



11 June 2026

The Secretary
Buller District Licensing Committee
Buller District Council
PO Box 21
Westport 7866

Email: licenses@bdc.govt.nz

APPLICATION FOR A NEW OFF-LICENCE – HORIZON RETAIL LIMITED T/A 'REEFTON BOTTLE STORE'

1. We act for Horizon Retail Limited (**Applicant**).
2. We submit this application for the Applicant for a new off-licence in respect of the premises at Tenancy 2, 66 Broadway, Reefton and will be known as 'Reefton Bottle Store' (**Premises**) along with the following documents in support of the application:
 - a. Completed application form;
 - b. Application for a Compliance Certificate;
 - c. Floor Plan;
 - d. Location Plan
 - e. Locations of perceived sensitive sites;
 - f. Host Responsibility Policy;
 - g. Copies of duty manager's certificates;
 - h. Proposed Staff Training Plan;
 - i. Proposed Alcohol Management Plan;
 - j. Certificate of Incorporation; and
 - k. Signed Authority to Act.

Applicant:

3. The Applicant's sole director and shareholder is Aman Jot Kaur. Ms Kaur is an experienced seller and supplier of alcohol as she has been working at an off-licence premises in Christchurch since 2019 initially as a Store Assistant and later progressing to Assistant Manager. She holds a current duty manager's certificate. The Applicant is also supported by an experienced duty manager, Sandeep Kumar. Mr Kumar has seven years' experience in the alcohol industry and holds a current duty manager's certificate.
4. Throughout Ms Kaur's career in the alcohol industry, there have been no incidents, concerns, or complaints in relation to the supply of alcohol to minors, the supply of alcohol to intoxicated persons, or any breach of licence conditions.

5. The Committee can have confidence, on the strength of the established track record of the Director that the proposed off-licence premises will be operated in accordance with the law.

Premises:

6. The Premises is located in the Reefton town centre at 66 Broadway. The main entrance to the Premises is off Smith Street. The Premises has accommodated a local library previously; however, it is currently vacant site.
7. The surrounding land use of commercial / business/ retail activities is compatible with the operation of an off-licence.
8. There are three perceived sensitive sites within 500m of the Premises. A map showing location of these sites is enclosed.
9. The character of the locality, taken as a whole, is consistent with and supportive of the grant of an off-licence at this location. The locality already accommodates licensed activity, and the proposed off-licence represents a measured addition to the existing licensed premises landscape of the area.

Amenity and Good Order:

10. The Applicant submits that the grant of an off-licence at the proposed premises is unlikely to have any adverse effect on the amenity and good order of the locality. The following matters support that submission.
11. First, the nature of an off-licence is inherently different from that of an on-licence in terms of its potential impact on the immediate environment. Alcohol purchased from an off-licence is consumed away from the premises. There is no on-site consumption, no congregation of patrons, and no late-night activity associated with the licensed premises itself. The potential for noise, disorder, or nuisance arising directly from the premises is therefore materially lower than that associated with a bar or restaurant.
12. Second, the Applicant's experience operating off-licence premises in a similar environment — without generating any complaints, enforcement action, or adverse impact on neighbouring properties, demonstrates conclusively that the applicant licensee is unlikely to give rise to amenity or good order concerns.
13. Third, the Applicant proposes to operate the off-licence within reasonable trading hours that are appropriate to the retail context of the locality, and which do not extend into late-night periods. The proposed hours are set out in the application and are not expected to generate foot traffic, noise, or activity beyond what is already characteristic of the surrounding retail environment.
14. Fourth, the Applicant will maintain, the following harm-minimisation and management measures which directly support the preservation of amenity and good order in the locality:
 - Rigorous age verification procedures at the point of sale;
 - Comprehensive staff training in responsible alcohol service, including the refusal of sale and supply to minors and intoxicated persons;
 - A Host Responsibility Policy displayed and adhered to at all times;

- Clear protocols for managing any disorderly conduct on or in the immediate vicinity of the premises;
 - Ongoing engagement and cooperation with the reporting agencies;
 - CCTV coverage of the premises and immediate frontage;
 - Compliance with all conditions of licence, including any conditions imposed by the Committee.
15. Taken together, these factors demonstrate that the grant of the off-licence is unlikely to result in any material change to the amenity and good order of the locality. The premises will be well-managed, responsibly operated, and sensitive to the surrounding community.

Public Notices

16. The Applicant would like to utilise the Council's online notification services to notify the application.
17. The Applicant will also place notices in Westport News and will provide proof of notices once becomes available.
18. A site notice will be displayed on-site in due course.
19. Please contact us directly if you require any further information in respect of this application. Otherwise, we look forward to the outcome of this application in due course.

Yours faithfully

PERVINDER DAVIES LAW

A handwritten signature in blue ink that reads "Pervinder".

PERVINDER DAVIES

Director

Form 3 – Off-Licence: New, Renewal, and/or Variation Application



An off-licence allows the licensee to sell and supply alcohol to the public for consumption off the premises.

Notes:

- Use this form for new off-licence applications, renewals, variations, and renewal with variation applications.
- Applications for new licences should be lodged at least six weeks prior to the anticipated opening/takeover date.
- Applications for renewal should be received at least 20 working days prior to the expiry of the current licence.
- Variation applications can be made at any time, however only one application fee is incurred if combined with a renewal.
- Include a separate sheet where necessary if the form does not offer enough space for any question or section.

Sections 100, 120 and 127(2), Sale and Supply of Alcohol Act 2012

To the Secretary, Buller District Licensing Committee.

Application for an off-licence is made in accordance with the particulars set out below.

1 APPLICATION TYPE What would you like to do?	
1.a	Application for (Circle all that apply) ☒ New Licence ☐ Renewal ☐ Variation
1.b	If applying for a variation, describe change(s) required and reasons for change(s) E.g. Change to licensed hours, area, designation
1.c	Expected opening / takeover date (New licences only) The applicant will start fit-out works as necessary once the off-licence is granted. The opening may take 4 to 8 weeks following the grant / issue of the licence provided no appeal/objections.
1.d	Current premises on-licence number and expiry date (If held) 54/
1.e	Temporary Authority number and expiry date (If applicable - new licences only)

2 PREMISES DETAILS Where do you want to sell alcohol?	
2.a	Trading name If changing, state both new and previous names Reefton Bottle Store

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2.d	Nature of Business <i>(Select one only)</i> <i>Definitions for tavern, hotel, and restaurant can be found in section 5 of the Sale and Supply of Alcohol Act 2012.</i> <i>Note: If completing the form online, hold the 'Ctrl' button when clicking links to open in a new tab and avoid losing your changes.</i>	☒ Bottle Store ☐ Grocery Store ☐ Tavern ☐ Other (state) ☐ Remote Sales ☐ Hotel ☐ Supermarket
2.e	Physical address <i>Location of premises</i>	Tenancy 2, 66 Broadway, Reefton
2.f	What right does the applicant have to occupy the premises? <i>E.g. Property owner / leaseholder / tenant</i>	The applicant has acquired a leasehold interest in the premises. The lease is conditional to the grant of the off-licence.
2.g	Full name of property owner	Reefton Capital Limited, [REDACTED] Director
2.h	Address of property owner	[REDACTED]
2.i	Phone number / email of property owner	[REDACTED]
2.j	Is the premises undergoing any building work related to this application?	Yes ☒ No
2.k	If yes, please give details	

3 CONTACT PERSON FOR APPLICATION

The nominated first point of contact for any queries or requests relating to this application, e.g. an alcohol licensing agent or company representative.

3.a	Full name	Pervinder Davies, Pervinder Davies Law as agent
3.b	Phone number	021 2140191 (Lawyer)
3.c	Email	pervinder@pervinderdavieslaw.co.nz

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3.d	Position / role	Lawyer as agent
3.e	Postal address for service	Pervinder Davies Law 5 Chert Street Rolleston 7614

4 APPLICANT DETAILS

The applicant is the private company, limited partnership, or other entity that receives (or will be receiving) the proceeds from the sale of alcohol in the first instance.

4.a	Status of applicant (please circle) <i>Use 'Other' for Body Corporate, Trust, Natural Person, etc</i>	☒ Private Company ☐ Limited Partnership (LP) ☐ Territorial Authority ☐ Other (state below)
4.b	Full legal name of applicant to be on the licence <i>E.g. Great Hosts Limited</i>	Horizon Retail Limited
4.c	Business phone number	[REDACTED]
4.d	Email	[REDACTED]
4.e	Postal address for service	c/- Pervinder Davies Law 5 Chert Street Rolleston 7614
4.f	Business website address	
4.g	Experience of applicant in regards to the sale and supply of alcohol <i>E.g. Years licence held, or other licensed premises owned.</i>	The applicant's director, Amanjot Kaur has been working in the alcohol industry since 2019 at Liquorland Wairakei Road, Christchurch first as a Store Assistant and later on as Assistant Manager. She holds a current duty manager's certificate. The applicant will also employ additional duty managers. The current duty manager, Sandeep Kumar appointed to the premises has 7 years experience in the alcohol sale and supply.
4.h	Has the applicant ever appeared before the Alcohol Regulatory and Licensing Authority (ARLA)?	Yes ☐ No ☒
4.i	If yes, please give details including dates and outcome	

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5 CONDITIONS & ENDORSEMENTS SOUGHT		What would you like on the licence?
5.a	Licensed days and hours <i>E.g. Monday to Sunday, 8.00am to 10.00pm</i>	Inside areas: Monday to Sunday 10:00 am to 9:00 pm Outside areas: N/A
5.b	Indicate if a 'Supervised' or 'Restricted' designation will be applied to all or any part of the premises, and if so, describe the relevant area(s) <i>Minors must not be permitted to enter 'Restricted' areas, and are only allowed in 'Supervised' areas if accompanied by their parent or legally-appointed guardian.</i>	Undesignated Supervised Restricted Area(s): Entire premises will be 'Supervised' as a retail bottle store.

6 PREMISES OPERATIONS		How will the business operate?
6.a	Is sale of alcohol the principal purpose of the business? If no, state principal purpose of business	Yes No
6.b	Other goods and/or services offered by the premises <i>E.g. Accommodation, merchandise, activity bookings</i>	Cigarettes, tobacco, vapes
6.c	Normal operating days and hours <i>These may be different to the licensed hours sought</i>	Monday to Sunday 10:00 am to 9:00 pm
6.d	During Free tastings, where will drinking water be Available to guests? If no access to mains water supply, what is the Potability of water available.	Drinking water will be freely available during any tastings.

