficient seating is provided	y		
	Customers cannot climb on structures or fittings	y		
	A ventilation system is installed		n	
	Premises are maintained at a suitable temperature			na
Crowding	The premises are not overcrowded	y		
	The maximum number of patrons for the premises is displayed and complied with			na
Lighting	Internal lighting is suitable	y		
	Lighting allows door staff to check IDs etc.	y		
	Lighting allows staff to monitor patrons inside the premises	y		
	No areas are too dark inside the premises	y		
	Internal lighting can be raised in an emergency or incident and at closing time	y		
	External lighting is suitable	y		
	External security lighting is installed	y		

# CPTED checklist for licensed premises continued...

		Yes	No	N/A
Outdoor drinking areas	The premises are maintained at a suitable temperature			na
	Outdoor drinking areas are monitored by bar and/or security staff			na
	Lighting allows staff to monitor patrons	y		
	Customers can move easily around the outdoor drinking areas			na
	Outdoor drinking areas are well defined from surrounding external environment			na
	Pavement creep is not evident	y		
	Outdoor drinking areas are not overcrowded			na
	A street trading licence or equivalent is held and is current			na
CCTV	CCTV is installed	y		
	CCTV is positioned to monitor vulnerable areas	y		
	Patrons are aware of the CCTV system	y		
	Staff understand its operation	y		
Entrances and exits	Entrances and exits are visible from behind the bar area	y		
	CCTV is installed to monitor blind entrances and exits	y		
	Door staff monitor entrances and exits	y		
	Where queuing occurs outside the premises, there is sufficient space	y		
Toilets	Toilet facility entrances are visible from the bar area			na
	Toilets are inspected regularly	y		
Staff	There are sufficient numbers of staff to ensure control of the premises	y		
	Staff are visible to patrons	y		
	Staff monitor the premises for conflict and crime	y		
	Security staff are properly trained and certified		n	

17/04/2008

On Licence?



Licensed Area

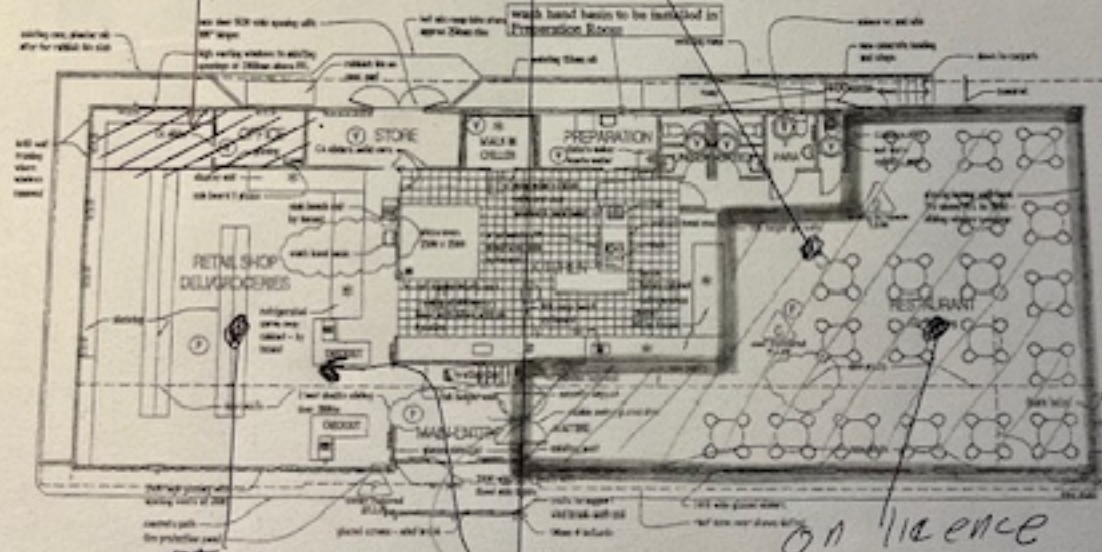
APPROVED  
Linda Kelly  
ENVIRONMENTAL  
HEALTH  
17/04/08

To comply with Part Subpart 6 of  
the Food Hygiene Regulations 1974

Enough hot water is a continuous supply at 65deg C at all  
times, and a maximum of 55 deg C at Wash hand basins.

