

**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**

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

---

Lynne Adamson  
Governance Support Officer

Telephone: 03 477 4000  
Lynne.Adamson@dcc.govt.nz  
[www.dunedin.govt.nz](http://www.dunedin.govt.nz)

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

<b>ITEM</b>	<b>TABLE OF CONTENTS</b>	<b>PAGE</b>
1	Apologies	4
2	Confirmation of Agenda	4
<b>PART A REPORTS (Committee has power to decide these matters)</b>		
3	Report for "Mackies Hotel" On & Off-licence Renewals, 14 George Street, Port Chalmers – From Secretary, District Licensing Committee	5

**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

	Title	Page
<a href="#">A</a>	Application to renew on-licence	8
<a href="#">B</a>	Application to renew off-licence	19

<a href="#">↓C</a>	Licensing Inspector's Report	29
<a href="#">↓D</a>	Medical Officer of Health Delegate Opposition Email	33
<a href="#">↓E</a>	Medical Officer of Health Delegate Opposition	34
<a href="#">↓F</a>	Fire and Emergency NZ Email	36
<a href="#">↓G</a>	Building Services Email	37
<a href="#">↓H</a>	Public Notices ODT	40
<a href="#">↓I</a>	Medical Officer of Health Delegate Interim Opposition	41



## **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](mailto: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)

- |   |             |                 |                 |   |
|---|-------------|-----------------|-----------------|---|
| Individual  | Partnership | Body corporate  | Public company  | <input checked="" type="checkbox"/> Private company |
| 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                                 |             |                 |                 |   |

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
-----------	------------	--------------------

**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 (BWOF)? ☒ 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, 1 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**

Page 4 of 7

**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		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  
ii. non-alcoholic drinks (describe type and range) KNIFE & FORKS, SAUT, SANCES ETC ON  
LEMON LIME & BITTER NO CHARGE.

GINGER ALE DB XPORT 0%  
GINGER BEER A WHOLE RANGE OF SOFT DRINKS  
ORANGE DRINK HEINERKEN 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 THOROUGHLY

Signed: *MEK*

Date: 14/3/25

Place: PORT 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](mailto: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

## Application for Off-Licence Renewal

### Incomplete applications will not be processed

- The application must be accompanied by the correct fee (*see page 2*)
- Administration will notify the public of this application via the Dunedin City Council website and the Otago Daily Times (*advertising is included in the application fee*). The contact person will be emailed a copy of the public notice to be displayed on the premises
- If you have any queries while completing this form please contact Administration on 03 474 3481 or email [dla@dcc.govt.nz](mailto:dla@dcc.govt.nz)

### Please read and complete the following checklist before submitting the application

- **Supermarket or Grocery Stores** must provide a scale floor plan showing the single area and any sub area for the display and promotion of alcohol ☐
- Location map showing location of 'sensitive' locations (*e.g., school, early childhood facilities, hospitals, churches, etc.*) together with a Risk Mitigation plan detailing how you will ensure impact upon the community will be minimised (*e.g. control of noise and litter; parking; dispersal of patrons*) – (*not required for Remote sellers*) ☐
- Copy of Host Responsibility Policy ☐
- If the application is for a **Grocery Store** you will also need to complete a Statement of Gross Annual Sales Revenue Declaration and have it **verified by a chartered accountant** ☐
- Letter of authorisation for a consultant where a consultant is completing form ☐

**Calculate your fee**
**Select your premise type:**

Type of premises	Points
Supermarket, Grocery Store, Bottle Store	15
Off-licence in a Hotel or Tavern	✓ 10
Remote sale premises or premises not otherwise specified	5
Winery Cellar Doors	2
<b>Premises points</b>	<b>10</b>

**Select the latest time you intend to sell alcohol:**

Latest alcohol sales time	Points
Off licences closing before 10.00 pm or earlier	✓ 0
Off licences closing after 10.00 pm	3
<b>Trading hours points</b>	<b>0</b>

