

9 March 2026

Kāpiti Coast District Council
175 Rimu Road
PARAPARAUMU 5254

EMAIL licence.application@kapiticoast.govt.nz

Aman Otaki Limited – Off-licence Application for FreshChoice Otaki

1. We act for Aman Otaki Limited (**Aman Otaki**).
2. Please find **enclosed** off-licence application for premises situated at 91 Mill Road, Otaki and known as FreshChoice Otaki, and the following supporting documents:
 - (a) Fire evacuation scheme statement.
 - (b) Planning certificate under s 100(f) of the Act, and resource consent.
 - (c) Building certificate under s 100(f) of the Act.
 - (d) Scale floor plan.
 - (e) A certificate of incorporation for Aman Otaki Limited.
 - (f) A completed CPTED assessment.
 - (g) A statement from the owner of the premises indicating no objection to the issue of the licence for the proposed premises.
 - (h) Daily memo on alcohol licensing compliance for staff to read and sign before each shift.
 - (i) Manager’s register for the premises.

Shareholding of Aman Otaki

3. Aman Otaki has two corporate shareholders: Aman Holding No 2 Limited and Angelica Holdings Limited, whose details are as follows:

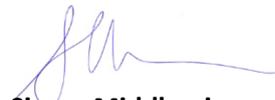
Name	Aman Holding No 2 Limited	Address	1 Te Puia Drive, Aotea, Porirua 5024
Date of birth:	N/A	Place of birth:	N/A

Designation:	Shareholder	Face value of shares held:	67
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Name	Angelica Holdings Limited	Address	John Angelica, 62a Leeward Drive, Whitby, Porirua
Date of birth:	N/A	Place of birth:	N/A
Designation:	Shareholder	Face value of shares held:	33

4. Please let us know if you require any further information in relation to this application.

Yours faithfully
NORRIS WARD MCKINNON



Simon Middlemiss
 Senior Associate
 Commercial Disputes & Employment Team

DDI 07 834 6233
 Email simon.middlemiss@nwm.co.nz

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
 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 attached 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.		
<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:
2. Endorsements		
Tick the appropriate box if you want an endorsed licence only		
<input type="checkbox"/> Auctioneer	<input type="checkbox"/> Remote Sales	
3. Details of Applicant		
Full legal name or names to be on licence (if a company, must be company name): Aman Otaki Limited		
Whether licence already held for premises concerned: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, and if 'Yes', state kind of licence Off-licence 45/OFF/801/2025 (applicant holds a Temporary Authority to trade under that off-licence)		
4. Applicant Status: by reference to section 28 of Sale and Supply of Alcohol Act 2012		
<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: Male

Occupation:

Date of birth:

Place of birth:

Telephone:

Mobile:

Email:

6. For Applicant that is a Body Corporate, Authority under which Incorporated

Companies Act 1993

7. For Applicant that is Not a Natural Person(s), Details of Contact Person

Name: Prith Pal Singh

Designation/Position: Director/Shareholder

Telephone:

Mobile: Solicitor: 027 637 7858

Email: Solicitor: simon.middlemiss@nwm.co.nz

8. Postal Address for Service

Number/Street/PO Box: Level 7, 711 Victoria Street

Suburb: Hamilton Central

City: Hamilton

Postcode: 3204

9. Business Details

The company has obtained a temporary authority to operate the FreshChoice Otaki supermarket, and took possession on 26 January 2026.

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:**

Prith Pal Singh and Ram Lubhaya Singh

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

Authorised capital: See covering letter	Paid up capital:	
Name:	Address: Street number	
Street:	Suburb:	
City:	Postcode:	
Date of birth:	Place of birth:	
Designation:	Face value of shares held:	

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: Number 91	Street: Mill Road	
Suburb:	City: Otaki	Postcode: 5512

Trading Name: FreshChoice Otaki

If not Owned by Applicant:

Tenure: (Lease

Full legal name of owner: Mount Vision Enterprises Limited, C/- Finman Services Paraparaumu Limited

Address: Number 44	Street: Ihakara Street	
Suburb: Raumatī Beach	City: Paraparaumu	Postcode: 5032

Type: Supermarket

Is the licence conditional on completion of building work: Yes 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: See Manager's register enclosed with application	
Number of manager's certificate:	Expiry Date:
Full legal name:	
Number of manager's certificate:	Expiry Date:

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 food; entertainment; accommodation*).

The principal purpose of the business is sale of food products.