Single Alcohol Area

Wash hand basins to be installed in  
Preparation Room



OFF licence

ON licence

Proposed entrance

- 1. 100mm concrete slab
- 2. 100mm brick walls
- 3. 100mm insulation
- 4. 100mm concrete slab
- 5. 100mm brick walls
- 6. 100mm insulation
- 7. 100mm concrete slab
- 8. 100mm brick walls
- 9. 100mm insulation
- 10. 100mm concrete slab
- 11. 100mm brick walls
- 12. 100mm insulation
- 13. 100mm concrete slab
- 14. 100mm brick walls
- 15. 100mm insulation
- 16. 100mm concrete slab
- 17. 100mm brick walls
- 18. 100mm insulation
- 19. 100mm concrete slab
- 20. 100mm brick walls
- 21. 100mm insulation
- 22. 100mm concrete slab
- 23. 100mm brick walls
- 24. 100mm insulation
- 25. 100mm concrete slab
- 26. 100mm brick walls
- 27. 100mm insulation
- 28. 100mm concrete slab
- 29. 100mm brick walls
- 30. 100mm insulation

NOTE  
Please refer to drawing for  
details - as stated above

- 1. 100mm concrete slab
- 2. 100mm brick walls
- 3. 100mm insulation
- 4. 100mm concrete slab
- 5. 100mm brick walls
- 6. 100mm insulation
- 7. 100mm concrete slab
- 8. 100mm brick walls
- 9. 100mm insulation
- 10. 100mm concrete slab
- 11. 100mm brick walls
- 12. 100mm insulation
- 13. 100mm concrete slab
- 14. 100mm brick walls
- 15. 100mm insulation
- 16. 100mm concrete slab
- 17. 100mm brick walls
- 18. 100mm insulation
- 19. 100mm concrete slab
- 20. 100mm brick walls
- 21. 100mm insulation
- 22. 100mm concrete slab
- 23. 100mm brick walls
- 24. 100mm insulation
- 25. 100mm concrete slab
- 26. 100mm brick walls
- 27. 100mm insulation
- 28. 100mm concrete slab
- 29. 100mm brick walls
- 30. 100mm insulation

Scale  
1:100

Notes  
1. 100mm concrete slab

2. 100mm brick walls

3. 100mm insulation

4. 100mm concrete slab

5. 100mm brick walls

6. 100mm insulation

7. 100mm concrete slab

8. 100mm brick walls

9. 100mm insulation

10. 100mm concrete slab

11. 100mm brick walls

12. 100mm insulation

Antoinette Bliss  
Alcohol Licensing Officer  
Te Ahiha Kaiwhiringa Waipiro

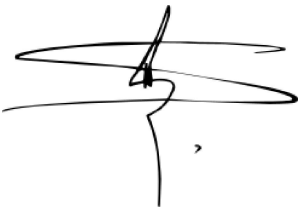
# Certificate of Incorporation

R&R INVESTMENTS LIMITED

5893968

NZBN: 9429042200338

This is to certify that R&R INVESTMENTS LIMITED was incorporated under the Companies Act 1993 on the 22nd day of February 2016.



**Registrar of Companies**  
10th day of July 2024





**Applicant Name** R & R Investment

**Period covered**

*From* 1/04/2023

*To* 31/03/2024

Gross Sales Revenue	604,368.76
GST	78,830.71
Excise Duty on Tobacco Product	-
Food Products	505,538.00
Tobacco	-
Alcohol (expectation)	50,553.80
Grand total	556,091.80

The Secretary  
District Licensing Committee

Dear Sir/Madam

**APPLICATION**  
**FOR ALCOHOL LICENCE**  
**IN RESPECT OF PREMISE SITUATED AT**  
***901 Coastlands Shopping Town.***

I hereby confirm that I am the owner or person who has the authority to sign in respect to the above premises.

I have no objection to the grant of a Liquor Licence for the above property allowing R & R Investment Ltd to operate a premise to sell “grape wines and beer sourced from the Mediterranean Sea area” at a grocery store within the above address trading as Mediterranean Food Warehouse.

