



THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF a resource consent application to establish a mixed use development at 152 & 154 Ormond Road.

## NOTICE OF DECISION

**APPLICANT: Ormond Road Properties Limited**

This application was heard and determined by the Hearings Committee on 2 November 2011.

### **1.0 INTRODUCTION**

#### **Site and Locality**

- 1.1 The subject property is located at 152 to 154 Ormond Road, legally described as Lots 1 and 2 DP 3124. The site has an area of 1518m<sup>2</sup> and is located on the north western corner of Ormond Road and Wi Pere Street. It is relatively flat and irregularly surfaced with concrete and loose gravel. There are vehicle crossings serving the site on both street frontages.
- 1.2 Nearby buildings are generally of a residential character and the area is predominantly residential. However, landuses on the other corners of the intersection include a funeral director, a chiropractic clinic and an office for legal services. The neighbouring property on Wi Pere Street (150 Ormond Road), occupied by the chiropractor's clinic, is zoned for heritage protection and identified as locally important for its amenity and architectural values.
- 1.3 The subject site is zoned both Suburban Commercial (152 Ormond Road) and General Residential (154 Ormond Road).

#### **Background**

- 1.4 The subject site has a number of landuse consents associated with the previous used car sales business. Earlier use of the corner lot (152 Ormond Road) was a service station with repair workshops. The underground fuel tanks were removed in April 1998. The dwelling on Lot 2 was removed about 8 years ago as part of the expansion of the car sales yard.

#### **Proposal**

- 1.5 The applicant, Ormond Road Properties Limited, proposes to establish a mixed use development for 4 commercial offices and 4 two bedroom residential units.
- 1.6 The proposed two-storey building will have a gross floor area of 400m<sup>2</sup> on the ground floor (four 100m<sup>2</sup> offices) and 400m<sup>2</sup> on the first floor (four 100m<sup>2</sup> dwelling units). The foot

print of the building will be about 33m by 12m. The building exterior will be set back 3 metres from the road boundaries. The balcony and roof will overhang into this yard by about 2 metres on the Wi Pere Street road frontage. The mono-pitch roof will slope from Wi Pere Street (7m high) to the car parking area at the rear (5.6m high).

- 1.7 Vehicular access to the site will be via a 6m wide, two way vehicle crossing off Wi Pere Street. Vehicles may leave the site either on to Wi Pere Street or via an exit only crossing on to Ormond Road. It is proposed that the exit on to Ormond Road will be left turn only (with supporting signage and a covenant on the titles). Access to the commercial offices will be via doors on both the Wi Pere Street frontage and to the rear. Access to the dwelling units will be from the rear only, via a stairway and terrace on the first floor.
- 1.8 There will be 23 parking spaces, including on disabled space and one loading bay. This is in excess of that required by the District Plan which requires 17 in total (including a loading bay).
- 1.9 Landscaping is proposed to the front, sides and rear of the building, to the access points and to an outdoor storage area. Signage for the proposed development is expected to comply with District Plan requirements.

## 2.0 REASONS FOR REQUIRING CONSENT

### Part Operative Combined Regional Land and District Plan (the District Plan)

- 2.1 The site is zoned General Residential and Suburban Commercial. Land Overlay 1 and the Heritage Alert Overlay apply.

#### **General Residential Zone**

- 2.2 The proposal triggers requirements for resource consent under Rules 17.16.4 (height recession plane), 17.16.5 (length of building) and 17.17.2.3 (yards) of the District Plan.
- 2.3 As the proposal for offices is not provided for as Permitted, Controlled, Restricted Discretionary or Discretionary the status is Non Complying (Rule 17.21.1).

#### **Suburban Commercial Zone**

- 2.4 The proposal triggers requirements for resource consent under Rules 18.10.3a (height), 18.10.4e (yards), 18.11.2.1 (visibility of new building) and 18.10.9.2 and 3 (landscaping) of the District Plan.
- 2.5 As the proposed activities are listed as permitted but do not comply with the rules, and are not provided for as Restricted Discretionary activities the status is Discretionary (Rule 18.14.4.1).
- 2.6 Overall, the proposal is a **Non Complying** activity.

## 3.0 CONSULTATION

- 3.1 The following sections within Council were advised and have provided comments on the application.
  - Environmental Health
  - Roading
  - Urban Design
  - Utilities

- Soil Conservation
- Administration Engineer

### **Roading**

- 3.2 Consultation between Council's Roothing Engineer and the applicant has led to a number of alterations to the original proposal, including the design of the vehicle crossings.

