

APPLICATION FOR ON-LICENCE OR RENEWAL OF ON-LICENCE



Form 3, 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
Email: licence.application@kapiticoast.govt.nz
Telephone (04) 296 4700 Toll Free: 0800 486 486

For Council use

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 included at the end of the form.**

This application is made in accordance with the particulars set out below:

1. Application Type

If you are not filing this renewal application, including paying the fee, at least 20 working days before the licence expires, provide a reason for the late filing as an attachment.

☒ New On-Licence

☐ Renewal of On-Licence

☐ Renewal of On-Licence with variation of conditions

Licence number:

Licence number:

2. Endorsements

Tick the appropriate box if you want to add an endorsement to the licence

☐ Allow BYO

☐ On-Licence plus Caterer's On-Licence

☐ BYO Licence only

☐ Caterer's On-Licence only (no restaurant)

3. Details of Applicant

Full legal name or names to be on licence (if a company, must be company name):

Robinson and Tia Limited

Whether licence already held for premises or conveyance concerned: ☐ Yes ☒ No, and if 'Yes' state kind of licence

4. Applicant Status: by reference to section 28 of Sale and Supply of Alcohol Act 2012

☐ Natural person(s)

☒ Private Company

☐ Body Corporate

☐ Public Company

☐ Partnership

☐ Other (please specify).....

5. For Applicant that is a Natural Person(s)		
Full legal name: Vatsal Pankaj Modi		
Any aliases (and/or maiden name):		
Usual residential address: Number 2/12	Street: Bridge Street,	
Suburb: Melling	City: Wellington	Postcode: 5010
Sex: Male	Occupation: Owner	
Date of birth: 25/07/1992	Place of birth: Gujarat, India	
Telephone:	Mobile: 0223440450	
Email: robinsonandtiaLtd@gmail.com		
6. For Applicant that is a Body Corporate, Authority under which Incorporated		
7. For Applicant that is <u>Not</u> a Natural Person(s), Details of Contact Person		
Name: Vatsal Modi	Designation/Position: Director	
Telephone:	Mobile: 0223440450	
Email: robinsonandtiaLtd@gmail.com		
8. Postal Address for Service		
Number/Street/PO Box:	Suburb:	
City:	Postcode:	
9. Business Details		
We are a local café located at Raumati road, Raumati Beach. NZBN: 9429052674761		
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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:		
Directors		
1. MODI, Vatsal Pankaj		
2. RODRIGUES, Calston Winston		

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

Authorised capital: \$190,000	Paid up capital: \$190,000
Name: Vatsal Modi	Address: Street number 2/12
Street: Bridge Street	Suburb: Melling
City: Wellington	Postcode: 5010
Date of birth: 25/07/1992	Place of birth: India
Designation: Owner	Face value of shares held: 25%

13. For a Partnership

Full legal name of partner: Vatsal Modi		
Usual residential address: Number 2/12	Street: Bridge Street	
Suburb: Melling	City: Wellington	Postcode: 5010
Full legal name of partner: Calston Rodrigues		
Usual residential address: Number 13	Street: Ngaio Gorge	
Suburb: Ngaio	City: Wellington	Postcode: 6035

14. Details of Premises (if not a Conveyance)

Address: 2a	Street: Raumati road, Raumati Beach	
Suburb: Paraparaumu	City: Wellington	Postcode: 5032
Trading Name: Vintage Village Cafe		
If not Owned by Applicant:		
Tenure: from 1 st April 2025 to 31 March 2037		
Full legal name of owner: Kevin John Podmore.		
Address: Number 2a Raumati Beach	Street: Raumati road	
Suburb: Paraparaumu	City: Wellington	Postcode: 5032

Is the licence conditional on completion of building work: ☐ Yes ☒ No, and if "Yes", state details:

15. Details of Conveyance

Kind: (eg, ship, railway carriage, bus, etc)

Tenure: (state whether owned by applicant, or to be operated under charter, lease, or licence)

If not Owned by Applicant:		
Full legal name of owner:		
Address: Number	Street:	
Suburb:	City:	Postcode:
Any registration number:		
Any home base address:		
Any name used or proposed for conveyance:		
Is the licence conditional on completion of construction work: <input type="checkbox"/> Yes <input type="checkbox"/> No, and if "Yes", state details:		
16. Details of Duty Manager(s)/Proposed Manager(s) <i>If more than two certified managers please attach details separately</i>		
Full legal name: Calston Rodrigues		
Number of manager's certificate:	Expiry Date:	
Full legal name: Vatsal Pankaj Modi		
Number of manager's certificate:	Expiry Date:	
17. Business Details		
State the general nature of the business to be conducted by applicant in the premises if licence granted: <i>(for example, hotel, tavern, restaurant, entertainment/nightclub)</i>		
Café.		
Is the sale of alcohol intended to be the principal purpose of business: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No and advise the intended principal purpose of business <i>(for example: sale of food; entertainment; accommodation)</i> .		
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: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - and if "Yes", advise the nature of other goods or services. <i>This is to assess whether other goods and services provided are compatible with the sale of alcohol.</i>		
We have large variety of hot, cold, fridge and smoothie drinks and ice creams. Also, we have free water, bottled and sparkling waters.		