Yours faithfully,

Coastlands Shoppingtown – Richard Mansell

*Richard Mansell*  
*David Hill Centre Manager*

Landlord Address: PO Box 99 Paraparaumu

Date 15.04.2024.

**Ref: PB0046**

**3 May 2024**

**R & R Investments Limited  
PO Box 2028  
Rotorua 3040**

**Dear R & R Investments Limited**

**Request for Planning Certificate under Sale and Supply of Alcohol Act 2012**

<b>Business Name:</b>	<b>Mediterranean Food Warehouse (R &amp; R Investments Limited)</b>
<b>Site Address:</b>	<b>901 Coastlands Shopping Town, Paraparaumu</b>
<b>Legal Description:</b>	<b>Lot 4 DP 30757</b>
<b>Zone: Operative Kapiti Coast District Plan 2021</b>	<b>Metropolitan Centre (Precinct 28 - Metropolitan Centre (Precinct A1)</b>
<b>Consent Description:</b>	<b>Planning Certificate</b>
<b>Proposal:</b>	<b>Application is for a new Off Licence</b>

**This letter serves as a certificate for the purpose of Section 100(f) of the Sale and Supply of Alcohol Act 2012 that the proposed use of the premises meets the requirements of the Resource Management Act 1991, and the Operative Kapiti Coast District Plan (2021).**

### Category of Activity:

- Permitted Activity Yes
- Existing Use Yes
- Resource Consent Required N/A
- Resource Consents Granted: N/A

### Conclusion

This application is for a new Off Licence in order to accommodate the above existing premises.

The premises have been licensed since 1995 when the building was previously occupied by Pizza Hut Restaurant and Takeaway. Nando's restaurant took over the premises in December 2006 but subsequently closed in 2007.

The general nature of the business is that of a restaurant. The principal business being the sale of food.

The Applicant currently leases the property from Coastlands Shopping Town Limited, who have given their written consent in the form of a letter, allowing R & R Investments Ltd to operate a premise to sell 'grape wines and beer sourced from the Mediterranean Sea area'.

The proposed activity will operate within a grocery store incorporated within the above premises (trading as Mediterranean Food Warehouse). The letter (dated 15.4.2024) was signed by Richard Mansell on behalf of Coastlands Shopping Town and submitted to Council as part of the application.

As previously noted, the premises are located on land zoned Metropolitan Centre and forms part of the Coastlands Shopping Mall complex, which lies immediately to the West of State Highway 1.

The surrounding environment comprises a diverse range of retail activities including shops, cafes, fast food outlets, a cinema complex and various businesses.

The District Plan provisions that relate to the land apply. Resource Consent was not required for the land use as it is permitted activity.

The Applicant is advised however, that should the scale and intensity of the existing activity increase, a resource consent application may be required.

Approved hours of operation are as follows:

9.00am to 9.00pm (Monday to Sunday inclusive)

**Decision: Approved**

**Dated: 3 May 2024**



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**Janice Lee**  
**AUTHORISED OFFICER**



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**Eloise Carstens**  
**AUTHORISED OFFICER**



## Statement

I hereby state that (tick one):

the **owner** of the building in which the premises are situated provides and maintains an evacuation scheme as required by section 76 of the Fire and Emergency New Zealand Act 2017;

OR

because of the building's current use, its owner is not required to provide and maintain such a scheme;

OR

because of the nature of the building, its owner is exempt from the requirement to provide and maintain such a scheme.

### NOTE:

*If an approved evacuation scheme is not required, the building must have evacuation procedures that meet Part 1 of the Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018 – this does not require approval by Fire and Emergency New Zealand.*

Name:

Wesley ah Chan

Signature:

w ah Chan  
w ah Chan

Date:

10 7 2024

## Submitting applications

Email completed forms to: [licence.application@kapiticoast.govt.nz](mailto:licence.application@kapiticoast.govt.nz)

### Post to:

Alcohol Licensing Team  
Kāpiti Coast District Council  
Private Bag 60601  
Paraparaumu 5254