7 SYSTEMS AND STAFF TRAINING <i>How will the staff know what to do?</i>		
7.a	What staff training is provided in regards to sale of alcohol compliance and host responsibility practices? <i>E.g. Online courses, shadow shifts, HPA publications, tests and/or sign-off sheets.</i> <i>Explain content, duration and how often it is provided. Include copies of any alcohol-related in-house training material as supporting documents. Copies of HPA publications are not required.</i>	Staff will receive regular training in alcohol compliance so they fully understand their responsibilities under the law. The training will include discussion on topics such as licence conditions, Host Responsibility Policy, age verification systems, the Intoxication Assessment Tool and law updates. The applicant will also use Servewise Online training to train staff in their obligations as sellers and suppliers of alcohol.
7.b	What till prompts do you have regarding age checks?	The till-prompt system will prompt staff to ask for ID of anyone who appears under 25 years of age.
7.c	What other steps will be taken to prevent the sale and supply of alcohol to prohibited persons? <i>E.g. In-house mystery shopper / pseudo Controlled Purchase Operation (CPO) programs, intoxication assessments</i>	The applicant will display signage regarding no sale of alcohol to minors or intoxicated persons. Staff will be instructed to check ID of anyone who looks under 25 years of age. Minors will not be allowed entry unless accompanied by parent or legal guardian. Intoxicated persons will not be allowed entry and will be refused service.
7.d	Has the premises ever been subject to a Police CPO? Please Circle If yes what were the Results	Yes No Unsure New premises application. Therefore, no CPO has been conducted as yet.

7.e	Is there good visibility over the entire premises from the point of sale? If no, how are any blind spots monitored?	Yes No There will be good visibility over the entire premises from the point of sale counter. Any blind spots will be covered by CCTV to ensure staff can monitor customers while they are in the store.
7.f	What security systems are in place? <i>E.g. Outdoor lighting, number of CCTV cameras, alarm, guards</i>	The premises will have CCTV cameras installed for staff and customer safety and monitoring purposes. The lighting outdoor and indoor will be sufficient for staff to check ID or observe customers for any signs of intoxication. The lighting outside will be sufficient to deter any loiterers.
7.g	What promotions and advertising involving alcohol will the premises be doing? <i>Both within the premises, and externally (e.g. Social Media)</i>	There will be no external advertising of alcoholic products except the trading name and lifestyle imagery. Any promotions or advertising will be done in a responsible way and not to encourage bulk buying or excessive consumption. Any discounts will be kept below 25%. The applicant may use social media page for occasional promotion or advertising.
7.h	Will single sale be offered?	The applicant will not singles of RTDs, beers or ciders under \$6.00 per unit.
8 AMENITY AND GOOD ORDER OF THE LOCALITY <i>Do you know your neighbourhood?</i>		
<i>The DLC must consider the potential effects the issue (or renewal) of the licence may have on the local area.</i>		
8.a	List number and type of all 'sensitive sites' within 500m of the premises <i>Sensitive sites include schools, childcare centres, places of worship, etc</i>	St Stephen's Anglican Church is 350m The Church Reefton is 350m Sacred Heart Catholic Church is 300m The applicant notes that Reefton Area School, Reefton Early Learning Centre, and Reefton Playcentre are more than 500m from the premises.
8.b	List number and type of all licensed premises within 200m of the premises	Fresh Choice Reefton is on the other side of the Broadway across the premises and holds an off-licence. Dawson's Hotel is 61m Hotel Reefton is 60m Reefton Distilling Co. is 68m
8.c	State number of residential neighbours within 100m	The applicant is not aware of any residential neighbours within 100m
8.d	What Security Systems are in place? <i>E.g Outdoor Lighting, Number of CCTV cameras, alarm, guards.</i>	The premises will have CCTV cameras and outdoor lighting to ensure safety and security of staff and its customers.

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8.g	Has the premises ever received any noise or nuisance complaints from neighbours?	The premises is not operational as yet.

9 CERTIFIED MANAGERS Who will be responsible for overseeing the supply of alcohol?		
9.a	Manager 1 <i>Full legal name, certificate number and expiry date</i>	Amanjot Kaur 60/CERT/580/2024 18/10/2028
9.b	Manager 2 <i>Full legal name, certificate number and expiry date</i>	Sandeep Kumar 55/CERT/020/2019 10/06/2029
9.c	Manager 3 <i>Full legal name, certificate number and expiry date</i>	The applicant will employ additional duty managers once the licence is granted. The applicant is unable to hire staff without knowing the outcome of its off-licence application.
9.d	Manager 4 <i>Full legal name, certificate number and expiry date</i>	
9.e	Manager 5 <i>Full legal name, certificate number and expiry date</i>	
9.f	Manager 6 <i>Full legal name, certificate number and expiry date</i>	
9.g	Manager 7 <i>Full legal name, certificate number and expiry date</i>	
9.h	Any additional certified managers <i>Full legal name(s) with certificate number and expiry date. Include an additional sheet if necessary.</i>	

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10 DIRECTORS Who runs the company?

List the full names of all directors (if company) or the applicant (if natural person) with their date(s) of birth.

10.a	Director 1 <i>Full legal name and date of birth</i>	Amanjot Kaur [REDACTED]
10.b	Director 2 <i>Full legal name and date of birth</i>	
10.c	Director 3 <i>Full legal name and date of birth</i>	
10.d	Any additional directors <i>Full legal name(s) with date of birth</i>	

11 CONVICTIONS

11.a	State all criminal convictions of the applicant, or of the directors of the applicant company <i>Other than 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.</i>	None
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12 SHAREHOLDERS Who owns the company?

List the full names of all shareholders (if company), along with the allocation of shares held.

12.a	Shareholder 1 <i>Full legal name and percentage of shares held</i>	Amanjot Kaur [REDACTED]
12.b	Shareholder 2 <i>Full legal name and percentage of shares held</i>	
12.c	Shareholder 3 <i>Full legal name and percentage of shares held</i>	
12.d	Any additional shareholders <i>Full legal name(s) with percentage of shares held</i>	

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13 SUPPORTING DOCUMENTS CHECKLIST *Have you got everything?*

Copies of the following documents must be included for all applications.

- ☒ Current premises off licence (if held)
- ☒ Host Responsibility Policy
- ☒ In-house training materials used at the premises, relating to the sale and supply of alcohol
- ☐ Food menu(s)
- ☒ Fire Evacuation Scheme Statement
- ☒ Manager's Certificate(s) for any manager listed
- ☒ Map showing the location of the premises in relation to sensitive sites within 500m
- ☒ Floor plan showing entire area to be licensed (with licensed area boundary marked in colour), outside area (in second colour), principal entrance(s), bar/service counter, and any area to be designated as 'Supervised' or 'Restricted'.
- ☒ If the application is signed by someone else on behalf of the applicant, a letter from the applicant stating that they give permission for that person to act on their behalf.

Additional documents required for new or variation applications.

- ☒ Application for Compliance Certificate form
- ☒ Certificate of Incorporation (if incorporated company)
- ☒ Photograph of the exterior of the premises
- ☒ Where the applicant does not own the property, a statement from the property owner consenting to the application. Note: The property owner must be made aware of the conditions sought, in particular the licensed area and hours.

14 DECLARATION

I confirm that, at the time of writing, all information provided is true and correct to the best of my knowledge.

I have supplied all required supporting documentation listed above.

14.1	Full name	Pervinder Davies (Lawyer as agent)
14.2	Date	11 June 2026
14.3	Signature	 p.p. Horizon Retail Ltd

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15 SUBMITTING THE APPLICATION

The application can be submitted over the counter at any BDC office, or via email to licenses@bdc.govt.nz

Alternatively, to apply by post, please send the completed application together with all supporting documents to the following address:

The Secretary, Buller District Licensing Committee
Buller District Council
PO Box 21
Westport 7866

16 PAYMENT

Alcohol licence fees can be found using the [Alcohol Licence Fee Calculator](#). Applications will not be processed until full payment is received.

Payment can be made as follows:

- **In person.** Visit any BDC office to pay at the counter (listed at bottom of form).
- **Over the phone.** Call our customer service team on 03 788 9111.
- **By bank transfer.** Account number for payment is 03 0897 0084770 00.

Following lodgement, you will be emailed an invoice with Application ID to use as the payment reference.

Please note: Payments by credit card incur an additional 1.5% fee.

17 FURTHER INFORMATION

For more information on applying for an alcohol licence, please visit the [Buller District Council Website](#) or contact:

Phone: 03 788 9111

Email: licenses@bdc.govt.nz

BDC Offices

Westport

6 Brougham St
Westport 7825

Reefton

67-69 Broadway
Reefton 7830

Opening Hours: 8.30am – 4.30pm, Monday to Friday (except public holidays).

**Public notice of application for On-licence, off-licence, or club licence (or
application for variation of conditions of on-licence, off-licence, or club-licence**

Section 101 Sale and Supply of Alcohol Act 2012

Form 7

Horizon Retail Limited has made application to the District Licensing Committee at Westport for a new Off-Licence in respect of the premises situated at 66 Broadway Reefton and known as Reefton Bottle Store.

The general nature of the business to be conducted under the licence is Bottle Store.

The days on which and the hours during which alcohol is intended to be sold under the licence are Monday to Sunday 10:00am till 9:00pm.

The application may be inspected during ordinary office hours at the offices of the Buller District Licensing Committee at 6-8 Brougham Street, Westport.

Any person who is entitled to object and who wishes to object to the issue of the application may, not later than 25 working days after the date of the first publication of this notice, file a notice in writing of the objection with the Secretary of the District Licensing Committee at PO Box 21, Westport 7866.

No objection to the issue of a licence may be made in relation to a matter other than a matter specified in section 105(1) of the Sale and Supply of Alcohol Act 2012.

Published on 3 July 2026

25 day objection period ends 10 August 2026

Alcohol Licence Public Notice –Form 7a



Public notices of alcohol licence applications are published on the BDC website and Facebook Page New Licence Applications require Notice to be published in the Westport News. Complete the form below and include it in your application

Note: Notice of the application also needs to be displayed at the premises (see next page).

Section 101, Sale and Supply of Alcohol Act 2012

The Buller District Licensing Committee has received the following application for an alcohol licence:

PUBLIC NOTICE DETAILS	
Application type <i>(New/renewal and/or variation)</i>	New
Type(s) of licence <i>(On/Off/Club)</i>	Off-Licence
Applicant <i>E.g. Company name</i>	Horizon Retail Limited
Trading name	Reefton Bottle Store
Nature of business <i>E.g. Restaurant, bowls club, cellar door</i>	Bottle Store
Premises Address	Tenancy 2, 66 Broadway, Reefton
Proposed licensed days and hours (inside area) <i>E.g. Monday to Sunday, 8.00am to 4.00am</i>	Monday to Sunday 10:00 am to 9:00 pm
Proposed licensed days and hours (outside area) <i>If no outside area is to be licensed, enter "N/A"</i>	N/A
Publication date <i>(To be completed by alcohol inspector)</i>	

The application may be inspected during ordinary office hours at the office of the Buller District Licensing Committee at 6 Brougham Street, Westport.

Any person who wishes to object to the issue (or renewal) of the licence may, not later than 25 working days after the date of the publication of this notice, file a notice in writing of the objection with the Secretary of the District Licensing Committee at PO Box 21, Westport

No objection to the issue of a licence may be made in relation to a matter other than a matter specified in section 105(1) of the Sale and Supply of Alcohol Act 2012. No objection to the renewal of a licence may be made in relation to a matter other than a matter specified in section 131 of the Sale and Supply of Alcohol Act 2012.