<p>State the days and hours proposed for sale of alcohol (<i>this is licensed hours not trading hours</i>):</p> <p>We open from 8am to 4 pm 7 days. And 6pm to 9pm on Thursday, Friday and Saturday.</p> <p style="text-align: right;">See email trail below, hours required are 8am to 9pm every day.</p>	
<p>Do you have, or require, a Trading in Public Place licence to permit consumption of alcohol on footpath: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If 'Yes', please attach and number #..... <u>TP0012</u>.</p>	
<p>18. Conditions</p> <ul style="list-style-type: none"> Write answer below or attach relevant documents that demonstrate compliance. When including attachments please number the documents, circle 'Yes' and write the document number on '#.....' 	<p>Doc attached? Number.</p>
<p>Describe experience and training of applicant:</p> <p>We have been reading Sales and Supply of Alcohol Act 2012 and we have pursued LCQ. Apart from this, we have working experience in places serving alcohol.</p>	<p>Yes / No</p> <p>#.....</p>
<p>Describe the type and range of food intended to be available for purchase:</p> <p><i>We have a whole menu with different options from appetisers, sides, mains and desserts. The kitchen will be open the whole time.</i></p>	<p>Yes / No</p> <p>#.....</p>
<p>Describe the type and range of non-alcoholic beverages intended to be available for purchase:</p> <p>We will be having cold, hot, smoothies, fridge drinks, 0% alcohol, 2.5*% alcohol drink options available all the time.</p>	<p>Yes / No</p> <p>#.....</p>
<p>Describe the type and range of low-alcohol (2.5% ABV) beverages intended to be available for purchase (list the brands):</p> <p>Steinlager Mid, Mac's Mid Vicious, Monteith's Lightly Crushed Cider,</p>	<p>Yes / No</p> <p>#.....</p>

<p>Describe to what extent, and where, drinking water is intended to be freely available to patrons (if no access to mains water supply, also advise the potability of water intended to be available):</p> <p>Drinking bottles, dispenser and taps are available at the bar table and on the counter making it visible from every table with clear signage. Also, there are plenty glasses and disposable cups available to use.</p>	<p>Yes / No #.....</p>

<p>Describe the steps proposed to be taken to prevent the sale and supply of alcohol to prohibited people:</p> <p>As soon as the prohibited person arrives, it would be communicated to the staff so that they can be alert for any movements. He will be politely asked to leave. If he doesn't agree then we will tell him to leave or else police will be called. Call police he still doesn't leave (verbal warning). Tress pass him, then write a detailed report in the incident book. We will strictly check ID so that we don't serve to minors. We will make sure that we don't server intoxicated people.</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>Alcohol is not the primary focus of our location and we would keep it that way. We won't promote drinking alcohol.</p> <p>We will server responsibly. We will encourage people to eat and keep themselves hyderated. We wont encourage rapid drinking, we will have transport options cards and options on the counter.</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>We will ensure that certified duty managers are on duty and clearly identifiable at all times when alcohol is sold or supplied. All staff will receive training on the requirements of the Sale and Supply of Alcohol Act 2012, including host responsibility practices, age verification, and the refusal of service to intoxicated or prohibited persons. Training will be ongoing, with refresher sessions and access to written policies and checklists to support compliance. A host responsibility policy will be displayed on the premises, and a incedent register will be maintained to record incidents. Staff will work under the active supervision of the duty manager, and only trained and authorised staff will be permitted to serve alcohol. Clear signage, supervision systems, and accountability measures will be in place to ensure compliance, and any issues involving disorder or prohibited persons will be managed appropriately in line with the Act.</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"> • reduced, by more than a minimal extent, by granting the licence; or • increased, by more than a minimal extent, by the refusal to renew the licence. <p><i>This includes issues such as noise (including amplified music, people in outdoor areas or arriving or leaving premises), the effects on sensitive users within locality such as pre-schools, schools and medical centres:</i></p> <p><i>We do not play loud music at the café as it is more intended to have lunch and dinner.</i></p>	<p>Yes / No #.....</p>

Please attach a photograph or artist's impression of the exterior of the proposed premises. <i>Not required for renewal unless major changes have been undertaken since the last issue or renewal.</i>	Yes / No #.....
Please attach a map showing the location of the premises. <i>Not required for renewal.</i>	Yes / No #.....
For the following documents, if they are already attached in response to a previous section you do not need to provide twice. Just circle the 'Yes' and repeat the document number you have given it.	
Please attach a copy of your Host Responsibility Policy.	Yes / No #.....
Please attach a copy of a sample food menu.	Yes / No #.....
If the premises are 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 a licence for the proposed premises. <i>Not required for a renewal unless the lease or ownership arrangements have changed.</i>	Yes / No #.....

