



PUBLIC NOTICE

Section 101(a), Sale and Supply of Alcohol Act 2012

Home Base Hotel Limited has made application to the District Licencing Committee at Dunedin for the grant of an On Licence number ON-26-2025 in respect of the premises situated at 150 Factory Road Mosgiel and to be known as Mosgiel Tavern

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

The applicant seeks the licence on the following hours:

Monday to Saturday 8.00 am to 2.00 am the following day

Sunday 8.00 am to 11.30 pm.

First publication date: Wednesday, 17 December 2025

Second publication date: Wednesday, 24 December 2025

Objections Close 5:00 pm Wednesday, 18 February 2026

- The application may be inspected during ordinary office hours at the office of the Dunedin District Licensing Committee at 50 The Octagon, Dunedin, or on-line at <https://www.dunedin.govt.nz/services/licensing/alcohol-licence-applications>
- 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
- 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 Dunedin District Licensing Committee at 50 The Octagon, PO Box 5045, Dunedin 9058



APPLICATION FOR ON LICENCE

emailed 14/11/25

Incomplete applications will not be processed

The application must be accompanied by the correct fee (see below).

When a licence has been granted, it will not be issued until the annual fee has been paid.

The District Licensing Committee (DLC) will notify the public of this application via the Dunedin City Council website and the Otago Daily Times (the advertising cost is included in the application fee).

The contact person will be emailed a copy of the public notice to be displayed on the premises.

Please use separate pages to provide extra information where necessary.

If you have any questions while completing this form, please contact Dunedin DLC staff on 03 474 3481 or email dla@dcc.govt.nz.

Please read and complete the following checklist before submitting the application

- ✓ Written statement from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. An email is acceptable, this can be sent to dla@dcc.govt.nz with the name of the premises and applicant included as a reference.
- ✓ If a body corporate: certificate of incorporation (or equivalent document)
- ✓ Planning and building certificates (not required for a conveyance)
- ✓ A copy of the proposed food and drinks menus
- ✓ A scale plan of the premises showing the principal entrance and the areas where alcohol is to be sold, supplied and consumed, with an indication of which areas are to be:
 - undesignated - anyone of any age allowed
 - supervised - minors must be with their parent/guardian
 - restricted - R18.
- ✓ Map showing location of 'sensitive' locations, e.g., schools, early childhood facilities, hospitals and churches
- ✓ A risk mitigation plan detailing how you will ensure the impact on the community will be minimized, e.g. control of noise and litter, parking and dispersal of patrons
- ✓ Copy of host responsibility policy – for high risk premises please also include an alcohol management plan explaining how you will implement the points of the policy
- ✓ Letter of authorisation if a consultant is completing this form on your behalf

Office use only

Date received:

Calculate your application fee

Select your premises type:

Class 1 restaurants – restaurants with a significant separate bar area which, in the opinion of the DLC, operate that bar at least one night a week in the nature of a tavern (such as serving alcohol without meals to tables situated in the bar area)

Class 2 restaurants – restaurants that have a separate bar (including small bar areas) but which, in the opinion of the DLC, do not operate that area in the nature of a tavern at any time

Class 3 restaurants – restaurants that only serve alcohol to tables and do not have a separate bar area

| Type of premises | Points |
|--|--------|
| Class 1 restaurant, nightclubs, taverns, adult premises | 15 |
| Class 2 restaurant, hotels, function centres, universities, polytechnics | 10 |
| Class 3 restaurant, other premises not specified | 5 |
| Theatres, cinemas, BYO restaurants, cellar doors | 2 |
| Premises points | 15 |

Select the latest time you intend to sell alcohol:

| Latest alcohol sales time | Points |
|---------------------------|--------|
| 2am or earlier | 0 |
| Between 2.01am and 3am | 3 |
| 3am onwards | 5 |
| Trading hours points | |

Add the premises points and trading hours points together to get the total:

Use the table below to work out the fee payable:

| Total points | Risk rating | Application fee (GST inc) | Annual fee (GST inc) | Total fee required |
|--------------|-------------|---------------------------|----------------------|--------------------|
| 0-2 | Very low | \$368.00 | \$161.00 | \$529.00 |
| 3-5 | Low | \$609.50 | \$391.00 | \$1000.50 |
| 6-15 | Medium | \$816.50 | \$632.50 | \$1449.00 |
| 16-25 | High | \$1,023.50 | \$1,035.00 | \$2058.50 |
| 26 plus | Very high | \$1,207.50 | \$1,437.50 | \$2645.00 |

APPLICATION FOR ON LICENCE

Section 224 of the Sale and Supply of Alcohol Act 2012

To the Secretary, Dunedin District Licensing Committee

Application for an on-licence is made in accordance with the particulars set out below:

Endorsements (tick if applicable)

BYO restaurant – tick if you are a restaurant that does not intend to sell alcohol, i.e. you want to offer BYO only

Caterer's on licence – for off-site catering, instead of, or in addition to, food/alcohol supplied on the premises (please provide menus, website information, bookings etc)

Contact person

Name: Chris Hart
Phone: 027 787 3701
Email: chrish@liquorland.co.nz
Postal address: 71 Playfair St, Dunedin

Postcode:

Applicant details

Applicant status (please select from the below options)

| | | |
|--|---|-----------------------------------|
| Individual | Partnership | Body corporate |
| Public company <input checked="" type="checkbox"/> | Private company <input checked="" type="checkbox"/> | Club |
| Trustee | Local authority | Licensing trust |
| Government department or other instrument of the Crown | Manager under the Protection of Personal Property Rights Act 1988 | Board, organisation or other body |

Legal name/s of the person/s or organisation that will receive any proceeds from alcohol sales.
Include any other names you may be known by.

Full legal name: Christopher John Hart

Any other names you may be known by: Chris

Address: 71 Playfair St
Dunedin

Postcode: 9012.

Occupation: Owner/Director.

Phone: 027 787 3701

Email:

Date of birth: 22/06/69 Place of birth: Rangiora

Gender: M

Is this your principal business? Yes ☐ No ☒

Please state any other businesses: Low Counts Hotel, Keith St, Ardgay Bay, Centre City, meenas
Liquorland.

Further details where the applicant is a company or an incorporated society

For a company (whether incorporated under the Companies Act 1993 or equivalent foreign legislation), give full legal names of directors.

CHRISTOPHER JOHN HART.

Where the applicant is a **private company**, give full details of each person who holds any shares issued by the company as follows: full name, address, date of birth, place of birth, designation in company and percentage of shares held.

Please also provide:

Authorised capital:

Paid up capital:

Where the applicant is a **public company**, give full details of each person who holds 20% or more of the shares, or any particular class of shares, issued by the company, as follows: full name, address, date of birth, place of birth, designation in company.

N/A.

Further details where the applicant is a partnership

Full details of each partner as follows: full legal name, address, date of birth, place of birth

Signature of each partner

If a body corporate, please state the authority under which you are incorporated, e.g. Companies Act 1993, Incorporated Societies Act 1908, Charitable Trusts Act 1957.

Criminal convictions

Please state all criminal convictions against any applicants including Directors or Shareholders (except convictions for offences to which the Criminal Records (Clean Slate) Act 2004 applies).

Full Name

Conviction

Date of conviction

(Use a separate sheet if necessary)

Details of premises

Proposed trading name:

MOSGIEL TAVERN

Current trading name (if applicable):

MOSGIEL TAVERN

Name of the building (if applicable):

Address of the premises:

150 FACTORY ROAD

Postcode:

Mosgiel
9024.

Does the applicant own the premises?

☒ Yes

☐ No

If "no", please provide the full legal name and address of the owner:

A written statement is required from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. This can be sent to dla@dcc.govt.nz with the name of the premises and applicant included as a reference.

What type of lease does the applicant have and when does it expire?

10 + 10 + 5.

