

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU25063
Applicant	Smith & Smith
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to establish an industrial activity (vehicle repair garage); and for the placement of signs
Location	2 Avon Street Gore, 9710
Legal Description	Lot 1 DP 5808 RT SL224/17
Activity Status	Discretionary
Decision Date	29 January 2026

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 26 January 2026 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104B of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to establish and operate an industrial activity (vehicle repair garage) at 2 Avon Street Gore. This consent will allow for the operation of a vehicle repair garage where vehicle glass repair, replacement and recalibration will occur. The suite currently operated as a car yard under Land Use Consent LU2014/64.

Definitions:

Industrial activity means: land and/or buildings used for the manufacturing, repairing, engineering, fabricating, processing, packing or storing of products or materials. This includes any ancillary retail sales, any public display or tour operations within the land or premises, and associated offices, staff facilities and caretaker's accommodation. Industrial activity includes, but is not limited to, contractor's yard or depot, the bulk storage of fertiliser, power generation station, substation not provided for as infrastructure, the transfer, storage, treatment or disposal of waste not otherwise defined.

2. SITE DESCRIPTION

The site is located at 2 Avon Street, Gore and is located within Residential A Zone as identified in the Gore District Plan GIS Mapping. The site is located north of Gore CBD. The site is surrounded by a variety of businesses



Figure 1 – 2 Avon Street

The site is bordered by a marine supply store on the northern boundary located in Residential A Zone. The eastern part of the site borders land that is zoned industrial under the Operative Gore District Plan. Avon Street runs along the southern boundary of the site the subject site is located

on the northern of the street. A motel is located on the southern side of Avon Street and it is partially located within the Industrial Zone and partially within Residential A Zone of the Operative District Plan. Hokonui Drive (State Highway 94) runs along the western border of the site, the other side of that holds the Gore Fire Station which is located within Residential B Zone according to the Operative Gore District Plan.

The existing building on site was built in February 2023 following approval of Building Consent 210566-2. There is commercial fencing (1.8m) along the eastern boundary, the north is bordered by the marine supply store building wall. There is no border to the south of the site along Avon Street. Block and chain fencing is intended to be used along the western boarder along State Highway 94.

The site has been identified as being subject to a District Inundation overlay in the Gore District Plan GIS mapping. The site is identified as being potentially prone to flooding from the Mataura River in floods larger than that of 1978. The existing building was built with floor levels at least 300mm above the 1978 flood levels to mitigate any potential impacts from flooding.

3. ACTIVITY STATUS

3.1 Operative Gore District Plan

The site is zoned Residential A in the Gore District Plan and the proposed activity requires resource consent under the District Plan for the following reason:

- A **discretionary** activity resource consent pursuant to Rules 4.2.4 for land use not listed as a permitted activity.
- A **discretionary** activity resource consent regarding land use activities and 4.10 regarding signs for the proposed land use as a vehicle repair garage.

3.2 Activity Status Summary

Overall, the application is being considered and processed as a **discretionary** activity under the District Plan.

4. NOTIFICATION ASSESSMENT

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 ('RMA') set out the steps the Council is required to take in determining whether or not to publicly notify an application or notify on a limited basis.

4.1 Public notification – Section 95A

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

- The applicant has not requested public notification.
- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA .
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are not rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
 - a controlled activity; or
 - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.
- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.
- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval and as such adverse effects on these parties have been disregarded.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, the site is subject to a resource consent which permits a car sales yard activity. This forms part of the existing environment and has been taken into account when considering the proposal.

Assessment of Environmental Effects

Character and Amenity

The subject site is surrounded by buildings and lots of similar use, layout, bulk and appearance. The marine supply shop directly to the north of the site and buildings further down Avon Street to the east allow for the existing building to fit into its surroundings.

The site is already being used as a car yard, the proposed use as a vehicle repair garage will retain the existing character and amenity of the plot and its surrounding neighbours.

Overall, it is considered that the potential adverse impacts of the proposal are less than minor.

Servicing

The existing building is already connected to the council's water, sewerage and stormwater services. There are no proposals to change this in the proposed application.

Overall, it is considered that the proposal's potential adverse impacts are considered less than minor.

Signage

Signage is proposed to be installed on the southern (facing Avon Street) and western (facing Hokonui Drive) walls of the building. The Operative Gore District Plan sets out the requirements for signs in Rule 4.10, the signs in this proposal largely meet the criteria for permitted activity triggering two rules.

The signage proposal triggers rule 4.10.1(c)(i) by proposing three signs and 4.10.1(c)(iv) on both western and southern walls as the rule does not allow signs to be greater than 2m above ground level in a residential zone. The signs are proposed to appear as shown in Figures 2 and 3 below.



Figure 2 – Proposed signage on western wall facing Hokonui Drive

Figure 3 – Signage on southern wall facing Avon Street

Due to the position of the doors on the building the proposed location of the signage is justified. The three proposed signs are necessary to the proportion of the business and allowing customers to identify the site.

The signs are compliant with the rest of the rules set out in 4.10. They do not face a carriageway with a speed limit exceeding 70kph (Hokonui Drive on the western boundary is limited to 50kph), they are not illuminated, lettering on signage is not less than 125mm, and the signage does not obscure or detract from any public information or safety signage.

Overall, it is considered that the potential adverse effects caused by the proposed signage is less than minor.

Natural Hazards

The site is located withing a district inundation overlay. The Maitura River is prone to flooding,



1978 saw the largest major flood recorded. It is considered to have a return period in the order of 50-60 years while those since are 20-30 year return period floods. While flood protection systems have been implemented in Gore to protect the central business district, homes and major industry from a flood of the size experienced in 1978. If the floodbanks were ever breached, or a larger flood was to occur overtopping the stopbanks, then the extent of damage that could occur would be severe.

The existing building is built 300mm higher than the levels of the 1978 flood. No proposals are made to alter this the site will remain physically the same.

Overall, it is considered that the potential adverse effects of the proposal would be less than minor.

Traffic and Parking

The application proposes 12 total parking spaces. 1 parking space per employee (4 total) plus 2 parking spaces provided for customers (8 total). One of the proposed parking spaces will be accessible car parking. Provision is proposed to be made to ensure all vehicles exit the site forwards. No proposal are made to change the roading network or suggest any additional access points to the site. Considering the current use of the site and the proposal seeking consent the changes in this proposal are minimal.

Gore District Council's roading department was consulted for comments at the time of submission and Murray Hasler, Roading Asset Manager at the Council, reviewed the application and provided the following comments.

"The site of the proposed land use consent is located on the northeast corner of Avon Street and Hokonui Drive (SH94). Avon Street is part of the Gore northern heavy traffic bypass and is classified as an urban collector road. It has an asphalt surface, existing concrete kerb and channel at each edge of the carriageway and existing concrete footpaths on both sides. Two existing concrete slot style vehicle crossings provide access onto the southern boundary of the property from Avon Street. An illegal steel ramp crossing was also noted in the channel between the two existing compliant vehicle crossings."

Mr. Hasler provided the following recommendation

"It is recommended that the applicant review the vehicle crossings needed to service the proposed activity to ensure all traffic uses complying formed vehicle crossing. This may include extension of crossings and/or relocation along with appropriate means of identifying to drivers where the crossings are."

Following discussion with the applicants, it has been agreed that all three vehicle crossings (albeit one is currently not formed) are sought to be utilised. The existing vehicle crossings will be upgraded either individually or as one large crossing, this will allow vehicles to enter the site in line with the workshop doors in the existing building as well as having access to the available parking spots. All upgrades will be carried out in accordance with the Subdivision and Land Development Bylaw 2019.

Overall, it is considered that, following the upgrade of the vehicle crossing, the potential adverse impacts on traffic and parking are less than minor.

Hazardous Substances

The applicant has provided a Hazardous Substance Inventory which demonstrated substances stored on site to not exceed the amounts specified in Table 6.2 or rule 6.9 in Chapter 6 (Hazardous Substances) of the Operative Gore District Plan. The Smith&Smith's Hazardous Substance Management Procedure ensures hazardous substances held onsite shall be handled, stored and disposed of appropriately.

Overall, the potential adverse impacts of the storage of hazardous substances on site are considered less than minor.

Noise and Hours of Operation

The application proposes the following hours of operation:

8:00am to 5:00pm Monday to Friday

8:00am to 1:00pm Saturday (summer months only October – March)

Windscreen glass is expected to be delivered twice per week via small Mainfreight curtain sided truck.

Noise is limited to 55 dBA Leq between the hours of 07:00 and 22:00 (7am to 10pm) on any day. The proposed hours of operation are within these limited hours. Considering the currently use of the site as a car yard and the proposed use of the site as a vehicle repair garage the slight change in use is not considered to have an great impact on noise levels. The applicants anticipate that the proposed use will not exceed noise limits.

Overall, it is considered potential adverse impacts in regards to noise levels will be less than minor.

Visual amenity

The only physical changes proposed for the site are the introduction of signage on the western and southern external walls. These have been assessed above as having less than minor impacts on the surrounding environment. There are no proposed changes to the bulk, scale, layout or coverage of the existing building.

The potential adverse effects on the visual amenity of the site are considered less than minor.

Conclusion: Effects On The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor.

Step 4 – Public Notification in Special circumstances

- There are no special circumstances that warrant public notification.

4.2 Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposed.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

Step 2 – Limited notification precluded

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.

- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.
- d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

Owners and occupiers

The subject is neighbored by a variety of businesses and land uses that could be affected by the proposed application. This will be assessed in the following section. Directly neighboring the site to the north by a marine supply business, an industrial lot, a motel and Gore fire station.