20. Attachments (Conveyance)		Doc attached? Number.
<ul style="list-style-type: none"> When including attachments please number the documents, circle 'Yes' and write the document number on '#.....' 		
A scale floor plan showing the licensed area and, if applicable, each area to be designated as a supervised area or restricted area, and the principal entrance.		Yes / No #.....
For body corporate applicant, copy of certificate of incorporation (or equivalent document). <i>Not required for renewal unless changes have occurred since the last issue or renewal.</i>		Yes / No #.....
Please attach a photograph or artist's impression of the exterior of the conveyance. <i>Not required for renewal unless major changes have been undertaken since the last issue or renewal.</i>		Yes / No #.....
For the following documents, if they are already attached in response to a previous section you do not need to provide twice. Just circle the 'Yes' and repeat the document number you have given it.		
Please attach a copy of your Host Responsibility Policy.		Yes / No #.....
Please attach a copy of a sample food menu.		Yes / No #.....
If the conveyance is 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 conveyance. <i>Not required for a renewal unless the previous lease has expired.</i>		Yes / No #.....
21. Further details when Applicant is a Company <i>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.</i>		
Name: Vatsal Modi	Address: 2/12 Bridge Street,	
Suburb: Melling	City: Wellington	
Postcode: 5010	Date of birth: 25/07/1992	
Place of birth: India	Designation: Director	
Name: Calston Rogrigues	Address: 13 Ngaio Gorge Road	
Suburb: Ngaio	City: Wellington	
Postcode: 6035	Date of birth: 18/11/1991	
Place of birth: India	Designation: Director	
Name: Srushti Modi	Address: 2/12 Bridge Street	
Suburb: Melling	City: Wellington	
Postcode: 5010	Date of birth: 02/01/1998	
Place of birth: India	Designation: Share holder	
Name:	Address:	
Suburb:	City:	
Postcode:	Date:	

Place of birth:	Designation:	
Suburb:	City:	
Postcode:	Date of birth:	
Place of birth:	Date:	Signature:
Name: Richshell Alphonso	Address: 13 Ngaio Gorge Road	
Suburb: Ngaio	City: Wellington	
Postcode: 6035	Date of birth: 14/ Ngaio06/1995	
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 #.....

23. 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: Vatsal Modi

Date: 09/09/2025

Signature:



Dated at location: Wellington

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 publicly 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.

☐ 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

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

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

☐ I will collect the alcohol licence – please contact me when it is ready by ☐ Phone or ☒ Email

OR

☐ Please email the 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.

After your application is lodged

Public Notices

You are responsible for giving notice 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 approve. The notice and application will be made available on the Public Notices page of Council's website for a period of 25 working days. A copy of this notice must also be displayed in a conspicuous place on the premises or conveyance to which this application relates for the period of public notification.

Guidance for Completing On-Licence Application Form

Background

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.

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.

Before lodging application

If your application for a NEW licence is regarding 'premises - not a conveyance', you must also apply for certificate of compliance with the Resource Management Act and the Building Act from the Kapiti Coast District Council. A 'conveyance' means an aircraft, coach, ferry, hovercraft, ship, train, or other vehicle, used to transport people.