### **Environmental Health**

- 3.3 Environmental Health Officers have assessed the proposal and have recommended that conditions be added to any consent to address noise and contaminated land.

### **Soil Conservation**

- 3.4 The Soil Conservation section has required that a geotechnical investigation report be submitted as part of the building consent process.

### **Utilities**

- 3.5 Council's Utilities Section has requested a number of conditions and recommendations to be included as part of the resource consent.

### **Notification and Submissions**

- 3.6 A number of signed affected parties' approval forms were received with the original application. However, they did not include all those deemed to be affected parties. Affected party approval forms were submitted from the owners of adjoining properties at 137 and 139 Stout Street and the occupier of 156 Ormond Road.

- 3.7 The application was subject to limited notification on 8 September 2011 in accordance with section 95B (1) of the Resource Management Act (1991). One submission was received opposing the proposal. A meeting was held with the opposing submitter on 12 October 2011 to discuss the details of the submission. The submission is summarised below.

### **Graham Mullacrane (156 Ormond Road)**

- 3.8 The submitter, who owns the dwelling adjoining the site on the Ormond Road side, opposes the application on the grounds that:

- The building is very large.
- The building will lead to shading due to its height.
- There is likely to be a noise nuisance due to the commercial tenants.
- It is an inappropriate development for a residential area.
- The nature of the future businesses in the commercial units is unknown.
- Traffic will be a problem.
- The site should be developed for residential uses.

- 3.9 The submitter expanded on these in that he felt that the proposed development does not fit in with the surrounding developments and activities, that the building and landscaping will lead to a reduction in visibility at the intersection, that the use of the Ormond Road exit will be dangerous due to the speed of the vehicles leaving the roundabout, that the carpark and rear of the building will be unsightly and visible from a main road into Gisborne, that the restriction on the use of the units will be difficult to control to avoid workshops.

- 3.10 Mr Mullacrane accepted the need to develop the site and that change will occur, but felt that the building was too large and that the parking and the rear access to the buildings would have significant negative effects on residential amenity.
- 3.11 At the 12 October meeting, Mr Mullacrane additionally raised concerns regarding site contamination due to previous use as a service station. Although this did not form part of the original submission, the matter was followed up by Council's Hazardous Substances Officer.
- 3.12 Possible mitigating measures suggested by Mr Mullacrane include allowing access only from Wi Pere Street, the restriction of activities to be allowed in the commercial units and the prohibition of drying washing on the terrace facing 156 Ormond Road.

#### **4.0 EVIDENCE HEARD**

- 4.1 The Committee heard evidence from the following people:
- Bev Muir, Insight (Gisborne) Limited – Consultant for Ormond Properties Limited
  - Glenn van Asselt – Director of Ormond Properties Limited
  - Chris Duncan, Gisborne District Council – Reporting Officer
- 4.2 Mr Mullacrane, the opposing submitter, was unable to attend the hearing.
- 4.3 Bev Muir began by giving a brief introduction and background to the proposal. This was followed by a summary and analysis of the opposing submission. Mrs Muir, for the most part, agreed with the reporting officer's findings that the building design and layout of the site provides relief to the concerns raised by the submitter.
- 4.4 Mrs Muir added that the size of the building is something that is contemplated by the District Plan. The setback from the adjoining residential zone is considerable and shading or other adverse visual effects are not anticipated. She also pointed out that noise from the proposal would be consistent with other permitted residential or commercial activities. She considered that the development had been thoughtfully designed and was appropriate for the location.
- 4.5 In terms of the officer's recommendations, two changes were requested. The hours of operation be extended to allow the offices to open at 7:30am (as opposed to 8:00am) and that the condition requiring landscaping around the storage shed at the rear of the site be removed. Clarification from the reporting officer about improving the landscaping on Ormond Road was also requested.
- 4.6 Mrs Muir concluded that the proposal will generate positive effects and visually improve the site. Any potential adverse effects were covered in the officer's report and appropriate conditions had been imposed.
- 4.7 In response to questions from the Committee, Mr van Asselt provided the following details:
- The roof slope would be a low pitch.
  - Wi Pere Street will have both ingress and egress to the site.
  - Each ground floor unit will have a step to join the footpath.
- 4.8 In response to questions from the Committee, Mrs Muir provided the following details:

- Noise from the arterial roads will reduce the impact of noise from the development.
  - The applicant is reluctant to have landscaping conditions imposed for the Ormond Road frontage as high vegetation may decrease visibility for vehicles exiting the site.
  - The applicant is hopeful that any onsite contamination can be resolved simply but indicated Council should have made the applicant aware at an earlier date of the potential for contamination.
- 4.9 The reporting officer, Chris Duncan, stated there were three points to stress about the proposal and his recommendation. The site is located at a busy intersection, the zoning is a mixture of commercial and residential, and there is a history of commercial use of the site. In particular, a service station and used car sales. These factors guided Mr Duncan in recommending the application be approved.
- 4.10 The opposing submitter's concerns were briefly outlined and were focussed on the size of the building, activities within it and access onto Ormond Road. Mr Duncan outlined that the activities were already restricted and that prohibiting access onto Ormond Road would interrupt the flow of traffic around and through the site.
- 4.11 Mr Duncan had no concerns regarding the applicant's request to change the office opening hours from 8:00am to 7:30am. However, he considered the landscaping along Ormond Road and around the storage shed was to soften the impact of the car park and storage area and should remain as a condition of consent.
- 4.12 In response to questions from the Committee, Mr Duncan provided the following details:
- The outside area for rubbish and recycling would be screened.
  - If people associated with the business arrive before and after the proposed hours of operation complaints can be lodged as the residential and commercial uses should not conflict.
  - Sunlight to neighbouring properties will not be affected.
- 4.13 In her right of reply, Mrs Muir did not have anything to add but invited the Committee to ask any further questions they may have. In response to these questions, the following details were provided by Mrs Muir or Mr van Asselt:
- The movement of trucks for deliveries is not anticipated outside the proposed hours.
  - Glens Glass (Mr van Asselt's business) would occupy the corner unit and would have two staff.
  - The reason for extending the hours of operation is because many of their clients are on the move before 8:00am.
  - The applicant wishes to keep landscaping clean and simple to avoid areas for people to lurk or throw litter.
  - A wall around the storage shed may entice tagging.

## 5.0 PRINCIPAL ISSUES and COMMITTEE'S FINDINGS

- 5.1 The Committee felt there were a limited number of principal issues in contention. The concerns raised by Mr Mullacrane were mainly focussed on amenity and traffic issues. The potential for contamination had been dealt with through the conditions of consent and the Committee considered this to be an appropriate response to the circumstances. The applicant generally agreed with the reporting officer's recommendations except for the landscaping of the storage area to the rear of the site.
- 5.2 In regard to amenity, Mr Mullacrane has raised the size of the building and the potential for shading as a concern. The building is relatively large but, as pointed out by Mrs Muir, it is within the realm of what is permitted by the District Plan and does provide a significant buffer (approximately 13m) to the property owned by Mr Mullacrane. It would not be possible for the building to cast a shadow onto that property.
- 5.3 In terms of the wider potential for shading, the Committee considered this effect to be minor. The building was close to the road boundaries and would likely cast a shadow on the footpath of Wi Pere Street but this was offset by the general improvements to the appearance of the site. The design of the building was modern and provided an active street frontage. This was not a high volume pedestrian area and the Committee felt there would not be any adverse effects on users of the footpath. The traffic assessment or Council's Roading Engineer had not raised any concerns about road safety as a result of the buildings shadow.
- 5.4 The potential for noise and nuisance from activities within the building has also been raised by Mr Mullacrane. This was tied up with his concerns that the development was inappropriate next to a residential area. However, the Committee had to consider this against the zoning provisions for the site. The property is zoned Suburban Commercial at the Wi Pere Street road frontage and General Residential adjacent to Mr Mullacrane's property. The building is generally located on the commercial part of the property and the car parking area on the residential part. There is a fence and landscaping separating the car park from the Mullacrane property.
- 5.5 The Committee are of the opinion that the development is appropriate for the site. The proposal to restrict the hours of operation and use of the building provide additional mitigation for the nuisance and noise concerns. The conditions of consent reinforce these and all activities will still be required to comply with the District Plan noise levels.
- 5.6 Given the previous use of the site as a service station and then a used car sales yard, the use of the residentially zoned part of the property as a car parking area will not be a significant change to the environment. The building itself will constitute a noticeable change to the environment but as noted by both Mr Duncan and Mrs Muir, it is within the scale and nature of what could otherwise be expected at this location.
- 5.7 The applicant's request to amend the hours of operation is considered appropriate and practical and would not cause any additional adverse effects on neighbourhood amenity. The removal of the condition requiring the outdoor storage area to be screened is also considered appropriate. The area is well removed from any public place and is unlikely to be noticed by those passing the site. It is also well screened from neighbours. The Committee feels the screening of this area should be at the discretion of the applicant.
- 5.8 In terms of traffic related effects, the Committee has read the traffic assessment provided by the applicant and understands Council's Roading Engineer has had input

