

Notice of Meeting:

I hereby give notice that an ordinary meeting of the District Licensing Committee will be held on:

Date: Thursday 10 July 2025
Time: 10.00 am
Venue: Council Chamber, top floor, Dunedin Public Art Gallery, the Octagon, Dunedin

Sandy Graham
Chief Executive Officer

District Licensing Committee
Mackies Hotel – Opposed On and Off Licences
PUBLIC AGENDA

MEMBERSHIP

Chairperson	Colin Weatherall
Members	Adrian Cheyne Karen Elliot
Senior Officer	Kevin Mechen, Secretary, District Licensing Committee
Governance Support Officer	Lynne Adamson

Lynne Adamson
Governance Support Officer

Telephone: 03 477 4000
Lynne.Adamson@dcc.govt.nz
www.dunedin.govt.nz

Note: *Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.*

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1 APOLOGIES

At the close of the agenda no apologies had been received.

2 CONFIRMATION OF AGENDA

Note: Any additions must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

PART A REPORTS

REPORT FOR "MACKIES HOTEL" ON & OFF-LICENCE RENEWALS, 14 GEORGE STREET, PORT CHALMERS – FROM SECRETARY, DISTRICT LICENSING COMMITTEE

Department: Civic

APPLICATION DESCRIPTION

Applicant's Name:	Sefton Holdings Limited
Site Address	14 George Street, Port Chalmers
Trading Name:	Mackies Hotel
Style of Licence	Hotel
Application Number	ON-4343-2006 & OFF-4344-2006
Date received by Council	14 March 2025

EXECUTIVE SUMMARY

- 1 This is a report for an application for the renewal of on and off-licences for "Mackies Hotel", situated at 14 George Street, Port Chalmers. The criteria found at section 131 of the Sale and Supply of Alcohol Act 2012 (the Act) apply to this application.
- 2 The applicant does not seek any changes to the licences.
- 3 There were no public objections to the application but both the Medical Officer of Health Delegate and Licensing Inspector have raised matters in opposition to the renewals. Fire and Emergency NZ (FENZ) have also raised a concern

APPLICANT AND APPLICATION

- 4 The applicant company, Sefton Holdings Limited, has two directors and equal shareholders, Wayne and Desiree Sefton. They have been at the premises since about 1985. The applicant has also had other premises in the past.
- 5 The business has a bar, gaming area, a small bottle store and also has accommodation available.

PUBLIC NOTICE

- 6 Public notice of the applications did not attract any objections.
- 7 The applications were circulated to the reporting agencies and FENZ.
- 8 Both the Licensing Inspector and Medical Officer of Health (MoH) Delegate have both opposed the applications. During a monitoring visit on 12 April 2025, they found issues and these form the basis of their opposition: The issues include:
 - 9 No duty manager on site and the premises was open and trading
 - 10 There was no food advertised and the person present did not know what, if any, food was available
 - 11 While water was available, it had to be requested at the bar.
 - 12 Both the Inspector and MoH Delegate questions the suitability of the applicant to hold a licence, and whether the premises had appropriate systems, staff, or training to comply with the legislation. They also question whether the object of the Act was being upheld in these circumstances.
 - 13 FENZ also advised that there was no recorded trial evacuation from the premises in the past two years. They are following this up with the applicant directly.
 - 14 Building Services are following up on a expired Building Warrant of Fitness. They note that they will most likely issue a Notice to Fix because an external fire escape has been removed and, because of the age of the building, it needs to be replaced.
 - 15 The Police did not report on the applications.

CONCLUSION

- 16 While the applicant has had the premises for about 40 years, the Licensing Inspector and MoH Delegate identified issues which raises doubts as to the suitability of the applicant to hold alcohol licences.
- 17 This hearing is an opportunity for the applicant to present their points of view and the corrective actions taken to address the concerns raised by the agencies.

Signatories

Author:	Kevin Mechen - Alcohol, Psychoactive Substances and Gambling Advisor
Authoriser:	

Attachments

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PUBLIC NOTICE

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

Sefton Holdings Limited has made application to the District Licensing Committee at Dunedin for the renewal of an on licence number ON-4343-2006 in respect of the premises situated at 14 George Street Port Chalmers and known as Mackies Hotel

The general nature of the business conducted under the licence is Hotel.

