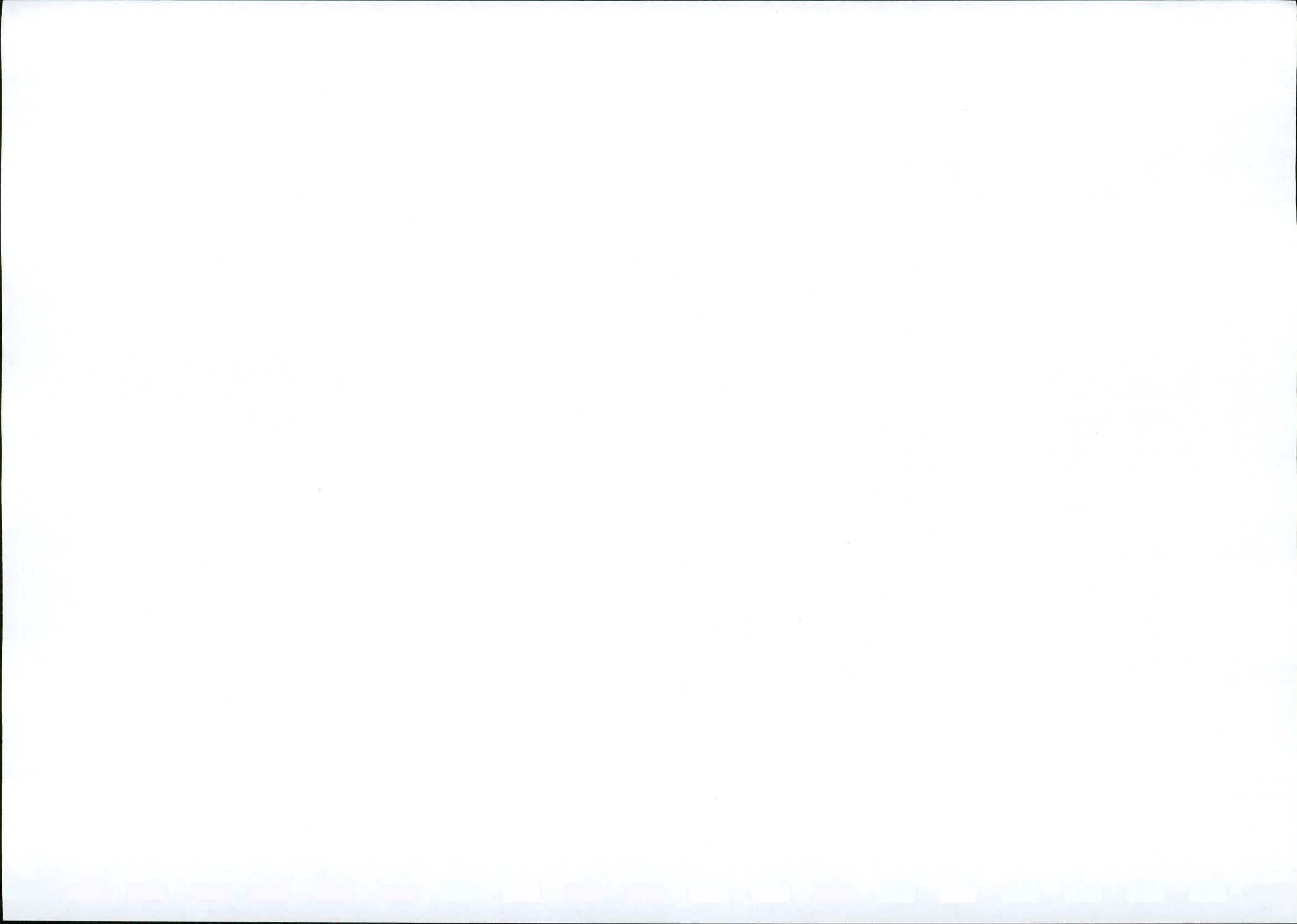


**PLAN 1**

---

**Regional Locality Plan  
5965.01**



# LOCALITY PLAN

## Portion 2 of Farm 695 East London

SITUATE IN BUFFALO CITY MUNICIPALITY  
ADMINISTRATIVE DISTRICT OF EAST LONDON  
PROVINCE OF THE EASTERN CAPE  
Extracted from Surveyor General Spatial Database

Produced by:



**NPM PLANNING**

TOWN & REGIONAL PLANNERS

**QUEENSTOWN**

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P.O. Box 1699  
Queenstown  
5320  
Phone: 045 838 2029  
Fax: 045 838 2016  
Email: qtn@npmplanning.co.za

**EAST LONDON**

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Southernwood  
P.O. Box 19345  
Tecoma, 5214  
Phone: 043 722 2935  
Fax: 086 509 3487  
Email: el@npmplanning.co.za

**PORT ELIZABETH**

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Mill Park, P.E  
P.O. Box 10322  
Linton Grange, 6105  
Phone: 041 374 4610  
Fax: 041 374 1008  
Email: pe@npmplanning.co.za

All cadastral boundaries are to be confirmed by a Professional Land Surveyor



### LEGEND

STUDY SITE

Project:

**LAND DEVELOPMENT AREA  
FARM 695/2 EAST LONDON**

Client:

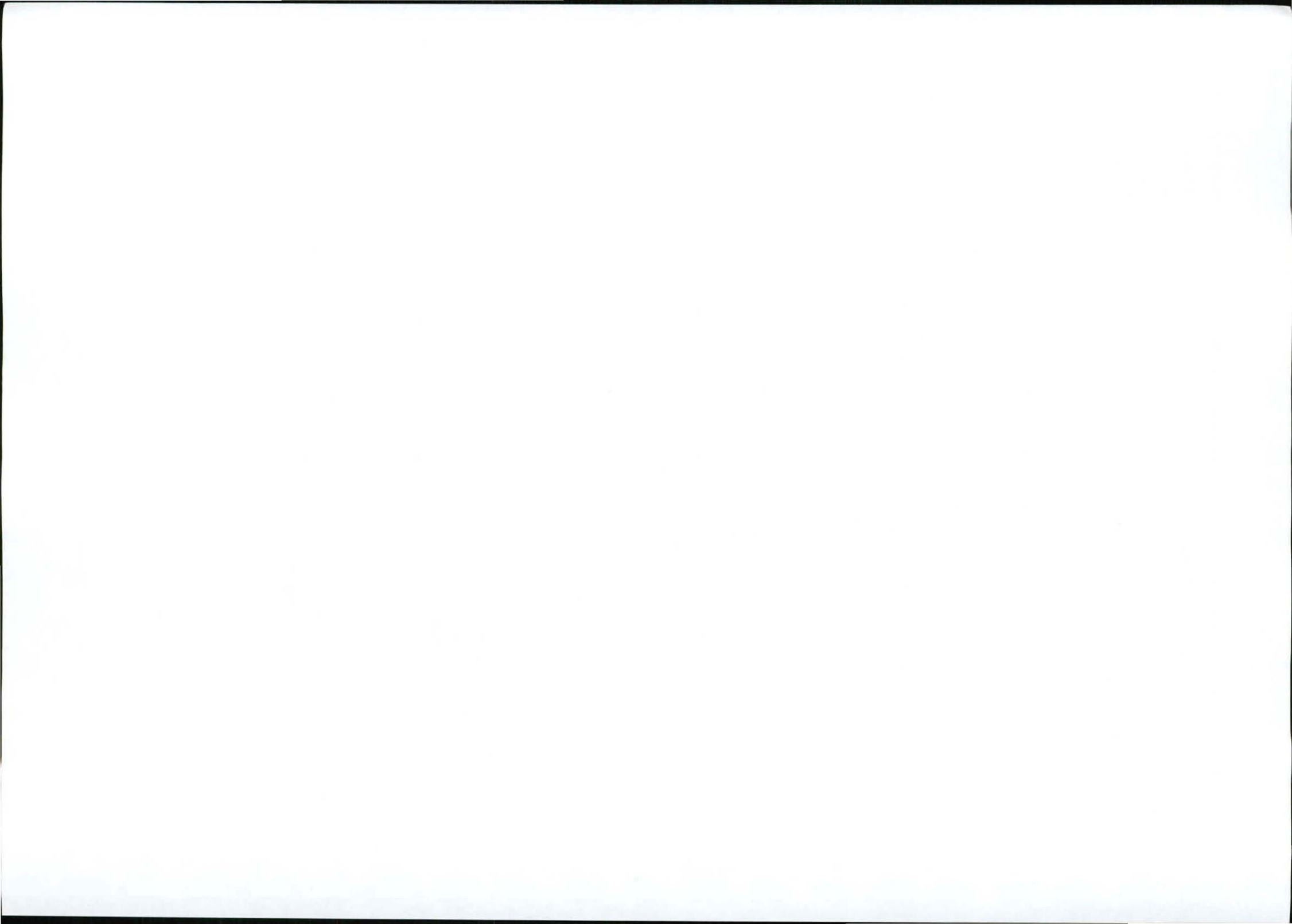
**Arena Resort Trust**

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Date: 11 August 2009

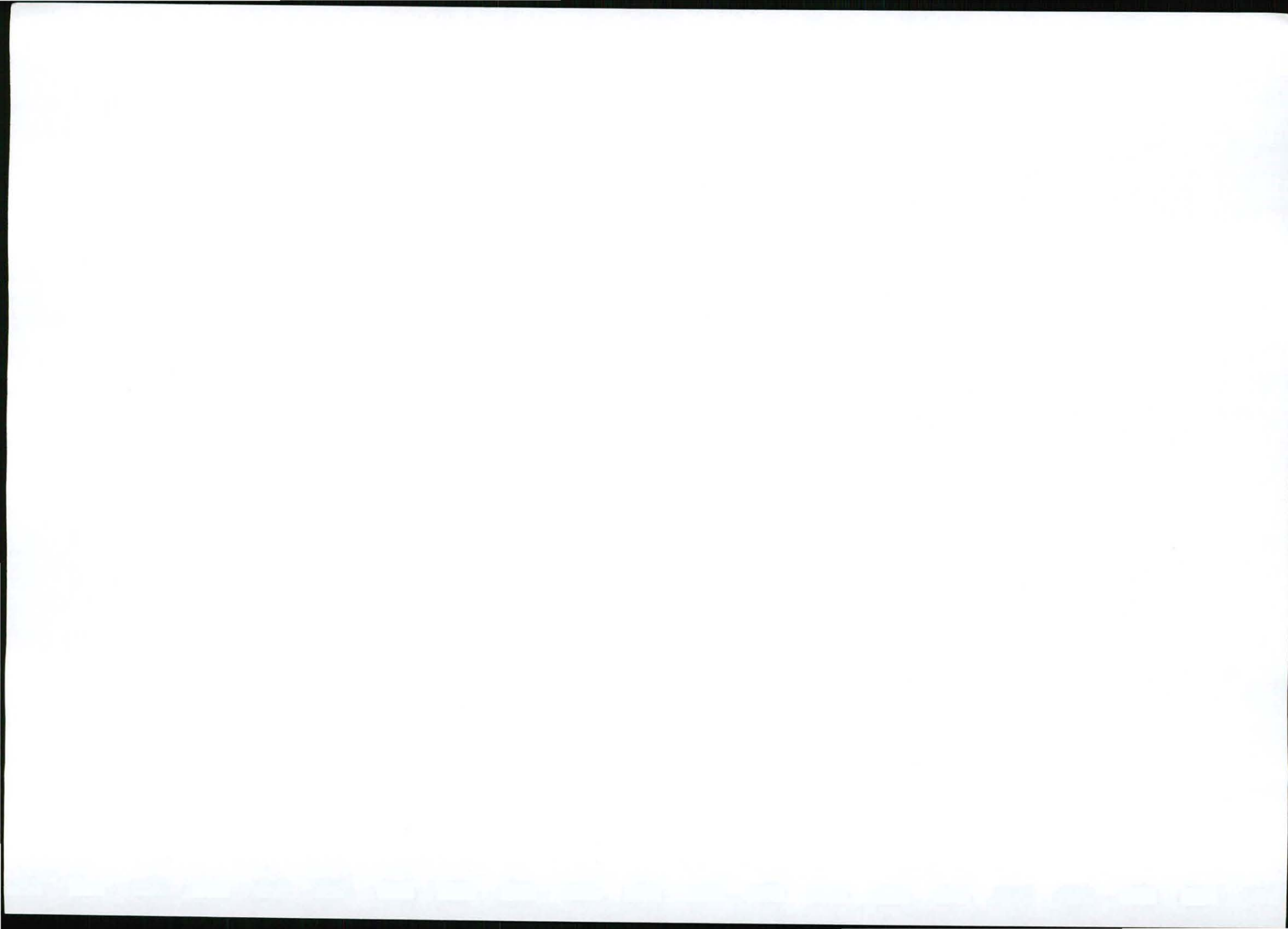
Plan No: 5965-01



**PLAN 2**

---

**Locality Plan  
5965.02**



# LOCALITY PLAN

## Portion 2 of Farm 695

### East London

SITUATE IN BUFFALO CITY MUNICIPALITY  
 ADMINISTRATIVE DISTRICT OF EAST LONDON  
 PROVINCE OF THE EASTERN CAPE  
 Extracted from Surveyor General Spatial Database