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.*

Other standard supermarket products, cleaning and household products etc.

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

Monday to Sunday 7:00am to 10:00pm.

17. Conditions	Doc attached? Number.
<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>Describe experience and training of applicant:</p> <p>The two company directors have extensive alcohol retail experience.</p> <p>Ram Singh will oversee the day-to-day operation of the store, and has 20 years of retail experience, having started out as a grocery manager, and worked up to become a store manager in Tawa, Queens Gate, and Johnsonville. Mr Singh had a manager's certificate until 2024, and will reapply shortly.</p> <p>Prith Pal Singh is currently the owner and operator of the FreshChoice Porirua (unlicensed), FreshChoice Cuba Street in Wellington, and FreshChoice Marton (both licensed).</p>	<p>Yes / No</p> <p>#.....</p>
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<p>Describe the type and range of low-alcohol (2.5% ABV) beverages intended to be available for purchase (list the brands):</p> <p>Export 0% 330ml Bottles 12pack, Peroni 0% 330ml 12pack, Asahi Super Dry 0% 6pack, Steinlager Alc Free 330ml 12pack, Heineken 0% Bottles 330ml 12pack, Prtdog Wtchdog Nonalc Ipa 6pack, Prtdog Wtchdog Nonalc Ipa 6pack, Heineken 0% Cans 330ml 6pack, Corona 0% 12x 330ml 12pack, State Of Play Alc Free 6pack, State Of Play Alc Free 6 Pack, State Of Play Alc Free 6 Pack, Garage Proj Tiny Non Alc 6pack, Selaks Origins Zero Rose 750ml, Kim Crawford Zero S/Blanc 750ml, Selaks Origins Zero P/Gris 750ml, Wolf Blass Zero Shiraz 750ml, Brown Brs Rose Prosc0 Zero 750ml, Giesen Zero Merlot 750ml, Giesen Zero Marl Sauv Blnc 750ml, Brown Bros Prosecco Zero 750ml, Wolf Blass Zero Shiraz 750ml, Wolf Blass Zero Shiraz 750ml</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>The company has a policy that staff must check ID of any customers who appear under 30 years old; the SmartRetail checkout register has age restriction prompts for alcohol and cigarettes; age restricted products require supervisor approval before a sale can occur; staff are trained to recognise the signs of intoxication and to refuse sales where necessary, and are trained on having difficult conversations (more on this below).</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 applicant will be careful to keep all alcohol stored within the designated single alcohol area to minimise the exposure of children to alcohol, and will ensure that any promotions and advertising outside of the supermarket comply with the requirements of the Act.</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 SmartRetail checkout register has age restriction prompts for alcohol and cigarettes; age-restricted products, like alcohol, require supervisor approval before a sale; all frontend staff must complete the Redseed training modules (Checking ID for 30 years or younger Age Restricted Goods Training; Basics of Communication: 07 – Having Difficult Conversations; Induction: Armed Holdup and robberies. What to do in case of an emergency); Staff are trained at time of induction and Redseed automatically enrolls individual operators in refresher courses every six months; management also has regular one-on-ones with operators on their understanding of age verification, intoxication assessment, and conditions of the licence, including the single alcohol area; operators must read and sign the daily reminder memo before beginning each shift (copy enclosed with application), which refers to intoxication and age verification; Also have an external business conduct a monthly mystery shop to audit whether frontend staff are asking for ID from customers who look under 30 years old.</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>The store has a cleaning programme, which includes cleaning the exterior and carpark once a day, and at any other time if staff see something during trolley collections. There are 18 CCTV cameras inside and nine CCTV cameras outside, as well as four floodlight fixtures on timers that cover the entire carpark. These steps will ensure amenity of immediate vicinity of premises will be maintained.</p>	<p>Yes / No #.....</p>