**Select the number of enforcement holdings and add to the points:**

Number of enforcement holdings in the last 18 months	Points
None	✓ 0
1	10
2 or more	20
<b>Enforcement points</b>	<b>0</b>

**Add the premises points, trading hour's points and the enforcement points together to get the total:**

Premises points:  Trading hours points  Enforcement points  Total points

**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	<b>\$529.00</b>
3-5	Low	\$609.50	\$391.00	<b>\$1000.50</b>
6-15	Medium	\$816.50	\$632.50	<b>\$1449.00</b> ✓
16-25	High	\$1,023.50	\$1,035.00	<b>\$2058.50</b>
26 plus	Very high	\$1,207.50	\$1,437.50	<b>\$2645.00</b>

## Application for Off-Licence Renewal

Section 127, Sale and Supply of Alcohol Act 2012

**TO** The Secretary

Dunedin District Licensing Committee

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

### Contact Person

Full Name: WAYNE FREDRICK ALAN SEPTON  
 Phone No.:   
 Mobile No.: 0274376578  
 Email address: Mackies hotel @ xtra.co.nz  
 Postal address for documents: P.O. Box 100  
PORT CHALMERS  
 Preferred mode of contact: PHONE

### Details of the Applicant

Full legal name/s of the person/s or company who will receive any proceeds from alcohol sales:  
 Include any other names you may be known by e.g. maiden names, alias

WAYNE FREDRICK ALAN SEPTON

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"/>	Licencing 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

Have there been any changes to the licensee status? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(A change would include a change of any shareholders, directors or partners)</i> If yes, detail changes:
Address:
Occupation:
(if individual) <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Other
(if individual) Applicants place and date of birth:
Postal address for documents:
Is this your principal business? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please state any other businesses:

<b>Criminal Convictions</b>		
Please state all criminal convictions against any applicants including Directors or Shareholders <i>(except convictions for offences to which the Criminal Records (Clean Slate) Act 2004 applies)</i>		
Full Name	Conviction	Date of Conviction
(Use a separate sheet if necessary)		

**Details of Premises**

Trading name: 1/A MACKIES HOTEL

Name of the building (if applicable): .....

Address of premises: 14 GEORGE ST PORT CHALMERS

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? 250

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

NIL

.....

.....

**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 A/R Date 17/3/25

**Business Details**

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

- ☐ Tavern ☐ Grocery ☐ Supermarket  
☐ Hotel ☒ Bottle Store  
☐ Other (specify) .....

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

Day	<input type="checkbox"/> Mon	<input type="checkbox"/> Tues	<input type="checkbox"/> Weds	<input type="checkbox"/> Thurs	<input type="checkbox"/> Fri	<input type="checkbox"/> Sat	<input type="checkbox"/> Sun
Start time	11am	11am	11am	11am	11am	11am	11am
End time	10pm	10pm	10pm	10pm	10pm	10pm	10pm

Will there be any changes to the current licenced hours? ☐ Yes ☒ No

(An extension to the existing hours may require resource consent, check with City Planning Department)

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 **parent or legal guardian**)  
☒ Restricted (people under 18 years not permitted)

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

☐ Yes ☒ No If yes, detail: .....  
.....

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	Managers Certificate Number	Expiry Date
KARL BLAIR SEFTON	[REDACTED]	069/CERT/54/2015	18/1/2027
WAYNE FREDRICK ALAN SEFTON	[REDACTED]	069/CERT/171	22/5/2025
JEANETTE MAYER	[REDACTED]	069/CERT/03/2014	27/1/26

(Use a separate sheet if necessary)