These have been marked out on figure 4 below with red dots.



Figure 4 – Owners and occupiers of adjoining sites shown with red dots

It is considered that the proposed use of the site will maintain the character of the area given the surrounding business and uses. Existing amenity values will not be altered beyond what is currently consented to operate on site.

Overall, it is considered that the proposals' potential adverse impacts on owners and occupiers of adjacent properties are less than minor.

Conclusions: Effects on Persons

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Step 4 – Special Circumstances for Limited Notification

- There are no specific circumstances that warrant limited notification of the application.

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of:*
 - (i) A national environmental standard;*
 - (ii) other regulations;*
 - (iii) a national policy statement;*
 - (iv) a New Zealand coastal policy statement;*
 - (v) a regional policy statement or proposed regional policy statement;*
 - (vi) a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.2 Effects on the Environment

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

6.3 Relevant Provisions

Operative District Plan

The relevant operative objectives and policies are contained within Chapter 3, Chapter 4A and Chapter 6 of the District Plan.

Chapter 3 – Land Use Activities – A Framework

Objectives

- (1) Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.*
- (2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.*
- (3) Ensure that signs do not give rise to adverse effects on traffic safety, cause a danger to pedestrians, or impact adversely on amenity values.*

Policies

- (1) Establish zones that reflect the characteristics and amenity values of the area.*
- (2) Control the adverse effects of land use activities on the environment*
- (4) Enable advertising and other such signage, except where this will give rise to adverse effects on traffic safety, cause a danger to pedestrians, or impact adversely on amenity values.*

Chapter 4A – Natural Hazards

Objectives

- (1) Ensure the public is aware of the likelihood and consequences of natural and man-made hazards within the District.*
- (2) Minimise the risk to people and property from inundation.*

Policies

- (2) On sites subject to actual or potential flooding, promote:*
 - (a) identification and use of elevated ground for those activities that could be adversely affected by flooding; and*
 - (b) elevated floor levels within any buildings*

Chapter 6 – Hazardous Substances

Objectives

- (1) Prevent or mitigate adverse environmental effects and risks associated with the use, storage, transportation and disposal of hazardous substances.*

Policies

- (1) Limit the quantities of hazardous substances stored at sites to a level that is appropriate to the activities undertaken on that site and appropriate to the environment of that locality.*
- (5) Ensure that any disposal of hazardous substances undertaken is in such a manner as to avoid any actual or potential adverse environmental effects.*

Proposed District Plan

The Proposed District Plan was notified for public submissions on 31 August 2023. The submission period closed on 26 October 2023. The further submission period closed on 12 April 2024. The proposed plan is expected to be notified on January 31st, 2026. As the rules that have immediate legal effect are not relevant to this proposal, it is unnecessary to apply any weighting to the Proposed District Plan at present time.

7. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

Section 5 – Purpose

The proposed activity takes into account Section 5 of the RMA. The proposed activity will sustain natural and physical resources and whilst enabling people and communities to provide for their social, economic and cultural well-being. As assessed above, the adverse effects of the proposal can be avoided, remedied or mitigated.

Section 6 – Matters of national importance

Attention has been given to matters of national importance. This site does not contain any outstanding natural features or landscapes, nor any area of significant indigenous vegetation. It is considered the proposal is appropriate within this residential landscape.

Section 7 – Other matters

Particular regard has been given to the maintenance and enhancement of amenity values (section 7(c)) and maintenance and enhancement of the quality of the environment (section 7(f)). The amenity of the land and surrounding area will be maintained, and the proposed activity will not have adverse effects on the quality of the environment.

Section 8 – Treaty of Waitangi

This site is not within any known heritage sites or statutory acknowledgement areas and therefore, this recommendation is not inconsistent with the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104B of the RMA, consent is **granted** for land use consent to use the land at 2 Avon Street, Gore as a car repair garage (vehicle glass repair, replacement and recalibration) subject to the following conditions imposed pursuant to Section 108.

Consent Conditions

1. The activity must be undertaken in general accordance with the “Assessment of Environmental Effects – Prepared by Taryn Pearce dates 15th December 2025”.
2. Within 6 months following the issue of this consent, the consent shall complete the following works:
 - a. The two existing vehicle crossings must be upgraded in accordance with Diagram R03-2 Standard Slot Crossings detailed in the Gore Subdivision and Land Development Bylaw 2019.

Note: Extension of reinforced concrete access from the back of the footpath to the boundary is required.
 - b. The consent holder may extend the vehicle crossings to align with the roller doors of the existing building on site. The crossing must be completed in accordance with Diagram R03-2 Standard Slot Crossings detailed in the Gore Subdivision and Land Development Bylaw 2019.
 - c. The white painted bollards and chains guiding traffic to west end of access should be located within the property boundary.
 - d. Replace the existing light duty blue plastic toby tap cover located in the wheel path of the Avon Street west access with a heavy duty trafficable cover.
3. Hours of operation of the commercial activity are limited to:
8:00am and 5:30pm (Monday – Friday) all year round.
Saturdays between the months of October and March the commercial office is permitted to operate between 8:00am to 1:00pm.
4. Display of signage on the southern and western façades, must be generally in accordance with the images provided within the “Assessment of Environmental Effects – Prepared by Taryn Pearce dates 15th December 2025” as stated in Condition #1.

Advice Notes

1. Please note all new drainage systems requires a building consent.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Molly O'Sullivan
Planning Consultant

Decision made by



Insert name
Delegate

Appendix A: Approved Plans

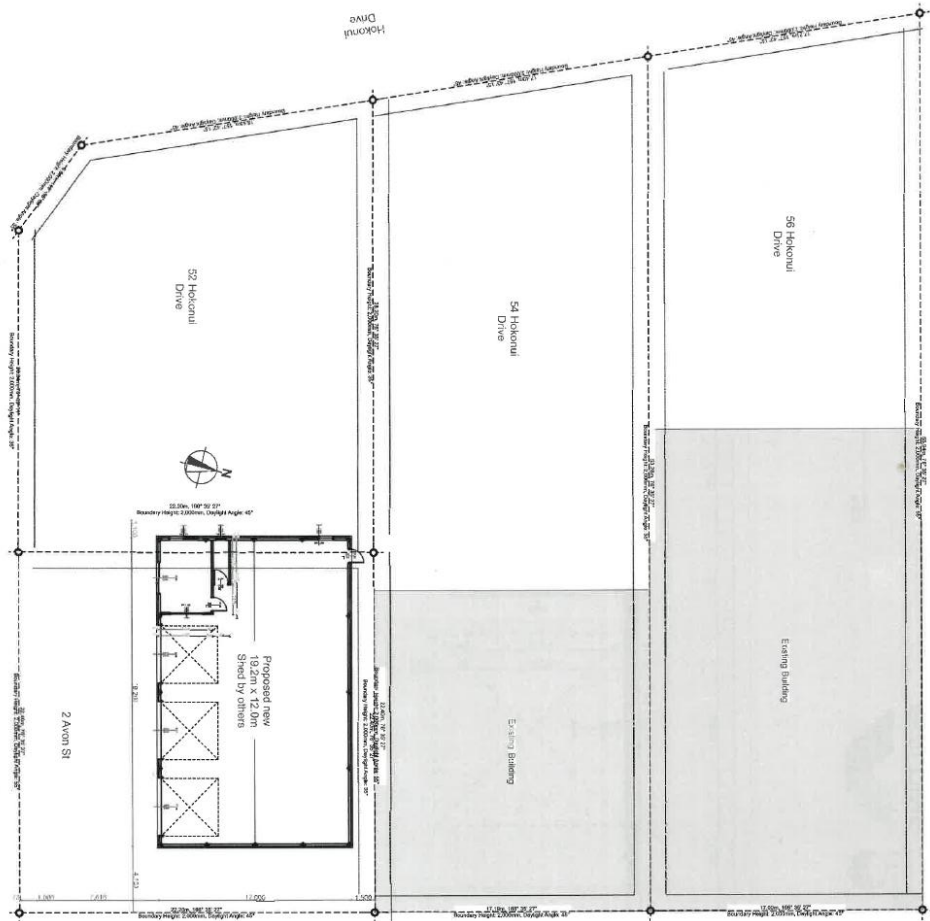
APPENDIX A – APPROVED PLANS

Contractor shall ensure that all building works and practices comply with the NZ Building Code and all relevant NZ standards and Local Authority Bylaws. Contractor to verify existing conditions, dimensions, and levels on site, and clarify any ambiguities in the documents prior to commencing work. Do not scale from drawings - consult with Designer if clarification is required. All drawings are to be read in conjunction with all other project documents. All designs, drawings and specifications and the copyright herein are the property of Building Solutions Ltd, and are not to be produced, altered, or amended in any way without prior written approval of the designer.

Site Plan

1:250

Avon St



BUILDING SOLUTIONS LTD 2017

214 Findley Rd, RD2, Ascot
 PHONE: 0278908200
 info@building-solutions.co.nz
 www.buildingsolutions.co.nz

Inders Marine
 19.2m x 12.0m Shed
 2 Avon St, Gore.

NOTES:

1. Large shed footprint is 19.2m x 12.0m. Shed is to be constructed in accordance with the Building Code and all relevant NZ standards and Local Authority Bylaws.

2. Shed is to be constructed in accordance with the Building Code and all relevant NZ standards and Local Authority Bylaws.

3. Shed is to be constructed in accordance with the Building Code and all relevant NZ standards and Local Authority Bylaws.