<p>For Licence Renewal Only: 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>Action sought: <input type="checkbox"/> Variation <input type="checkbox"/> Cancellation. If Variation, in what respect does the applicant seek to vary the condition?</p> <p>Full reasons for variation or cancellation:</p>	<p>Yes / No #..... #..... #..... #.....</p>
<p>18. Attachments</p> <p>•When including attachments please number the documents, circle 'Yes' and write the document number on '#.....'</p>	<p>Doc attached? Number.</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. <i>The Declaration of Evacuation Scheme template is available on the Council website.</i></p>	<p>Yes / No #.....1.....</p>
<p>Copy of planning consent: Please attach certificate to show that the 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 #.....2.....</p>
<p>Copies of all relevant building certificates consents: Please attach certificate to show that the proposed 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 #.....3.....</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. <i>The template to be used is available on the Council website.</i></p>	<p>Yes / No #.....</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. <i>If this is a renewal application, include your existing 'approved alcohol licensed area' and check for any changes.</i></p>	<p>Yes / No #....4.....</p>
<p>Where the premises are a bottle store or tavern, a scale floor plan must be provided showing designations and the principal entrance. <i>If this is a renewal application, include your existing 'approved alcohol licensed area' and check for any changes.</i></p>	<p>Yes / No #.....</p>
<p>Please attach a copy of your Host Responsibility Policy.</p>	<p>Yes / No #.....</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"/> Yes <input type="checkbox"/> No, and if 'Yes' attach a copy. If 'No', complete a CPTED checklist (see HPA and the Ministry of Justice websites for more information).</p>	<p>Yes / No #...6.....</p>
<p>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></p>	<p>Yes / No #.....7.....</p>

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: Aman Holding No 2 Limited	Address: 1 Te Puia Drive	
Suburb: Aotea	City: Porirua	
Postcode: 5024	Date of birth:	
Place of birth:	Designation:	
Name: Angelica Holdings Limited	Address: John Angelica, 62a Leeward Drive	
Suburb: Whitby	City: Porirua	
Postcode: 5024	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 #.....

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: Prith Pal Singh

Date:

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 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 my alcohol licence – please contact me when it is ready by Phone or 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.

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 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>If your application is for a NEW licence, you must 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 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.
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, bottle store, grocery store, 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	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.

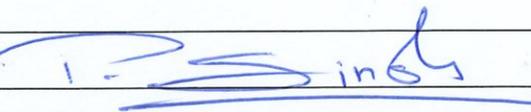
21. Signature of Applicant (this must be signed by applicant not their agent)

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: Prith Pal Singh

Date: 03/11/2026

Signature:



Dated at location: OTAKI

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- I have paid at a Kāpiti Coast District Council Service Centre when I delivered this application.
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 - 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 my alcohol licence – please contact me when it is ready by Phone or 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.

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CPTED checklist for off-licensed premises (viii)

		Yes	No	N/A
Internal layout	Premises are laid out so staff can monitor all patrons at all times	✓		
	Staff have good visibility of entire premises inside and out	✓		
	There are no obstructions within the store causing blind spots	✓		
	Cash registers are front facing	✓		
	Safe is out of public view	✓		
	Mirrors or CCTV are installed where there may be blind spots	✓		
Lighting	Internal lighting is suitable	✓		
	Lighting allows staff to monitor patrons inside the premises	✓		
	No areas are too dark inside the premises	✓		
	External lighting is suitable	✓		
	External security lighting is installed	✓		
CCTV	CCTV is installed	✓		
	CCTV is positioned to monitor vulnerable areas	✓		
	Staff know how to operate it	✓		
Entrances and exits	Entrances and exits are visible from behind the counter	✓		
	CCTV is installed to monitor entrances and exits	✓		
Staff	Staff monitor the premises for conflict, theft and crime, inside and out	✓		
	There are sufficient numbers of staff to ensure control of the premises	✓		

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:	Freshchoice Otaki	
Applicants name: (Individual or Company)	Aman Otaki Limited	
Premises address:	91 Mill Road Otaki	
Contact phone:	Home:	Mobile: 0277150614
Contact email:	owners@freshchoiceotaki.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:

John Angelica

Signature:



Date:

27/02/26

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

Ref: PB0077

12 February 2026

Aman Otaki Limited
c/o Simon Middlemiss
Private Bag 3098
Hamilton

Dear Aman Otaki Limited

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

Business Name:	Fresh Choice Otaki
Site Address:	91 Mill Road, Otaki
Legal Description:	SECTIONS 147B 147C 147D 147E 149 151 TOWN OF OTAKI-SUBJ TO EASEMENTS DP 84630 C/T 115/111 30B/314 48C/342 8B/1486
Zone:	Town Centre
Consent Description:	Planning Certificate
Proposal:	Application is for a new OFF Licence with change of owner/operator 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: RM000371

Conclusion

This application is for a new Off Licence with change of owner/operator details, to accommodate the proposed activity at the above existing premises.