into this and is comfortable with the findings and recommendations. Mr Mullacrane has suggested removing access onto Ormond Road but there seems to be reluctance from Council staff to do this. The concerns raised by Mr Mullacrane seem to be focussed on road safety and not amenity. The Committee favours the view expressed in the traffic report and by Council staff about disrupting the movement of vehicles around and through the site as well as the potential for overloading the Wi Pere Street access point.

5.9 Overall, the Committee consider the development is an appropriate use of the land and the use of the building will have not have any adverse effects that are more than minor.

## 6.0 DECISION

That pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991, consent be **granted** to Ormond Properties Ltd to erect a mixed use building housing four commercial office units and four residential units at 152 and 154 Ormond Road, legally described as Lot 1 DP 3124 and Lot 2 DP 3124 (Ref: LU-2011-104989-00), subject to the following conditions:

1. The activity shall be carried out in general accordance with the details submitted with the application (Reference: LU-2011-104989-00), unless altered by the following conditions.
2. The use of the ground floor units shall be limited to office activities.
3. The use of the first floor units shall be limited to residential activities.
4. The hours of operation of the ground floor units shall be restricted to between the hours of 7.30am to 5.00pm Monday to Friday and 7.30am to 1.00pm Saturday, not including Public Holidays.
5. Access, parking and manoeuvring shall be provided in accordance with revised Site Plan 3325, Sheet Number A1.01, dated 2 August 2011.
6. That a total of 8 parking spaces located on the boundary with 156 Ormond Road shall be clearly identified as private and shall be reserved for use in conjunction with individual residential units.
7. All access ways, parking and manoeuvring spaces shall be constructed, formed and sealed in accordance with the revised site plan and the requirements of the District Plan and Gisborne District Council Engineering Code of Practice.
8. The new vehicle crossings on to Ormond Road and Wi Pere Street shall be constructed and sealed in accordance with the revised site plan, the District Plan and the Gisborne District Council Engineering Code of Practice.
9. The existing vehicle crossings on the corner of Ormond Road and Wi Pere Street shall be removed and the curb reinstated in accordance with the Gisborne District Council Engineering Code of Practice.

### Wastewater

10. A new 150mm diameter wastewater pipeline shall be laid in the road reserve adjacent to the Wi Pere Street road frontage. There shall be a terminal manhole installed on the upstream end of this pipe. Each unit shall have its own individual lateral connection to this new sewer main.
11. The downstream manhole shall be located as far to the south-west along the boundary as possible to ensure adequate fall from all eight units. The manhole

shall be connected to the existing main in Wi Pere Street with a 150 mm pipe. Another manhole shall be placed over the connection to the existing pipes in the carriageway. The existing lateral shall remain capped.

12. That the 150mm diameter pipe and associated manholes shall be vested to Gisborne District Council.

#### Stormwater

13. Stormwater from buildings, sealed areas and other structures within the development shall be collected, controlled and discharged to piped drain in Wi Pere Street.

#### Water supply

14. The existing two water supply connections shall be disconnected.
15. A new 50mm internal diameter Medium Density Poly Ethylene (MDPE) rider main shall be installed and shall connect to the 250mm diameter AC water main in Ormond Rd. A 50mm valve is to be installed for this rider main in the berm. Each domestic connection shall connect to this rider main. Each commercial connection shall be metered and connected to this rider main.
16. The proposed dwellings\commercial premises are required to be supplied with a separate 20mm internal diameter Medium Density Poly Ethylene (MDPE) water connection into the new rider main in Wi Pere Street. Each domestic connection shall have installed a manifold containing a water toby and double check backflow preventer in it's own 'Acuflo' AMB300 toby box with base. Each commercial connection shall have installed a manifold containing a water toby, meter, and double check backflow preventer in it's own 'Acuflo' AMB300 toby box with base.
17. The toby boxes shall be located on the Wi Pere Street frontage so that it may be inspected without entering private property. Materials shall conform, and installation shall occur, in accordance with the standards outlined in the Gisborne District Council Engineering Code of Practice.