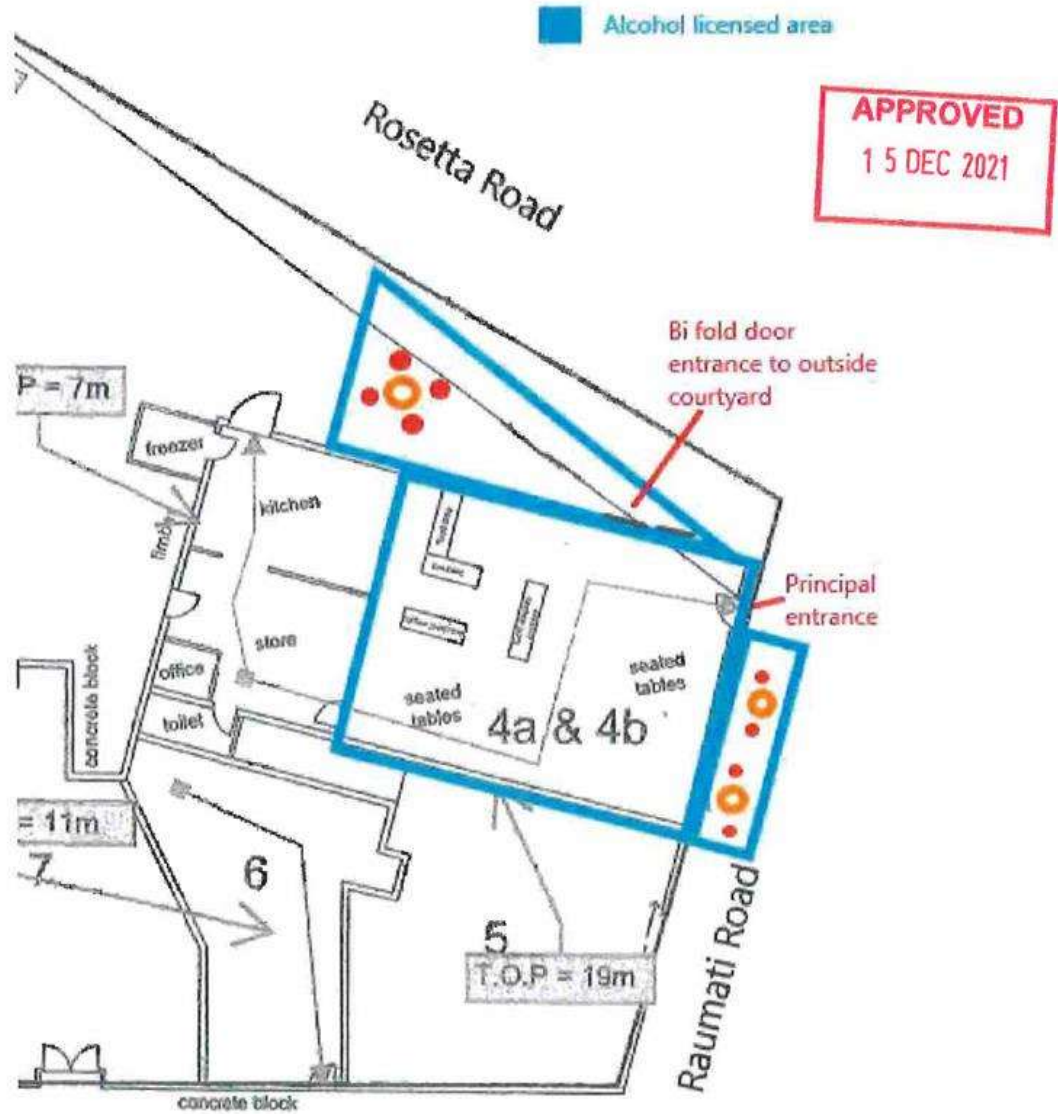
Completing your application

Who should complete which fields

1	Type of Application	All applicants to complete.
2	Endorsements	Only complete if seeking an endorsement for BYO or Caterer. This is for restaurants who only allow BYO and caterers who also have a restaurant or only cater.
3	Details of Applicant	All applicants to complete. If a company receives profits then 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. Complete all sections.
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. Complete all sections.
8	Postal Address for Service	All applicants to complete.
9	Business Details	What is your principal business? For example restaurant, entertainment centre, sale of alcohol (ie tavern).
10	Criminal Convictions	Convictions of applicant directors or shareholders. 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 (if not a conveyance)	All applicants must complete either 14 or 15. A 'conveyance' is premises which are used to transport people such as an aircraft, coach, ferry, hovercraft, ship, train, or other vehicle.
15	Details of Conveyance	A 'premises - not a conveyance', are any other type of premises (building) for which you are seeking a licence.
16	Details of Duty Manager(s)/Proposed Managers	All applicants to complete. If more than 2 please attach details separately.
17	Business Details	All applicants to complete.

18	Conditions	All applicants to complete.
19	Attachments (if not a conveyance)	All applicants must complete either 19 or 20 (see 14/15).
20	Attachments (conveyance)	
21	Further Details where Applicant is a Company	Only complete if private or public company.
22	Further Details where Applicant is a Partnership	Only complete if a partnership.
23	Signature of Applicant	All applicants to complete.

Attachment 1: Plan of licensed area



CPTED checklist for licensed premises (ix)

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

CPTED checklist for licensed premises continued...

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

Fire Evacuation Statement

This statement must be accompanied with all new or renewal applications for on-licence (including BYO licences), off-licence, special and club licences in accordance with section 100 and 127 of the Sale and Supply of Alcohol Act 2012.

1. Applicant details

Premises name: Vintage Village Cafe

Applicants name:
(Individual or Company) Robinson and Tia limited

Premises address:
2a Raumati road, Raumati Beach, Paraparaumu 5032

Contact phone: Home: 0223440450 Mobile: 0211059669

Contact email: robinsonandtialtd@gmail.com

2. Fire evacuation scheme

Most commonly a building requires an evacuation scheme because it is used for the following purposes:

- The gathering together, for **any purpose of 100 or more persons:**
- Providing **employment facilities for 10 or more persons:**
- Providing **accommodation for more than 5 persons** (other than in 3 or fewer household units):
- **Storing or processing hazardous substances in quantities exceeding the minimum amounts** prescribed in Schedule 3 of the Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018.

See Fire and Emergency New Zealand Act 2017 section 75 and 76 for further information.