The premises are an existing supermarket, which was originally constructed in 1996 under Building Consent BC960461, operating as a 'Price Chopper' supermarket.

Resource Consent (RM000371) was subsequently granted by Council in 2001 to increase the existing Sunday trading hours from 9.00am - 10.00pm to 7.00am -12.00 midnight.

The premises was then refurbished and rebranded as Countdown/Woolworths NZ following the issue of Building Consent (BC100551) in 2010.

Further redevelopment, including rebranding the premises to 'Otaki Fresh Choice', was recently undertaken by the previous owner/operator in April 2025.

During the above timeframes the premises have held an Off Licence since 1996.

The Applicant leases the premises from the property owner, Mount Vision Enterprises Limited, who have provided approval for the Applicant to hold an Off Licence on the premises in the form of a letter signed by Jianfei Li (Director) dated 13.1.2026, and submitted with the application to Council on 30.1.2026.

The premises are located within the Town Centre Zone 2021, adjoining land zoned Residential immediately to the north, and an Open Space zone to the northwest, as shown under the Operative Kapiti Coast District Plan 2021.

The immediate and surrounding environment predominantly comprises a variety of commercial activities incorporating a variety of retail outlets, cafés, takeaways, theatre and taverns. Residential development including educational facilities and public amenities border the Town Centre, Industrial Service Zones are located further to the South.

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

As the premises adjoins a Residential Zone, the following District Plan rule (TCZ-R1 -1) pertaining to the permitted hours of operation applies to any activities on site, including the sale of liquor.

Rules

TCZ-R1	Any activity that is a <i>permitted activity</i> under the rules in this chapter.
<i>Permitted Activity</i>	Standards <ol style="list-style-type: none">1. Hours of operation for any activity adjoining or facing the <i>Residential Zones</i> shall be limited to between 7.00am and 11.00pm, 7 days a week.2. The activity must not cause offensive or objectionable odour, <i>dust</i> or smoke at or beyond the <i>boundary</i> of the <i>site</i> on which it is occurring.3. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the <i>boundary</i> of any adjoining Rural or <i>Residential Zone</i>.4. <i>Subject sites</i> must be maintained so that they are clear of all rubbish, except <i>waste</i> materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and <i>waste</i> material) must be stored in a neat and tidy manner.5. Activities adjoining the <i>Residential Zones</i> and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or <i>trees</i> of an equivalent <i>height</i>.

As previously noted, Resource Consent RM000371 (To extend the trading hours of the 'Price Chopper' supermarket (Otaki), on a Sunday from 9.00am - 10.00pm to 7.00am - 12.00pm midnight), was deemed to be a discretionary activity and subsequently granted by Council in 2001.

All activities shall be carried out in accordance with the conditions imposed under this consent. Copies of the Planning Report and Decision are provided for your information.

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

Decision: Approved

Dated: 12 February 2026



Janice Lee
TECHNICAL SUPPORT OFFICER



Sarah Banks
AUTHORISED OFFICER

11 January 2001

RM000371

**APPLICATION FOR RESOURCE CONSENT NON-NOTIFIED
PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991**

APPLICANT: Woolworths New Zealand Ltd

LOCATION: Corner Mill Road and Aotaki Street, Otaki

PROPOSAL: The proposal is to extend the trading hours of the "Price Chopper" supermarket (Otaki) on a Sunday from 9.00am – 10pm to 7am – 12.00pm midnight.

LEGAL DESCRIPTION: Sections 147B, 147C, 147D, 147E, 149 & 151 Town of Otaki

ZONE: Commercial/Retail

ACTIVITY STATUS: Discretionary

PERSON WHO DETERMINED APPLICATION AS NON-NOTIFIED:

Dan Rodie & Campbell Thomson

PROPOSAL

To extend the trading hours of the "Price Chopper" supermarket in Otaki on a Sunday from 9.00am – 10pm to 7am – 12.00pm midnight.

The business currently operates seven days a week. The operating hours from Monday to Saturday are 7am – 12.00pm midnight. This application is to bring the operating hours on Sunday in line with those hours.

DISTRICT PLAN

The site is zoned Commercial/Retail under the District Plan. The site adjoins land that is residentially zoned. Hours of operation for Commercial/Retail activities that adjoin residentially zoned land are restricted to between 7.00am – 11.00pm. The application is therefore deemed to be a discretionary activity.