GORE DISTRICT COUNCIL
 APPROVED AMENDMENT
 Building Consent # 210566 -2
 Date: 22 February 2023
 Page: 1 of 356

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 ISSUED: 20/02/2023
 PROJECT #: 21 - 073



Assessment of Environmental Effects

Applicant: Smith&Smith®

Address: 2 Avon Street, Gore 9710

Date: December 2025



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Land Use Consent – Assessment of Environmental Effects

Smith&Smith® apply for resource consent in respect of 2 Avon Street, Gore. In accordance with Section 88 and Schedule 4 of the Resource Management Act 1991, we provide the following information.

1.0 Overview

The purpose of this land use consent is to establish and operate a vehicle repair garage (vehicle glass repair, replacement and recalibration) within the Residential A Zone.

1.1 Applicant (Lessee)

Smith&Smith®
c/- Tim Beck
1 Carmont Place
Mt Wellington
Auckland 1060

1.2 Registered Owners

Garry Robin Inder
23 Takitimu Street
Gore 9710

1.3 Location

2 Avon Street
Gore, 9710
Lot 1 DP 5808
RT SL224/17 506 square metres more or less
Valuation Reference: 29800.844 01

1.4 Type of Resource Consent

This application seeks to achieve Land Use Consent for a **Discretionary Activity** in terms of the Operative Gore District Plan.

1.5 Other Resource Consent

No additional resource consent is sought at this time from the Gore District Council or Environment Southland.

2.0 Existing Environment

2.1 Subject Site

The site is located at 2 Avon Street at the north-eastern corner at the intersection of Hokonui Drive (New Zealand State Highway 94). The site encompasses a building, built in 2023, under Gore District Council Building Consent 210566-2. The property is zoned Residential A.

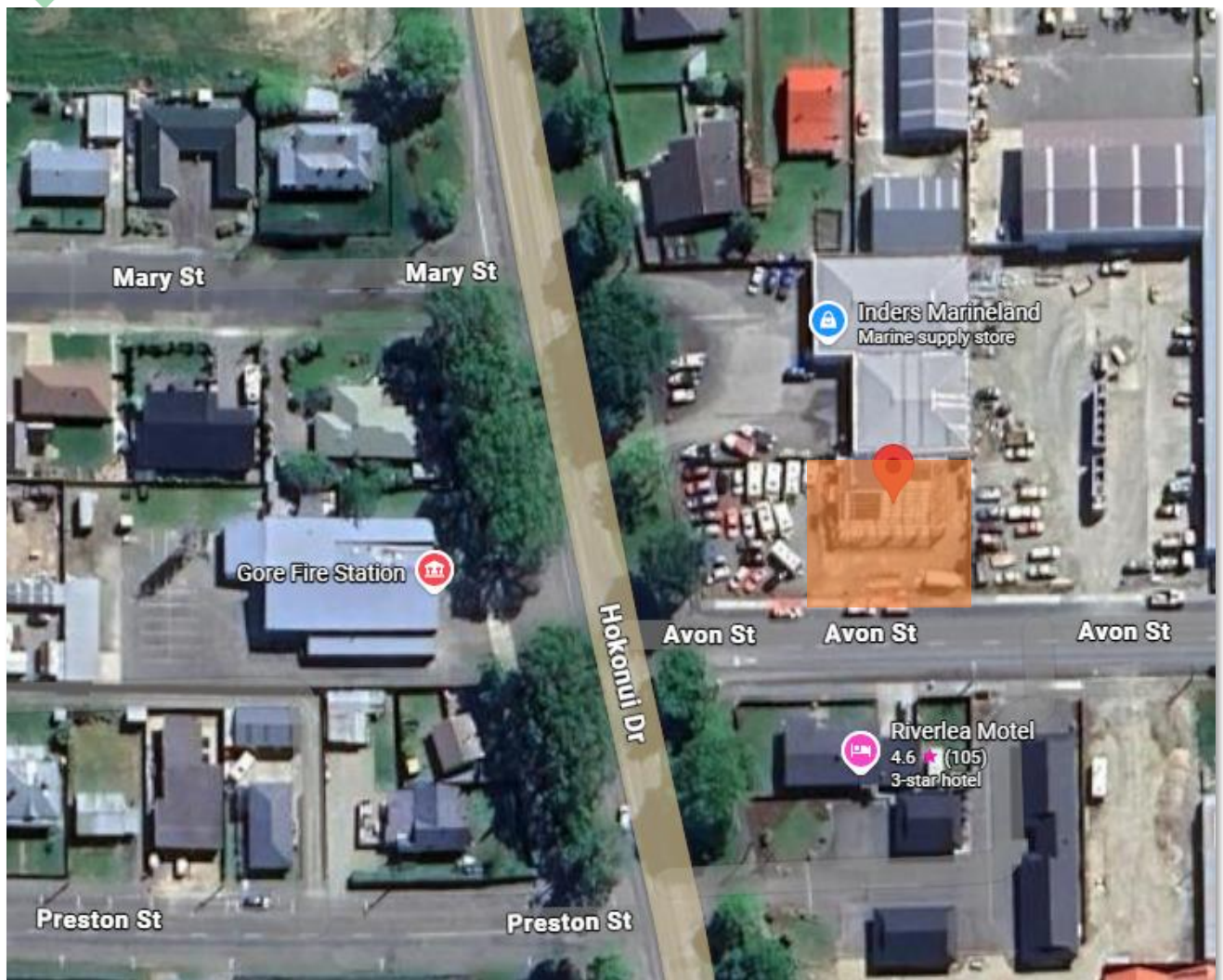


Figure 1 – Aerial view of the subject site – 2 Avon Street, Gore

2.2 Surrounding Environment

The subject site is situated in Residential A Zone, borders an Industrial Zone on the eastern side and a marine supply store in Residential A Zone on the northern side. The property directly opposite the subject site across Avon Street on the southern side, is a motel which is situated partly in Industrial Zone and partly in Residential A Zone. The eastern side of the site borders Hokonui Drive (New Zealand State Highway 94), with Gore Fire Station directly opposite, which is situated in Residential B Zone.

The subject site currently operates as a car yard under Land Use Resource Consent LU 2014/64. The property is owned Garry Robin Inder.

3.0 Proposal

The attached plans (4 sheets) prepared by Building Solutions Ltd, dated 20 February 2023, provide detailed drawings for the building located at the subject site, and includes a site plan indicating the building location in relation to the existing boundaries (refer to Gore District Council Building Consent 210566-2).



Figure 2 – Building Solutions Ltd site plan

Smith&Smith® intend to establish and operate their vehicle glass repair, replacement and recalibration business within the 230 square metre building. Pre-consultation with Council's Planning Unit has identified that the activity is considered a 'vehicle repair garage' which is a **Discretionary Activity** within the Residential A Zone.

Staff and customer parking is provided onsite. There is no provision for customers to remain while their vehicle glass is being repaired. Deliveries will be via the 2 Avon Street vehicle access and exiting via the same route. Three roller doors are installed at the southern side of the building.



Figure 3 – South side of site, 2 Avon Street showing roller doors & site entry

3.1 Hours of Operation

8:00am to 5:00pm	Monday to Friday
8:00am to 1:00pm	Saturday (summer months only October – March)

3.2 Staff Numbers

No more than three full-time automotive glazing technicians, and one part time administrator.

3.3 Deliveries

Windscreen glass is delivered twice per week by a small Mainfreight curtain sided truck, with a tail lift.

4.0 Compliance with District Plan

The subject site falls within the Residential A Zone of the Operative Gore District Plan. Pursuant to Chapter 4 – Discretionary activity rule 4.2.4 the proposal is classified as a **Discretionary Activity**, in that the proposed land use does not comply with Rule 4.2.1 or Rule 4.2.2 and is not otherwise explicitly provided for by any other rule in the Plan.

5.0 Proposed District Plan

Referring to the attached ePlan for the Proposed Gore District Plan, the subject property lies within the Mixed Use Zone. There are no Rules that have immediate legal effect from 31 August 2023 that apply to the subject site or the proposed land use.

6.0 Assessment of Effects

The below items are considered to deal with the essential information relating to the proposed land use and the likely effects resulting from it. As required in terms of Schedule 4 to the Resource Management Act 1991, consideration has been given to the following various matters identified in Clause 6.

6.1 Servicing and Infrastructure

The existing building is connected to Council's water, sewage, and stormwater infrastructure within the adjoining streets. These services have been installed to the requirements of the Gore District Council under Building Consent 210566-2. There is no additional demand on Council's water supply, sewerage and stormwater infrastructure associated with the proposed land use.

6.2 Physical Address

As indicated on Figure 3, vehicle entry access to the site for staff, customers and deliveries is provided from the Avon Street frontage and exiting from the same access. Avon Street has a sealed carriageway with footpaths, kerb and channel on both sides. Onsite carparking and manoeuvring areas are constructed to a high standard, noting that the carparking areas are still to be physically line marked.

6.3 Amenity Values

The subject site is situated in Residential A Zone, borders an Industrial Zone on the eastern side and a marine dealership/ workshop, in Residential A Zone on the northern side. The property directly opposite the subject site across Avon Street on the southern side, is a motel which is situated partly in Industrial Zone and partly in Residential A Zone. The eastern side of the site borders Hokonui Drive (New Zealand State Highway 94), with Gore Fire Station directly opposite, which is situated in Residential B Zone.

The 230 square metre building has been specially located to maximise the site area and to provide onsite access and manoeuvring for small scale commercial activity.