*If you are unsure that the building has or requires an approved evacuation scheme, check with the **building owner**. For the requirements of an evacuation scheme or to apply for an evacuation scheme, refer to Fire and Emergency New Zealand web site. www.fireandemergency.nz or Contact Fire and Emergency New Zealand, wellingtondistrict-rrteams@fireandemergency.nz.*

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:

Vatsal Modi

Signature:

VLM

Date:

23/11/2025

Submitting applications

Email completed forms to: 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

Breakfast Menu



EGG BENEDICT WITH BACON, SALMON OR SPINACH

Poached eggs on toast with hollandaise.

Spinach | \$21

Bacon | \$22

Salmon | \$21

Swap rosti instead of toast | \$23

CREAMY PORRIDGE | \$19

Choose your topping:

Apple & Cinnamon

Poached Pear

Berry Compote

EGGS YOUR WAY | \$11

Poached

Fried

Scrambled + \$1

CHEF'S OMELETTE | \$20

Cheese and tomato with your choice of ham or spinach Served on toasted sourdough

BIO BREKKIE | \$26

2 Eggs your way on toasted sourdough with roasted tomato, mushrooms, hash brown, sausage & choice of bacon or smoked salmon



VEGGIE BREKKIE | \$23

2 eggs your way on rosti, spinach, grilled haloumi, roasted tomato, and mushroom

BRIOCHE FRENCH TOAST | \$22

With grilled banana, cream, berries
Add Bacon | \$5

MASHED AVOCADO ON TOAST | \$22

Smashed avocado on toasted sourdough, one poached egg, baby spinach & seeds

CREAMY MUSHROOM ON SOURDOUGH | \$22

With balsamic glaze and parmesan cheese



Designed by

Rikos
STYLING

2a Raumati Road, Raumati Beach,
Paraparaumu

Available from 11:00am

Lunch Menu



HANGOVER BURGER | \$23

Housemade beef patty with bacon, lettuce, pickles, cheese, aioli sauce, pickled beetroot & fried egg in brioche bun with fries

KOREAN FRIED CHICKEN BURGER | \$21

Your choice of grilled or fried chicken thigh with slaw, aioli in brioche bun & fries

CHICKEN SALAD | \$22

Marinated chicken with Asian slaw and dressing

HOUSE MADE PIE OF THE DAY | \$12

PIE MEAL (PIE, SALAD & FRIES) | \$11

CORN FRITTERS | \$20

With capsicum chutney and baby spinach

WHITEBAIT SANDWICH | \$19

Whitebait fritters with lemon mayo and fresh white toast

Add Fries | \$1

Add Salad | \$1

Add Both | \$2

SOUP OF THE DAY | \$23

With toasted sourdough

SIDES:

Beef Of Fries | \$10.00

Curly Fries | \$10.00

Wedges | \$12.00

Chicken Nuggets + Fries | \$12.00

ADD ONS:

Avocado | \$5

Bacon | \$7

Eggs | \$5

Rosti | \$5

Mashed | \$5

Hashbrown | \$1

Sausage | \$5

Salmon | \$8

Spinach | \$5

Haloumi | \$6

Hollandaise | \$2



Designed by

Rikos
STYLING

2a Raumati Road, Raumati Beach,
Paraparaumu

Drinks Menu



COFFEE:

Long Black / Espresso | \$1.00
Americano | \$1.00
Latte | \$1.00
Mocha | \$3.20
Cappuccino | \$3.20
Flat White | \$1.00

Hot Drinks:

Latte, Mocha, Chocolate | \$7
Matcha Latte | \$8
Coco Latte | \$8

SMOOTHIES | \$9

Green Goodness
Banana, spinach, pineapple & coconut water

Chocolate Peanut Butter
Any Greenes!

Energise
Bananas, mango, raspberries, oats & yogurt

Green Goodness
Apple, kiwi, spinach & oats

Blueberry Banana
Banana, blueberry & yogurt

TEA | \$5

Black
English breakfast, earl grey, Assam & masala

Green
Jasmine, Sencha, Tokyo Ling & Salura rose

Roobos
African red fire

Herbal

NON-COFFEE:

Hot Chocolate | \$5.20
Chai Latte | \$3.20
Lemon, Honey & Ginger | \$3.50
Hot Blackcurrant | \$3.50

MILKSHAKES | \$8 (-\$0.9 to make R Drink)

Strawberry
Banana
Chocolate
Vanilla / Caramel

ALTERNATE MILK | \$0.90

Coconut, oat, soy & almond

DECAF | \$1



Designed by

Rios
DESIGN

2a Raumati Road, Raumati Beach,
Paraparaumu









We
have the
most
amazing
free
water
that comes
from the
rain and
mountains.

(like all water does).


This is how we do things here

Lovely to have you here. Our well trained team are here to make your time with us as enjoyable as possible. To be responsible hosts we are committed to the following:

-  We provide a range of delicious food at all times we are open.
-  If you want to slow down we have low and non-alcoholic alcoholic beverages for you. They actually taste good too.
-  So you don't have to drink and drive we provide suggestions on safe transport options. Just ask.
-  We cannot serve intoxicated people.
-  We cannot serve minors alcohol. We will ask for ID.
-  If you feel unsafe at any time please let us know immediately we do not tolerate aggressive or intimidating behaviour towards our patrons.