Office use only: This notice was displayed on the [BDC website](#) from

to

EVACUATION SCHEME STATEMENT

To accompany all new and renewal applications for On, Off & Club Licences

Section 100(d) of the Sale and Supply of Alcohol Act 2012 requires one of the statements below to be signed by the applicant:



The relevant building by reason of its current use, does not require such a scheme, or the relevant building is exempt from having to meet the requirements of such a scheme.

Signed by the applicant _____

OR



The relevant building in which the premises are situated has an evacuation scheme for public safety which meets the requirements of Section 76 of the Fire and Emergency Act 2017.

Signed by the applicant _____

Evacuation Scheme

An evacuation scheme is typically required for a building used for 1 or more of 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 6 or more persons (other than in 3 or fewer household units):
- Storing or processing hazardous substances in quantities exceeding the prescribed minimum amounts.

Please direct enquiries to:

Risk Reduction Department
Fire & Emergency NZ
PO Box 222
Greymouth
Phone: (03) 768 0318

WestCoastDistrict-CRMTeam@fireandemergency.nz

AGREEMENT TO LEASE

This form is approved by Auckland District Law Society Inc and the Real Estate Institute of New Zealand Inc

GENERAL address of the premises: Tenancy 2, 66 Broadway, Roodon

DATE:

LANDLORD: Roodon Capital Limited (CN 9061572) at Christchurch

TENANT: Horizon Retail Limited (CN 9433827) of Christchurch

GUARANTOR: Amanjot Kaur, Company Director of Christchurch

THE LANDLORD agrees to grant and the Tenant agrees to take a lease of the premises and the carparks (if any) described in the First Schedule together with the right to use the common areas of the property for the term from the commencement date and at the annual rent (subject to review if applicable) as set out in the First Schedule.

THE LANDLORD AND TENANT agree

- (1) as set out in the First, Second and Third Schedules
- (2) that the Landlord's fixtures, fittings and chattels contained in the premises are those described in the Fourth Schedule.

THE GUARANTOR (and if more than one jointly and severally), in consideration of the Landlord entering into this Agreement at the Guarantor's request, agrees with the Landlord to guarantee to the Landlord the obligations of the Tenant and to sign the Lease as a guarantor.

SIGNED by the Landlord:

Director / Trustee / Authorised Signatory / Attorney
Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity

SIGNED by the Tenant:

Director / Trustee / Authorised Signatory / Attorney
Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity

SIGNED by the Guarantor:

Director / Trustee / Authorised Signatory / Attorney
Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity

*If this agreement is signed under:

- (i) a Power of Attorney – please attach a Certificate of non-revocation (available from ADLS: 4098WFP or REINZ); or
- (ii) an Enduring Power of Attorney – please attach a Certificate of non-revocation and non-suspension of the enduring power of attorney (available from ADLS: 4997WFP or REINZ).

Also insert the following wording for the Attorney's Signature above:

Signed by [full name of the donor] by his or her Attorney [attorney's signature].

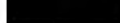
WARNINGS (These warnings do not form part of this contract)

1. This contract is binding on all parties upon signing. All parties should seek legal advice before signing.
2. Before signing this contract the Tenant should make sure that the status of the property under the Resource Management Act 1991 is satisfactory for the Tenant's intended use of it.
3. The parties should agree upon and record the Landlord's fixtures, fittings and chattels and their condition in the Fourth Schedule.
4. The parties are advised to insert a clause requiring inclusion of a report of the condition of the premises as at the commencement of the lease.

Release date: 28 November 2017

[Handwritten signature]

FIRST SCHEDULE

1. **PREMISES:** Part of the Landlord's building being Tenancy 2, 66 Broadway, Reefton as shown for the purposes of identification only outlined in red on the attached plan comprising approximately 103.44 m²
2. **CAR PARKS:** Nil
3. **TERM:** One (1) years
4. **COMMENCEMENT DATE:** 1 August 2026
5. **RIGHTS OF RENEWAL:** ~~Two~~ (1) rights of five (5) years *Four*
6. **RENEWAL DATES:** 1 August 2027, 1 August 2032
7. **FINAL EXPIRY DATE:** 31 July 2037 (If the rights of renewal are exercised)
8. **ANNUAL RENT:** Premises  plus GST
(Subject to review if applicable) Car Parks  plus GST
TOTAL  plus GST
9. **DEPOSIT:** \$  plus GST
(advance rent)
10. **RENT REVIEW DATES:** ~~(Specify review type and insert dates for initial term, renewal dates and renewal terms. Unless dates are specified there will be no reviews. Where there is a conflict in dates, the market rent review date will apply.)~~
1. Market rent review dates: if renewed ~~1 August 2027~~, 1 August 2029, 1 August 2031, 1 August 2033, and 1 August 2035
2. CPI rent review dates: Not applicable
11. **DEFAULT INTEREST RATE:** 14 % per annum
(subclause 5.1 of the Lease)
12. **BUSINESS USE:** Operation of an Off License for the Sale of Alcoholic beverages and associated products.
(subclause 16.1 of the Lease)

13. LANDLORD'S INSURANCE:
(subclause 23.1 of the Lease)

(Delete or amend extent of cover as appropriate)

(Delete either (a) or (b): If neither option is deleted, then option (a) applies)

(Delete option (i) and complete option (ii) if required. If option (i) is not deleted and option (ii) is completed then option (ii) applies)

(1) Cover for the building against damage and destruction by fire, flood, explosion, lightning, storm, earthquake, and volcanic activity; on the following basis:

(a) Full replacement and reinstatement (including loss damage or destruction of windows and other glass).

OR

~~(b) Indemnity to full insurable value (including loss damage or destruction of windows and other glass).~~

(2) Cover for the following additional risks:

(a) ~~(i) 12 months~~

OR

(ii) 6 months

indemnity in respect of consequential loss of rent and outgoings.

(b) Loss damage or destruction of any of the Landlord's fixtures fittings and chattels.

~~(c) Public liability.~~

14. NO ACCESS PERIOD:
(subclause 27.6 of the Lease)

(Delete option (1) and complete option (2) if required. If option (1) is not deleted and option (2) is completed then option (2) applies)

(1) 9 months

OR

~~(2)~~

15. PROPORTION OF OUTGOING:
(subclause 3.1 of the Lease)

39.42 % which at commencement date is estimated to be \$ _____ plus GST per annum

16. LIMITED LIABILITY TRUSTEE:

Not applicable

17. OUTGOINGS:
(clause 3 of the Lease)

- (1) Rates or levies payable to any local or territorial authority.
- (2) Charges for water, gas, electricity, telecommunications and other utilities or services, including line charges.
- (3) Rubbish collection and recycling charges.
- ~~(4) New Zealand Fire Service charges and the maintenance charges in respect of all fire detection and fire fighting equipment.~~
- (5) Any insurance excess (but not exceeding \$2000) in respect of a claim and insurance premiums and related valuation fees.
- (6) Service contract charges for air conditioning, lifts, other building services and security services.
- (7) Cleaning, maintenance and repair charges including charges for repainting, decorative repairs and the maintenance and repair of building services to the extent that such charges do not comprise part of the cost of a service maintenance contract, but excluding charges for structural repairs to the building (minor repairs to the roof of the building shall not be a structural repair), repairs due to defects in design or construction, inherent defects in the building and renewal or replacement of building services.
- (8) The provisioning of toilets and other shared facilities.
- ~~(9) The cost of maintenance of lawns, gardens and planted areas including plant hire and replacement, and the cost of repair of fences.~~
- ~~(10) Yard and carparking area maintenance and repair charges but excluding charges for repaving or resealing.~~
- ~~(11) Body Corporate charges for any insurance premiums under any insurance policy effected by the Body Corporate and related valuation fees and reasonable management administration expenses.~~
- ~~(12) Management expenses.~~
- (13) The costs incurred and payable by the Landlord in supplying to the territorial authority a building warrant of fitness and obtaining reports as required by sections 108 and 110 of the Building Act 2004 but excluding the costs of upgrading or other work to make the building comply with the Building Act 2004.

SECOND SCHEDULE

DEFINITIONS, NOTICES AND INTERPRETATION

1.1 Definitions

- (1) Unless the context requires a different interpretation, words and phrases not otherwise defined have the same meaning as in section 4 of the Property Law Act 2007 and the Lease.
- (2) "Agreement" means this document including the front page, any further terms and any schedules and attachments.
- (3) "Working day" means any day of the week other than:
 - (a) Saturday, Sunday, Waitangi Day, Good Friday, Easter Monday, Anzac Day, the Sovereign's Birthday, and Labour Day; and
 - (b) a day in the period commencing on the 24th day of December in any year and ending on the 5th day of January in the following year, both days inclusive; and
 - (c) the day observed as the anniversary of any province in which the premises are situated.
- (4) A Working day shall be deemed to commence at 9.00 am and to terminate at 5.00 pm.
- (5) Any act done pursuant to this agreement by a party after 5.00 pm on a Working day, or on a day which is not a Working day, shall be deemed to have been done at 9.00 am on the next succeeding Working day.
- (6) Where two or more acts (including service of notice) done pursuant to this Agreement are deemed to have been done at the same time, they shall take effect in the order in which they would have taken effect but for subclause 1.1(5).

1.2 Notices

All notices must be in writing and must be served by one of the following means:

- (1) In the case of a notice under sections 245 or 246 of the Property Law Act 2007 in the manner prescribed by section 353 of that Act; and
- (2) In all other cases, unless otherwise required by sections 352 to 361 of the Property Law Act 2007:
 - (a) in the manner authorised by sections 354 to 361 of the Property Law Act 2007, or
 - (b) by personal delivery, or by posting by registered or ordinary mail, or by facsimile, or by email.
- (3) In respect of the means of service, a notice is deemed to have been served:
 - (a) in the case of personal delivery, when received by the addressee.
 - (b) in the case of posting by mail, on the second working day following the date of posting to the addressee's last known address in New Zealand.
 - (c) in the case of facsimile transmission, when sent to the addressee's facsimile number.
 - (d) in the case of email, when acknowledged by the addressee orally or by return email or otherwise in writing except that return emails generated automatically shall not constitute an acknowledgement.
- (4) In the case of a notice to be served on the Tenant, if the Landlord is unaware of the Tenant's last known address in New Zealand or the Tenant's facsimile number, any notice placed conspicuously on any part of the premises shall be deemed to have been served on the Tenant on the day on which it is affixed.
- (5) A notice shall be valid if given by any director, general manager, lawyer or other authorised representative of the party giving the notice.
- (6) Where two or more notices are deemed to have been served at the same time, they shall take effect in the order in which they would have been served but for subclause 1.1(5).
- (7) Any period of notice required to be given under this agreement shall be computed by excluding the date of service.

1.3 Interpretation

- (1) Headings are for information only and do not form part of this Agreement.
- (2) The terms, conditions and covenants contained in this Agreement shall not merge insofar as they either have not been fulfilled at the time of the execution of the Lease or are not reflected in the Lease but shall remain in full force and effect.

1.4 If there is more than one Landlord or Tenant, the liability of the Landlords or the Tenants as the case may be is joint and several.

1.5 Where the Tenant executes this Agreement with provision for a nominee or on behalf of a company to be formed, the Tenant shall remain liable for all the obligations on the part of the Tenant hereunder until such time as the Tenant and the Guarantor have signed the Lease.