The existing building is setback from the Avon Street frontage by 11 metres. Commercial Fencing (1.8 metres) is established along the eastern boundary of the property which adjoins 4 Avon Street. The northern boundary which adjoins 54 Hokonui Drive is the Inder Marine Yamaha Dealership building wall. There is no fencing on the southern boundary and block-and-chain fencing will be used on the western boundary.

The site layout is not uncommon to the surrounding development and existing land use. Based on the foregoing, the proposed operation of a vehicle glass repair, replacement and recalibration business within the Residential A Zone is not considered to have an adverse effect on the surrounding amenity.

7.0 Natural Hazards

The subject location is listed as 'potentially flood-prone from the Mataura River in floods larger than that of 1978, or a stopbank breach in smaller floods'. The subject site building has been built with floor levels at least 300mm above the 1978 flood level. There is no development proposed onsite and the proposed activity will not worsen flooding risk, therefore no further action is warranted under Section 106(1)(a) of the Resource Management Act 1991.

8.0 Soil Contaminants

The site is not registered on the Southland Contaminated Land Register administered by Environment Southland – refer Figure 4. Accordingly, no further action is considered necessary as part of this land use consent application.

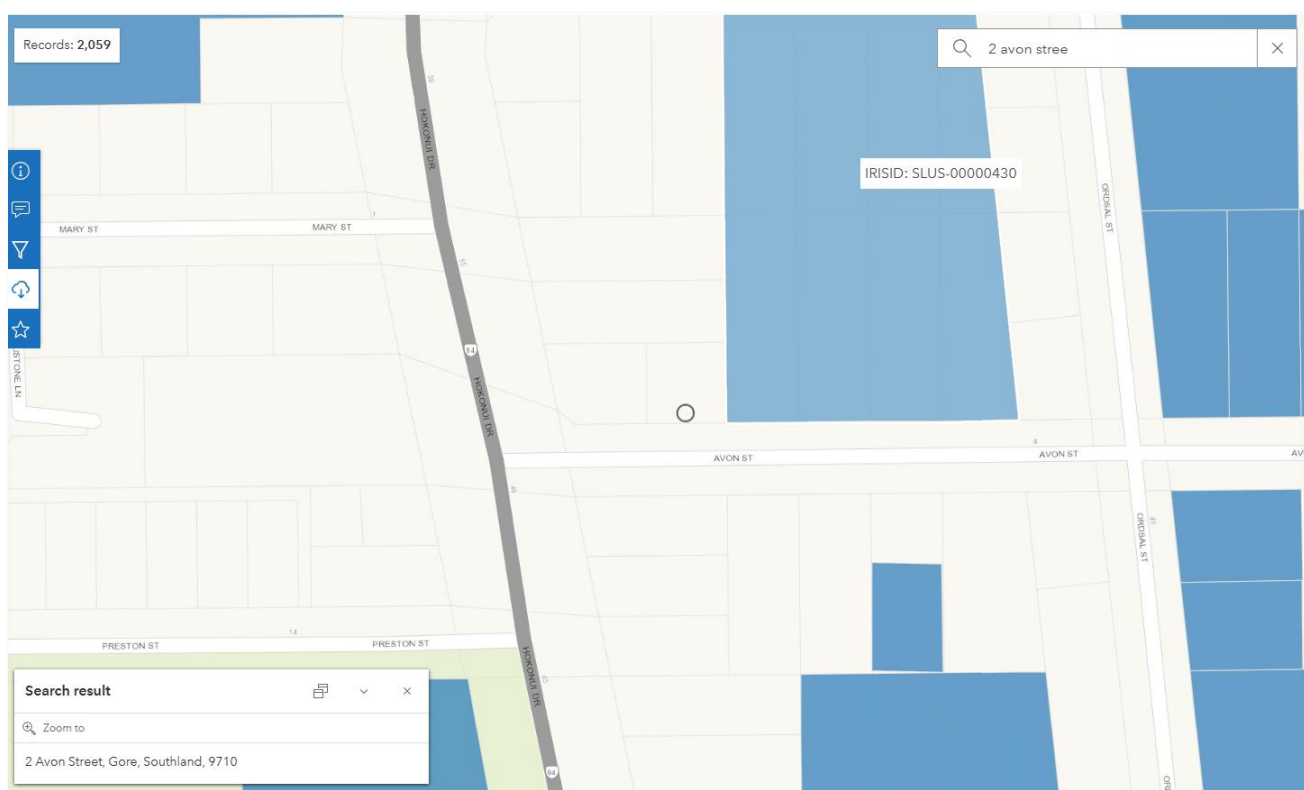


Figure 4 - Southland Contaminated Land Register - 2 Avon Street, Gore

9.0 Visual Impact

Outdoor storage areas (including waste storage) shall be screened to reduce adverse visual effects and cross boundary effects such as discharge of debris.

In accordance with Chapter 4, Land Use Activities Rule 4.6 of the Operative Gore District Plan, it is confirmed that there is no emission of lightspill and/or glare at the boundary of the site greater than 5 Lux between the hours of 7:00pm to 7:00am. Refer Section 3.1 Hours of Operation.

The building layout and design is consistent with the neighbouring properties in the area and the business will operate within similar hours as the surrounding businesses.

10.0 Signs

Three Smith&Smith® signs will be fitted to the building, refer Figures 5 and 6. In accordance with Chapter 4, Land Use Activities Rule 4.10.1, signage is not designed to be viewed from a public road where the authorised speed limit equals or exceeds 70 kph, no signage is illuminated, lettering on signage is not less than 125mm, and the signage does not obscure or detract from any public information or safety signage. Signage will be attached to the building at 2 metres or higher than ground level.



Figure 5 - Proposed signage western side of building



Figure 6 - Proposed signage southern side of building

11.0 Noise

In accordance with Chapter 4, Land Use Activities Rule 4.5.1, the proposed activity is not anticipated to exceed the noise limits specified in residential zones. Refer Section 3.1 Hours of Operation.

12.0 Traffic and Parking

In accordance with Chapter 4, Land Use Activities Rule 4.7A.1(3) of the Operative Gore District Plan, it is confirmed that 1 space per employee plus 2 parking spaces are provided. It is noted that one of the carparking spaces provided is for accessible car parking. Provision shall be made to ensure that all vehicles leave the site in a forward direction.

The proposed activity does not require any change to the roading network or any additional access points to the site. There are no anticipated traffic effects.

13.0 Hazardous Substances

In regard to the proposed activities within the subject property, it is confirmed that in respect of Chapter 6, Hazardous Substances Rules 6.9, the quantity of hazardous substances stored onsite does not exceed the amounts specified in Table 6.2. Refer Hazardous Substance Inventory – 2 Avon Street, Gore attached.

All hazardous substances held onsite shall be handled, stored and disposed of in accordance with Smith&Smith's Hazardous Substance Management Procedure. Including a spill kit held onsite at all times.

14.0 Operative Gore District Plan – Objectives and Policies

The applicable Objectives and Policies of the Operative Gore District Plan are assessed below:

3.3 Objectives

- (1) Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.*
- (2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.*
- (3) Ensure that signs do not give rise to adverse effects on traffic safety, cause a danger to pedestrians, or impact adversely on amenity values.*
- (8) Avoid where practical the adverse effects of land use activities upon infrastructure.*

3.4 Policies

- (1) Establish zones that reflect the characteristics and amenity values of the area.*
- (2) Control the adverse effects of land use activities on the environment.*

(4) Enable advertising and other such signage, except where this will give rise to adverse effects on traffic safety, cause a danger to pedestrians, or impact adversely on amenity values.

(12) Require any adverse effects of land use activities upon infrastructure to be rectified.

4A.3 Objectives

(2) Minimise the risk to people and property from inundation

4A.4 Policies

(4) Within areas shown as “Subject to Actual or Potential Inundation” on the District Plan Maps the Gore District Council will:

(c) in respect of areas of Mataura shown as red, lime green or purple on the District Plan maps, require any buildings accommodating people to be built with their floor levels at least 300 mm above the 1978 flood level.

Comment: The proposed vehicle repair garage (vehicle glass repair, replacement and recalibration) to be situated in the existing building onsite, is considered to have less than minor effects with respect to noise, signage, obtrusive lighting hazardous substances or carparking. The proposed activity does not require any change to the roading network or any additional access points to the site. There is no additional demand on the Council’s water supply, sewerage and stormwater infrastructure associated with the proposed land use.

The building layout and design is consistent with the existing land use and neighbouring properties in the area, and the business will operate with similar hours as the existing/surrounding businesses.

Based on the foregoing assessment, the development is considered to be in accordance with the Objectives and Policies for the Residential A Zone.

15.0 Proposed Gore District Plan – Objectives and Policies

Pursuant to Section 104(1)(b)(vi) of the Resource Management Act 1991, the Objectives and Policies in a proposed plan change have legal effect immediately upon public notification, being 31 August 2023 in this instance.

Therefore, consideration has been given to the relevant Mixed Use Zone Objectives and Policies of the Proposed Gore District Plan, these are outlined in turn below:

Objectives

MUZ-O1 The Mixed Use Zone provides for a wide range of activities to meet the economic, cultural and social needs of the Gore District.

MUZ-O2 The type of activities and services provided for in the Mixed Use Zone are limited to ensure the vitality, vibrancy and character of the town centre or local centre is not compromised.

MUZ-O3 The Mixed Use Zone provides a safe, accessible and functional working and residential environment with a reasonable level of amenity consistent with the range of activities provided for.