SECTION 94 ANALYSIS

Section 94 defines which applications for resource consents do not require to be notified under Section 93. With respect to this resource consent application for a discretionary activity, Section 94(2) states that:

An application for a resource consent need not be notified in accordance with Section 93, if the application relates to a discretionary activity or a non-complying activity and -

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which consent is sought will be minor, and*
- (b) Written approval has been obtained from any person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.*

The application is to extend the trading hours of the supermarket one hour beyond that which could occur as of right. The site is surrounded by other sites, which are either used for commercial or other non-residential activities. The adjoining site to the east which lies within the Commercial Retail Zone is used a dairy with live in accommodation.

Carparking and traffic management to cater for the operation of the supermarket to cater for the existing hours of operation between Monday and Saturday has already been established. These facilities will be sufficient to cater for the increase in hours proposed for Sundays.

It is our view that the increase in operating hours to the extent proposed will not adversely affect any party or the environment to such a degree that any written approval is required from any party or that the application needs to be publicly notified.

ASSESSMENT

The increase in operating hours proposed for Sunday will result in only a minimal increase in use of the facilities beyond that which can occur as of right. While the present trading hours are being increased by 4 hours it is only the operation of the supermarket from 1.00 pm – 12.00 pm (1 hour) that triggers the need for a resource consent. The adjoining properties apart from the site to the east are not used for residential purposes. The eastern property is used as a live-in dairy. It is considered that all adjoining properties will notice little if any difference due to the increase of trading hours on Sunday by one hour beyond that which could occur as of right.

Conclusion:

In conclusion, it is my opinion that the proposed activity is consistent with the objectives and policies of the District Plan, and all potential environmental effects will be no more than minor.

RECOMMENDATION

That in consideration of Section 105 and pursuant to Sections 104 and 108 of the Resource Management Act 1991, Council **grants** Resource Consent to Woolworths (New Zealand) Limited to extent the trading hours of the "Price Chopper" supermarket in Otaki on Sundays from 9.00am – 10pm to 7am – 12.00pm midnight as described in the documents which accompanied the resource consent application (RM 000371), subject to the attached condition:

1. The Consent Holder shall ensure that noise generated within the site complies with the permitted activity standards for the Commercial/Retail zone.
2. The delivery of goods by heavy trade vehicles shall not occur after 11.00pm on any Sunday

Report Prepared By: Dan Rodie



Dan Rodie
Senior Resource Consents Planner



Campbell Thomson
Senior Resource Consents Planner

12th January 2001

Woolworths New Zealand Ltd
Private Bag 76927
Manukau
AUCKLAND

Dear Sir/Madam

RM000371: LAND USE CONSENT TO EXTEND THE TRADING HOURS OF THE PRICE CHOPPER SUPERMARKET, OTAKI

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging a written objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

The deposit for an objection is \$370 (including GST) plus an extra \$90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire unless you give effect to the consent within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

You are also advised that you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

Thank you for dealing with the Kapiti Coast District Council.

If you have any concerns or enquiries about the conditions please do not hesitate to contact the writer on ext 856.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dan Rodie', written in a cursive style.

Dan Rodie
RESOURCE CONSENTS PLANNER



RESOURCE CONSENT NUMBER: RM000371

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Land use Resource Consent to:

**WOOWORTHS NEW ZEALAND LTD. PRIVATE BAG 76927, MANUKAU,
AUCKLAND**

to extend the trading hours of the "Price Chopper" supermarket in Otaki on Sundays from 9.00am – 10pm to 7am – 12.00pm midnight as described in the documents which accompanied the resource consent application (RM 000371), subject to the attached condition:

1. The Consent Holder shall ensure that noise generated within the site complies with the permitted activity standards for the Commercial/Retail zone.
2. The delivery of goods by heavy trade vehicles shall not occur after 11.00pm on any Sunday

ISSUED: 12th January 2000

**Dan Rodie
RESOURCE CONSENTS PLANNER**

**APPLICATION FOR A LIQUOR LICENCE PURSUANT
TO SECTIONS 31(1)(e) OF THE SALE OF LIQUOR ACT 1989**

APPLICANT: Woolworths NZ Ltd
LOCATION: Woolworths, Otaki
OWNER: Woolworths NZ Ltd
ZONE: Commercial/Retail
EXISTING RESOURCE CONSENT: Not relevant
DATE CONSIDERED: 30 January 2001
PROPOSAL: To **renew** the Off Licence and to extend the existing Sunday hours of 9.00am - 10.00pm to 7am - 12pm midnight to fall in line with the other six days of the week.