The applicant seeks the licence on the following hours:

- (i) Monday to Sunday 11.00 am to 11.00 pm
- (ii) At any time on any day to any person (guest) for the time being living on the premises, including any guest of that person, in whose room or unit alcohol has previously been placed (commonly known as a mini-bar).

First publication date: Saturday, 5 April 2025

Second publication date: Saturday, 12 April 2025

Objections Close 5:00 pm Wednesday, 14 May 2025

- 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 RENEWAL

Incomplete applications will not be processed

The application must be accompanied by the correct fee (see page 2).

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

A copy of both the food and drinks menus

Map showing location of 'sensitive' locations, e.g. schools, early childhood facilities, hospitals and churches

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

- 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

Select your premises type:

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: 10

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: 0

Select the number of enforcement findings:

Number of enforcement findings in the last 18 months	Points
None	✓ 0
One	10
Two or more	20

Enforcement points: 0

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

Premises points: Trading hours points: Enforcement points: Total points: 10

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 RENEWAL

Section 127 (2), Sale and Supply of Alcohol Act 2012

TO the Secretary, Dunedin District Licensing Committee

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

Contact person

Name: **WAYNE SEFTON**

Phone: **0274376578**

Email: **mackies hotel @ xtra. co. nz**

Postal address for service: **P.O. Box 100**

PORT CHAMBERS

Postcode: **9023**

Applicant details

Applicant status (please select from the below options)

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

Full legal name or names to be on the licence: **WAYNE FREDRICK ALAN SEFTON**

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.

Address: **WAYNE FREDRICK ALAN SEFTON (BLACKDOG)**

Occupation: **PUBLICAN**

Phone: **0274376578**

Email: **mackies hotel @ xtra. co. nz**

Applicant's place and date of birth (if an individual): **Murupara 16/1/56**

Gender (if an individual): **MALE**

Have there been any changes to the licensee status? Yes No

A change would include a change of any shareholders, directors or partners.

If yes, please outline the changes:

Is this your principal business? Yes No

Please state any other businesses:

Criminal convictions

Has the applicant or any director or shareholder been convicted of an offence? Yes No

Please state all criminal convictions other than convictions for offences against provisions of the Land Transport Act 1998 not contained in part 6, and convictions for offences to which the Criminal Records (Clean Slate) Act 2004 applies.

Full Name	Conviction	Date of Conviction
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Details of premises

Trading name: MACKIES HOTEL, ~~THE~~ SEPTON HOLDINGS LTD

Name of the building (if applicable):

Address of the premises: 14 GEORGE ST
PORT CHALMERS

Postcode: 9023

Does the building have a current building warrant of fitness (BWOFF)? Yes No

What is the maximum occupancy of your premises including outside areas? 250

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:

1 MALE, 1 FEMALE, 4 UNISEX, 1 URINAL

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 scheme

Signed:



Date:

14/3/25

Details of conveyance

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

Trading name of conveyance:

Registration number:

Address where based:

Postcode:

Business details

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

Tavern/bar Café/restaurant Hotel Nightclub Entertainment Other (specify)

On which days and during which hours do you sell alcohol:

Day	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Start time	11am	11am	11am	11am	11am	11am	11am
End time	11pm	11pm	11pm	11pm	11pm	11pm	11pm

Are there any changes to the current licensed hours? Yes No

An extension to the existing hours may require resource consent, check with City Planning staff.

If yes, describe changes:

What designations apply to 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)

Is the applicant seeking any changes to the current licensed areas or designations?

Yes No If yes, provide details:

Is accommodation provided? Yes No

Is the sale of alcohol the principal purpose of the business? Yes No

If no, provide details:

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

Yes No If yes, provide details:

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

Yes No If yes, provide details:

Manager details

Provide the below details for each manager or proposed manager.

Full name	Date of birth	Manager's certificate number	Expiry date
KARL BLAIR SEFTON	[REDACTED]	069/CERT/54/2015	18/1/2027
WAYNE FREDRICK ALAN SEFTON		069/CERT/171	22/5/2025
JEANETTE MAYER		069/CERT/03/2014	27/1/26

Conditions

1) What provision does the applicant make for the sale and/or supply of:

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

WE ARE SURROUNDED BY EATING ESTABLISHMENTS
ALSO WE HAVE MICROWAVE FOOD IN FREEZER
WE HAVE THE NAME & PHONE NUMBER WHICH PEOPLE
USE TO ORDER FOOD. WE PROVIDE
KNIFE & FORKS, SAUT, SAUCES ETC ON
NO CHARGE.
- ii. non-alcoholic drinks (describe type and range)