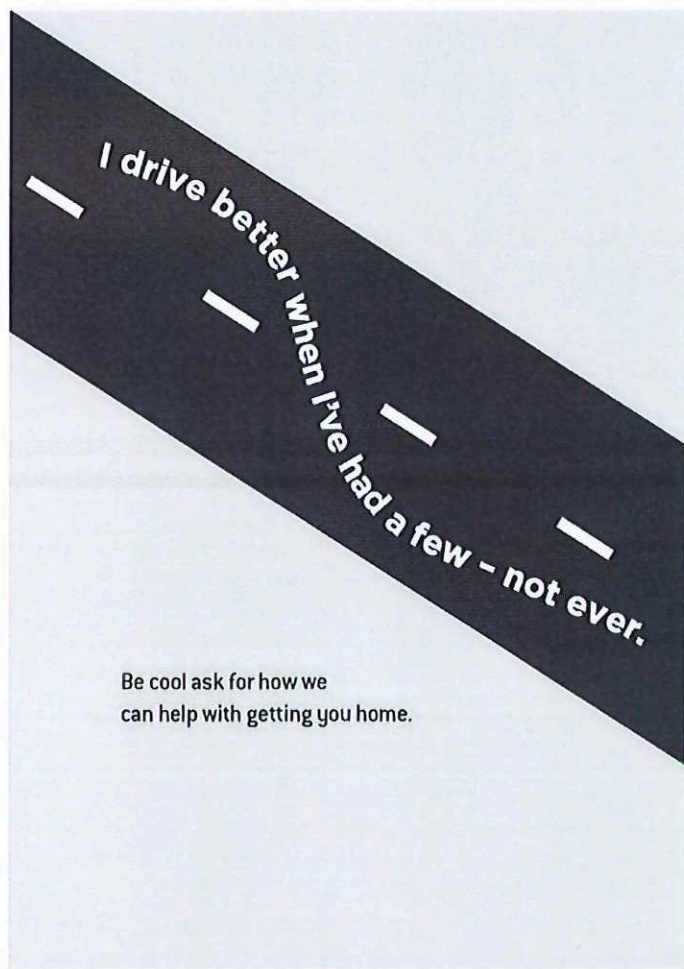
Hey have a great time and make sure you tell everyone about us.

Cheers!



**Hey
gorgeous,
how
do you
manage
to look
so young?**

In case you look under 25 we will ask for ID.



On Mon, Nov 17, 2025 at 9:05 PM Robinson and Tia <robinsonandtialtd@gmail.com> wrote:
Hi Donna,

Please give me a week to get back to you with a building plan. I will provide all the documents all at once rather than in installments.

You will have my documents before 24th november.

regards,
Vatsal

On Mon, Nov 17, 2025 at 12:10 PM Mailbox - Licence Application
<licence.application@kapiticoast.govt.nz> wrote:

Good afternoon, I am following up on my email below as no response has been received.

Please advise if you still wish to pursue these applications. If so, please note again that these cannot be considered without all required information/ documentation – as follows:

• **Managers certificate application Vatsal Modi** – application form incomplete

- Photo ID (i.e. Passport or Drivers Licence)
- Full details of experience as a Duty Manager (Question 3 of the application form has not been answered)
- Full details of training as a Duty Manager (other than LCQ)
- *Payment of the \$316.25 fee*

• **Managers certificate application Calston Rodrigues** – application form incomplete

- Photo ID
- Any criminal convictions? (Question 2 of the application form has not been answered)
- *Payment of the \$316.25 fee*

Note: In addition to the above, both applications have been answered “no” to the following question:

Do you intend, at this time, to be the manager of any particular licensed premises?

- ☐ Yes
☒ No

*To be able to be considered for a Managers certificate you must be intending to use this for the purposes of managing particular licensed premises. **Please also see comment on this below.***

• **On-Licence application Robinson and Tia Limited** – application form incomplete.

Before this can be processed, you must apply for Planning and Building certificates. It is noted that you paid the fees for these back in August, however to date, we have not received any application forms.

In addition, please provide the following, which have been omitted from the application form:

- Q8 Postal address for Service - not completed
- Q12 Company details – not completed
- Q14 Details of Premises and Trading Name – not completed
- Q16. Duty Managers – you have shown yourselves as Duty Managers, however you have not shown details of any Certified Duty Manager – **see comment above)**

- Q19 (page 9 of the application form) – incomplete.
- Copies of Food and Drinks menus
- Copy of your Host Responsibility
- A scale floor plan showing the licensed area, and, if applicable, each area to be designated as a supervised area or restricted area, and the principal entrance.
- Fire evacuation statement
- Details of any CPTED assessment

If you no longer wish to withdraw these applications, please confirm as soon as possible and a refund of the fees paid so far will be arranged.