1.6 This agreement may be executed in any number of counterparts and all of such counterparts taken together shall be deemed to constitute one and the same instrument. Communication of execution of this agreement may be made by each party transmitting by facsimile or email to the other party or their respective agents a counterpart of this agreement executed by the party sending the facsimile or email.

DEPOSIT

2.1 The Tenant shall pay as a deposit an advance rental payment of the amount specified in the First Schedule. The deposit shall be payable to the Landlord or the Landlord's agent immediately upon execution of this Agreement by all parties and/or at such other time as is specified in this Agreement. The person to whom the deposit is paid shall hold it as a stakeholder until this Agreement is unconditional or is avoided.

2.2 The Landlord shall not be entitled to cancel this Agreement for non-payment of the deposit unless the Landlord has first given to the Tenant three working days' notice in writing of intention to cancel and the Tenant has failed within that time to remedy the default. No notice of cancellation shall be effective if the deposit has been paid before the notice of cancellation is served.

- 2.3 Without prejudice to any of the Landlord's rights or remedies, including any right to claim for additional expenses and damages, if the deposit or any portion thereof is not paid upon the due date for payment the Tenant shall pay to the Landlord interest at the default interest rate on the portion of the deposit so unpaid for the period from the due date for payment until payment. Unless a contrary intention appears on the front page or elsewhere in this agreement the default interest rate is equivalent to the interest rate charged by the Inland Revenue Department on unpaid tax under the Tax Administration Act 1994 during the period for which the default interest is payable, plus 5 per cent per annum.

LEASE PAYMENTS

- 3.1 The Tenant shall pay the annual rent by equal monthly payments in advance as from the commencement date specified in the First Schedule.
- 3.2 The Tenant shall pay the Goods and Services Tax payable by the Landlord in respect of the rent and other payments payable by the Tenant pursuant to the Lease.
- 3.3 In addition to the rent the Tenant shall pay the outgoings specified in the First Schedule and where any outgoing is not separately assessed in respect of the premises then the Tenant shall pay such proportion thereof as is specified in the First Schedule or if no proportion is specified then a fair proportion.

LEASE

- 4.1 The Tenant shall enter into a formal lease with the Landlord to be prepared by the Landlord's lawyer using the current Auckland District Law Society Inc Deed of Lease form amended in accordance with the provisions of this Agreement ("Lease"). Each party will pay their own costs of the negotiation and preparation of the Lease and any deed recording a rent review or renewal.
- 4.2 Unless otherwise set out in the Third Schedule, it is agreed that the Landlord's fixtures, fittings and chattels contained in the premises as more particularly described in the Fourth Schedule are in a good state of repair.
- 4.3 Notwithstanding that the Lease may not have been executed, the parties shall be bound by the terms, covenants and provisions contained in this Agreement and in the Lease as if the Lease had been duly executed.

DISPUTE RESOLUTION

- 5.1 Unless otherwise provided in this Agreement, if a party considers that there is a dispute in respect of any matters arising out of, or in connection with this Agreement, then that party shall immediately give notice to the other party setting out details of the dispute. The parties will endeavour in good faith to resolve the dispute between themselves within five (5) working days of the receipt of the notice, failing which the parties will endeavour in good faith within a further ten (10) working days to appoint a mediator and resolve the dispute, time being of the essence.
- 5.2 Neither party will commence legal proceedings against the other except for injunctive relief before following the procedure set out in subclause 5.1.

NO ASSIGNMENT

- 6.1 The Tenant shall not assign or agree to assign this Agreement or the Tenant's interest under this Agreement and the Tenant shall not register any caveat against the land in respect of its interest under this Agreement. The Tenant shall not be entitled to exercise the right of assignment contained in the Lease until such time as the Tenant has signed the Lease.

AGENT

- 7.1 If the name of a licensed real estate agent is recorded on this Agreement it is acknowledged that the lease evidenced by this Agreement has been made through that agent whom the Landlord appoints as the Landlord's agent to effect the Lease. The Landlord shall pay the agent's charges including GST for effecting such Lease.

LIMITATION OF LIABILITY

- 8.1 If any person enters into this Agreement as trustee of a trust, then:
- (1) That person warrants that:
 - (a) that person has power to enter into this Agreement under the terms of the trust; and
 - (b) that person has properly signed this Agreement in accordance with the terms of the trust; and
 - (c) that person has the right to be indemnified from the assets of the trust and that right has not been lost or impaired by any action of that person including entry into this Agreement; and
 - (d) all of the persons who are trustees of the trust have approved entry into this Agreement.
 - (2) If that person has no right to or interest in any assets of the trust except in that person's capacity as a trustee of the trust, that person's liability under this Agreement will not be personal and unlimited but will be limited to the actual amount recoverable from the assets of the trust from time to time ("the limited amount"). If the right of that person to be indemnified from the trust assets has been lost or impaired as a result of fraud or gross negligence that person's liability will become personal but limited to the extent of that part of the limited amount which cannot be recovered from any other person.
- 8.2 Notwithstanding subclause 8.1, a party to this Agreement that is named in item 16 of the First Schedule as a limited liability trustee, that person's liability will not be personal and unlimited but limited in accordance with subclause 8.1(2).

THIRD SCHEDULE
FURTHER TERMS (if any)

See attached



A handwritten signature in black ink, appearing to be 'Am' followed by a stylized flourish.

THIRD SCHEDULE

FURTHER TERMS

If there is any conflict between the amendments in the Third Schedule and the clauses of the Second Schedule, the amendments in the Third Schedule will prevail.

10. Agreement Conditional upon purchase

- 10.1 This agreement is conditional upon the Landlord becoming the registered proprietor of the building by 30 June 2026.
- 10.1 If the above condition is not satisfied its date for fulfilment, or such later date as the parties may agree, then this Agreement is to be at an end and neither party is to have any right or claim against the other.
- 10.2 The condition contained in this clause 10 is inserted for the sole benefit of the Landlord and the parties agree that the condition is a condition subsequent.

11. Landlord Works

- 11.1 Upon this agreement becoming unconditional the Landlord will be responsible for completing the following works (at its cost) in a good and tradesman like manner and as approximately depicted in the attached plans:

- 11.1.1 Install three bollards in front of the existing front doors to the premises.
- 11.1.2 Keypad security lock to the rear door to the shared facilities.
- 11.1.3 Signage frame in the wall panel to the left of the entrance doors.

The Tenant acknowledges and agrees that it is responsible for the production and installation of the parapet sign for the premises and the signage in the frames referred to in 11.1.3 above.

The Tenant acknowledges and agrees that the Landlord will consult with it regarding any design of the above elements, the Landlord shall retain the sole and absolute discretion to make the final decision on all design specifications, including but not limited to materials, finishes and construction methods, as deemed appropriate by the Landlord.

(Landlord's Works).

For the sake of clarity, all fixtures, fittings and chattels constructed, installed and set up by the Landlord will belong to it and form part of the Landlord's fixtures fittings and chattels.

- 11.2 On the Commencement Date the Premises, will be handed over by the Landlord to the Tenant to complete its fitout.
- 11.3 On the Commencement Date the Premises will be handed over by the Landlord to the Tenant. Other than those works contemplated by the Landlord Works, the Premises will be handed over to the Tenant on an "as is basis" and otherwise as recovered from the previous tenant.



- 11.4 While the majority of the Landlord's Works will be completed by the Landlord prior to Commencement Date it is acknowledged by the Tenant that some minor parts of the Landlord's Works may have to be completed after the Commencement Date (in which case the Tenant shall allow the Landlord full and convenient access to the Premises), and in such case the Landlord will use all reasonable endeavours not to impede the Tenant's contractors in the completion of the Tenant's Works.

12. Tenant Fitout

- 12.1 The Tenant agrees, at its own cost and in a good and workmanlike manner, to fitout the Premises to a high standard. The Tenant must submit its fitout plans to the Landlord as soon as practicable for the Landlord's approval after this Agreement becomes unconditional (such approval be obtained prior to the Tenant commencing works, or sections of works where variations are made).

- 12.2 In carrying out its fitout works the Tenant must:

12.2.1 comply with all statutory regulations and requirements including the obtaining of building consents and code compliance certificates pursuant to the Building Act 2004, as applicable, and its fitout must also be in compliance with any regulations or requirements related to the Tenant's Permitted Use; and

12.2.2 use all reasonable measures to ensure that its works do not create a disturbance, whether by way of noise, rubbish or accessibility to other tenancies within the Landlord's building. Where there is a dispute in relation to the standard and safety of the works carried out, the Landlord's decision shall be final. The parties agree that this provision shall take precedence over any conflicting provision of this Agreement or the Lease.

- 12.3 For the purposes of the reinstatement provisions in the Lease, the Tenant's Fitout shall be treated as alterations and additions requiring reinstatement if or to the extent requested by the Landlord.

13. Rent Reduction Due to Delay in Landlord Works

- 13.1 Where:

13.1.1 the Landlord Works are not Practically Complete by the Commencement Date; and

13.1.2 the completion of such incomplete work following the Commencement Date will materially impact the Tenant's use and enjoyment of the premises

the Tenant shall be entitled to a 100% reduction in the monthly rent, proportionate to the time elapsed between the day following the Commencement Date and the date the Landlord Works are in the opinion of the Landlord (acting reasonably), Practically Complete. Nothing in this clause releases the Tenant from its obligation to pay for outgoings, or consumables supplied to the Premises from the Commencement Date

- 13.2 The Tenant shall not be entitled to a rent reduction if the delay in completing the Landlord Works is caused by:

(a) Acts of God, natural disasters, or other events beyond the reasonable control of the Landlord; or



- (b) Delays caused by the Tenant, its agents, or contractors.

For the purposes of this clause 13 "Practically Complete" means the date the Landlord Works are complete except for minor omissions or minor defects which do not prevent the Premises from being used by the Tenant.

14. Lease and Lease amendments

- 14.1 The Tenant acknowledges and agrees that the form of lease is as per the attached form of Lease (as amended).

Handwritten signature and initials in blue ink, located in the bottom right corner of the page.