MUZ-O4 Adverse environmental effects or impacts on Ngāi Tahu cultural values generated by activities within the Mixed Use Zone are managed, particularly at the zone interfaces.

Policies

MUZ-P1 Enable activities which are compatible with the purpose and predominant character of the Mixed Use zone whilst ensuring their design, scale and intensity is appropriate.

MUZ-P4 Require activities and development to maintain a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by:

1. ensuring landscaping is provided and maintained, particularly on road frontages;
2. screening outdoor storage areas (which are not for sales purposes) and rubbish areas to reduced adverse visual effects and cross boundary effects such as noise and discharge of odour or dust;

MUZ-P5 Manage adverse effects of activities within the zone to maintain the character and amenity of adjoining zones.

Comment: The proposed land use is located in an area incorporating commercial activities – car yard, marine supply store – and adjoins an Industrial Zone.

Overall, it is considered that the proposed application is in accordance with the relevant Objectives and Policies of both the Operative and Proposed District Plans.

16.0 Consultation

The proposed site activity is in accordance with the surrounding environment and adverse effects (if any) of the activity are considered to be no more than minor. Due to the passive nature of the vehicle glass repair, replacement and recalibration activity, it is considered that no-one other than the property owners are affected and no further consultation with other parties has been completed.

17.0 Sustainable Management

In terms of the Resource Management Act 1991, one of the prime purposes of the Act is to promote the sustainable management of natural and physical resources. Part II of the Act states:

“Sustainable management means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and



communities to provide for their social, economic and cultural wellbeing and for their health and safety while:

- avoiding, remedying, or mitigating any adverse effects of activities on the environment.

In achieving the purpose of the Act, the consent authority shall have particular regard to:

- the maintenance and enhancement of amenity values
- the maintenance and enhancement of the quality of the environment”

The Act defines amenity values as:

“Amenity values means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic, coherence and cultural and recreational attributes.”

Comment: Given the particular factors relating to this application and the existing surrounding commercial environment, it is considered that the operation of a vehicle repair garage would not be inconsistent with the surrounding receiving environment and accordingly the proposal is consistent with Part II of the Resource Management Act 1991.

18.0 Schedule 4 Clause 7 of the Resource Management Act 1991

The above items are considered to deal with the essential matters relating to the proposal and the likely effects resulting from it. As required in terms of the Schedule 4 of the Resource Management Act 1991, consideration has been given to the following various matters identified in Clause 7 as follows:

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, and cultural effects.
- (b) any physical effect on the locality, including landscape and visual effects.
- (c) any effect on eco-systems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual or cultural value, for future or present generations.
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants.
- (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

Subject to the Gore District Council imposing standard use consent conditions, it is not anticipated that granting consent to this proposal would establish a significant precedent and accordingly the cumulative effect is considered to be less than minor.

19.0 General

The proposed vehicle repair garage (vehicle glass repair, replacement and recalibration) lends itself to the subject site and fits in well with the surrounding environment. Smith&Smith® is a well-established business within Southland which has continuing forward workload and commitment to the region.

It is considered that this activity is acceptable in this instance, due to the reasons outlined in this consent application. We request that this application be processed on a non-notified basis for a Discretionary Activity.

19.1 Address for service

Jacques Wilters
Smith&Smith® Distribution Centre
15 Mctigue road
Halswell
Christchurch 8025

19.2 Contact for Site Visit

Jacques Wilters
Smith&Smith® Distribution Centre
15 Mctigue road
Halswell
Christchurch 8025

Prepared By:

Taryn Pearce
Responsible Business Manager
Belron NZ

Reviewed By:

Tim Beck
Authorised Dealer Channel Manager
Smith&Smith®

15 December 2025



20.0 Attachments

- Building Solutions Ltd Plans (4 sheets)
- Record of Title SL224/17, Lot 1 Deposited Plan 5808
- Gore District Plan Zone Map
- ePlan Proposed Gore District Plan
- Hazardous Substance Inventory – 2 Avon Street, Gore

Gore District Council
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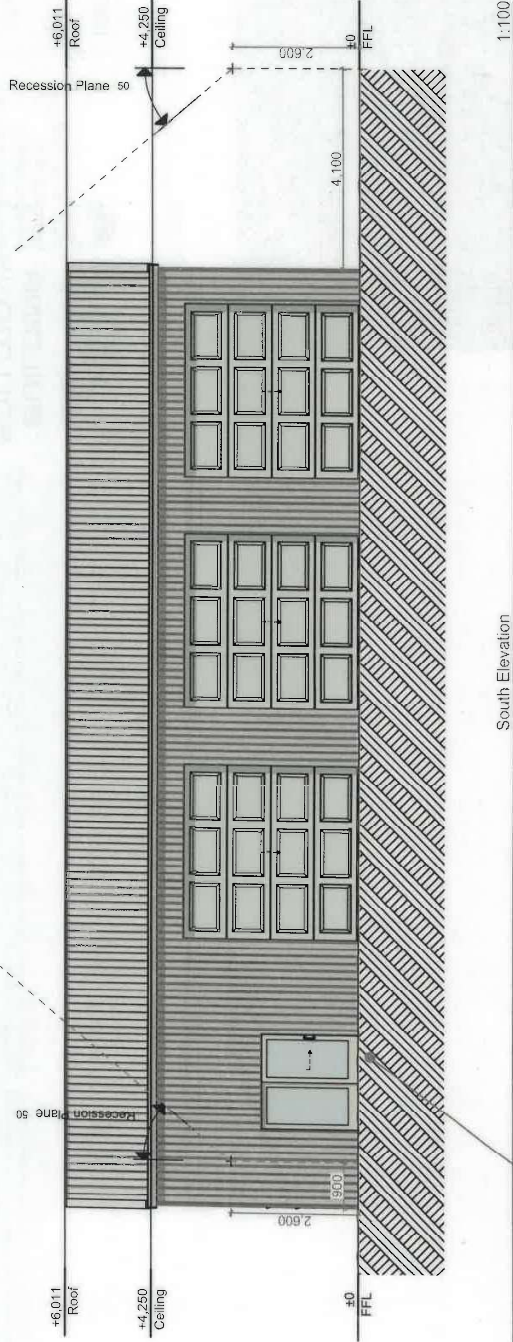
SHEET TITLE:	Elevations	SHEET
REVISION #:	D.4	302
ISSUED:	20/02/2023	
PROJECT #:	073	

Inders Marine
19.2m x 12.0m Shed
2 Avon St, Gore.

BUILDING SOLUTIONS LTD 2017

214 Findlay Rd, RD2, Ascot
Invercargill 9872
PHONE: 0278908200
info@buildingsolutions.nz
www.buildingsolutions.nz

Contractor shall ensure that all building works and practices comply with the NZ Building Code and all relevant NZ standards and Local Authority Bylaws. Contractor to verify existing conditions, dimensions, and levels on site, and clarify any ambiguities in with the documents prior to commencing work. Do not scale from drawings - consult with Designer if clarification is required. All drawings are to be read in conjunction with all other project documents. All designs, drawings and specifications and the copyright, the in are the property of Building Solutions Ltd. and are not to be produced, altered, or amended in any way without prior written approval of the designer.

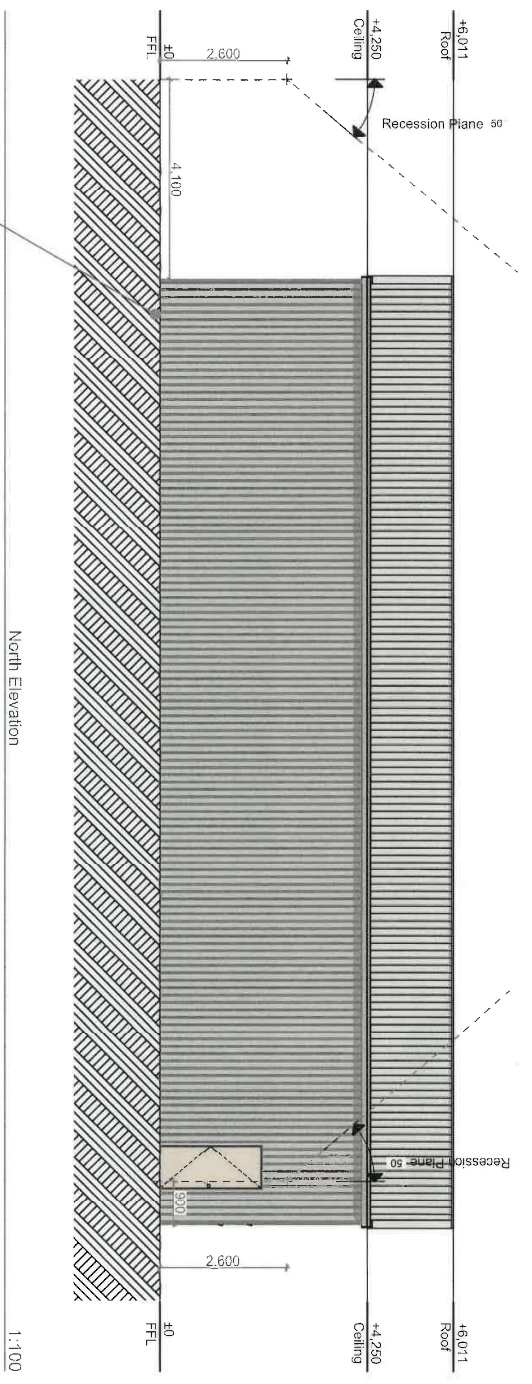


1.3.2 Threshold weather stops projecting no more than 20 mm above the threshold finished surface are acceptable.

COMMENT:

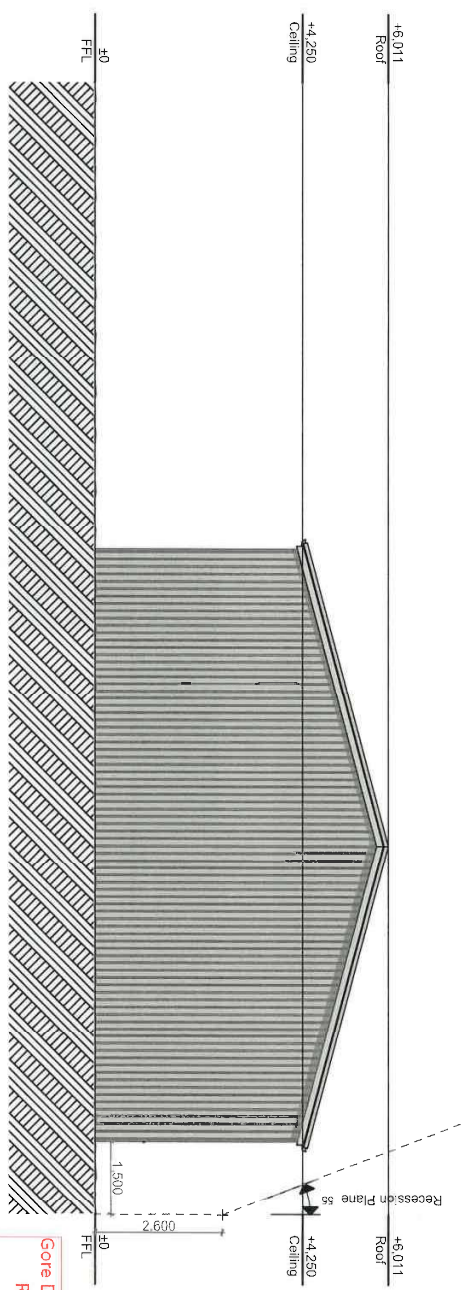
Threshold weather stops greater than 20 mm should be designed as ramps complying with Pushbush 3.0. Height changes at junctions are particularly inconvenient for wheelchair users as it requires complex manoeuvring to get over the change in level while opening the door.





1.3.2 Threshold weather stops projecting no more than 20 mm above the threshold finished surface are acceptable.

COMMENT:
 Threshold weather stops greater than 20 mm should be designed as ramps complying with Paragraph 3.0. Height changes at doorways are particularly inconvenient for wheelchair users as it requires complex manoeuvring to get over the change in level while opening the door.



Gore District Council
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Contractor shall ensure that all building works and practices comply with the NZ Building Code and all relevant NZ standards and Local Authority Bylaws. Contractor to verify existing conditions, dimensions, and levels on site, and clarify any ambiguities in with the documents prior to commencing work. Do not scale from drawings - consult with Designer if clarification is required. All drawings are to be read in conjunction with all other project documents. All designs, drawings and specifications and the copyright, therein are the property of Building Solutions Ltd, and are not to be produced, altered, or amended in any way without prior written approval of the designer.

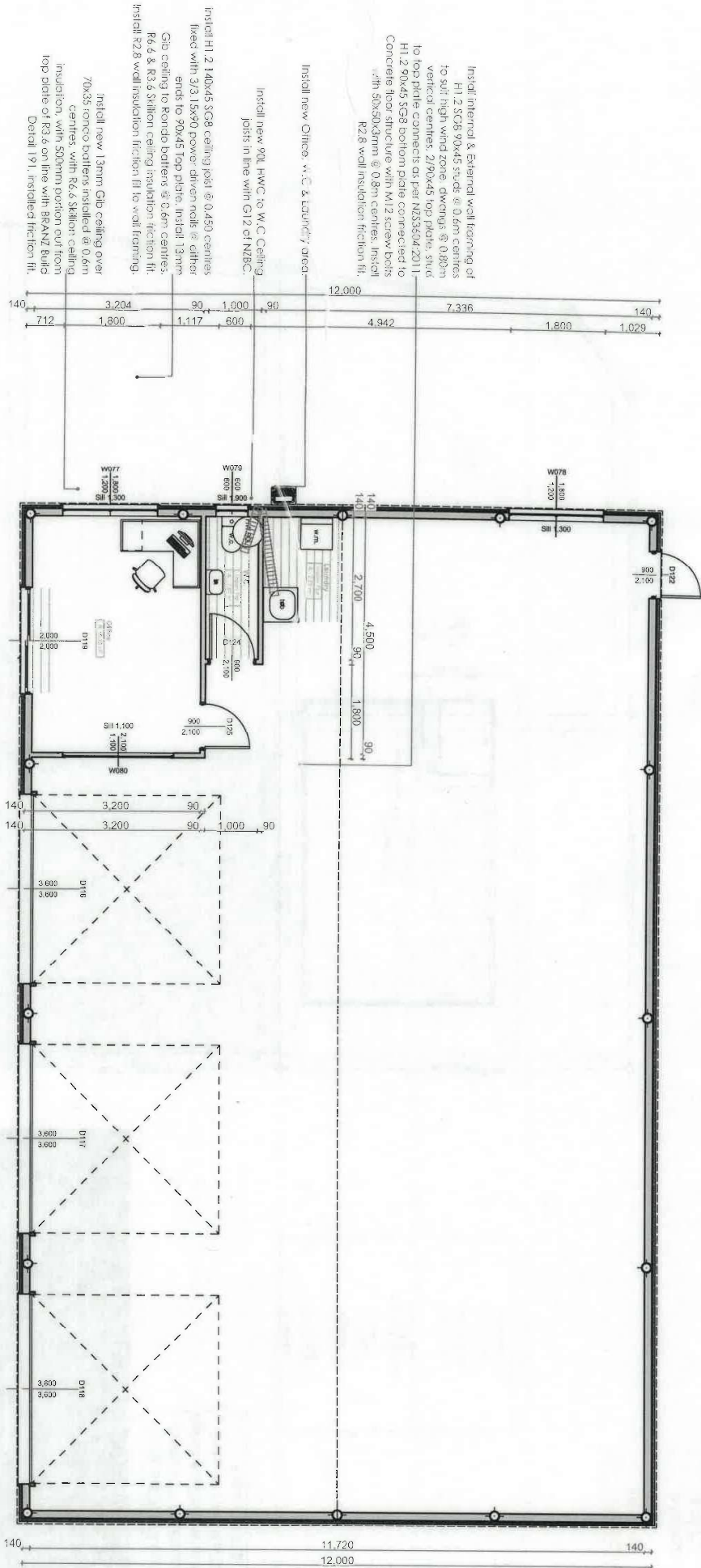
BUILDING SOLUTIONS LTD 2017

21/4 Findlay Rd, RD2, Ascot
 Invercargill 9872
 PHONE: 0778708200
 info@buildingsolutions.nz
 www.buildingsolutions.nz

Inders Marine
 19.2m x 12.0m Shed
 2 Avon St, Gore.

SHEET TITLE: Elevation SHEET: 301

REVISION #: D.4
 Amendment
 ISSUED: 20/02/2023
 PROJECT #: 21 - 073



Contractor shall ensure that all building works and practices comply with the NZ Building Code and all relevant NZ standards and local Authority Bylaws. Contractor to verify existing conditions, dimensions, and levels on site, and clarify any ambiguities in with the documents prior to commencing work. Do not scale from drawings - consult with Designer if clarification is required. All drawings are to be read in conjunction with all other project documents. All designs, drawings and specifications are the property of Building Solutions Ltd. and are not to be produced, altered or amended in any way without prior written approval of the designer.