Produced by:



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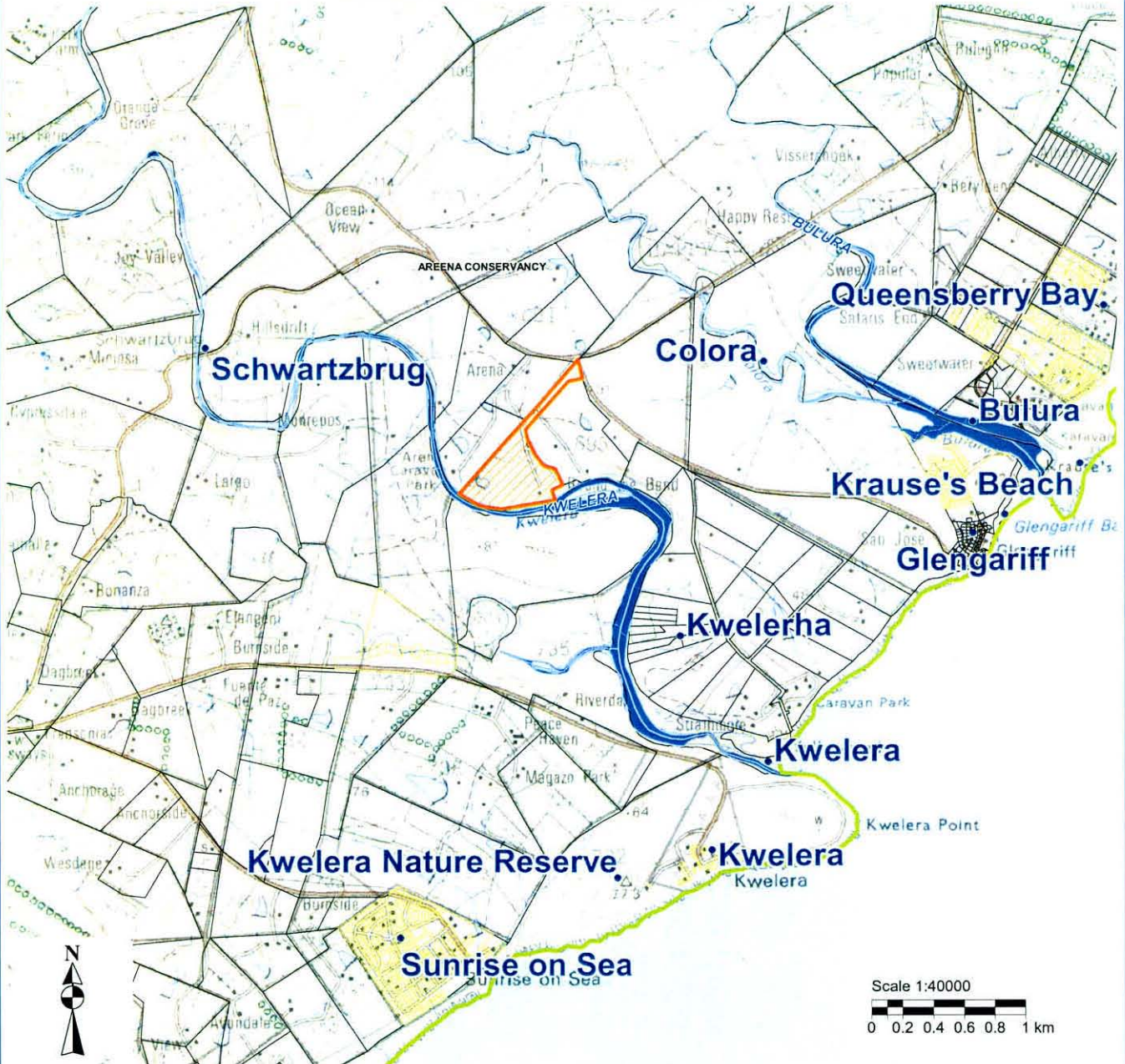
**EAST LONDON**

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 Phone: 043 722 2935  
 Fax: 086 509 3487  
 Email: el@npmplanning.co.za

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 Phone: 041 374 4610  
 Fax: 041 374 1008  
 Email: pe@npmplanning.co.za

All cadastral boundaries are to be confirmed by a Professional Land Surveyor



**LEGEND**

STUDY SITE

Project:

**LAND DEVELOPMENT AREA  
 FARM 695/2 EAST LONDON**

Client:

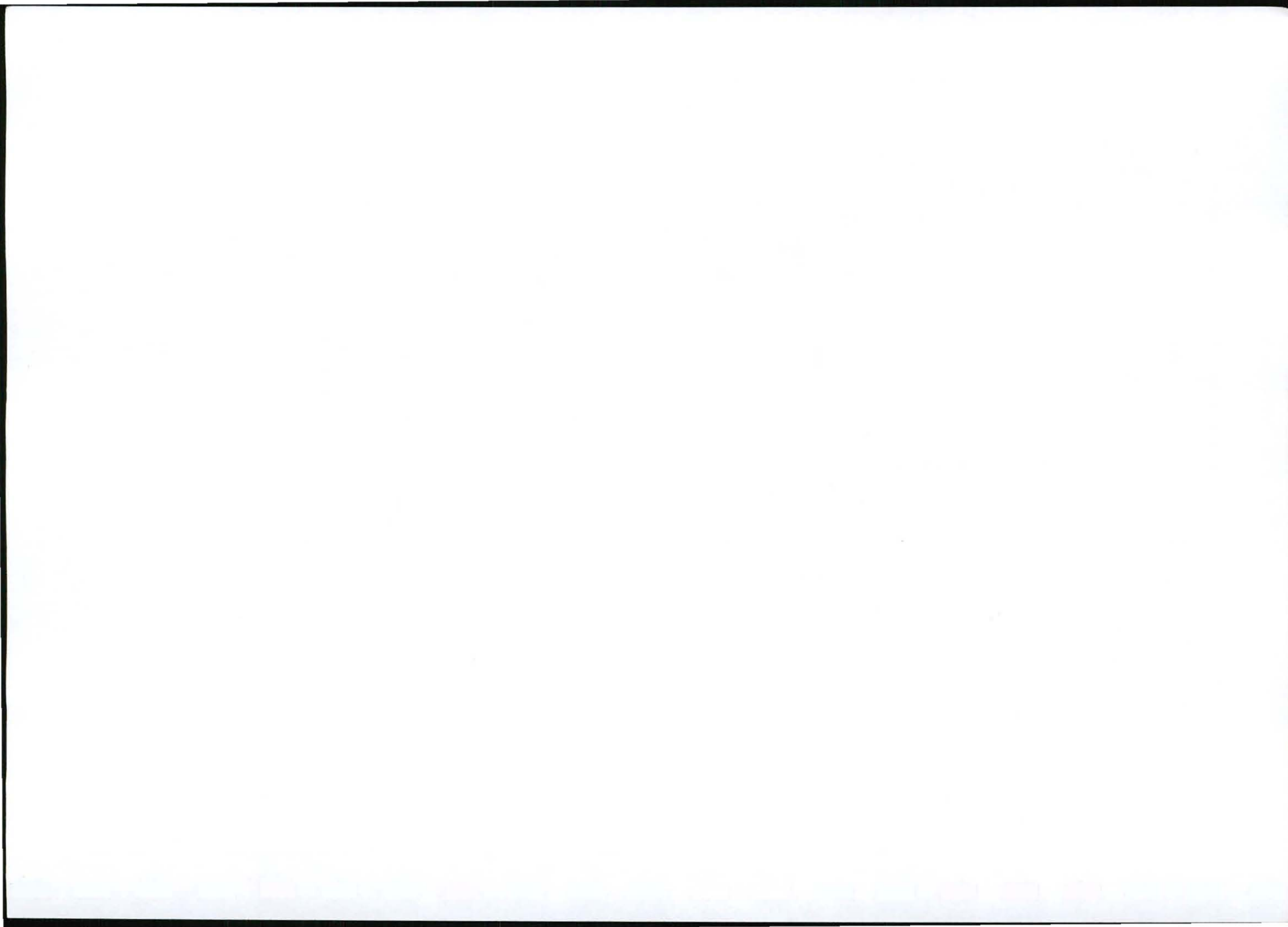
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Date: 11 August 2009

Plan No: 5965-02

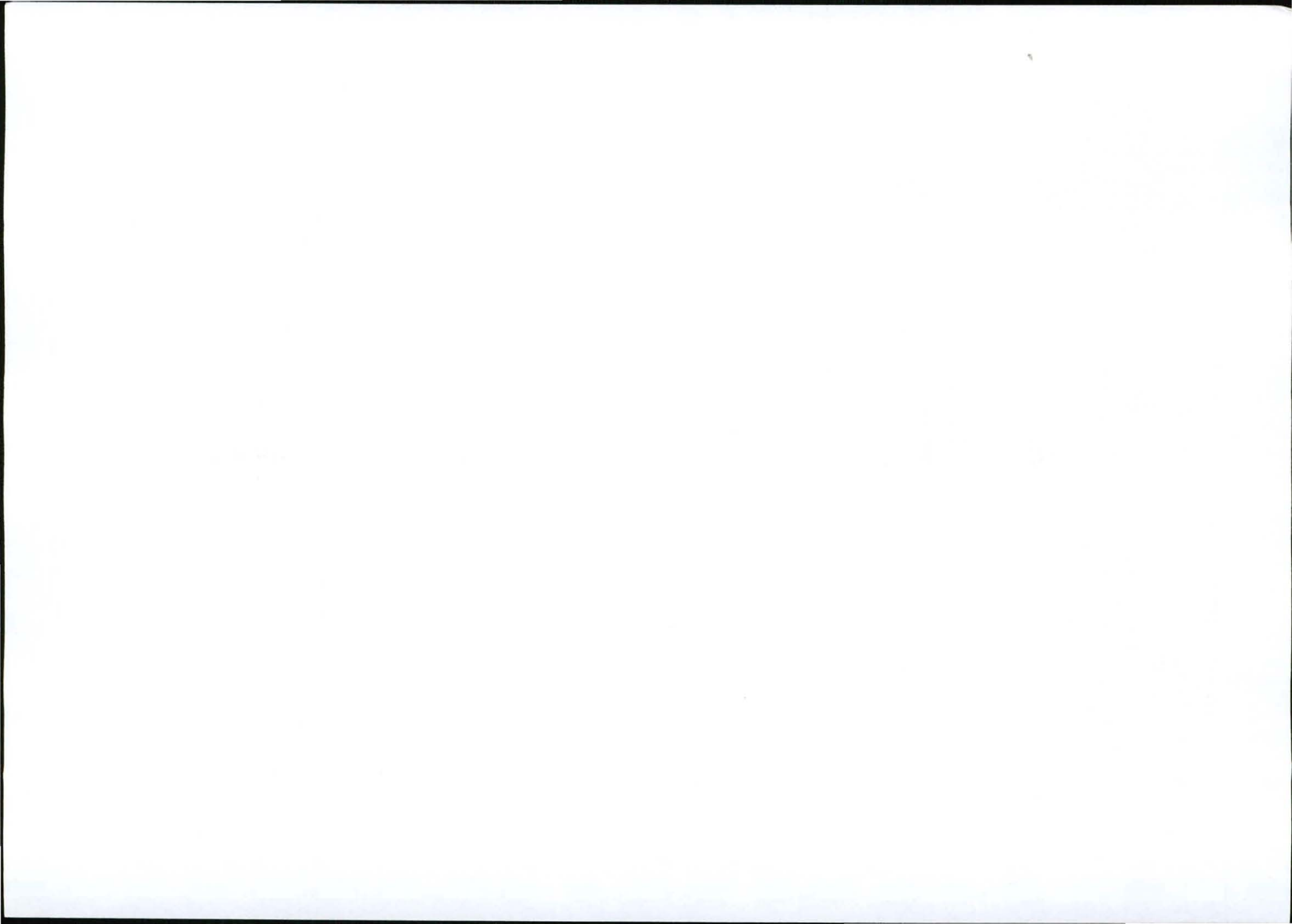




**PLAN 3**

---

Land Use Plan  
5965.03



# LAND USE PLAN PORTION 2 OF FARM 695 EAST LONDON

SITUATE IN BUFFALO CITY MUNICIPALITY  
ADMINISTRATIVE DISTRICT OF EAST LONDON  
PROVINCE OF THE EASTERN CAPE  
Extracted from Surveyor General Spatial Database