Is the licence conditional on completion of building work?

Yes

☒ No

If yes, please provide details:

Does the building have a current building warrant of fitness (BWOF)?

☒ Yes

☐ No

What is the maximum occupancy of your entire premises including outside areas?

260.

Please describe in detail the number and nature of the toilet arrangements, e.g. number of male and female toilets, number of urinals, unisex facilities and accessible facilities:

Multiple locations across the site.
Bar, restaurant!

Fire Evacuation Declaration – Fire and Emergency Act 2017

Which of the following fire evacuation statements applies to you?


If unsure, check with Fire and Emergency New Zealand

The owner of the building in which the premises is situated provides and maintains an evacuation scheme as required by section 76 Fire and Emergency Act 2017

☒ Because of the building's current use, the owner is not required to provide and maintain an evacuation scheme

Because of the nature of the building, the owner is exempt from the requirement to provide and maintain an evacuation

Signed



Date 11/10/25.

Details of conveyance (e.g. if this application is for a ship, bus, train etc.)

Type of conveyance (e.g. ship, bus or train):

Trading name of conveyance:

Registration number:

Address where based:

Postcode:

Does the applicant own the conveyance? Yes No

If "no", please provide the full legal name and address of the owner:

A written statement is required from the owner of the building or property giving you approval to sell and supply alcohol and allow its consumption on the premises. This can be sent to dla@dcc.govt.nz with the name of the premises and applicant included as a reference.

What type of lease does the applicant have and when does it expire?

Business details

Is there a current alcohol licence for the premises??

☒ Yes

No

Type:

☒ on

off

club

Licence number:

069/01/95/2019

Expiry:

31st January 2027

What is the general nature of the business to be conducted under the licence?

☒ Tavern/bar

Café/restaurant

Hotel

Nightclub

Entertainment

Other (specify)

Please select which days, and during which hours, you wish to be licensed to sell alcohol:

| Day | Mon | Tues | Weds | Thurs | Fri | Sat | Sun |
|------------|-----|------|------|-------|-----|-----|---------|
| Start time | 8am | 8am | 8am | 8am | 8am | 8am | 8am |
| End time | 2am | 2am | 2am | 2am | 2am | 2am | 11.30pm |

Is the sale of alcohol intended to be the principal purpose of the business?

☒ Yes ☐ No

If no, what is the principal purpose of the business?

Both alcohol and restaurant, full food menu.

Does the applicant supply or sell, or intend to supply or sell, any goods other than alcohol and food?

Yes ☒ No If yes, provide details:

Does the applicant provide, or intend to provide, any services other than those related to the sale or supply of alcohol or food?

Yes ☒ No If yes, provide details:

What designation(s) are required for the premises?

Undesignated (people of any age are permitted)

Supervised (people under 18 years must be accompanied by a parent or legal guardian)

Restricted (people under 18 years not permitted)

If different designations are required for different areas, please describe:

Bar & Outdoor Area is Supervised.
Catering Area is Restricted.

Manager details

Provide the below details for each manager or proposed manager.

| Full name | Date of birth | Manager's certificate number | Expiry date |
|--------------------------|---------------|------------------------------|-------------|
| TREVOR LESLIE NORMAN | ? | 069/KE17/265/2014 | 02/07/27 |
| CHRISTOPHER PHILLIP STUM | ? | " " 507/2015 | 29/11/25 |
| MICHELLE CLAIRE ADGE | ? | " " 146/2024 | 09/08/25 |
| ARNOLD RONALD MATTHIAS | ? | " " 167/2025 | 06/10/26 |

Conditions

What experience and training does the applicant have in relation to premises licensed to sell and/or supply alcohol?

Owned liquor outlets for many years. Began in Dec 2011.

What provision does the applicant intend to make for the sale and/or supply of:

i. food (describe type and range and when it will be served, attach menu)

menu is attached.

ii. non-alcoholic drinks (describe type and range)

Full Range. Coke, Sprite, ginger beer, water etc.

iii. low-alcohol drinks (2.5% alcohol by volume or less, describe type and range)

Speights, Steinlager, Corona (Low).