1.0 BACKGROUND

The site is a long established supermarket in the middle of the Otaki shopping centre.

2.0 DISTRICT PLAN

The subject site is located within the commercial/retail zone and adjoins the residential zone. Except for specific activities listed in the District Plan as controlled, discretionary, non-complying or prohibited activities, any activity which complies with all the permitted activity standards is a permitted activity in this zone. Retail activities, including the sale of liquor, are permitted provided they meet the relevant standards. The permitted activity standards that are relevant to this proposal include requirements for hours of operation, parking and rubbish/storage.

The only matter arising from the standards which could require consideration for this application for an extension of hours is the hours during which liquor and other goods will be sold on Sunday.

The District Plan standards for the commercial/retail zone contain a restriction on hours of operation **where** the site adjoins or faces a residential zone. The subject site is adjacent to land zoned residential and therefore the restriction does apply to the activities on site, including the sale of liquor.

HOURS OF OPERATION

The following hours of operation shall be observed for activities on sites adjoining or facing the Residential Zone:

7.00am to 11.00pm

The extension of operating hours on Sundays beyond 11.00pm is deemed a discretionary activity. Woolworths applied for and obtained a resource consent on 12 January 2001 to operate on Sundays from 7am to 12 midnight.

3.0 CONSIDERATIONS

The proposal must be assessed in terms of the current provisions of the District Plan. In terms of the provisions of the District Plan, the sale of liquor from this site in the middle of a Commercial/Retail Zone is permitted. However, as the site adjoins residentially zoned land there are restraints on the hours of operation as set out above.

The supermarket has been operating between the hours of 7.00 am and 12.00midnight Monday to Saturday. As outlined above a resource consent was granted on 12 January 2001 to operate the supermarket on Sundays from 7am to 12 midnight.

This application is to renew the off-licence to sell liquor within the existing hours of operation between Monday and Saturday and to extend the hours in which liquor can be sold to between 7.00am and 12.00midnight on Sundays.

The extension of the retail hours from 11.00 pm to 12.00pm on Sundays is now permitted through the granting of a resource consent. Therefore the sale of liquor within the new hours stated above is deemed to be a permitted activity subject to the conditions imposed in relation to the resource consent granted.

4.0 RECOMMENDATION

1. The applicant restricts the hours of operation of the supermarket including the sale of liquor to 7am to 12 midnight Monday to Sunday except for those statutory holidays when retail sales are not permitted.
2. The applicant complies with the conditions of the resource consent granted on 12 January 2001 in relation to an application to extend the operating hours of the supermarket on Sundays.

5.0 REASONS

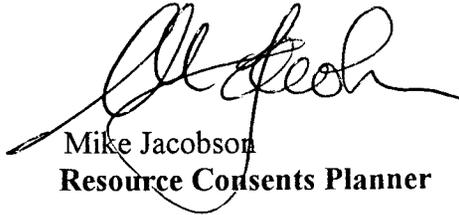
The proposed extension hours of hours in which liquor will be sold corresponds with the existing hours of operation and the resource consent granted on 12 January 2001.

Report Prepared By:



Dan Rodie
Resource Consents Planner

Report Peer Reviewed By:



Mike Jacobson
Resource Consents Planner

Ref: PB0077

23 February 2026

Prithpal Singh
c/- Simon Middlemass Solicitor
Private Bag 3098
Hamilton

Dear Prithpal

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

Business Name: Fresh Choice Otaki
Site Address: 91 Mill Road Otaki
Legal Description: Otaki 147D Block
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 current.

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
Manager Consenting

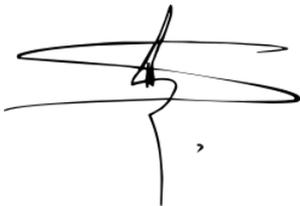
Certificate of Incorporation

AMAN OTAKI LIMITED

9380484

NZBN: 9429053209917

This is to certify that AMAN OTAKI LIMITED was incorporated under the Companies Act 1993 on the 22nd day of October 2025.



Registrar of Companies
3rd day of March 2026



13 January 2026

District Licensing Committee
Kapiti Coast District Council
Private Bag 60601
PARAPARAUMU 5254

APPLICATION FOR OFF-LICENCE – AMAN OTAKI LIMITED

Mount Vision Enterprises Limited is the owner of the property situated at the corner of Aotaki Street and Mill Road, Otaki comprised within records of title WN115/111, WN8B/1486, WN48C/340, WN48C/341, WN48C/342 and WN30B/314 and is the Landlord under the lease dated 16 October 1996 of the premises under which Kapiti FC Limited is now the tenant and Aman Otaki Limited is the proposed assignee.