FOURTH SCHEDULE

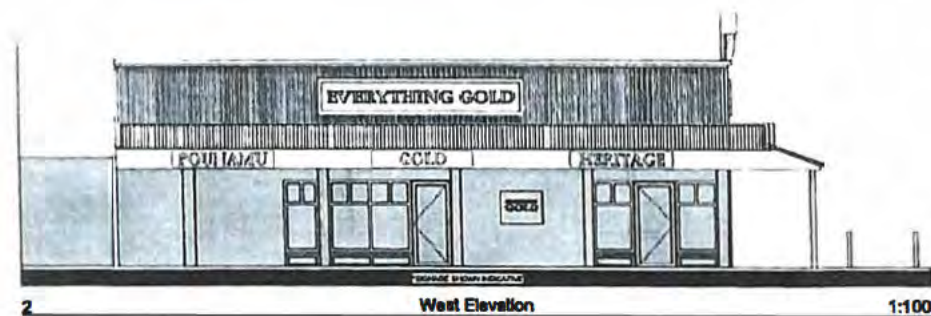
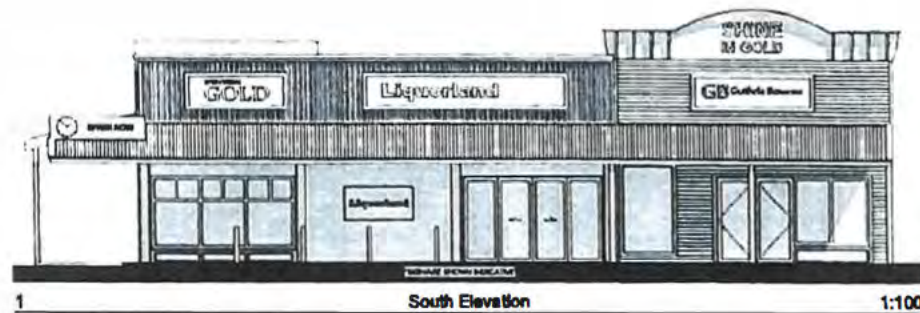
LANDLORD'S FIXTURES, FITTINGS AND CHATTELS (if any)

(Subclause 4.2)

Heat pump fan and external condenser



Handwritten signature and initials



INDICATIVE CONCEPT ONLY

**Gowans Walters
& Associates Ltd**
building designers

Building Designers

Address: 44 Chesham Road, Reefton 200
Phone: 03 308 5555
Fax: 03 308 5555

David R. M.A.
Registered Architect



Project Name:

ALTERATIONS TO EXISTING BUILDING

Client Details:

RETAIL SOLUTIONS LTD

Drawing Title:

CONCEPT ELEVATIONS OPTION 1

Project Details:

68 BROADWAY, REEFTON

Sheet:

03 of 06

24 Nov 2011

0.03

66 Broadway
REBETON
INDICATIVE CONCEPT ONLY

SPARK NOW
GOLD
Liquorland
SHINE HIGH
Café & Bar
Liquorland

HERITAGE
ESTABLISHED 1910

Exclusively a retailer only. Real results may vary.

DATED _____

BETWEEN

Landlord _____

Ph _____

Fax _____

Email _____

AND

Tenant _____

Ph _____

Fax _____

Email _____

AGREEMENT TO LEASE

© This form is copyright to
Auckland District Law Society Inc

General address of the premises:

Landlord's lawyer (indicate individual acting) _____

Tenant's lawyer (indicate individual acting) _____

Deposit paid to _____

Amount: \$ _____

Date paid _____

LEASE NEGOTIATED BY:

Licensed Real Estate Agent

Office _____

Address _____

Telephone _____

Manager _____

Salesperson _____



Property Owner Consent



This template may be used for applications where the property owner's consent is required.

Notes:

- The property owner's consent is required for all new and variation applications where the applicant does not own the property to be licensed.
- The applicant is responsible for ensuring that the property owner is fully and accurately briefed on the application.

STATEMENT OF CONSENT

To the Secretary, Buller District Licensing Committee,

As the owner, or representative of the owner, of the property situated at 66 BROADWAY,
REPERTON I have no objection to
HORIZON RESOL LTD (the applicant) obtaining an alcohol licence.

The applicant has advised me that they intend to sell and supply alcohol to be consumed:

~~On the premises~~ Off the premises

I agree to the applicant obtaining the following licensed hours:

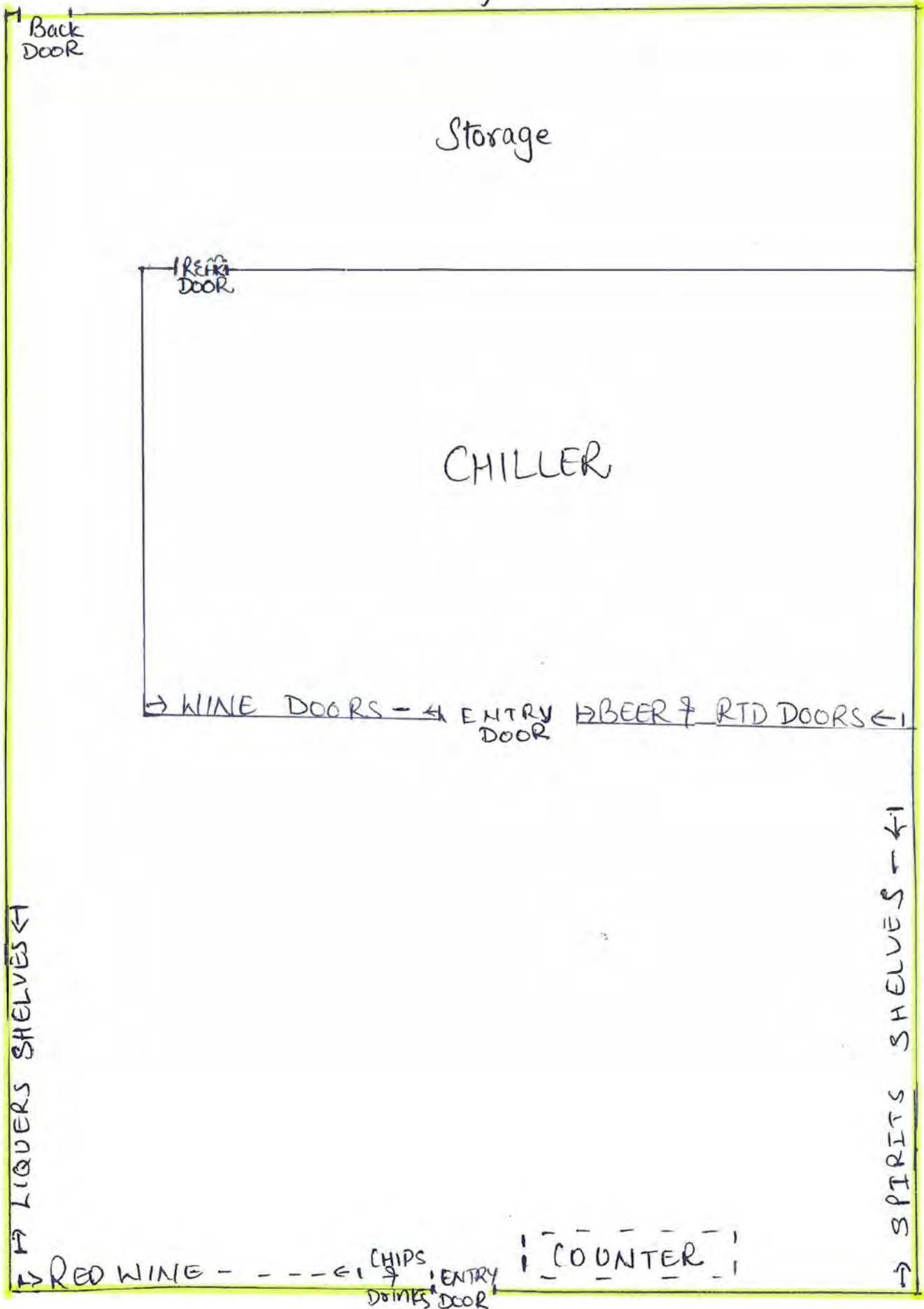
Inside Areas: 9 am to 9 pm 7 days a week.

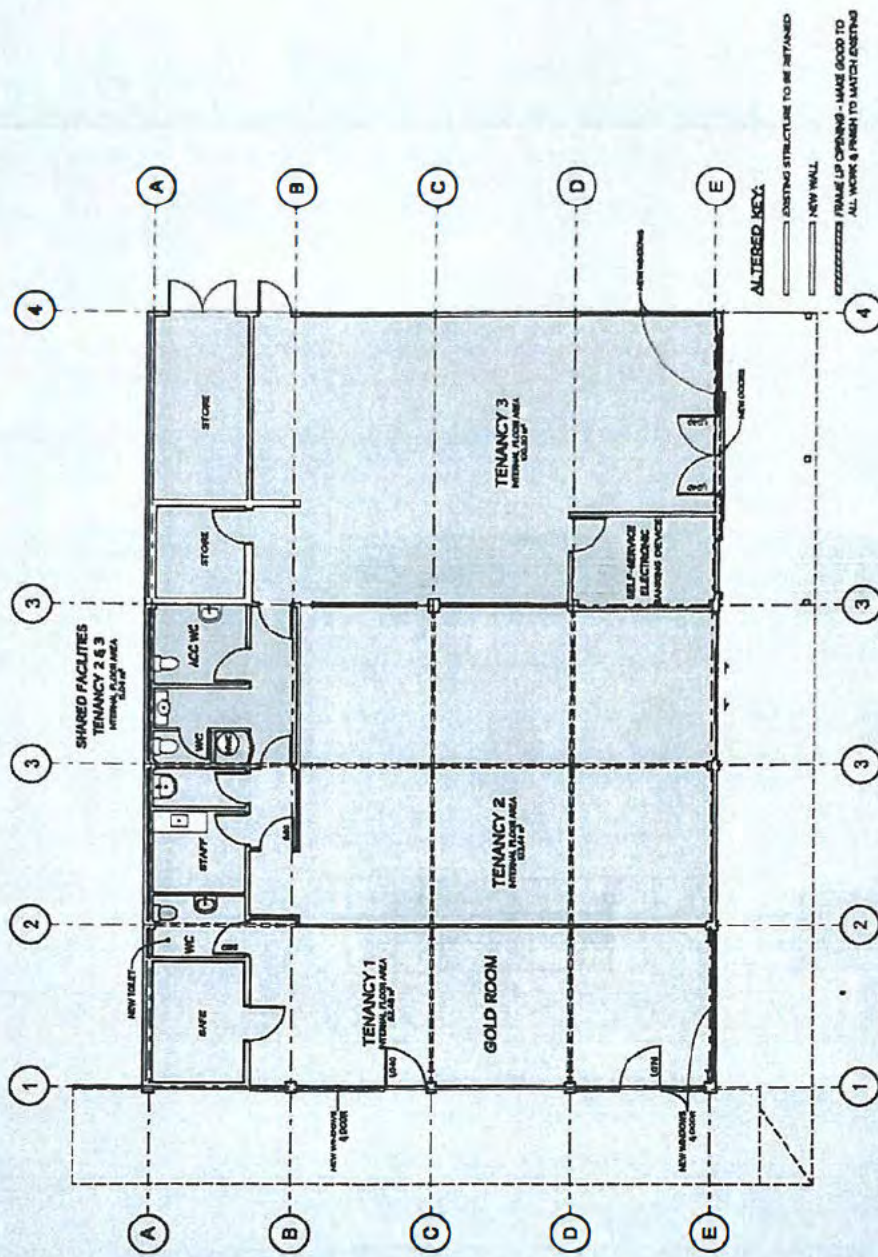
Outside Areas (if applicable): _____

I confirm that the applicant has provided me with a copy of the proposed licensed area.