Kind regards

Donna Want

Regulatory Services Support Officer
Te Kai Maangai Whakaanga Kiritaki
04 296 4700
Kapiti Coast District Council

From: Mailbox - Licence Application <licence.application@kapiticoast.govt.nz>
Sent: Tuesday, 7 October 2025 10:51 am
To: robinsonandtialed@gmail.com
Cc: Antoinette Bliss <Antoinette.Bliss@kapiticoast.govt.nz>; Mailbox - Licence Application <licence.application@kapiticoast.govt.nz>
Subject: FW: Vintage Village Cafe: Application for On- Licence.

Good morning,

Thank you for your email submitting applications for an On-licence and Manager's certificates.

We are not able to process any of your applications at this stage as all are incomplete. Would you please read and fully complete all sections of the forms and ensure all pages and all required attachments are included, then re-submit.

Also, before any application for an On-Licence can be considered, you will need to apply for Planning and Building certificates. I have attached a link to the relevant form below. The fee for these certificates is **\$185 (each)** which will need to be paid when you submit the application.

Finally, we are not able to reconcile the amount you have paid. Would you please therefore provide a breakdown of the payment.

Please note all applications will be placed on hold pending full and complete information and supporting documentation.

<https://www.kapiticoast.govt.nz/media/wybdztbz/application-for-planning-and-building-certificates-form569.pdf>

<https://www.kapiticoast.govt.nz/media/vh3laso2/dlc-065-fire-evacuation-statement.pdf>

Regards

Donna Want

Regulatory Services Support Officer
Te Kai Maangai Whakaanga Kiritaki

Ref: PB0073

10 December 2025

Mr Vatsal Modi
2A Raumati Rd
Raumati Beach
Paraparaumu
5032

Dear Mr Modi,

Request for Building Certificate under Sale and Supply of Alcohol Act 2012

Business Name:	Vintage Village Cafe
Site Address:	2A Raumati Rd Raumati Beach
Legal Description:	Lot 1 DP 498826
Consent Description:	Building Certificate

This letter serves as a certificate for the purpose of Section 100(f) of the Sale and Supply of Alcohol Act 2012.

This letter is **not** a Code Compliance Certificate, Certificate of Acceptance or Compliance Schedule under Sections 91 to 107 of the Building Act 2004.

This is an existing building that the applicant has declared (see declaration attached to the Building Certificate application form) will not require a change of use or any building work for it to be operated for the use outlined in the declaration. Accordingly, no building consent is required under the Building Act 2004. The applicant is reminded that the building is required to meet the requirements of the New Zealand Building Code to the extent required by the Building Act 2004.

The Council's records show that the building containing the proposed licensed premises is required to have a building warrant of fitness. The building warrant of fitness is not current.

It is the building owner/s responsibility under the Building Act 2004 to ensure that the building warrant of fitness is current. If you are not the building owner please remind them of this.

Please contact me on 04 296 4700 or 0800 486 486 if you would like to discuss any matters raised in this letter.

Yours sincerely



Steve Cody
Building Team Manager.

From: [Robinson and Tia](#)
To: [Mailbox - Licence Application](#)
Cc: [Janice Lee](#)
Subject: Re: PB0073 Planning Certificate application
Date: Friday, 19 December 2025 1:22:40 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Donna,

We are planning to open for diners soon. Hence we will need the license from **Monday to Sunday from 8am to 9pm.**

Vatsal Modi

Director | Vintage Village Cafe

Ph [+64 223 440 450](#)



Follow us on [Facebook](#), [Twitter](#), [Instagram](#) and [LinkedIn](#).

Our New Zealand Business Number is 9429041901977.

This email message and any attachment(s) are intended for the addressee(s) only.

If you receive this message in error, please notify the sender and delete the message and any attachment(s).

From: Mailbox - Licence Application <licence.application@kapiticoast.govt.nz>

Sent: Friday, December 19, 2025 12:23:40 PM

To: Robinson and Tia <robinsonandtialtd@gmail.com>

Cc: Janice Lee <Janice.Lee@kapiticoast.govt.nz>

Subject: RE: PB0073 Planning Certificate application

Thank you Vatsal, my apologies I am just trying to make sure we have this completely correct.

What I am trying to determine is what hours you will be selling alcohol; NOT your trading hours - as per Question 17 of the application form -see below:

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

Please confirm.

Kind regards

Donna Want

Regulatory Services Support Officer

Te Kai Maangai Whakaanga Kiritaki

04 296 4700

Kapiti Coast District Council

From: Robinson and Tia <robinsonandtialtd@gmail.com>

Sent: Friday, 19 December 2025 12:15 pm

To: Mailbox - Licence Application <licence.application@kapiticoast.govt.nz>

Subject: Re: PB0073 Planning Certificate application

Every day. Monday to Sunday. Thank you.