**Conditions**

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

SIGNAGE, IF IN DOUBT 18+ CARD, LICENCE, OR  
PASSPORT NO ID NO SALE

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

LONG SERVING STAFF WERE TRAINED YEARS  
AGO AND ONLY GET BETTER OVER THE YEARS

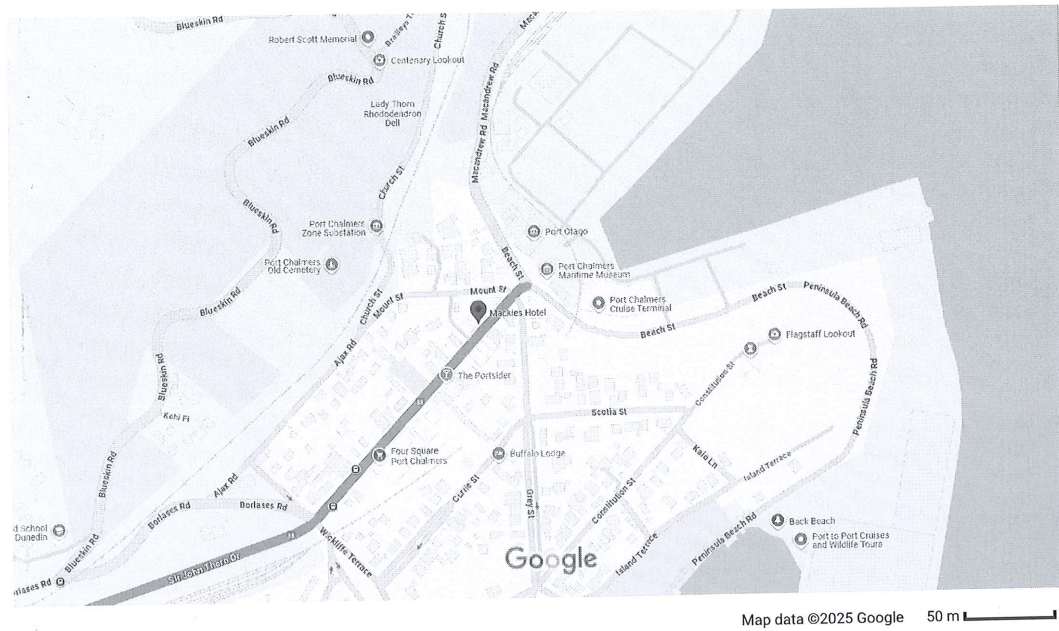
- 3) What other steps does the applicant take to promote the responsible consumption of alcohol?

SIGNAGE, FREE WATER ONLY A VERY  
SMALL PART IN OUR BUSINESS OPERATION  
SO EASY TO INSTALL AND CHANGES

Signed MOL Date 17/3/25 Place PORT CHALMERS

Google Maps

Mackies Hotel



**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.



## **INSPECTOR'S REPORT ON & OFF LICENCE APPLICATION**

<b>Applicant</b>	Sefton Holdings Limited
<b>Trading Name</b>	Mackies Hotel
<b>Address of premises</b>	14 George Street, Port Chalmers
<b>Type of licence</b>	ON-Licence & OFF-Licence
<b>Application type</b>	Renewals
<b>Pathway number</b>	ON-4343-2006 & OFF-4344-2006
<b>Application status</b>	Opposition Licensing Inspector & Delegated Medical Officer of Health
<b>Date of application</b>	14 March 2025
<b>Interviewee</b>	Wayne Sefton, Director
<b>Date of interview</b>	15 May 2025 (via phone)

### **Applicant details**

SEFTON HOLDINGS LIMITED  
Company number: 291018  
NZBN: 9429039781246  
Incorporation Date: 10 December 1985  
Company Status: Registered  
Entity type: NZ Limited Company

The current directors and equal shareholders are Desiree Hubertina Matilde SEFTON and Wayne Frederick Alan SEFTON, both of Port Chalmers, Dunedin.

### **General nature of the business (description/background/previously licensed)**

Mackies Hotel is a tavern located on the main street of Port Chalmers. This business has traded for many years (approximately 40 years) with the current licensee. A small bottle store is located within the premises for the OFF-Licence. The ON-licence tavern features a bar, and a separate gaming machine area. Some accommodation is also available onsite (14 rooms).

### **Site Location (zoning/surrounding uses or activities)**

2GP Principle Centre.

### **Manager details**

Current Manager's Certificate holders are  
Wayne Sefton – Expires 22/05/25 (Renewal in progress)  
Karl Sefton – Expires 18/01/27  
Jeanette Mayer – Expires 27/01/26

### **Licensing hours sought**

ON-Licence: 11am until 11pm daily.  
OFF-Licence: 11am until 10pm daily.