#### Engineering plans

18. Prior to construction engineering plans shall be provided to the satisfaction of the Consent Authority to show compliance with Conditions 10 to 17 above.

#### Signage

19. That a RG-9 (no entry) traffic sign shall be placed on the property boundary on the site near the Ormond Road exit point in order to direct vehicles travelling on Ormond Road.

#### Landscaping

20. A revised landscaping plan shall be submitted prior to commencement of the activity to the Consent Authority for approval.
21. That the approved landscaping shall be carried out within the first available planting season.
22. That the approved landscaping shall be maintained on an ongoing basis in accordance with the landscape plan to the satisfaction of the Consent Authority.

23. That there shall be no outdoor storage on site except in the area designated in the revised Site Plan 3325, Sheet Number A1.01, dated 2 August 2011.
24. That the colour of the solid fence shall be subject to the approval of the Consent Authority.

**Contaminated land**

25. A contaminated land assessment shall be carried out by a suitably qualified person to the satisfaction of the Group Manager Environment and Policy, Gisborne District Council. This assessment shall identify:
- Any remedial measures necessary to allow the safe use of the site.
  - Any measures necessary to ensure health and safety during construction.
26. That construction shall not commence until such time as the site is shown to be safe for its intended purposes, to the satisfaction of the Group Manager Environment and Policy.

**Noise**

27. Where buildings for permanent residential and visitor accommodation are permitted in industrial, port, commercial, Inner Residential or Suburban Commercial zones, the developer shall design and construct the building so as to comply with the following internal noise limits:

<b>Permanent residential &amp; visitor accommodation permitted in Suburban Commercial</b>	<b>TIME</b>	<b>AVERAGE MAXIMUM INTERNAL NOISE LEVEL (L<sub>10</sub>) dBA</b>	<b>MAXIMUM NOISE LEVEL INTERNAL (L<sub>max</sub>) dBA</b>
Suburban Commercial	DAY AND EVENING 0700-2200 hrs	55	-
Suburban Commercial	NIGHT 2200-0700 hrs	35	65

28. Gisborne District Council may serve notice on the Consent Holder pursuant to Section 128 of the Resource Management Act 1991 of its intention to review the conditions of the consent six months after the commencement of this consent and within one month after the first anniversary of the commencement of this consent and within one month after each subsequent anniversary, for the following purposes:
- (a) To review the effectiveness of the conditions of the consent in avoiding, remedying or mitigating any adverse effects on the environment arising from the consent holder's activity and, if considered appropriate by the consent authority, to deal with such effects by way of further conditions;
  - (b) To review appropriateness of conditions if there are changes to the relevant national standards, regulations and guidelines, and the Council's relevant regional and district level plans;

- (c) To impose additional or modify existing conditions of consent relating to but not necessarily limited to the matters specified hereunder if the Consent Authority considers it necessary to deal with any adverse effect that may arise from the exercise of this consent and which it is appropriate to deal with at a later date:
- Car parking and access
  - Traffic
  - Amenity Values
  - Noise
  - Landscaping
  - Fencing

29. Actual and reasonable costs associated with the undertaking of any review of conditions shall be borne by the consent holder. Also the reasonable costs incurred by the Consent Authority in monitoring, supervision and enforcement of any or all of the conditions of this consent shall be fully met by the consent holder pursuant to Section 36 of the Resource Management Act 1991.

**Advice notes:**

Road reserve

- a) Any work within the road reserve (for example any new entranceway or upgrading of an existing entranceway) must have the written approval of the Engineering & Works Division of the Gisborne District Council.

Code of Practice

- b) All work carried out shall be in accordance with the Gisborne District Council Engineering Code of Practice. Conditions existing onsite shall be updated to be in accordance with the Gisborne District Council Engineering Code of Practice.