Produced by:



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Email: qtn@npmplanning.co.za

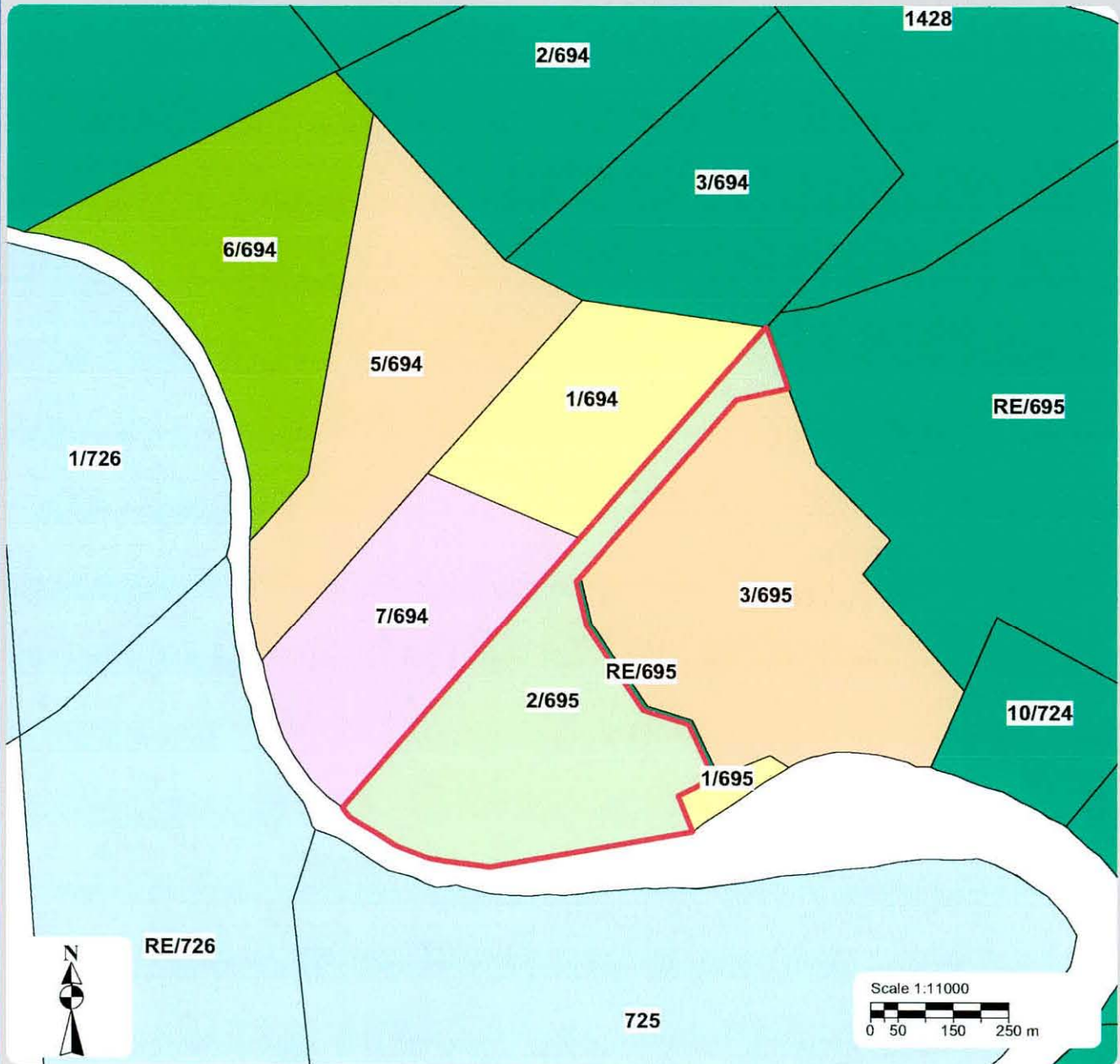
**EAST LONDON**

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Southernwood  
P.O. Box 19345  
Tecoma, 5214  
Phone: 043 722 2935  
Fax: 086 509 3487  
Email: el@npmplanning.co.za

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P.O. Box 10322  
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Phone: 041 374 4610  
Fax: 041 374 1008  
Email: pe@npmplanning.co.za

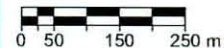
All cadastral boundaries are to be confirmed by a Professional Land Surveyor



RE/726

725

Scale 1:11000



### LEGEND

Portion 2 of Farm 695

**LANDUSE**

- Agricultural
- Conservancy
- Game Farming & Informal Caravans/Tents
- Game Farming & Residential

- Game Farming /Chalets/Structures
- Residential Small Holding
- Resort (Areena)

Project:

**LAND DEVELOPMENT AREA  
FARM 695/2 EAST LONDON**

Client:

**AREENA RESORT TRUST**

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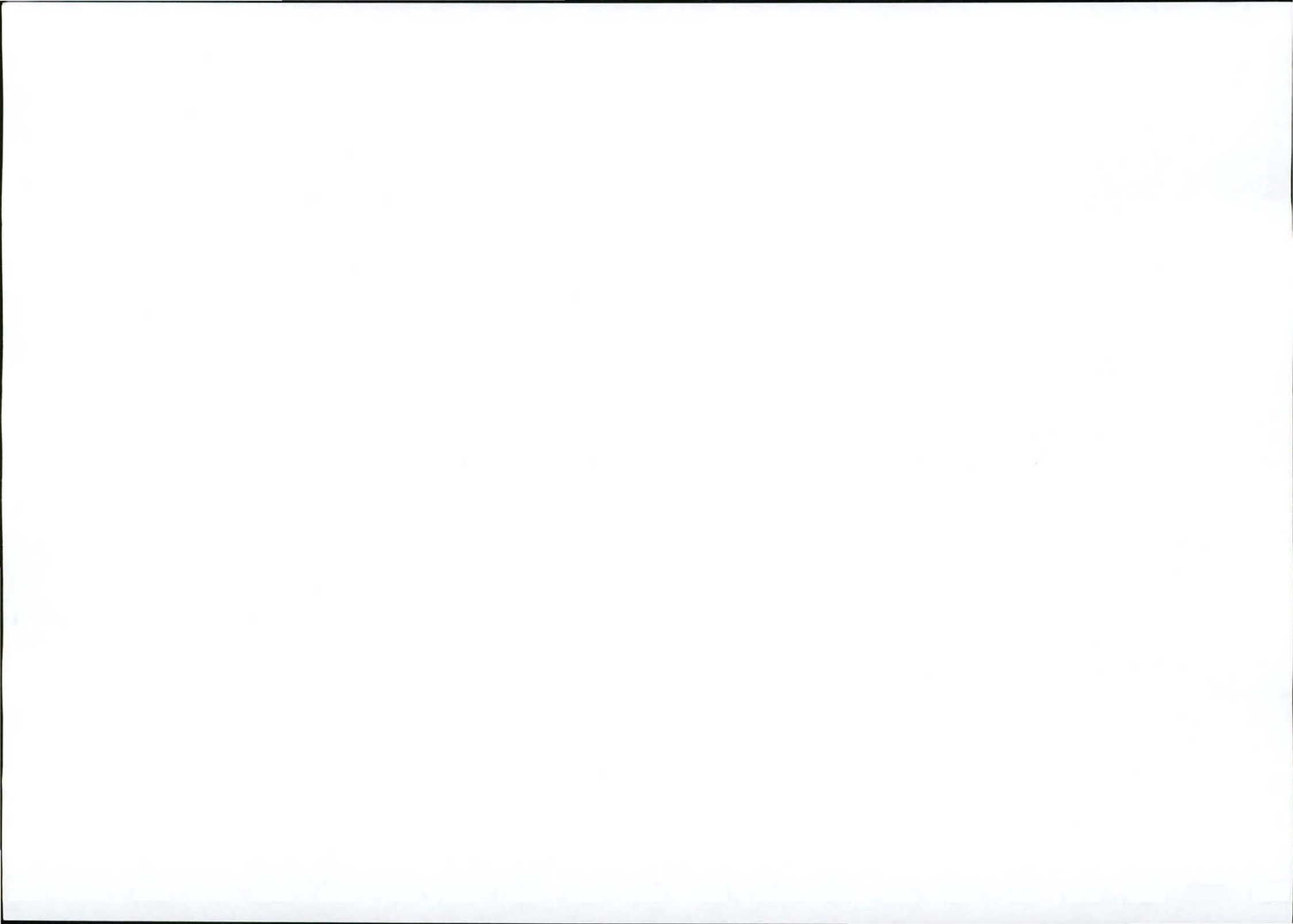
Date: 11 August 2009

Plan No:5965-03



**PLAN 4**

**Zoning Plan  
5965.04**



# ZONING PLAN PORTION 2 OF FARM 695 EAST LONDON

SITUATE IN BUFFALO CITY MUNICIPALITY  
ADMINISTRATIVE DISTRICT OF EAST LONDON  
PROVINCE OF THE EASTERN CAPE  
Extracted from Surveyor General Spatial Database

Produced by:



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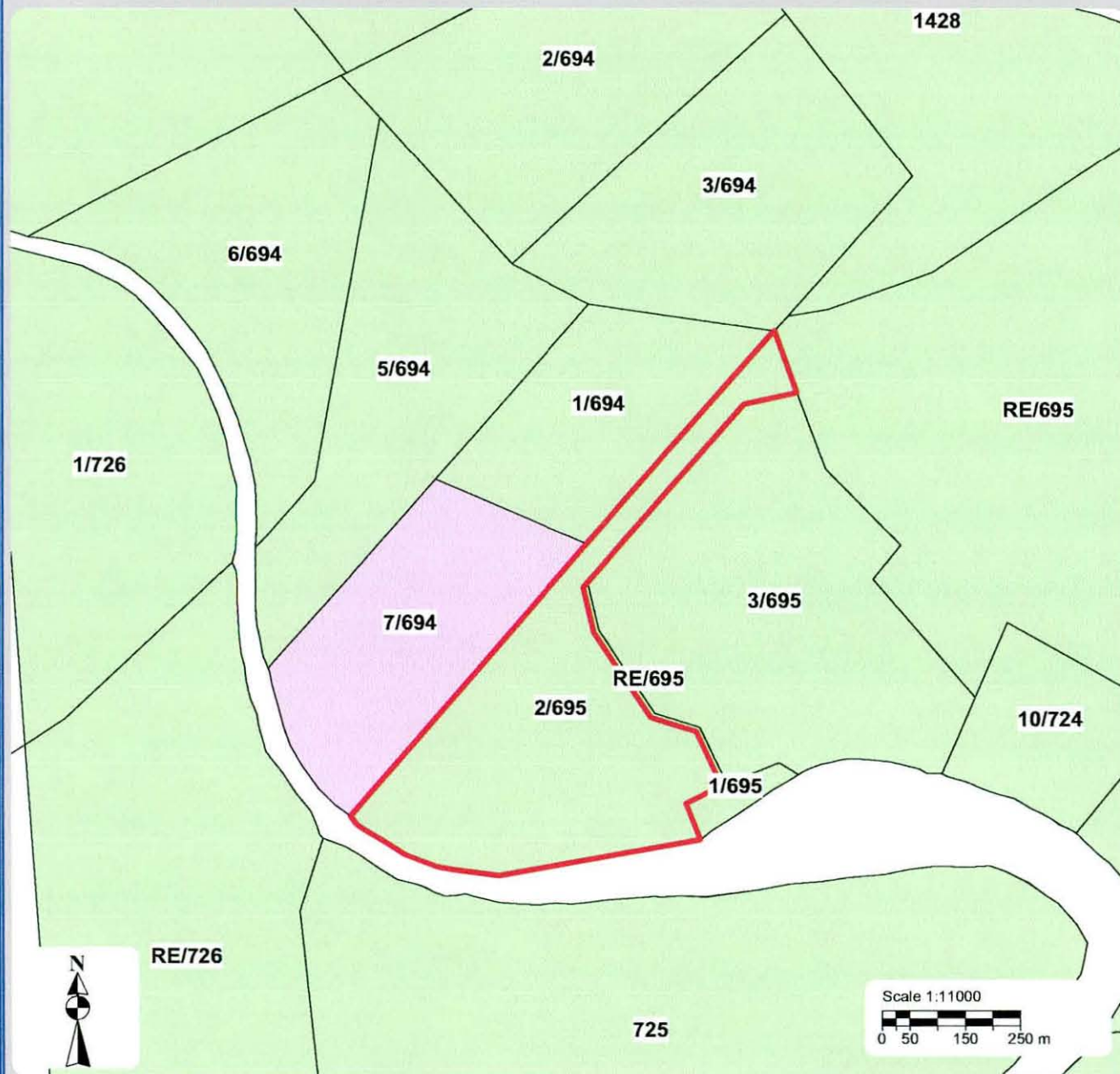
Phone: 043 722 2935  
Fax: 085 509 3487  
Email: el@npmplanning.co.za