### **Are there any changes from the existing licence or Temporary Authority?**

No

### **Designation sought**

All bar areas – supervised  
Gaming machine area – restricted  
Bottle store – restricted

### **Premises layout**

No issues.

**Correct signage on display?**

The licensee displays the following in the correct manner

- |  |                               |
|--|-------------------------------|
| <b>1. Copy of licence at principal entrance?</b> | Yes – See Inspector's comment |
| <b>2. Duty Manager?</b>                          | Yes – see Inspector's comment |
| <b>3. Prohibited persons?</b>                    | Yes                           |
| <b>4. Availability of food?</b>                  | No                            |
| <b>5. Transport options?</b>                     | Yes                           |

**Host Responsibility**

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. *[Signature]*

**Does the premises utilise DCC owned footpath?**

Yes, current permit #867 in place for 1x signboard. Permit expires 26/09/25.

**What is the maximum occupancy number for the premises?**

250 persons.

**Public Notification process**

ODT 5 and 12 April 2025.

**Public Objections (interest in the application/reasons for)**

None

In deciding whether to issue a licence, the licensing authority or the licensing committee concerned must have regard to the following matters:

**The object of this Act:**

See Inspector's comment.

**The suitability of the applicant:**

See Inspector's comment.

**Any relevant local alcohol policy:**

No issues.

**The days on which and the hours during which the applicant proposes to sell alcohol:**

No issues.

**The design and layout of any proposed premises:**

No issues.

**Whether the applicant is engaged in, or proposes on the premises to engage in, the provision of services other than those directly related to the sale of alcohol, low-alcohol refreshments, non-alcoholic refreshments, and food, and if so, which services:**

None.

**Whether the applicant has appropriate systems, staff, and training to comply with the law:**

**(a) Building.** No current BWOFF. Previous BWOFF Expired 09/03/25 – Building Services have been advised 17/05/25.

**(b) Sale of food.** Current Food Act 2014 Registration, expires 31/07/25.

**(c) Fire.** FENZ commented that the fire evacuation for this premises is 2 years out of date.

**(d) Security.** N/A

**Any matters dealt with in any report from the Police or a Medical Officer of Health**

Interim Opposition MOoH 17/04/25.

No Police report as of 17/05/25.

**Whether (in its opinion) the amenity and good order of the locality would be likely to be increased, by more than a minor extent, by the effects of a refusal to renew the licence:**

No issues.

**The manner in which the applicant has sold (or, as the case may be, sold and supplied), displayed, advertised, or promoted alcohol.**

See Inspector's comment.

**Inspector's comment**

This report is prepared for the District Licensing Committee's consideration.

Routine monitoring occurred at various sites across Dunedin on Saturday 12 April 2025. This premises was visited, and it was found that the named duty manager was not present onsite whilst alcohol was being sold.

The staff member present, when asked about available food options, could not locate a menu within the bar, nor could advise of three substantial food options available onsite.

Whilst copies of the current licences were observed near the main entrance to the premises, a copy of the On-Alcohol licence was also on display behind the bar near the mug wall, which expired in 2019.

A copy of the monitoring report from 12 April 2025 will be provided as evidence to the committee along with hearing submissions.

Due to the lack of manager onsite, and lack of advertised food options, this brings into question the suitability of the applicant and the object of the Act.

Section 105 (a) The Object of the Act, 105 (b) The Suitability of the applicant, 105 (J) having appropriate systems, staff and training to comply with the law, along with provisions of section 53 of the Act in relation to food availability are all called into question.

This application is opposed as I believe the committee would benefit from addressing the identified issues with the applicant directly.