Vatsal Modi

Director | Vintage Village Cafe

Ph [+64 223 440 450](#)

Follow us on [Facebook](#), [Twitter](#), [Instagram](#) and [LinkedIn](#).

Our New Zealand Business Number is 9429041901977.

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From: Mailbox - Licence Application <licence.application@kapiticoast.govt.nz>
Sent: Friday, December 19, 2025 12:03:58 PM
To: Robinson and Tia <robinsonandtialtd@gmail.com>
Subject: RE: PB0073 Planning Certificate application

Thanks Vatsal – which days of the week please?

Kind regards

Donna Want
Regulatory Services Support Officer
Te Kai Maangai Whakaanga Kiritaki
04 296 4700
Kapiti Coast District Council

From: Robinson and Tia <robinsonandtialtd@gmail.com>
Sent: Friday, 19 December 2025 12:00 pm
To: Mailbox - Licence Application <licence.application@kapiticoast.govt.nz>
Cc: Janice Lee <Janice.Lee@kapiticoast.govt.nz>
Subject: Re: PB0073 Planning Certificate application

Hi Donna,

Apologies for the delay in response.

We would like to have our licence from 8am to 9pm.

Vatsal Modi
Director | Vintage Village Cafe

Ph [+64 223 440 450](tel:+64223440450)

Follow us on [Facebook](#), [Twitter](#), [Instagram](#) and [LinkedIn](#).

Our New Zealand Business Number is 9429041901977.

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If you receive this message in error, please notify the sender and delete the message and any attachment(s).

From: Mailbox - Licence Application <licence.application@kapiticoast.govt.nz>
Sent: Thursday, December 18, 2025 1:40 PM
To: robinsonandtialtd@gmail.com <robinsonandtialtd@gmail.com>
Cc: Janice Lee <Janice.Lee@kapiticoast.govt.nz>
Subject: PB0073 Planning Certificate application

Good afternoon, our Planning team is currently processing your application for a planning certificate and they have asked for clarification around your proposed hours for sale of alcohol. Unfortunately, you have shown different information in your applications. The Planning certificate application shows the following:

On which days and during which hours does the applicant intend to sell alcohol under the license? (i.e. Monday to Sunday, 7am-3am the following day)	Monday to Friday between 8am to 9pm
--	-------------------------------------

This suggests you are open 8am to 9pm every day, however, your On-licence application form shows:

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

We open from 8am to 4 pm 7 days. And 6pm to 9pm on Thursday, Friday and Saturday.

Would you please confirm the actual hours required by return email to enable us to proceed.

Kind regards

Donna Want

Regulatory Services Support Officer
Te Kai Maangai Whakaanga Kiritaki
04 296 4700



www.kapiticoast.govt.nz

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Ref: PB0073

19 December 2025

Vatsal Modi
2a Raumati Road
Raumati Beach
Paraparaumu 5032

Dear Vatsal Modi

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

Business Name:	Vintage Village Cafe
Site Address:	2A Raumati Road Raumati Beach Paraparaumu
Legal Description:	Lot 1 DP 498826
Zone:	Town Centre
Consent Description:	Planning Certificate
Proposal:	Application is for a new ON Licence with change of owner/operator's details.

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: RM100117 & RM160029

Conclusion

This application is for a new On Licence at the above existing premises with change of owner/operator details.

The premises are incorporated within a block of shops originating from the early 1950's and has operated as a café since 1999.

Resource Consent RM100117 was granted by Council in 2011 for the demolition of the existing shops, redevelopment and associated carparking, and Resource Consent RM160029 (Subdivision of commercial lots creating no new lots) was subsequently granted in 2016.

The general nature of the premises is that of a café/restaurant, the principal business being the sale of food.

The Applicant currently leases the premises from the property owner (Kevin Podmore), who has provided his written approval for the sale of alcohol on the premises in the new commercial tenancy agreement (dated 16.5.2025) and submitted to Council with the application.

The premises are located within the Town Centre Zone/Commercial area of Raumati Beach township, sited opposite Marine Gardens, an Open Space zone. Neighbouring activities and uses within the immediate vicinity are diverse, and include a variety of retail outlets, cafes, restaurants, taverns and business premises.

The wider environment comprises residential development, primary and secondary schools, recreational amenities/facilities, and the beach foreshore.

The District Plan provisions that relate to the land apply. Resource consent was not required for the land use as it is classified as a permitted activity under the Operative Kapiti Coast District Plan (2021).

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:

8.00am to 9.00pm (Monday to Sunday inclusive)

Decision: Approved

Dated: 19 December 2025

A handwritten signature in blue ink, appearing to read 'Janice Lee', with a stylized flourish at the end.

Janice Lee
AUTHORISED OFFICER

A handwritten signature in blue ink, appearing to read 'Beth Robertson', with a stylized flourish at the end.

Beth Robertson
AUTHORISED OFFICER