### or deliver to:

Kāpiti Coast District Council  
175 Rimu Road  
Paraparaumu

**15. Details of Duty Manager(s)/Proposed Manager(s) *If more than two certified managers please attach details separately***

Full legal name: Sirivilai Kanjanaka Johnsak

Number of manager's certificate: 45/CERT/359/2016

Expiry Date: 25 November 2024

Full legal name: Mohammad Reza Ghadami Sadrabadi

Number of manager's certificate: 45/CERT/304/2015

Expiry Date: 3 October 2025

**16. Business Details**

Is the sale of alcohol intended to be the principal purpose of business:  Yes  No, and advise the intended principal purpose of business *(for example: sale of alcohol, sale of food; entertainment; accommodation).*

The intended principal purpose of the business is to be a grocery store specialising in food, grape wines and beer sourced from the Mediterranean Sea area.

Is the applicant engaged, or intending to be engaged, in the sale or supply of any goods other than alcohol, non-alcoholic refreshments and food, or in the provision of any services other than those directly related to the sale or supply of alcohol and non-alcoholic refreshments, and food:  Yes  No - and if "Yes", advise the nature of other goods or services. This is to assess whether other goods and services provided are compatible with the sale of alcohol.

From time to time we may sell kitchen utensils or cookbooks-mainly as seasonal gift sets.

State the days and hours proposed for sale of alcohol (this is your current licensed hours not trading hours):

Monday to Sunday (inclusive) 9am to 9pm

**17. Conditions**

- Write answer below or attach relevant documents that demonstrate compliance.
- When including attachments please number the hard copies, and in the first column circle 'Yes box and write the document number on '#.....'

**Doc attached?  
Number.**

Describe experience and training of applicant:

The Director, Rahul, has owned the restaurant Mediterranean Foods Trattoria and Deli, for several years.. Rahul has a number of years' experience in the hospitality industry. He has worked at the restaurant since 2019. Currently as he is not there full time, he has employed an overall manager, Lorraine Sinnott, to oversee and manage the day to day workings of the shop. He also has a team of staff with current managers certificates who have experience in working in licenced premises.

Yes / No  
#.....