Wastewater

- c) As part of this consent the applicant is advised that the following inspections of the new main and manhole installations in Wi Pere Street are required: Water testing of mains, connections and manholes, half pipe in bottom of trench and final inspection. Please contact the Utilities Consent Administrator on 867-2049 extension 8993 to request an inspection. If it's an urgent inspection that requires immediate attendance, please contact the Utilities Inspectors on 027 329 0196.
- d) All works associated with connection to the publicly owned system shall be the responsibility of the developer.
- e) The applicant or their contractor shall contact the Gisborne District Council Utilities Department for inspection of the manholes and the connecting pipe.

Stormwater

- f) Due to the significant change in the area of hard stand surface for this development, connection to the Wi Pere Street stormwater main at the southern corner of the whole site will be required. A manhole over the connection to the main may also be required. At building consent stage

details of pipe diameters, gradients and estimated discharge volumes will be required.

- g) Notwithstanding the location of portions of the stormwater system outside of these property or development boundaries, stormwater connections are privately owned to the point of connection to the Gisborne District Council administered reticulation. It is the owner's responsibility to maintain, inspect and renew stormwater connections.

#### Water supply

- h) These connections are regarded as extraordinary by the Water Bylaw. They will require separate applications for the connections and is granted subject to the discretion of the Utilities Engineer (Water Supply). Extraordinary water services to be installed at the property owners cost. The Bylaw requires a separate water connection to each dwelling, which can generally be installed within 15 working days.
- i) The applicant is advised that connections on a multi-storey building may experience a loss in water pressure.
- j) The developer's attention is drawn to the current New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies. The developer is advised that there is a new fire fighting code of practice. Council does not guarantee the ability to meet the Fire fighting code of practice requirements with flows from fire hydrants. Any upgrades to the reticulation to achieve compliance with this code shall be at the developers cost and carried out in accordance with the Gisborne District Council Engineering Code of Practice and with the agreement of Council.

#### Geotechnical

- k) Any application(s) for building consent to erect any new buildings shall include a 'Structure Specific Geotechnical Investigation Report' prepared by a suitably qualified professional which:
  - i) Certifies to the satisfaction of the Consent Authority that the design of the foundations of the proposed building are suitable with respect to the bearing strength of the supporting ground (In accordance with New Zealand Standards) and;
  - ii) Includes site specific geological, geomorphological and stability analysis that confirms that the proposed development will not be subject to natural hazards including Liquefaction, Differential Settlement and Lateral Spreading; and
  - iii) Specifies as appropriate, any remedial works or mitigation measures to be undertaken to protect the development from natural hazards.
- a) Council has specific testing and reporting requirements associated with bearing strength and geotechnical investigations at Building Consent stage. These requirements are available at the Customer Reception of Council in the 'Bearing Capacity & Geotechnical Investigation Requirements' pamphlet. Any application(s) for building consent to erect any new Structure(s) and ancillary buildings on are likely to require

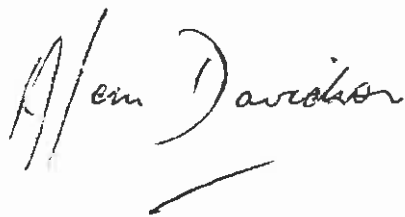
Geotechnical Investigation as per the 'Bearing Capacity & Geotechnical Investigation Requirements' pamphlet, and will be addressed on a case by case basis by the Soil Conservation section of the Gisborne District Council.

- b) In the event that a satisfactory Geotechnical Report is not provided, Council may decline applications for building consents pursuant to section S 71 of the Building Act 2004 on the subject site or issue any building consent subject to section 72 to 74 of the Building Act.

## **7.0 REASONS FOR THE DECISION**

- 7.1 The site has a history of non-residential use.
- 7.2 The Committee considers the development a good compromise between the commercial and residential zoning of the site.
- 7.3 The Committee considers the location of the building in relation to neighbouring properties and at the junction of a busy intersection acts to buffer any potential noise and nuisance effects.
- 7.4 The proposed hours of operation and restricted use of the commercial component also act to mitigate the potential noise and nuisance effects.
- 7.5 The Committee considers that the proposal is consistent with the purpose and principles of the Act and provides for the economic and social well-being of the community while avoiding, remedying or mitigating any adverse effects on the immediate environment.

DATED at Gisborne this 21<sup>st</sup> day of November 2011

A handwritten signature in black ink that reads "A/ern Davidson". The signature is written in a cursive style with a long horizontal stroke at the end.

A Davidson  
**Chairperson**