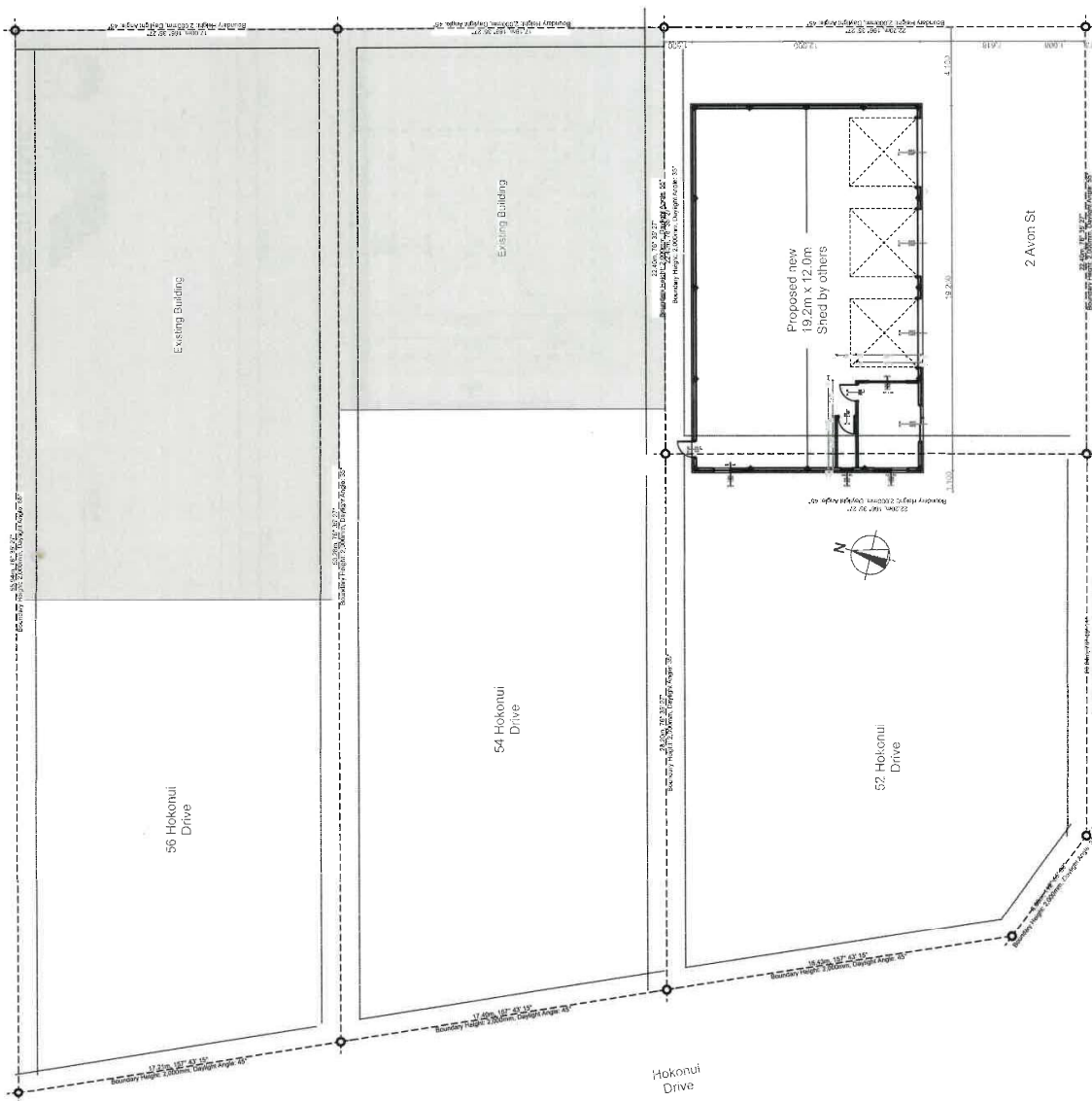


GORE DISTRICT COUNCIL
APPROVED AMENDMENT
Building Consent # 210566 -2
Date: 22 February 2023
Page: 1 of 356

Site Details	
Legal Description:	LOT 1 DP 5308
Valuation Number:	23053441.01
Site area:	596m ²
Proposed 19.2m x 12.0m Shed by others:	(230.4m ²)
High wind Zone:	Earthquake zone 1, Corrosion zone B, Climate Zone 3

Gore District Council
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20.02.2023
12:30 PM

SHEET TITLE:	Site	SHEET
Credentials		101
REVISION #:	D.4	
ISSUED:	20/02/2023	
PROJECT #:	21 - 073	



Inders Marine
19.2m x 12.0m Shed
2 Avon St, Gore.

BUILDING SOLUTIONS LTD 2017
 214 Findlay Rd. RD2, Ascot
 Invercargill 9872
 PHONE: 0278908200
 aida@buildingssolutions.nz
 www.buildingsolutions.nz

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Site Plan

1:250

Avon St

54 Hokonui Drive

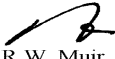
52 Hokonui Drive

Hokonui Drive



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **SL224/17**
Land Registration District **Southland**
Date Issued 25 November 1960

Prior References
SL87/153

Estate Fee Simple
Area 506 square metres more or less
Legal Description Lot 1 Deposited Plan 5808

Registered Owners
Garry Robin Inder, Bradley Reece Inder and Joshua David Inder

Interests

12523007.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS SL223/70) - 1.8.2022 at 7:00 am

12523007.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects SL223/70) - 1.8.2022 at 7:00 am

LAND TRANSFER ACT 1952

L & S Form N. 37

Land Transfer Office
Received 5-8-1960
Title Reference 87/153
Referred to L. T. Surveyor 5-8-1960

Deposited this 16 day of December 1960
District Land Registrar

Diagram
No Scale

1 2 3 4

D.P. 4335
1

13 1

XVII

S.O. 1567

D.P. 1387
14 2 C.T. 87/153 12 11
C.T. 42/152

Lot 3 dedicated as
street T. 172797

MAIN ST
Crown Grant

2800 S. of Trig C

AVON ST
Crown Grant

2800 E. of Trig C

2800 S. of Trig C

2800 E. of Trig C

This plan is approved by the Gore Borough Council
under Section 351 of the Municipal Corporations Act, 1954.
Dated this 11 day of March 1960

W. H. H. Blaikie Mayor
H. C. H. H. Blaikie Councillor
H. C. H. H. Blaikie Town Clerk

Total Area: 0-1-03-5
Approved as to Survey
188-7
Chief Surveyor
11-8-60
Received 11-8-60
Reference plans S.O. 1567, 5582
D.P. 1387, 3702, 4335, 4790
Field book 226 p. 26
Traverse book 1 XVI, 165
Examination 11-8-60
Recorded 11-8-60
Corrected 11-8-60

Plan of subdivision of lot 3, D.P. 1387, being Section 15 and part Sections 12 and 14.
Comprised in C.T. 87/153
Survey Block & District Block XVII, TOWN OF GORE
Land District SOUTHLAND Local Body BOROUGH OF GORE
Scale 50 links to an inch Surveyed by N. W. H. Blaikie Date April 1960

I, Norman William Henry Blaikie of Gore Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys effected by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1936.
And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act, 1957.

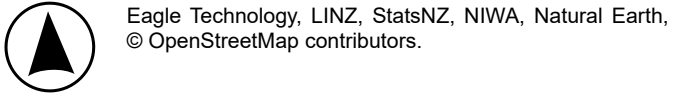
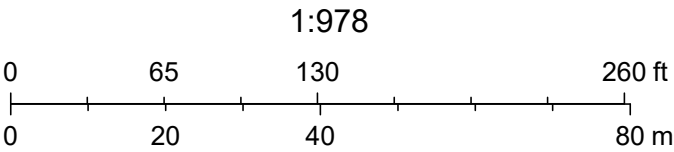
Declared at Gore this 2nd day of June 1960
before me
W. H. H. Blaikie
Justice of the Peace, (or Solicitor, or Notary Public)

Approved
This plan is approved by the Gore Borough Council
as Trustees E. G. & Georgia Abernethy
per W. H. H. Blaikie (per W. H. H. Blaikie)
Applicant or Registered Owner
This space reserved for plan numbers
5808

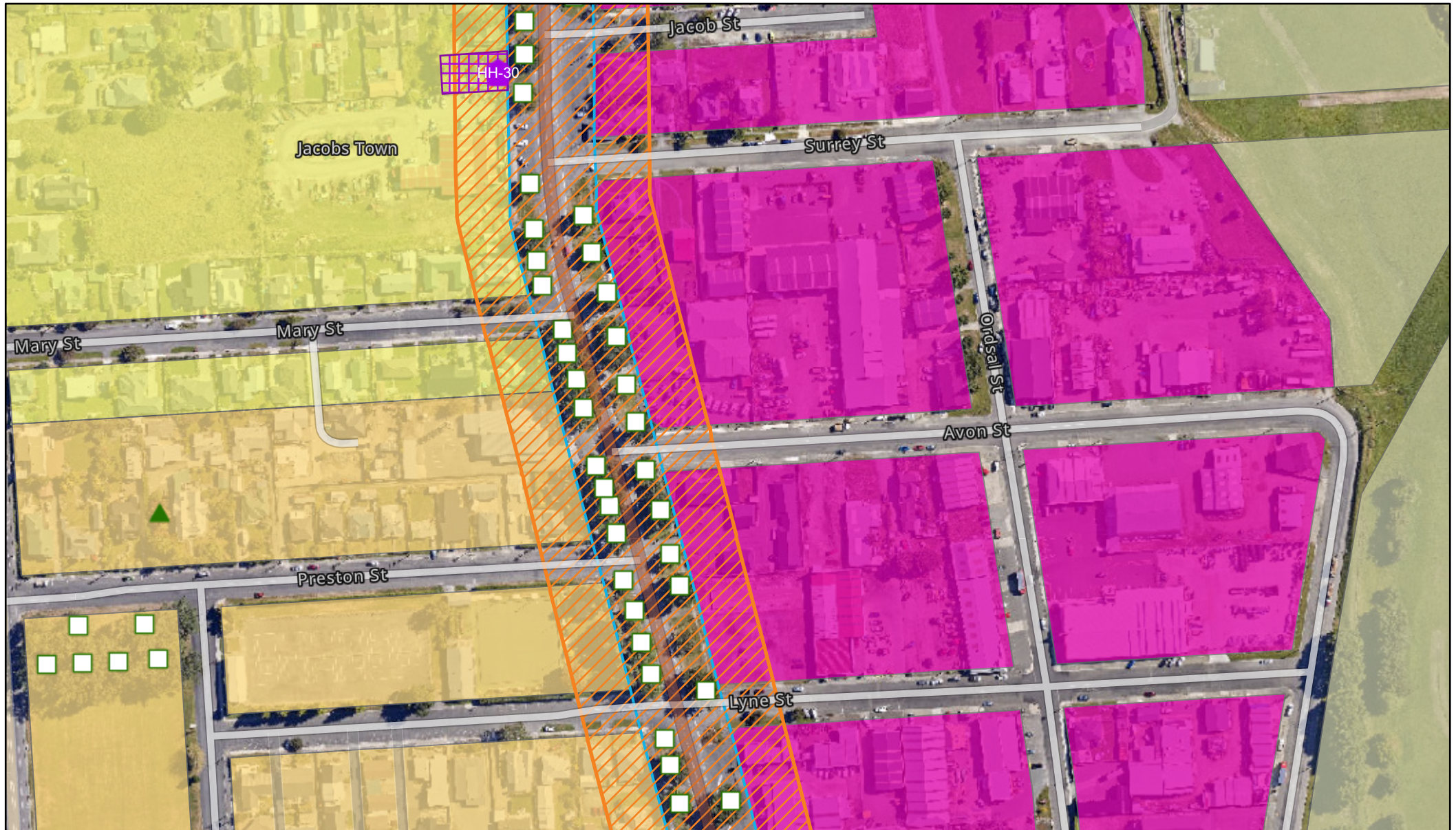
Gore District Council Web Map 2 Avon Street