*Simple Alcohol Area*

wash hand basin to be installed in Preparation Room

existing conc. planter pit alter for rubbish bin slab

new door 1520 wide opening with 150° hinges

hot mix ramp into store approx 250mm rise

unisex wc and whb

high venting windows to existing openings of 2000mm above FFL

rubbish bin on conc. pad

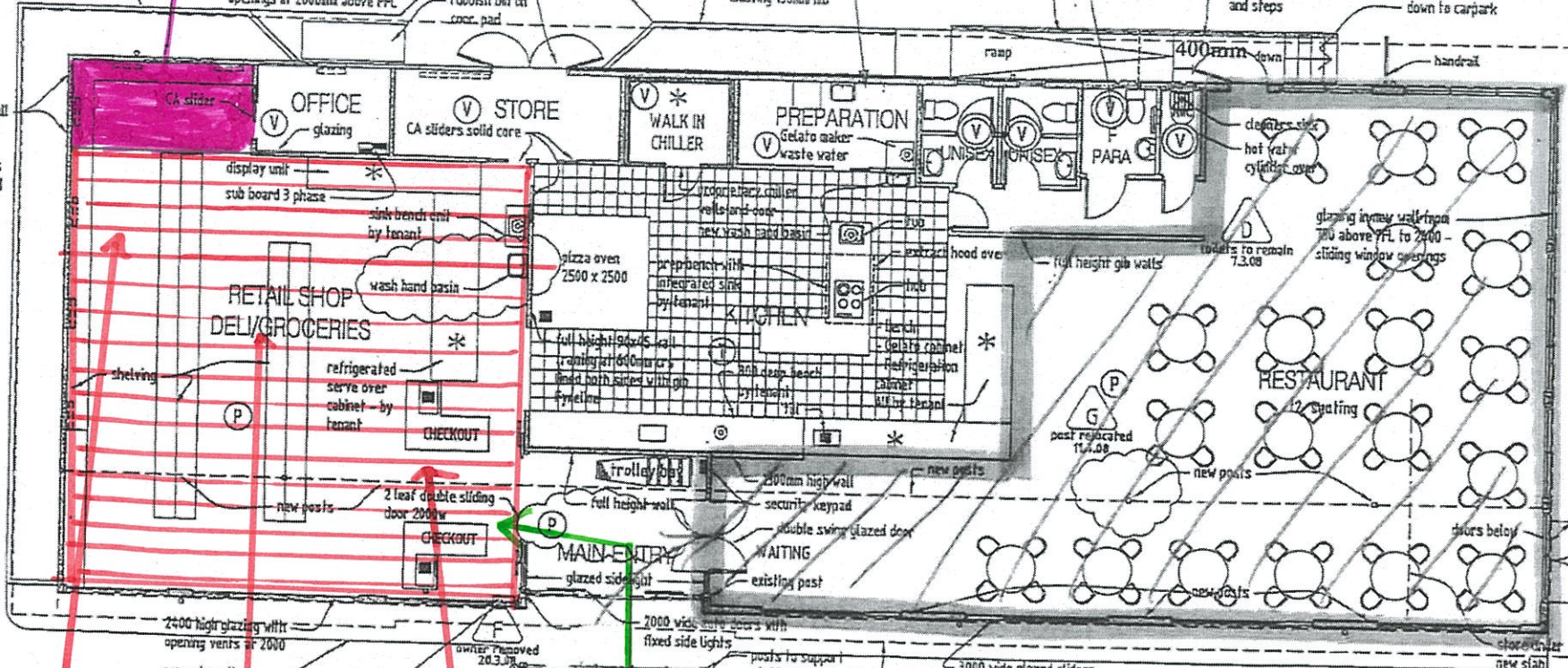
existing 650mm nit

existing ramp

new concrete landing and steps

down to carpark

infill wall framing where windows removed



client  
address  
Mediterranean Foods  
Coastlands  
Paraparaumu  
project  
Building redevelopment

drawing title  
Proposed  
Ground floor plan  
Tenants plan

scale: 1:100  
drawn PWS  
chk  
date 15.04.2008

CGM ARCHITECTS LTD  
td 64 4 3856751  
fax 64 4 3847050  
add P.O. Box 16 019  
Wellington

sheet no.	REV
A 1.004	G
job no.	07-57

*Alcohol Licence Area*

*principal entrance*

# Statement of Projected Annual Sales Revenue: Grocery Store – New Business Declaration



## Statement of Projected Annual Sales Revenue: Grocery Store – NEW BUSINESS DECLARATION

Section 33(2)(a)(ii), Sale and Supply of Alcohol Act 2012 and Regulation 13, Sale and Supply of Alcohol Regulations 2013.

**Note:**

- The statement period must be for the 12 months after the time at which the application for the issue of an off-licence for the premises is made.

For the 12-month period: ..... to .....

<b>Applicant</b>	
<b>Trading Name</b>	
<b>Premises Address</b>	

<b>CATEGORY</b>	<b>SUB-CATEGORY</b>	<b>AMOUNT (\$)</b>
<b>Gross Projected Revenue</b>		
GST		
GST exclusive revenue		
Excise duty on tobacco products		
Excise-equivalent duty on tobacco products		
Lotteries Commission revenue	Lotto	
	Keno	
	Instant Kiwi	
	Other (specify)	
<b>Net projected revenue after deductions</b>	<b>TOTAL</b>	

Statement of Projected Annual Sales Revenue:  
Grocery Store – New Business Declaration

Breakdown of net projected revenue:

CATEGORY	SUB-CATEGORY	AMOUNT (\$) EXCLUDING GST	% TOTAL NET PROJECTED REVENUE
Food Products	<b>Food intended to be used as a component of a home-cooked meal, such as:</b> <ul style="list-style-type: none"> <li>• Cooked chicken</li> <li>• Tinned foods, pasta sauces, soups</li> <li>• Fresh or dried pasta and/or noodles,</li> <li>• Baking needs e.g. sugar, eggs, flour</li> <li>• Breakfast cereals,</li> <li>• Frozen food products,</li> <li>• Dried/preserved goods including fruit,</li> <li>• Packets of coffee, tea, milo etc.,</li> <li>• Condiments, pickles, relishes and the like</li> <li>• Plain milk of any volume, cream, butter and the like</li> <li>• Full sized cakes</li> </ul> Or any similar food		
	<b>Unprocessed raw fruits and vegetables,</b> including peeled and sliced products, salads/salad mix		
	<b>Fresh/frozen meats</b> (beef, poultry, fish etc.)		
	<b>Delicatessen items</b> such as: <ul style="list-style-type: none"> <li>• Antipasti</li> <li>• Cold sliced meat,</li> <li>• Smoked chicken/fish</li> </ul> Or any similar food		
	<b>Unfilled breads, buns or rolls</b>		
	<b>Beverages (other than alcohol or plain milk)</b> sold individually or in multi-packs with a combined volume of 1 litre or more		
	<b>Multi-packs</b> of chips, crisps, sticks and similar food made of potato, corn etc.		
	<b>Biscuits, bars, cones, cookies, crackers, wafers</b> or similar items that: <ol style="list-style-type: none"> <li>1. Weigh over 60g; AND</li> <li>2. Contain more than one individual item</li> </ol>		
	<b>Ice cream over 1 litre</b> including blocks, cakes or similar		
	Other (specify)		
<b>Total:</b>			

Statement of Projected Annual Sales Revenue:  
Grocery Store – New Business Declaration

CATEGORY	SUB-CATEGORY	AMOUNT (\$) EXCLUDING GST	% TOTAL NET SALES REVENUE
Convenience Foods	Confectionery		
	<p><b>Ready-to-eat prepared foods</b> that can be eaten immediately as a meal, part of a meal or as a meal substitute without further preparation (heating, thawing etc.) such as:</p> <ul style="list-style-type: none"> <li>• Sandwiches, rolls, wraps, tacos, etc.</li> <li>• Pizza, or similar, in any form</li> <li>• Hot dogs, hot chips, fish and chips, hamburgers or similar</li> <li>• Meat, vegetable or fruit pies and rolls e.g. sausage rolls</li> <li>• Pasties, samosas or similar</li> </ul> <p>Or any similar food</p>		
	<p><b>Snack food</b> that is usually consumed between meals, can be eaten immediately and is <i>usually</i> sold individually or in small quantities, such as:</p> <ul style="list-style-type: none"> <li>• Potato chips, crisps, sticks or straws, corn chips sold in individual packets of any size;</li> <li>• Pretzels or similar;</li> <li>• Bacon/pork crackling or similar;</li> <li>• Prawn chips or similar;</li> <li>• Individual ice creams or ice cream substitute products, ice cream/ice blocks, cakes or similar totalling less than 1 litre</li> <li>• Food that is, or is mostly bars, biscuits, cones, cookies, crackers, wafers or similar items, <i>if</i> weighing less than 60g and sold as individual items;</li> <li>• Processed or treated nuts or seeds (or mixtures of seeds and nuts) presented in quantities of less than 60g;</li> <li>• Popcorn</li> </ul> <p>Or any similar food</p>		
	<p><b>Beverages (other than alcohol or milk)</b> sold in a container with a capacity of 1 litre or less, e.g. cans, small bottles, milkshakes, coffee or similar</p>		
	Other (specify)		
	<b>Total:</b>		
Alcohol			
Tobacco			

Statement of Projected Annual Sales Revenue:  
Grocery Store – New Business Declaration

CATEGORY	SUB-CATEGORY	AMOUNT (\$) EXCLUDING GST	% TOTAL NET SALES REVENUE
<b>Other Revenue</b>  <b>All other non-food items sold on the premises</b>	Sundry items (e.g. cleaning products, foil, glad wrap etc.)		
	Toiletries, personal hygiene items		
	Hardware items		
	Newspapers and magazines		
	Stationery		
	Postage items/stamps		
	Phone cards		
	Other (specify)		
	<b>Total</b>		
<b>Grand Total</b>			<b>100%</b>

**DECLARATION**

I verify that this is a genuine statement of projected revenue for the premises for a period of 12 months.

<b>Full name</b>	
<b>Date</b>	
<b>Signature</b>	