To what extent, and where, will drinking water be freely available to patrons?

drinking water always available

If no access to mains water supply is available, how will clean drinking water be made available?

Bottle water

What steps will be taken to provide help with, and information about, transport options from the premises?

Taxis, Courtesy Bus.

What steps will be taken to prevent the sale and supply of alcohol to prohibited people (minors and intoxicated people)?

I.D Checks with persons looking under 30, Signage throughout Tavern. All Staff trained in behaviour intox

What other steps will the applicant take to promote the responsible consumption of alcohol?

Staff are trained in Host Responsibility, L.Q.C, Duty managers. Training management.

How does the applicant intend to staff the premises to ensure compliance with the Act?

Please provide the number of staff and their experience.

As per above

All new staff will have training - Comprehensive training before they begin. 4 - 15 staff Members.

How will the applicant train staff to ensure they comply with the Act?

As per above. All new staff will be comprehensively trained prior to beginning.

For high risk premises, what arrangements will be made for security staff?

IF NEEDED WE WILL EMPLOY A TEAM.

Signed



Date

14/1/25

Place

DUNEDIN

Privacy statement

The information you provide in this application, and any supporting documents, will be used by the Dunedin City Council to process your application under the Sale and Supply of Alcohol Act 2012. The information will be shared with the Dunedin District Licensing Committee (DLC), Dunedin District Licensing Inspectors, Police and the Medical Officer of Health as part of the approval process. If required, the information may form part of a public hearing before the DLC and may be used in any subsequent decision relating to your application. The decision will be publicly available.

If your application is publicly advertised, the associated information will be publicly available.

The DCC is required to keep a statutory register of all alcohol licence applications and anyone can request a copy of that information under the Local Government Official Information and Meetings Act 1987. This information may also be used or shared for other purposes in line with the Privacy Act 2020. If you would like a copy of the personal information we hold about you, or to have the information corrected, please contact us at privacy@dcc.govt.nz or 03 477 4000.



NEW ZEALAND
COMPANIES OFFICE



COMPANIES
REGISTER

Certificate of Incorporation

HOME BASE HOTEL LIMITED

9373003

NZBN: 9429053137555

This is to certify that HOME BASE HOTEL LIMITED was incorporated under the Companies Act 1993 on the 19th day of September 2025.