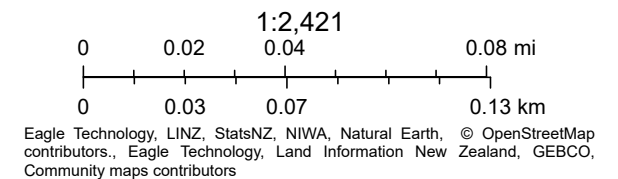
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Proposed Gore District Plan Map - 2 Avon Street



12/8/2025, 11:19:08 AM



Hazardous Substance Inventory

Location: 2 Avon Street, Gore
Stormwater Discharges to: End of Norfolk Street, Western bank of the Mataura River, next to the Mataura Bridge

Date: 08/12/2025

General Waste
Hazardous Waste

Product Name	HSNO Classification	NZ SDS?	SDS Expiry Date	Storage Location	Max Amount	Max No	Container Size	Gas, Liquid or Solid	Handling Requirements	Storage/Segregation Requirements	Disposal Requirements
Bostik 5614 Black	6.3B, 9.1D, 9.1B	Y	1/04/2024	Chemical Cabinet	1.5 Kg	3	490g	Solid	Ventilated area, safety glasses, gloves	Cool & dry cupboard	General Waste, empty completely
Sabre®TradeWipes SDS (Handy Wipes)	Not Hazardous	Y	17/03/2026	Workshop Racking	140 ea	2	70 wipes	Solid	-	Keep from freezing	General Waste, do not flush
CRC 3352 Peel Off Label Remover	2.1.2A, 6.1E (oral), 6.3B, 6.5B (contact), 9.1A, 9.2B	Y	1/11/2024	Workshop Racking (aerosol shelf)	0.8 L	2	400mL	Gas	Ventilated area, safety glasses with side shields, no contact lenses, gloves	Flammable liquid storage area, ventilated area, away from ignition sources	Hazardous Waste
CRC 3035 Syntex	2.1.2A, 9.1D	Y	1/11/2024	Workshop Racking (aerosol shelf)	0.8 L	2	400mL	Gas	Ventilated area, safety glasses with side shields, no contact lenses, gloves	Flammable liquid storage area, ventilated area, away from ignition sources	General Waste, when no propellant left
Hi-Sheen Glass Cleaner	2.1.2A, 6.3A, 6.4A, 9.1C	Y	8/06/2026	Workshop Racking (aerosol shelf)	3.3 Kg	6	538g	Gas	Do not breath mist/vapour, ventilated area, safety glasses with side shields	Away from ignition sources, ventilated area	General Waste, when no propellant left
HPX4 Primer	3.1B, 6.4A, 6.9B (narcotic effects)	Y	17/03/2027	Chemical Cabinet	0.5 L	3 packets of 30	5mL	Liquid	Ventilated area, gloves, safety glasses	Flammable liquid storage area, ventilated area, away from ignition sources	General Waste, remaining acetone will evaporate
HPX4 Resin	6.3A, 6.4A, 6.5B, 6.9B (narcotic effects), 9.1A	Y	16/03/2027	Chemical Cabinet	0.5 L	3 packets of 30	5mL	Liquid	Ventilated area, nitrile gloves, safety glasses	Cool & dry cupboard, ventilated area	General Waste, there is very little residue left
HPX4 Pit fill Resin	6.3A, 8.3A, 6.5B, 6.9B (narcotic effects), 9.1A	Y	16/03/2027	Chemical Cabinet	0.02 L	2	10mL	Liquid	Ventilated area, gloves, safety glasses	Cool & dry cupboard, ventilated area	General Waste, when as empty as possible
Loctite 406 (super glue)	3.1D, 6.4A, 6.9B (narcotic effects)	Y	17/01/2025	Chemical Cabinet	0.05 L	2	25mL	Liquid	Ventilated area or respirator, safety glasses with side shields, polyethylene or nitrile gloves only	Cool & dry cupboard	General Waste
BETACLEAN 3300 MOD (glass cleaner)	Not Hazardous	Y	11/10/2026	Chemical Cabinet	25 L	1	25L	Liquid	Away from ignition sources, ventilated area or respiratory protection, gloves, safety glasses	Away from ignition sources, ventilated area	General Waste
BETASEAL APEX-ST-NA Surface Treatment (primer)	3.1B, 6.4A, 6.5A, 6.5B, 6.9B (narcotic effects), 9.1C	Y	22/11/2026	Chemical Cabinet	0.96	24	40mL	Liquid	Away from ignition sources (heat, sparks, flame), ventilated area, gloves, chemical goggles	Ventilated area, chemical cabinet when not in use	Hazardous Waste
BetaClean 3500AF	3.1C, 6.1E	Y	25/08/2026	Chemical Cabinet	2 L	2	1L	Liquid	Away from ignition sources, ventilated area or respiratory protection, gloves, safety glasses	Ventilated area	Hazardous Waste
BEATASEAL APEX (Urethane)	6.5A	Y	31/08/2026	Chemical Cabinet	72 L	6 cartons of 20	600mL	Liquid	Ventilated area, safety glasses, gloves, cover skin	Ventilated area, chemical cabinet when not in use	Hazardous Waste
SensorTac 1 A&B	Not Hazardous	Y	16/03/2027	Chemical Cabinet	0.015 L	3	5mL	Liquid	Gloves, safety glasses	Away from alkaline substances, cool & dry cupboard	General Waste
Glass Medic Repair Finishing Polish	3.1C, 6.3A, 6.9B (narcotic effects), 6.1E (aspiration hazard), 9.1C	Y	2/07/2026	Chemical Cabinet	0.1 L	1	100mL	Liquid	Ventilated area, gloves, safety glasses	Flammable liquid storage area, ventilated area, away from ignition sources	General Waste, when completely empty
CRC ADOS Spray Adhesive	2.1.2A, 6.1E (aspiration), 6.3A, 6.4A, 6.9B (narcotic effects), 9.1B, 9.1D	Y	1/11/2024	Workshop Racking (aerosol shelf)	0.55 L	1	550mL	Gas	Ventilated area, safety glasses, gloves	Away from ignition sources, ventilated area	Hazardous Waste

Product Name	HSNO Classification	NZ SDS?	SDS Expiry Date	Storage Location	Max Amount	Max No	Container Size	Gas, Liquid or Solid	Handling Requirements	Storage/Segregation Requirements	Disposal Requirements
ALP OZ Automotive Mirror Primer	5.2C, 8.2A, 6.4A, 6.5B, 6.9B (narcotic effects), 9.1C	Y	23/09/2026	Chemical Cabinet	0.03 L	2	15mL	Liquid	Ventilated area, safety glasses, gloves	Ventilated area, cool & dry cupboard	Hazardous Waste
ALP OZ Automotive Mirror Adhesive	3.1B, 6.4A, 6.9B (narcotic effects)	Y	23/09/2026	Chemical Cabinet	0.03 L	2	15mL	Liquid	Ventilated area, away from ignition sources, safety glasses, gloves	Store below 27°C, ventilated area, cool & dry cupboard, away from ignition sources	Hazardous Waste
Tyre Shine	2.1.2A, 6.1E (dermal), 6.1E (inhalation), 6.1E (oral), 6.8B	Y	16/06/2026	Workshop Racking (aerosol shelf)	1 L	2	500mL	Gas	Ventilated area, safety glasses, gloves	Away from ignition sources, ventilated area	General Waste when completely empty
BETACLEAN 3900 (glass cleaner)	3.1B, 6.4A, 4.9B (narcotic effects)	Y	22/11/2026	Chemical Cabinet	1 L	2	500mL	Liquid	Away from ignition sources, ventilated area or respiratory protection, gloves, chemical goggles	Ventilated area, closed containers	Hazardous Waste
BETALUBE 450 (barrel lubricant)	8.3A	Y	25/08/2026	Chemical Cabinet	0.2 L	2	100mL	Liquid	Ventilated area, gloves, safety glasses, cover skin	Ventilated area, closed containers	General Waste
Smith&Smith Windscreen Washer Additive	8.3A	Y	18/03/2027	Chemical Cabinet	1 L	10	100mL	Liquid	Ventilated area, gloves, safety glasses, cover skin	Ventilated area, closed containers	General Waste
Bosch Windscreen Washer & Glass Cleaner	Not Hazardous	Y	10/07/2025	Chemical Cabinet	1 L	10	100mL	Liquid	Ventilated area, avoid inhalation, safety glasses, gloves	Ventilated area, closed containers	General Waste
Smith&Smith® Rain Repellent (spray bottle)	3.1B	Y	12/07/2028	Flammable Liquids Cabinet	1 L	2	500mL	Liquid	Protective gloves, protective goggles with built-in frame	Dry, well ventilated area, between 5 - 30°C. Away from ignition sources.	General Waste when completely empty