Signature	
Date	7 JUNE 2026
Name	
On behalf of (if applicable)	REPERTON CAPITAL LTD
Role/position	DIRECTOR

Floor Plan for Keeflon Store





ALTERED KEY:

EXISTING STRUCTURE TO BE RETAINED

THE NEW YORK PUBLIC LIBRARY

FRAME UP OPENING - MAKE GOOD TO ALL WORK & FINISH TO MATCH EXISTING

**Gowans Walters
& Associates Ltd**

OWA Building Designers

Address: 19 Oaklawn Road, Richmond 7039
Email: info@siggroup.co.uk
PO Box, Richmond 7039

[illegible][illegible]

0000 0000

100

On 10/2/2011

Project Name:

ALTERATIONS TO EXISTING BUILDING

Client Details:

RETAIL SOLUTIONS LTD

President Tiller:

CONCEPT FLOOR PLAN - AS ALTERED

Research Question

68 BROADWAY, REEFTON

11

82

1

1991

11

Proposed Bottle Store

INDICATIVE
PLAN ONLY

NOT TO
SCALE.



**Gowans Walters
& Associates Ltd**
building designers
www.gowans.co.uk

GWA Building Designers
Addressed: 2000/0000 Road, Newcastle NE1 7RU
P.A. Box: 2000/0000, Newcastle NE1 7RU
Phone: 0191 276 1111
Email: info@gowans.co.uk
GWA Ltd
2000/0000
Newcastle



Project Name:
ALTERATIONS TO EXISTING BUILDING

Client Details:
RETAIL SOLUTIONS LTD

Drawing Title:
CONCEPT FLOOR PLAN - AS ALTERED

Project Details:
66 BROADWAY, REEFTON

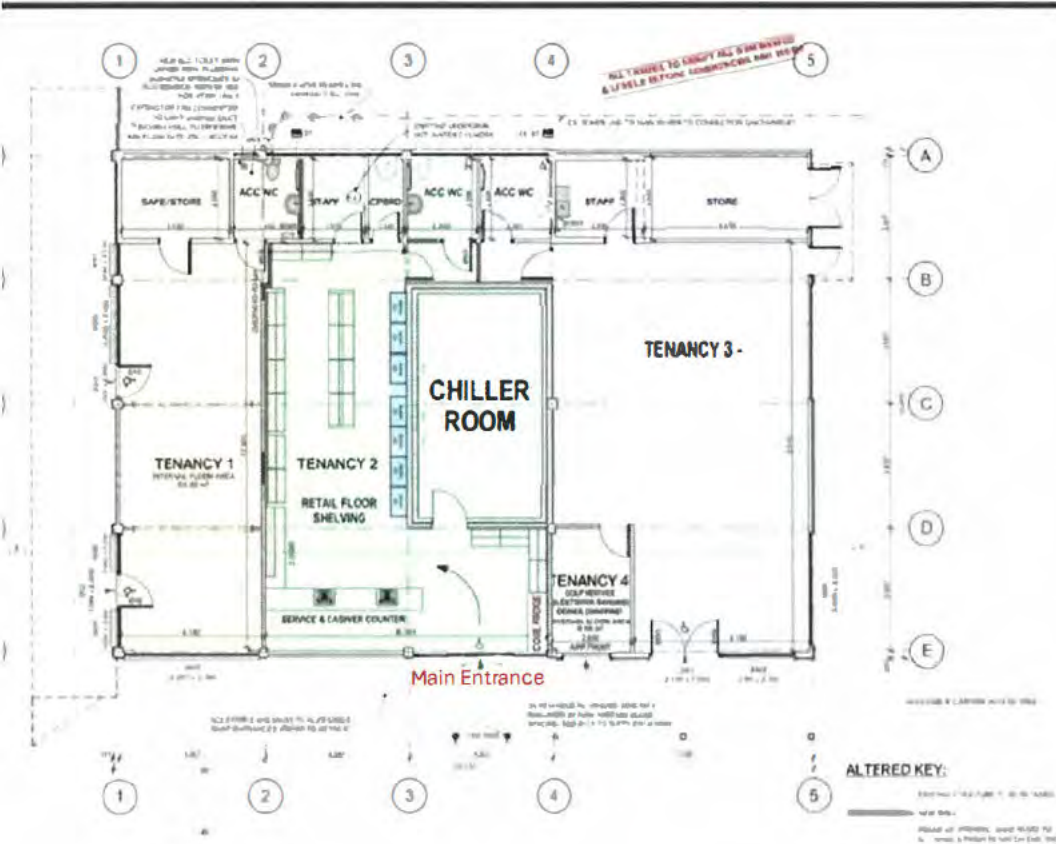
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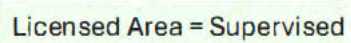
ban