Registrar of Companies
19th day of November 2025





DINNER MENU

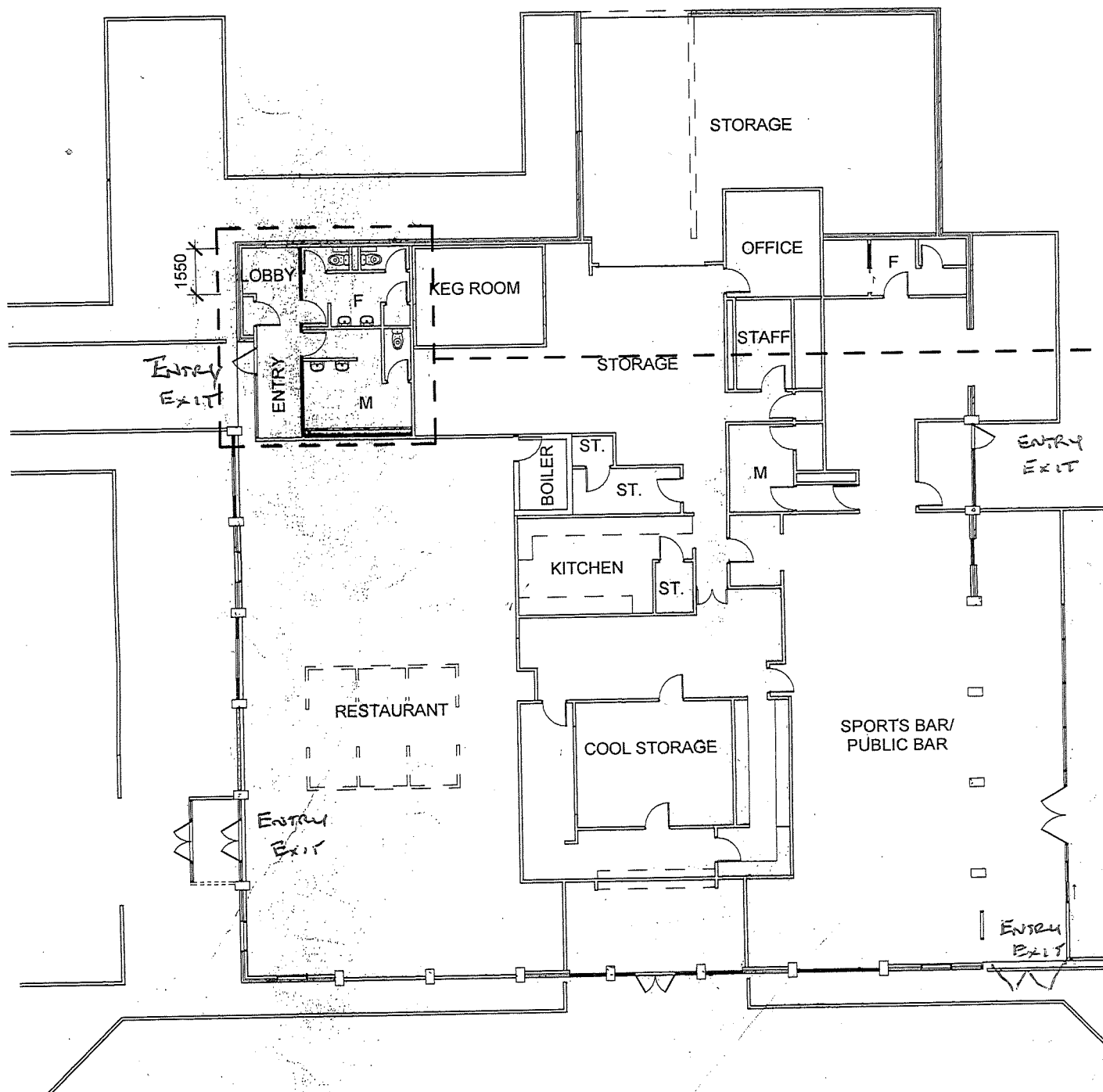
Open 7 days from 12-2pm, 5-Late

Entrees:

| | |
|---|-----------------------------------|
| Roasted Garlic & Herb Loaf..... | \$9 (1/2) \$17 (Full) |
| Cheesy Garlic & Herb Loaf..... | \$9.5 (1/2) \$18 (Full) |
| Soup of the day w toasted ciabatta..... | \$16.00 |
| Prawn Twisters | \$17.00 |
| Italian Bruschetta - Toasted ciabatta topped with tomato, red onion, basil & feta | \$9.50 (Small) \$17.00 (Large) |

Light Meals:

| | |
|---|------------------------------------|
| Thai Green Curry Chicken & Rice - served with Asian vegetables . | \$27.00 |
| Pasta Carbonara - Chicken, bacon & mushroom in a creamy sauce, topped w parmesan..... | \$28.00 |
| Crispy Chicken & Bacon Salad - with honey mustard dressing and cashew nuts..... | \$27.00 |
| Tavern Burger - Southern fried chicken, cheese, lettuce, bacon, onion rings, dill & bbq sauce. Served with fries..... | \$26.50 |
| Mushroom & Pea Risotto - topped w parmesan cheese (Add chicken \$5) | \$26.50 |
| Roast of the Day - served with seasonal vegetables & gravy | \$23.50 (Small) \$29.50 (Large) |