LEMON LIME & BITTER
GINGER ALE
GINGER BEER DB EXPORT 0%
ORANGE DRINK A WHOLE RANGE OF SOFT DRINKS
HEINEREN 0%
- iii. low-alcohol drinks (2.5% alcohol by volume or less, describe type and range)

SPEIGHTS MID ALE ON TAP AND IN STUBBLES

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

AT ALL TIMES

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

IF THAT IS THE CASE WE WILL HAVE TO CLOSE
UNTIL THE SITUATION IS RESOLVED. NO DISHWASHER

4) What steps are taken to provide help with and information about, transport options from the premises?

SIGNAGE BUS RIGHT OUTSIDE
BUS TIME TABLE TAXI NUMBERS

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

IDENTIFICATION & DATE OF BIRTH PROOF
LICENCE, 18+ CARD
PASSPORT

6) What other steps does the applicant take to promote the responsible consumption of alcohol?

I'M IN MY 40th YEAR HERE SO AM OWNER OPERATOR
SO I'D SAY EXPERIENCE AND SIGNAGE

7) How does the applicant staff the premises to ensure compliance with the Act? Please provide the number of staff and their experience.

MYSELF 40 YEARS
KARL SEFTON 18 YEARS
JEANETTE MAYER 30+ YEARS

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

VERY LOW RISK, 90% LOCALS

9) How does the applicant train staff to ensure compliance with the Act?

MY STAFF HAVE BEEN HERE A LONG TIME SO
NOT APPLICABLE, BUT IF ANYTHING NEW COMES
UP THEY WILL BE ~~THOROUGHLY~~ THOROUGHLY

Signed: *MEK*

Date: 14/3/25

Place: PORT ~~CHALMERS~~

CHALMERS

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.

In order to comply with our liquor licence we must have food available at all times during our licensed hours. As we are surrounded by food outlets, here is a list & phone numbers for them all (within 75 metres).

You are welcome to ring & order from any of these and bring it back here to eat in comfort. We will supply salt & pepper serviettes and tomato sauce free of charge if needed.

Menus & prices also available if required.



- Sushi Johnny – 472 7837
- Four Square – 472 8746
- Futomaki – 472 7288
- Top fish & chip shop – 472 8491
- On the Spot Port Chalmers – 472 8690
 - The Galley – 472 8528
 - Portsider Tavern – 472 8060
 - Union Café – 021 158 5165
- Bottom fish & chip shop – 472 7444
- Careys Bay Hotel – 472 8022

We also have microwavable snacks available at all times – please see menu or ask at the bar 😊



Google Maps Mackies Hotel



Map data ©2025 Google 50 m

Host Responsibility Policy:

The management and staff of Mackies Hotel believe that we have a responsibility to provide an environment that is not only comfortable and welcoming but where alcohol is served responsibly. Due to this, we have implemented the following Host Responsibility policy.

A range of food is readily available at all times and our menus are visible at all times.

We provide a wide range of low alcohol and non-alcoholic beverages. Water is available free of charge at all times.

Our policy is zero tolerance for aggressive and violent behaviour.

Customers who are visibly intoxicated will not be served alcohol and will be asked to leave the premises. They will be encouraged to use a safe transport option home.

We promote a range of transport options to get you home safely.


We encourage patrons to have a designated driver and we make sure there is a wide range of non-alcoholic beverages available to them.

It is against the law to serve alcohol to minors. If we are in doubt of your age or if you look under the age of 25, we will ask to see identification. Acceptable forms of identification are NZ drivers licence, an 18+ card or passport.

All of these services are well promoted along with the required signage under the Sale and Supply of Alcohol Act 2012.

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

We pride ourselves in being safe, responsible hosts.

Please enjoy our services. 



PUBLIC NOTICE

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

Sefton Holdings Limited has made application to the District Licensing Committee at Dunedin for the renewal of an off licence number OFF-4344-2006 in respect of the premises situated at 14 George Street Port Chalmers and known as Mackies Hotel

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

The applicant seeks the licence on the following hours:
Monday to Sunday 11.00 am to 10.00 pm.

First publication date: Saturday, 5 April 2025
Second publication date: Saturday, 12 April 2025

Objections Close 5:00 pm Wednesday, 14 May 2025

- 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