Reefton Bottle Store

Tenancy 2



Tenancy 2



Licensed Area = Supervised

Reefton Bottle Store

Tenancy 2



Location Plan

Tenancy 2, 66 Broadway, Reefton



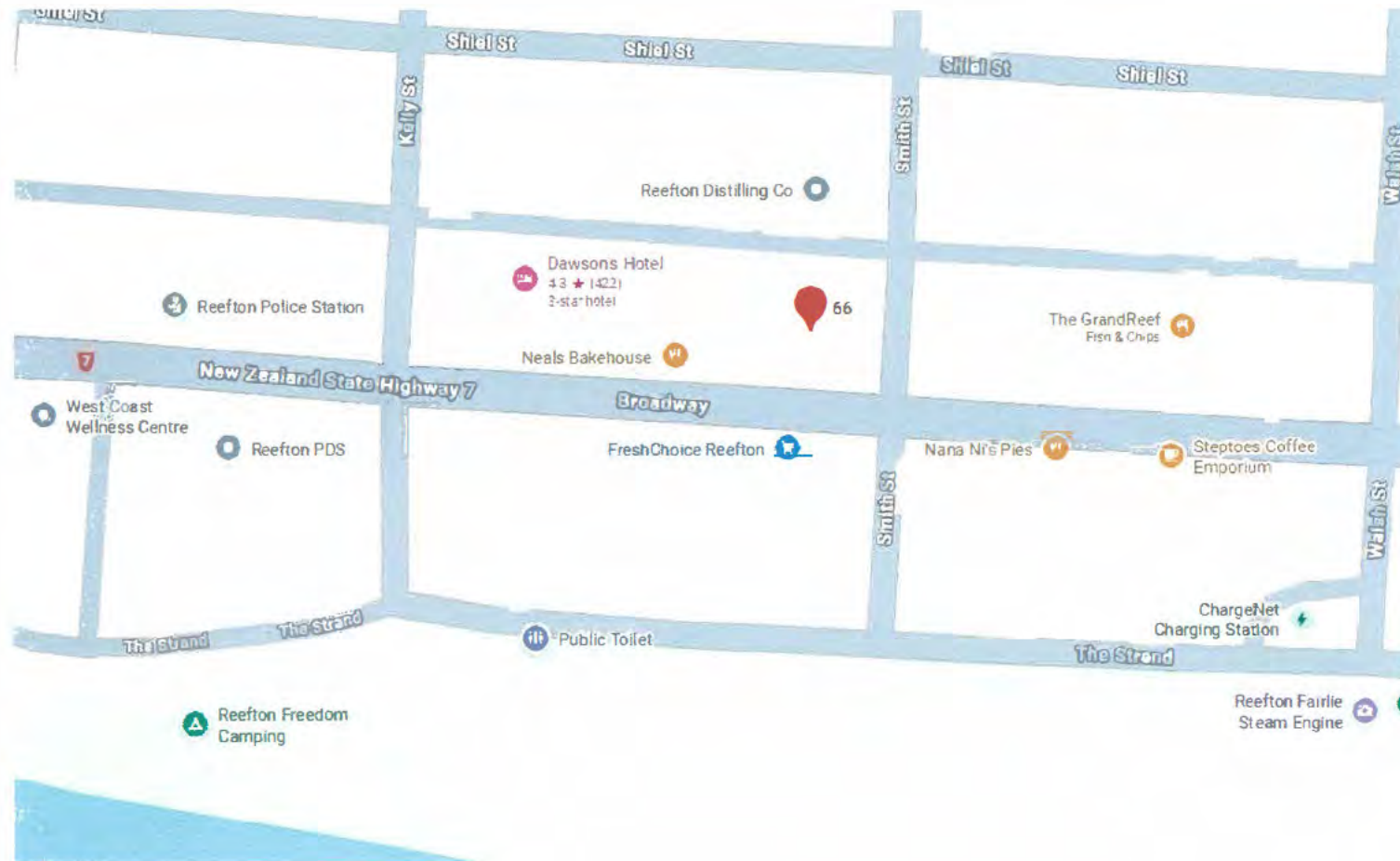
Location Plan

Tenancy 2, 66 Broadway, Reefton



Location Plan

Tenancy 2, 66 Broadway, Reefton



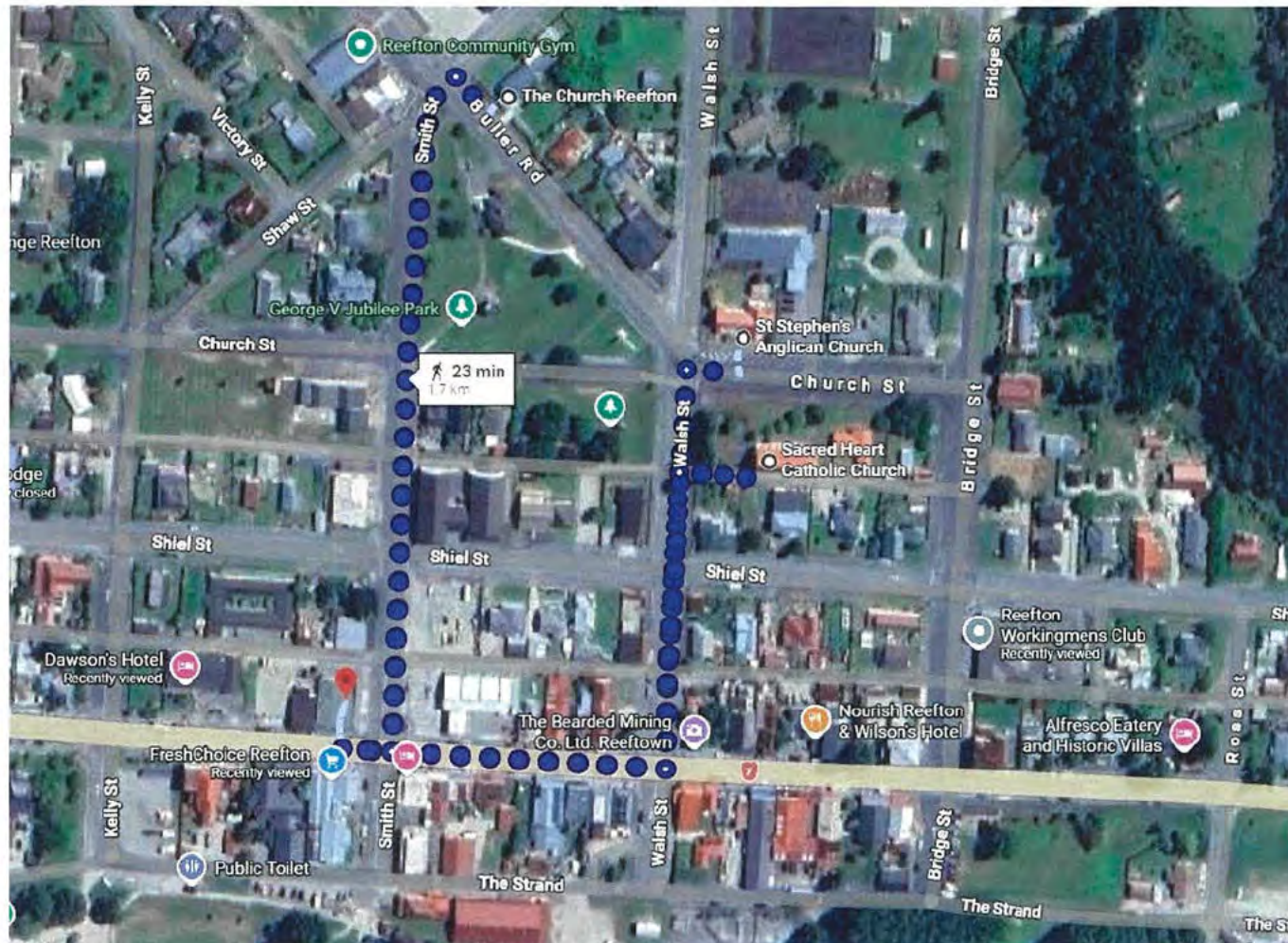
Location Plan

Tenancy 2, 66 Broadway, Reefton



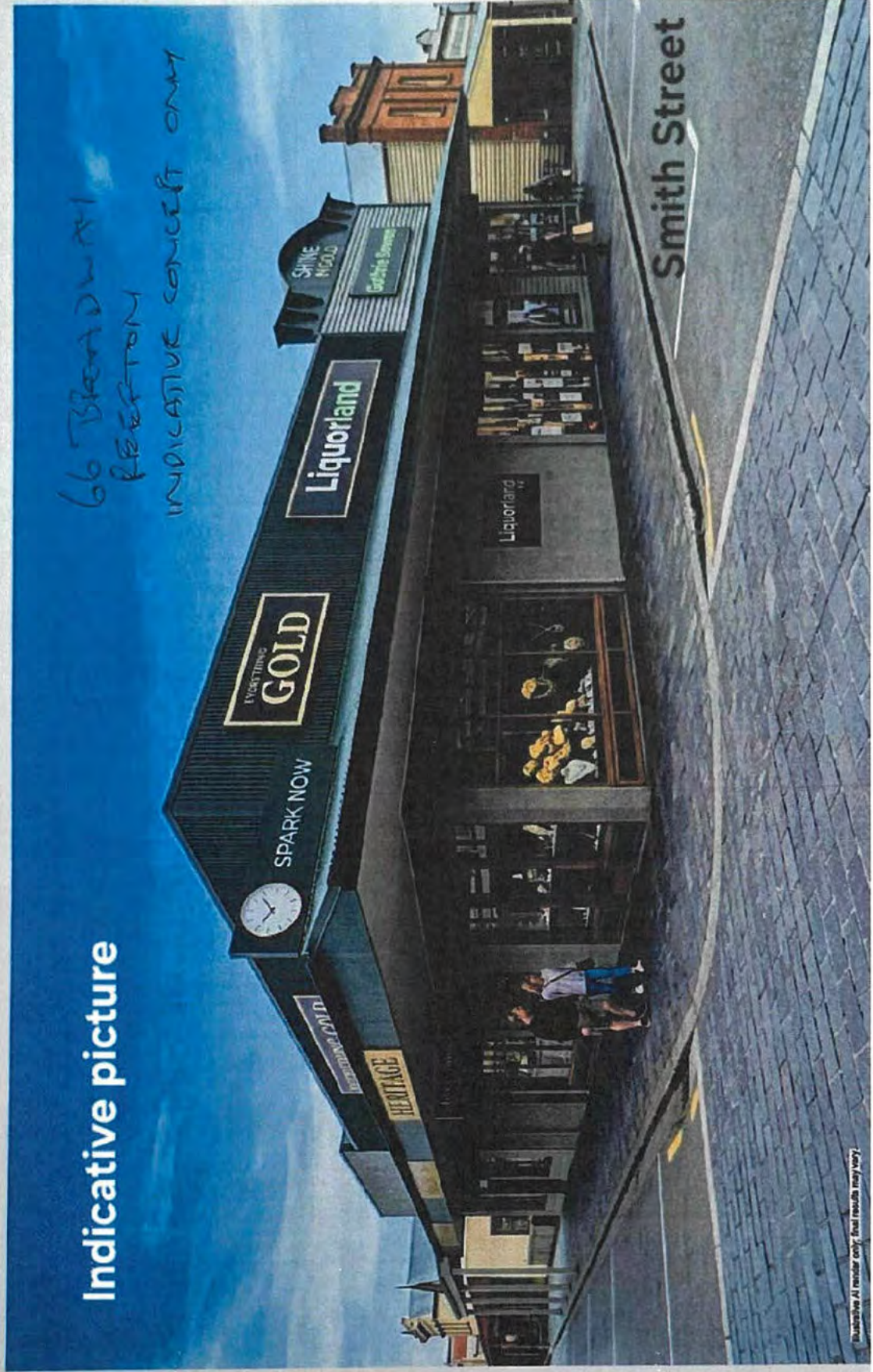
Perceived sensitive sites in close proximity

Tenancy 2, 66 Broadway, Reefton



Indicative picture

66 BRENDAN
REERTON
INDICATIVE CONCEPT ONLY



Illustrative AI render only. Final results may vary.

Business Proposal – New Off-Licence Premises, Reefton

Executive Summary

This proposal outlines the rationale for establishing a new off-licence premises in Reefton. The proposed business aims to provide a modern, responsible, and customer-focused retail alcohol offering that complements existing businesses while meeting the evolving needs of residents, visitors, and surrounding rural communities.

The business will operate with a strong emphasis on regulatory compliance, harm minimisation, customer service, and community responsibility. While there are existing licensed premises in the wider area, the proposed off-licence will differentiate itself through its product range, customer experience, responsible retailing practices, and commitment to serving specific market segments currently underserved by existing operators.

Market Analysis

Community Profile

Reefton serves as a key service centre for the Buller District and surrounding rural communities. The town attracts:

- Permanent residents and local families.
- Workers employed in forestry, farming, mining, tourism, and associated industries.
- Domestic tourists travelling the West Coast route.
- International visitors exploring the region's heritage and outdoor attractions.
- Seasonal workers and contractors.

The local population and visitor market create ongoing demand for convenient retail services, including the responsible sale of alcohol for consumption in private settings.

Target Market

The proposed off-licence will cater to:

Local Residents

Residents seeking convenient access to a broad range of alcoholic beverages, including products not readily available elsewhere in the area.

Visitors and Tourists

Tourists frequently seek locally produced products, premium beverages, and convenient purchasing options while travelling.

Premium and Specialty Consumers

Customers interested in craft beer, boutique wines, New Zealand-produced spirits, and specialty products.

Rural Customers

Residents from surrounding rural areas who travel into Reefton for supplies and services and value convenience and product choice.

Why a New Off-Licence is Required

Increased Consumer Choice

While there are existing licensed premises and retail outlets within the area, the presence of multiple operators does not necessarily mean all consumer needs are being fully met. The proposed business will increase consumer choice by offering:

- A wider range of premium and specialty products.
- Local and regional New Zealand beverages.
- Craft and boutique products.
- Improved product knowledge and customer service.

Enhanced Customer Experience

The business intends to provide a modern retail environment focused on:

- Responsible alcohol retailing.
- Professional customer service.
- Clear product information.
- Well-presented premises.
- Strong community engagement.

Supporting Economic Development

The new off-licence will contribute to the local economy through:

- Employment opportunities.
- Support for local suppliers where possible.
- Increased retail competition.
- Attraction of visitor spending within Reefton.

Meeting Visitor Demand

Tourism continues to play an important role in the West Coast economy. Visitors increasingly seek diverse product offerings, including local and premium products, creating an opportunity for a specialist off-licence that complements existing businesses.

Business Operations

Hours of Operation

The applicant proposes to operate within trading hours permitted under the Sale and Supply of Alcohol Act 2012 and any relevant Local Alcohol Policy. In particular, the proposed licence hours are: Monday to Sunday 10:00 am to 9:00 pm

Product Range

The business will stock:

- Beer and cider.
- Wine.
- Spirits and ready-to-drink beverages.
- Premium and craft products.
- New Zealand-produced products.
- Seasonal and specialty products.

Product selection will be regularly reviewed to reflect customer demand and market trends.

Systems and Processes

The applicant is committed to maintaining robust systems and procedures to ensure compliance with all legislative requirements and the promotion of responsible alcohol consumption.

Staff Training

All staff involved in the sale of alcohol will receive training covering:

- Sale and Supply of Alcohol Act 2012 requirements.
- Host Responsibility principles.
- Age verification procedures.
- Identifying intoxication.
- Refusal of service procedures.
- Incident reporting requirements.

Training records will be maintained and reviewed regularly.

Age Verification Procedures

The business will operate a strict "Challenge 25" policy requiring identification from any customer who appears under 25 years of age.

Acceptable forms of identification will include:

- New Zealand Driver Licence.

- Passport.
- Hospitality New Zealand 18+ Card or Kiwi Access Card.

No sale will proceed where age cannot be verified.

Intoxication Management

Staff will be trained to identify signs of intoxication and will refuse service where appropriate.

Procedures will include:

- Refusal of service.
- Recording incidents in an incident register.
- Escalation to management where required.

Incident Register

An incident register will be maintained documenting:

- Refusals of service.
- Attempted underage purchases.
- Intoxication-related incidents.
- Any interactions with enforcement agencies.

Compliance Monitoring

Management will conduct regular reviews of:

- Staff performance.
- Compliance procedures.
- CCTV operation.
- Training records.
- Incident reporting.

CCTV and Security

The premises will operate CCTV systems covering:

- Entrances and exits.
- Point-of-sale areas.
- Internal retail areas.

Recordings will be retained in accordance with business policies and made available to enforcement agencies when required.

Signage

The premises will display all mandatory signage, including:

- Licence details.
- Trading hours.
- Prohibited sales to minors.
- Intoxication warnings.
- Host responsibility information.

Community Responsibility

The applicant acknowledges the importance of balancing commercial objectives with community wellbeing.

The business is committed to:

- Promoting responsible alcohol consumption.
- Maintaining strong relationships with regulatory agencies.
- Cooperating with Police, Licensing Inspectors, and Health Authorities.
- Supporting harm minimisation initiatives.
- Operating in a manner that does not negatively impact the local community.

Conclusion

The proposed off-licence will provide additional consumer choice, enhance retail experience, support local economic activity, and meet the needs of residents and visitors while maintaining high standards of compliance and responsibility.

Through robust systems, staff training, and a strong commitment to host responsibility, the applicant will ensure the premises operates safely, responsibly, and in accordance with the objectives of the Sale and Supply of Alcohol Act 2012.

REEFTON BOTTLE STORE

HOST RESPONSIBILITY POLICY

LICENCE

We can only sell and supply alcohol only during the days and hours stated on our off-licence. They are Monday to Sunday 10:00 am to 9:00 pm.

Any alcohol purchased from our store must be consumed away from the premises.

Our store is a supervised area. That means persons under 18 years can only enter if they are accompanied by a parent or legal guardian.