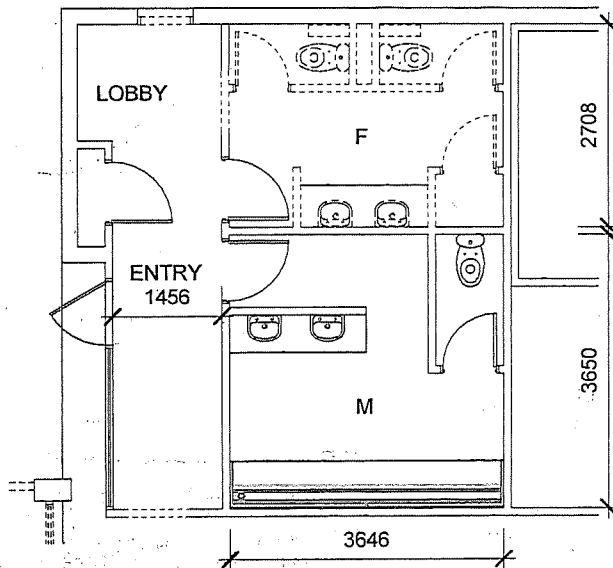


Existing Floor Plan

Scale - 1 : 200 on A3

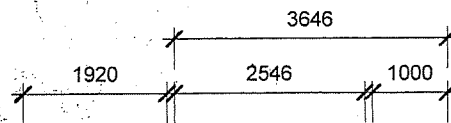


Proposed Redevelopment of the M
EXISTING TOILETS

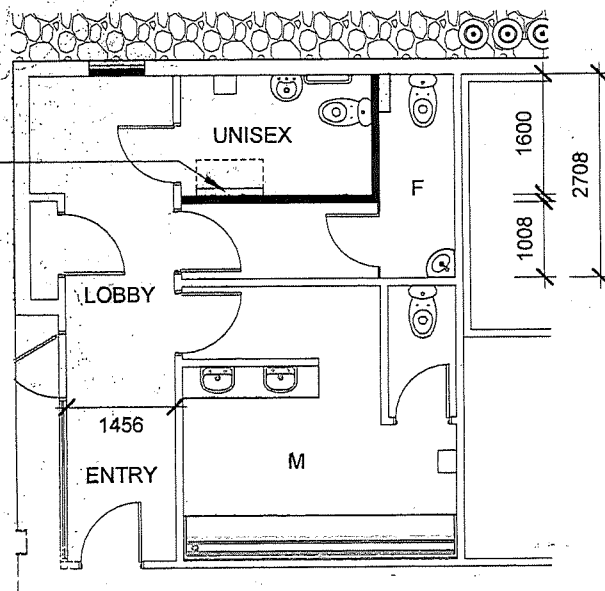


Existing Toilet Plan

Scale - 1 : 100 on A3



wall mount baby
changing station
(fold down - 895x483mm)
(fold up - 100x895mm)



Proposed Toilet Plan

Scale - 1 : 100 on A3



Risk Mitigation Report in Support of Harry Stella LTD (Trading as Mosgiel Tavern) application for an On Premise...

The steps we take to mitigate ANY risk to the local community are:

1. We do not promote the sale of alcohol to any intoxicated, underage or those not carrying appropriate ID.
2. Our premise does not operate past 2am daily.
3. We are never at risk of being a nuisance in terms of noise as we are located in a commercial zone.
4. We stock a range of 'non-alcoholic beverages & 'better for you' options to cater to the modern consumer.
5. We always offer 'free water' as a matter of course.
6. We have a full restaurant on site & offer bar snacks until we close each day.
7. We have an extensive range of Snacks that are always recommended to our customers.
8. If patrons require assistance to get home, we will arrange an uber or taxi on their behalf.
9. Our bar staff are all well trained in all manners of SOLA 2012.

Mosgiel Tavern

The management and staff of the Mosgiel Tavern have a responsibility to provide an environment that is not only comfortable and welcoming, but where alcohol is served responsibly. Because of this we have implemented the following **Host Responsibility Policy**.