Tanya Morrison  
**Chief Licensing Inspector**  
17/05/2025

**From:** [Melissa Joyce](#)  
**To:** [Dunedin Licensing Agency](#)  
**Cc:** [Aaron Whipp](#)  
**Subject:** OPPOSITION ON-4343-2006 & OFF-4344-2006 Mackies Hotel  
**Date:** Monday, 19 May 2025 09:09:14 a.m.  
**Attachments:** [image001.png](#)  
[OPPOSITION Mackies Hotel.pdf](#)

---

Please find attached our opposition for this application

Thanks,

Melissa Joyce

Administration Co-ordinator | Kaiwhakahaere Tari

National Public Health Service - Southern

waea pūkoro: 03 476 9864 | imēra: [melissa.joyce@tewhatuora.govt.nz](mailto:melissa.joyce@tewhatuora.govt.nz)

369 Taieri Road, Dunedin | Private Bag 1921, Dunedin 9054



Health New Zealand | Te Whatu Ora

[TeWhatuOra.govt.nz](https://www.tewhatuora.govt.nz)

Statement of confidentiality: This email message and any accompanying attachments may contain information that is IN-CONFIDENCE and subject to legal privilege. If you are not the intended recipient, do not read, use, disseminate, distribute or copy this message or attachments. If you have received this message in error, please notify the sender immediately and delete this message

Opposition to Renewal of Alcohol Licences (On-Licence and Off-Licence) – Mackies Hotel, Port Chalmers

Further to the interim opposition this is formalize health's opposition for the renewal of both the on-licence and off-licence held by Mackies Hotel, located in Port Chalmers, under section 131 of the Sale and Supply of Alcohol Act 2012.

My opposition is based on serious compliance concerns that were observed during an official site inspection, and which directly relate to the criteria set out in section 131(1) and section 105 of the Act.

***Site Inspection – 12 April 2025***

On 12 April 2025, a compliance inspection was conducted jointly by:

- Tania Morrison, Chief Licensing Inspector, and
- Aaron Whipp, Medical Officer of Health delegate.

During this inspection, the following non-compliance issues were identified:

- No food was available for purchase or consumption on the premises.
- The duty manager was not present on site, despite the premises being open and trading under both the on- and off-licence.
- Water was available, However, needed to be asked for and not actively promoted.

These are clear breaches of licence conditions and raise significant concerns about the operation of the premises.

***Inadequate Food Availability (Section 53)***

Under the on-licence, the license is required to always provide substantial food that alcohol is being sold or supplied for consumption on the premises. The absence of food provision:

- Fails to support the responsible consumption of alcohol.
- Undermines the harm minimisation principles of the Act.
- Breaches the intent of the licence.

This also raises questions about the hospitality focus of the premises and whether it continues to meet the criteria for holding an on-licence.

***Duty Manager Not on Site (Sections 131(1)(a) 105(1)(b) and 214(1))***

A certified duty manager is legally required to always be on duty when alcohol is being sold or supplied. The absence of a duty manager:

- Indicates a serious failure of management and supervision.
- Raises concerns about the suitability of the licensee to comply with the Act.
- Increases the risk of sale to intoxicated persons or minors.

These breaches apply to both the on-licence and off-licence application due to the a lack of systems to ensure ongoing compliance.

***Suitability of the Applicant (Section 105(1)(b))***



The non-compliance, particularly with core obligations, reflects poorly on the applicant's suitability to hold a licence. These are not minor issues; they are systemic problems of the operation and responsible alcohol management.

Considering the above, I respectfully request that the District Licensing Committee consider a truncated license for the renewal of both the on-licence and off-licence for Mackies Hotel until the licensee can demonstrate full compliance with the Act and a commitment to responsible alcohol management.



**Aaron Whipp**

Health Compliance Officer

Delegated by the Medical Officer of Health, under section 151 of the Sale and Supply of Alcohol Act 2012

**From:** [White, Nikki](#)  
**To:** [Kirsten Allan](#)  
**Subject:** Mackies Hotel  
**Date:** Friday, 4 April 2025 09:23:51 a.m.  
**Attachments:** [image001.png](#)  
[OFF renewal - OFF-4344-2006 - Sefton Holdings Limited Mackies Hotel 14 George Street Port Chalmers.msg](#)  
[ON renewal - ON-4343-2006 - Sefton Holdings Limited Mackies Hotel 14 George Street Port Chalmers.msg](#)

Hiya

Just letting you know that there hasn't been a trial evacuation completed in 2 years. This venue can hold 250 pax so have emailed them a reminder and asked one of our risk reduction advisors to follow up with them.