MINORS

A current NZ driver's licence, passport, Hospitality NZ 18+ card, or Kiwi Access card are the only types of ID that we can accept.

If you look under 25, you may need to prove your age.

INTOXICATION

By law we are not allowed to serve intoxicated person. Customers who are visibly intoxicated will not be allowed entry to the store. If they are inside the store, they will be asked to leave.

ALCOHOL PROMOTIONS

We will not promote or advertise alcohol in a way that would encourage rapid or excessive consumption.

Promotions must not target, appeal to, or be placed where young persons are likely to see them.

No promotions or advertised discounts on alcohol of 25% or more anywhere that can be seen or heard from outside the premises.

STAFF TRAINING

We maintain a training and management policy to give our staff the skills and support they need to do their job responsibly and in compliance with the law.

Please feel free to discuss any concerns with store staff or duty manager. We also encourage you to provide feedback on ideas that you think will make our store provide one stop shop experience to our customers.

REEFTON BOTTLE STORE

Alcohol Management Plan

The following operational controls and management measures are implemented at the premises to minimise alcohol-related harm, support responsible retailing practices, and maintain the amenity and good order of the surrounding locality.

Identified Risk	Risk Rating	Potential Issues	Management Measures / Actions
Underage purchase attempts	High	Young persons attempting to purchase alcohol directly from the premises, particularly during after-school periods or weekends.	• Operate a strict Challenge 25 policy. • Mandatory ID checks for anyone appearing under 25 years of age. • Accept only approved forms of identification. • Staff training on fake or altered ID recognition. • Refuse sales where identification cannot be verified. • Record refusals in the incident register. • CCTV monitoring at entry and point-of-sale areas.
Secondary supply / proxy purchasing	High	Adults purchasing alcohol for minors or vulnerable persons. Increased risk due to nearby schools, parks, and youth gathering areas.	• Staff trained to identify proxy purchasing indicators. • Monitor suspicious group purchasing behaviour. • Refuse sales where secondary supply is suspected. • Monitor persons waiting outside the premises. • Signage advising that supplying alcohol to minors is unlawful.

Identified Risk	Risk Rating	Potential Issues	Management Measures / Actions
			Escalate concerns to duty manager where necessary.
Sales to intoxicated persons	High	Intoxicated persons attempting to purchase alcohol from the premises.	- Staff training on signs of intoxication. - Active supervision by duty managers. - Immediate refusal of service where intoxication is suspected. - Calm and professional refusal procedures. - Incident recording and escalation procedures. - Police contacted where behaviour becomes aggressive or unsafe.
Public drinking in nearby parks or public areas	Medium – High	Alcohol purchased from the premises being consumed in nearby parks, playgrounds, or public spaces.	- Staff monitor purchasing behaviour suggesting immediate public consumption. - Additional vigilance during weekends, public holidays, and warmer periods. - Refuse suspicious bulk or high-risk purchases where appropriate. - Encourage customers not to congregate outside the premises. - Display signage showing Alcohol Ban Area in Reefton. Our store is within the 24/7 Alcohol Ban Area. - Liaise with Police or Council where recurring concerns arise.

Identified Risk	Risk Rating	Potential Issues	Management Measures / Actions
Loitering outside the premises	Medium	Congregation of customers outside the store causing nuisance or intimidation to nearby community members or shoppers.	• Active monitoring of the premises frontage. • Prompt intervention by staff or duty managers. • Request persons move on where appropriate. • Maintain adequate exterior lighting and visibility. • CCTV monitoring of external areas. • Contact Police if behaviour escalates.
Anti-social or disorderly behaviour	Medium – High	Aggressive, disruptive, or intimidating behaviour impacting staff, customers, or nearby residents.	• Duty manager intervention procedures. • Maintain incident register. • CCTV coverage throughout premises. • Immediate escalation to Police where safety risks arise. • Staff instructed not to engage in physical confrontation.
Impact on nearby schools and places of worship	High	Alcohol-related activity adversely affecting nearby educational or community facilities.	• Increased vigilance during school finishing times. • Monitoring of youth congregation near premises. • Responsible signage and advertising practices. • No sale of alcohol to anyone in school uniform regardless of age. • No promotions targeting youth or excessive consumption. • Maintain respectful and community-focused operations. • Prompt response to complaints or concerns raised by neighbouring facilities.

Identified Risk	Risk Rating	Potential Issues	Management Measures / Actions
Impact on amenity	Medium	Noise, nuisance, litter, or disruptive behaviour affecting nearby businesses or community facilities	• Maintain clean and tidy premises frontage. • Discourage congregation outside premises. • Monitor customer behaviour during peak periods. • Prompt response to complaints. • Maintain regular management oversight of external areas. • Keep the premises frontage litter free.
High-risk purchasing patterns	Medium – High	Bulk purchasing, rapid consumption patterns, or purchases associated with harmful drinking behaviour.	• Monitor unusual or high-volume purchases. • Duty manager oversight of suspicious transactions. • Avoid irresponsible promotions. • Staff discretion to refuse concerning sales where appropriate. • Ongoing staff training regarding harm minimisation.
Theft and shoplifting	Medium	Theft of alcohol products or threatening behaviour associated with shoplifting incidents.	• CCTV monitoring throughout premises. • Maintain clear sightlines within store. • Staff awareness and supervision. • Incident reporting procedures. • Police contacted where necessary. • Staff instructed to prioritise personal safety.

Identified Risk	Risk Rating	Potential Issues	Management Measures / Actions
Staff safety risks	High	Aggressive customers, refusal situations, or unsafe interactions.	• Regular discussions with staff on topics such as de-escalation and refusal techniques. • Clear escalation procedures. • Duty manager support available. • CCTV monitoring. • Emergency procedures in place. • Staff instructed not to place themselves at risk.
Non-compliance with licence conditions or legislation	High	Breach of licence conditions or obligations under the Sale and Supply of Alcohol Act 2012.	• Comprehensive induction training. • Ongoing refresher training. • Duty manager supervision. • Training records maintained. • Regular review of operational procedures. • Immediate corrective action where issues are identified.
Inadequate staff knowledge or training	Medium – High	Staff not understanding legal obligations or responsible retailing expectations.	• Mandatory induction training prior to unsupervised duties. • Six-monthly refresher training. • Ongoing coaching and supervision. • Training records maintained on-site. • Additional training provided following incidents or compliance concerns.

Identified Risk	Risk Rating	Potential Issues	Management Measures / Actions
Complaints from local community or enforcement agencies	Medium	Concerns raised regarding the operation of the premises or customer behaviour.	• Prompt investigation of complaints. • Maintain open communication with enforcement agencies where required. • Review operational practices where concerns are identified. • Implement additional controls if necessary. • Maintain incident and complaint records.
Peak trading periods presenting elevated risk	Medium – High	Increased customer activity during weekends, holidays, or events resulting in elevated operational risks.	• Additional monitoring during high-risk periods. • Increased duty manager oversight. • Additional staffing where appropriate. • Enhanced ID and intoxication monitoring. • Active exterior supervision during peak times.

Staff Training Proposal

Topics	Who receives training	Frequency of training (Monthly/ quarterly /6 Monthly)	Training Materials Used or Referenced	Who is responsible?
Induction Training	All new staff member including casual, part-time, and full-time	On commencement of employment	SSAA 2012, Store Policies, Host Responsibility Policy, HPA Resources	Certified Duty Manager /Director
Regular staff training	All staff – duty managers, shop assistants (including casual, part-time, and full-time) and management, i.e. directors	6 Monthly		Certified Duty Manager or external third-party provider
Object of the Sale and Supply of Alcohol Act 2012			SSAA 2012	
Type of licence and restrictions			SSAA 2012	
Conditions of licence			Copy of Licence	
Host Responsibility Policy			Policy	
SCAB Intoxication Tool			Manager's Guide	
Preventing Intoxication			Manager's Guide	
Dealing with intoxication			Manager's Guide	
Licensed area			Approved Plan	
Acceptable forms of ID's			SSAA 2012	
Incident Book			SSAA 2012	
Alcohol Tastings			SSAA 2012	
Social Host Responsibility			Health Promotion Agency Resources, i.e. Off-Licence Toolkit	
Trespass Notice			Local Police	

**NOTICE OF RENEWAL OF
MANAGER'S CERTIFICATE**

Sections 226, Sale and Supply of Alcohol Act 2012

Pursuant to the Sale and Supply of Alcohol Act 2012,

Certificate No: 60/CERT/580/2024

AMANJOT KAUR

Your Manager's Certificate is renewed.

Subject to the requirements of the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of managers' certificates, this certificate expires on 18 October 2028, unless again renewed.

Dated at Christchurch, 18th day of August 2025



(Secretary, Christchurch District Licensing Committee)

Notice of Renewal of Manager's Certificate

Section 226, Sale and Supply of Alcohol Act 2012

ARLA ref: 55/CERT/020/2019

DLC ref: R962327

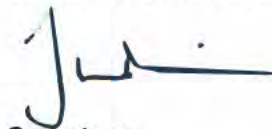
PURSUANT to the Sale and Supply of Alcohol Act 2012

Sandeep Kumar

Your Manager's Certificate is renewed.

Subject to the requirements of the Act relating to payment of fees, and to the provisions of the Act relating to the suspension and cancellation of managers' certificates, this certificate shall expire on **10 June 2029** unless again renewed.

Dated at Rolleston this 24 April 2026

A handwritten signature in black ink, appearing to be 'J. M.', written over a horizontal line.

Secretary
Selwyn District Licensing Committee





Company Extract

HORIZON RETAIL LIMITED

9433827

NZBN: 9429053713933

Entity Type:	NZ Limited Company
Incorporated:	02 Jun 2026
Current Status:	Registered
Constitution Filed:	No
Annual Return Filing Month:	March

Ultimate holding company: No

Company Addresses

Registered Office

64 Frankleigh Street, Somerfield, Christchurch, 8024, NZ

Address for Service

64 Frankleigh Street, Somerfield, Christchurch, 8024, NZ

Directors

KAUR, Amanjot

64 Frankleigh Street, Somerfield, Christchurch, 8024, NZ

Shareholdings

Total Number of Shares: 100

Extensive Shareholdings: No

100	KAUR, Amanjot
	64 Frankleigh Street, Somerfield, Christchurch, 8024, NZ

For further details relating to this company, check <https://app.companiesoffice.govt.nz/co/9433827>

Extract generated 10 June 2026 03:57 PM NZST

AUTHORITY TO ACT AS AGENT

I, **AMANJOT KAUR**, as director of **HORIZON RETAIL LIMITED**, of Christchurch appoint Pervinder Davies Law, as the company's agent for all alcohol licensing matters.

I authorise and request that the District Licensing Committee (or the Alcohol Regulatory Licensing Authority or any other associated body) forwards all alcohol licensing correspondence to them at the following address:

Pervinder Davies Law
Attention: Pervinder Davies
Email: pervinder@pervinderdavieslaw.co.nz
Telephone: 021 2140191

This authorisation is valid until further written notice from Horizon Retail Limited.

DATED this day of June 2026



AMANJOT KAUR
Director
Horizon Retail Limited