- We provide and actively promote a good range of food available for sale at all times. Menus are always visible at all times.
- We provide and actively promote a range of low alcohol and non-alcohol drinks, including tea, coffee and soft drinks and low and non-alcohol beer.
- Iced water is attractively presented and available free of charge at all times.
- Customers who are visibly intoxicated will not be served alcohol, will be asked to leave the premises and will be encouraged to take advantage of safe transport options.
- It is against the law to serve alcohol to minors. If we are in doubt about your age, we will ask for identification. Acceptable forms of proof of age are a current NZ driver's license, Kiwi Access Card, or a current passport.
- Our policy is zero tolerance for aggressive, coercive, or violent behaviour.
- We promote a range of transport options to get you home safely.
- We encourage people to have a designated driver. We will make the driver's job more attractive by providing an interesting range of alcohol-free drinks.
- We make sure all these services are well promoted -you won't have to go looking for them.
- We maintain a training and management program to give our staff the skills and support they need to do their job responsibly.
- Please be our guest and take advantage of these services we offer. We pride ourselves on being responsible hosts.

DUNEDIN DISTRICT LICENSING COMMITTEE

RENEWAL OF MANAGER'S CERTIFICATE

Section 228, Sale and Supply of Alcohol Act 2012

TREVOR LESLIE NORMAN

Your Manager's Certificate 069/CERT/265/2014 is renewed.

Subject to the requirements for the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of managers' certificates, unless renewed again this certificate shall expire on 2 July 2027.

DATED at Dunedin this 23rd day of July 2024



Kevin Mechen
Kevin Mechen
Secretary

DUNEDIN DISTRICT LICENSING COMMITTEE

DUNEDIN DISTRICT LICENSING COMMITTEE

RENEWAL OF MANAGER'S CERTIFICATE

Section 228, Sale and Supply of Alcohol Act 2012

CHRISTOPHER PHILLIP SHUM

Your Manager's Certificate 069/CERT/507/2015 is renewed.

Subject to the requirements for the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of managers' certificates, unless renewed again this certificate shall expire on 24 November 2025.

DATED at Dunedin this 16th day of January 2023



Kevin Mechen
Kevin Mechen
Secretary

DUNEDIN DISTRICT LICENSING COMMITTEE

DUNEDIN DISTRICT LICENSING COMMITTEE

RENEWAL OF MANAGER'S CERTIFICATE

Section 228, Sale and Supply of Alcohol Act 2012

MICHELLE CLAIRE HODGE

Your Manager's Certificate 069/CERT/146/2024 is renewed.

Subject to the requirements for the Act relating to the payment of fees, and to the provisions of the Act relating to the suspension and cancellation of managers' certificates, unless renewed again this certificate shall expire on 9 August 2028.

DATED at Dunedin this 11th day of August 2025



Kevin Mechen
Kevin Mechen
Secretary

DUNEDIN DISTRICT LICENSING COMMITTEE

Certificate Number: 069/CERT/167/2025

MANAGER'S CERTIFICATE

Section 217, Sale and Supply of Alcohol Act 2012

PURSUANT to the Sale and Supply of Alcohol Act 2012

ARNOLD RONALD MATHIAS

is authorised to manage any licensed premises in respect of which a licence is in force.

Subject to the requirements of the Act relating to fees, and to the provisions of the Act relating to the suspension and cancellation of manager's certificates, this certificate shall continue in force -

- (a) either –
 - i) until the close of the period for which it was last renewed; or
 - ii) if it has never been renewed, until the close of the period of 12 months after the day it was issued; but
- (b) if an application for the renewal of the certificate is duly made before the certificate would otherwise expire, either –
 - i) until the close of the period of 3 years after the period for which it was last renewed; or
 - ii) if it has never been renewed, until the close of the period 4 years after the day it was issued.

Unless renewed, this certificate shall expire on 6 October 2026

DATED at Dunedin this 6th day of October 2025



Kevin Mechen
Secretary

DUNEDIN DISTRICT LICENSING COMMITTEE

This certificate is valid only if it has an original signature and seal.