Mount Vision Enterprises Limited confirms that it has no objection to the issue of an Off-Licence for these premises or to the Temporary Authority application made by Aman Otaki Limited.

Yours faithfully
Mount Vision Enterprises limited

A handwritten signature in black ink, appearing to read 'Jianfei Li', with a long horizontal flourish extending to the right.

Jianfei Li
Director

Freshchoice Otaki

Date

/ / 2026

On Duty liquor General Managers and Checkout Operators Sale of Liquor & Cigarette/Tobacco Sales Daily Sign Off

1. It is an offence for staff to sell or supply Liquor, Cigarettes or Tobacco to any person under the age of 18 years.

Sale of Liquor

You will be personally liable to a fine of up to \$2,000.00 if you serve someone illegally, i.e. under age.

Sale of Cigarette, Tobacco or Vapes

You will be personally liable to a fine of up to \$2,000.00 if you serve someone illegally, i.e. under age.

2. It is an offence to Sell or Supply liquor to an intoxicated person.
3. Proof of age documentation **MUST** be requested where a person appears to be 30 years o f age or younger.

The **ONLY** acceptable forms of photo identification are:

- New Zealand photo driver's licence
- Passport (NZ or International)
- Kiwi Access Card (18+) HANZ photo ID card

4. is to be requested from all persons appearing under the age of 30 years regardless of whether or not you have served them previously.
5. It is an offence to sell alcohol to anyone who you have reason to believe will supply alcohol to a minor.

I have read, understood and will comply with the above requirements

Operator Name	Signature	Supervisor Initial	Operator Name	Signature	Supervisor Initial

Sale of Liquor Licenced Managers (General Managers/Duty Supervisors)

1. Your full name is displayed in the store when you are the on Duty Liquor/General Manager.
2. Your certificate for a General Managers Licence is current and valid and you are in possession of the same.
3. If you are a Temporary Manager, you must have written confirmation to that effect.

Name	Start Time	Finish Time	Signature

Nov 14th 2025 - Otaki Fresh Choice - Certified managers register (i) -



Full legal name	DOB	Sex	Managers Certificate No.	Expiry date	Appointment date	Cancellation/ Termination date	Date DLC & police notified of appointment*
Arahia Tarcisius Ngatai	29/07/2000		39/CERT/080/2022	01/09/2026	1/4/2025		22/05/2025
Debbie Elizabeth Miller	19/07/1967		47/CERT/9784/2021	10/08/2028	1/4/2025		22/05/2025
Keren Jeanette Maybury	02/01/1985		45/CERT/1077/2022	14/02/2027	1/4/2025		22/05/2025
Waimapuna Rapana-Brown	22/04/1965		45/CERT/872/2020	04/11/2027	1/4/2025		22/05/2025
Bradley John Meikle	28/05/1975		44/CERT/095/2022	23/08/2028	1/4/2025		22/05/2025
Sharon Hanson	30/01/1973		022/CERT/8622/2022	19/07/2028	1/4/2025		22/05/2025
Tracy Tahakura	25/11/1977		45CERT/1003/2022	13/04/2026	29/07/2025		31/07/2025
Temp Manager - Maddie Hawley Stone See information attached in this Folder	27/10/1996						14/11/25

*Specify whether cancellation or termination of appointment



Selling Alcohol: Our Policy

We take our responsibilities very seriously, which is why a Checkout Supervisor authorises all alcohol purchases.

ID25: No ID, No Sale

By law we cannot sell alcohol to anyone under 18. If you look under 25, we will ask you for ID. Please be prepared with one of these forms of approved ID:

- HANZ 18+ Identification Card
- Valid Passport (NZ or International)
- NZ Photo Driver Licence
- Kiwi Access ID Card



If we think you're under, you'll have to hand it over.

Group Purchases

When a group of people enter the store and one or more of the group attempt to buy alcohol – any member of the group that appears under the age of 25 will be asked for identification.

If you cannot supply ID, we will not supply anyone in the group with alcohol.

Intoxication

We will refuse the sale of alcohol to any customer we believe is under the influence of alcohol or drugs.

Thank you for your co-operation.