Ngā mihi / Many thanks

Nikki White  
**Business Services Coordinator**

Otago District – Dunedin  
Te Kei Region  
Dunedin Central Fire Station  
85 Castle Street, Dunedin 9016  
PO Box 341, Dunedin 9054  
**Mobile:** 027 559 1825

[nikki.white@fireandemergency.nz](mailto:nikki.white@fireandemergency.nz)  
[www.fireandemergency.nz](http://www.fireandemergency.nz)



Notice: This email and any attachments may contain information that may be subject to an obligation of confidence or the subject of legal privilege. If you received it in error:

1. Please let us know immediately by return email and then delete the email and your reply.
  2. You must not use, copy or disclose any of the information contained in this email.
- There is no warranty that this email is error or virus free.  
If this is a private communication, it does not represent the views of the organisation.

**From:** [BWO Compliance Support](#)  
**To:** [Tanya Morrison](#)  
**Subject:** RE: Mackies Hotel, Port Chalmers - Expired BWO - Checking status/any concerns please  
**Date:** Thursday, 22 May 2025 09:20:28 a.m.  
**Attachments:** [image003.png](#)

Hi Tanya

Just so happens I've done a Building WoF audit onsite on the 15<sup>th</sup> May.

No concerns around the ground floor areas (bar, gaming lounge). All inspections appear to have been completed, we have received this year's Building WoF documents however the admin team haven't quite got to it hence still showing as expired.

We will most likely be issuing a Notice to Fix as being an older building the external escape stairs and ladders are still required for compliance, one has been removed egressing first and second floors accommodation areas.

[Tim Gibson](#)  
**Compliance Officer**  
**Building Services**

**Upcoming Leave** – King's Birthday Monday 2<sup>nd</sup> June

**Away from Office** – I frequently work away from the office, so there might be a slight delay in my response to your emails. Thank you for your understanding!

**P** 03 477 4000 | **DD** 03 474 6806 | **M** 021 653 607 | **E** [tim.gibson@dcc.govt.nz](mailto:tim.gibson@dcc.govt.nz)

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

[www.dunedin.govt.nz](http://www.dunedin.govt.nz)



**From:** Tanya Morrison <Tanya.Morrison@dcc.govt.nz>  
**Sent:** Saturday, 17 May 2025 2:50 p.m.  
**To:** BWO Compliance Support <bwofcompliancesupport@dcc.govt.nz>  
**Subject:** Mackies Hotel, Port Chalmers - Expired BWO - Checking status/any concerns please  
**Importance:** High

Hi team,

Can you advise please of any concerns re: Mackies Hotel, 14 George Street Port Chalmers?  
Alcohol licence renewals x2 ready to go to committee, but noting BWO appears to have expired.

This application has been opposed, and note FENZ also comment their trail evacuation is 2 years out

of date.

Please advise of any concerns ASAP.

Thanks,

Tanya

<b>Licence Class</b>	Building Warrant of Fitness
<b>Licence Type</b>	Warrant of Fitness
<b>Licence</b>	WOF-301127
<b>Status</b>	Expired
<b>Licence Expires</b>	09/03/2025 <span style="color: red;">Expiry date only applies if Status is Current</span>
<b>Trading Name</b>	MACKIES HOTEL
<b>Description</b>	MACKIES HOTEL
<b>Location</b>	<a href="#">5057348</a> 14 George Street Port Chalmers
<b>Site Description</b>	
<b>Lodgement Date</b>	09/03/1995
<b>Issue Date</b>	09/03/1995
<b>Decision</b>	Warrant Expired WOF3 Sent
<b>Decision Date</b>	15/04/2025
<b>Area/Service</b>	NOR
<b>Officer</b>	
<b>File Ref</b>	
<b>Grade</b>	
<b>Air Plan Area</b>	Inside Air Plan Area
<b>EDMS Link</b>	



<b>Licensee</b>	
<b>Name</b>	<a href="#">114706</a> Sefton Holdings Limited
<b>Mailing Address</b>	PO Box 100 Port Chalmers 9050
<b>Business Phone</b>	03 472 8645
<b>After Hours Number</b>	03 472 8645
<b>Business Fax</b>	03 282 1111
<b>Email Address</b>	mackieshotel@xtra.co.nz
<b>Mobile Phone</b>	027 437 6578



Tanya Morrison  
Team Leader Environmental Health and Alcohol Licensing  
Chief Licensing Inspector

**CUSTOMER & REGULATORY SERVICES**

---

**P** 03 4774000 | **E** [tanya.morrison@dcc.govt.nz](mailto:tanya.morrison@dcc.govt.nz)  
Dunedin City Council, 50 The Octagon, Dunedin  
PO Box 5045, Dunedin 9054  
New Zealand  
[www.dunedin.govt.nz](http://www.dunedin.govt.nz)



Alcohol Licence Application for DCC Noticeboard

First notice Saturday, 5 April 2025

---

**ALCOHOL LICENCE APPLICATIONS**

Off-4344-2006 - Sefton Holdings Limited, Mackies Hotel, 14 George Street, Port Chalmers. First notice. Closes Wednesday, 14 May.

On-4343-2006 - Sefton Holdings Limited, Mackies Hotel, 14 George Street, Port Chalmers. First notice. Closes Wednesday, 14 May.

On-7-2025 - J S Cafe Limited, Heritage Coffee, 43 Jetty

Second notice Saturday, 12 April 2025

---

**ALCOHOL LICENCE APPLICATIONS**

Off-4344-2006 - Sefton Holdings Limited, Mackies Hotel, 14 George Street, Port Chalmers. Second notice. Closes Wednesday, 14 May.

On-4343-2006 - Sefton Holdings Limited, Mackies Hotel, 14 George Street, Port Chalmers. Second notice. Closes Wednesday, 14 May.

Visit [www.dunedin.govt.nz/alcohol-applications](http://www.dunedin.govt.nz/alcohol-applications) for full details of the applications.

Closes Wednesday, 14 May 2025

**From:** [Melissa Joyce](#)  
**To:** [Dunedin Licensing Agency](#)  
**Cc:** [Aaron Whipp](#)  
**Subject:** OPPOSITION ON-4343-2006 & OFF-4344-2006 Mackies Hotel  
**Date:** Thursday, 17 April 2025 08:35:51 a.m.  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

17 April 2025

Ref: ON-4343-2006 & OFF-4344-2006  
Application received: 2 April 2025  
Applicant: Sefton Holdings  
Limited  
Application type: Renewal ON&OFF  
Premises: Mackies Hotel  
Premises address: 14 George Street, Port Chalmers, Dunedin

Dear **Secretary DLC**

**RE: SALE AND SUPPLY OF ALCOHOL ACT 2012 – APPLICATION FOR A NEW ON LICENCE –**

Please receive this interim report on the above application from- – **Mackies Tavern**

This report advises that we have been unable to complete our enquiry as unable to meet with the applicant.

Please note that a further report will be submitted in May 2025.

Please be advised also that the application is opposed until the above report is completed.

Regards



**Aaron Whipp**

**Raihana waipiro | Āpiha Whakaū Kore | Kaitohutohu Hauora  
Public Health**

**National Public Health service**

**Te Waipounamu Southern**

**Alcohol Licensing - Alcohol and other drugs | Delegated Functions of Medical Officer of Health SASAA 2012**

**| Smokefree Enforcement Officer | Kaitohu Hauora |**

waea pūkoro: mob 027 204 7195 | 03 4769857 | [imāra\\_aaron.whipp@southerndhb.govt.nz](mailto:imāra_aaron.whipp@southerndhb.govt.nz) | 369 Taieri Road, Dunedin |

Private Bag 1921, Dunedin 9054