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Phone: 041 374 4610  
Fax: 041 374 1008  
Email: pe@npmplanning.co.za

All cadastral boundaries are to be confirmed by a Professional Land Surveyor



## LEGEND

Portion 2 of Farm 695

### ZONING

Agricultural Zone 1

Resort Zone 2

Project:

**LAND DEVELOPMENT AREA  
FARM 695/2 EAST LONDON**

Client:

AREENA RESORT TRUST

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Date: 11 August 2009

Plan No:5965-04

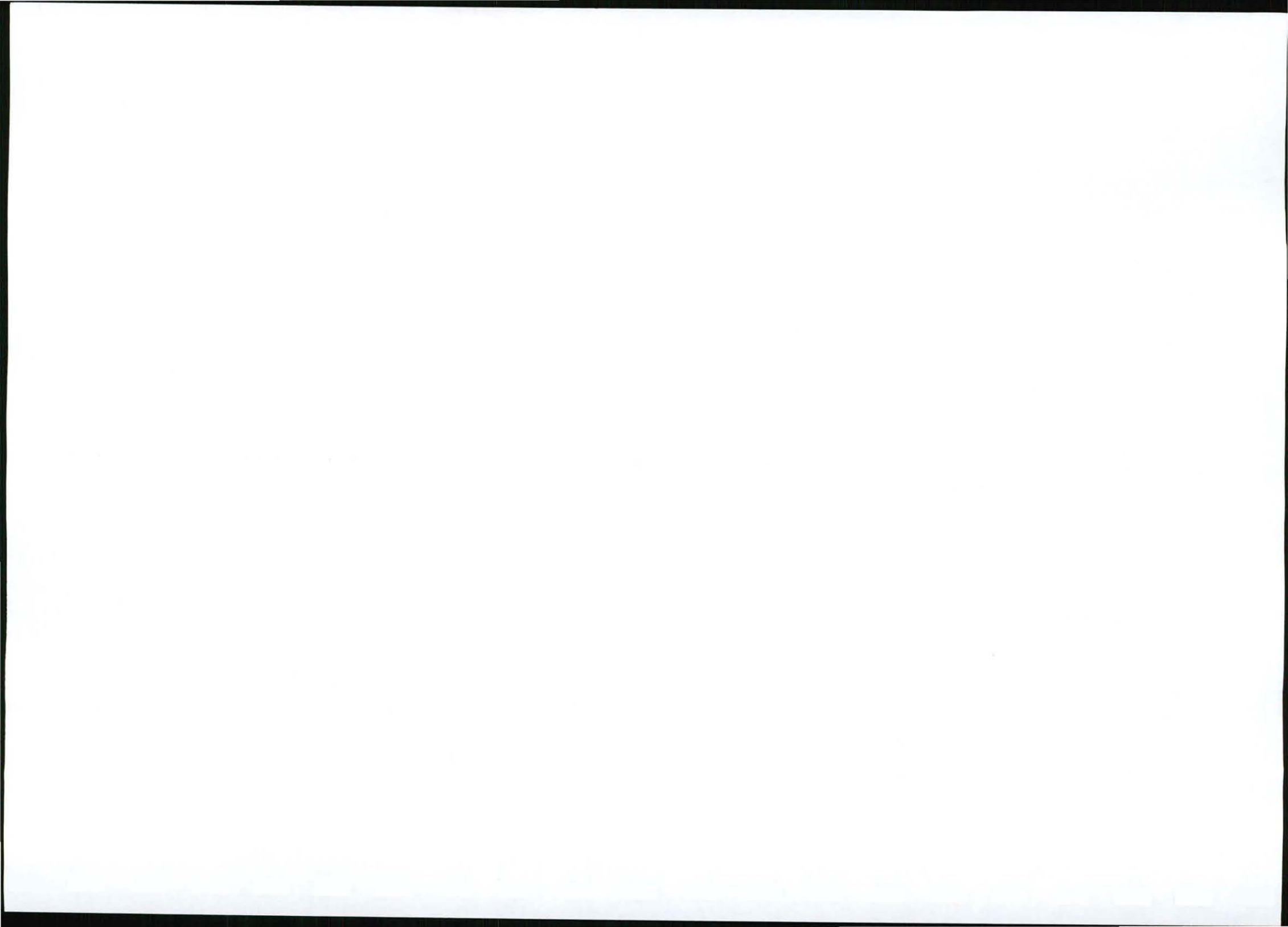




**PLAN 5**

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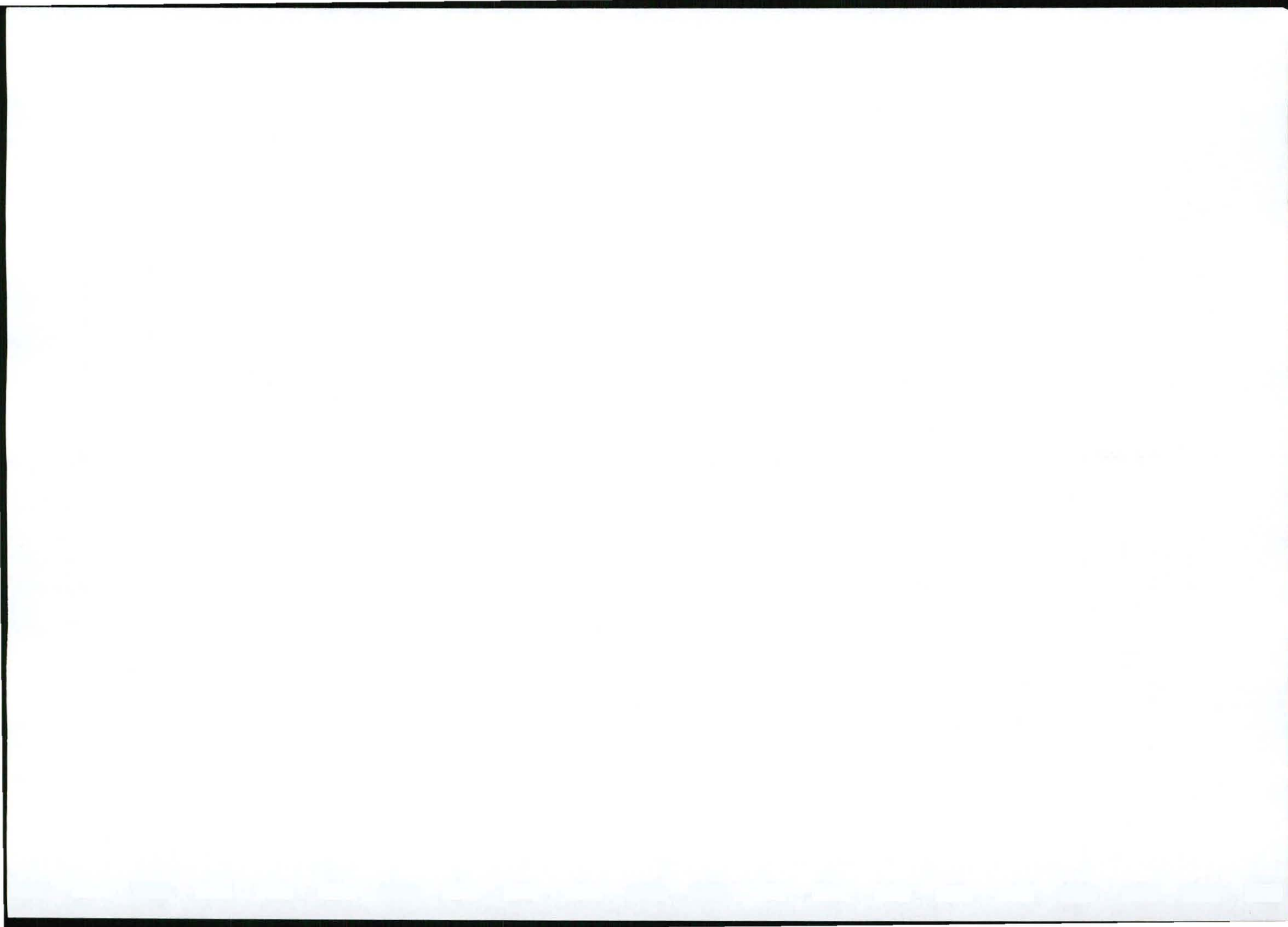
**Site Plan  
5965.05**



**PLAN 6**

---

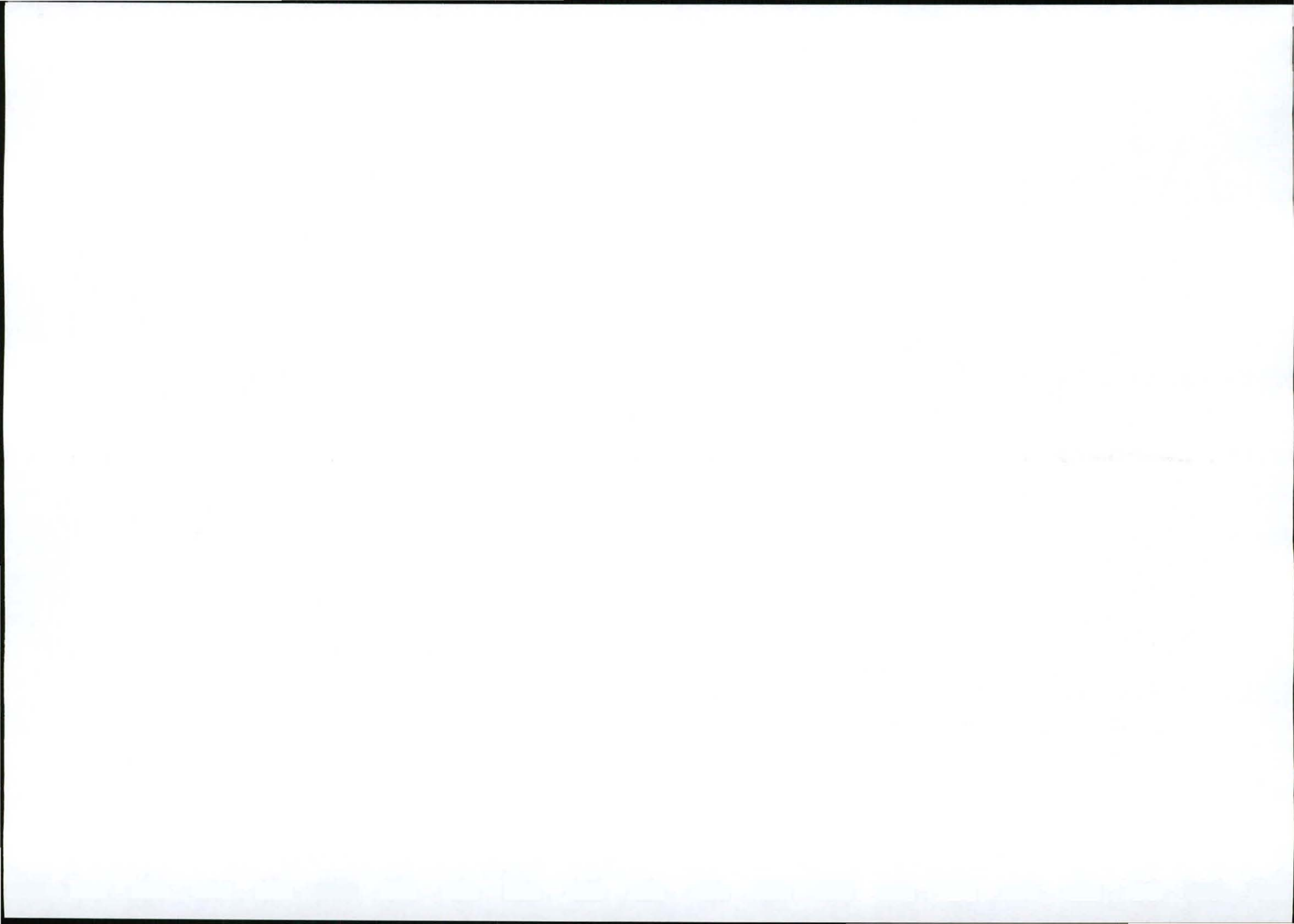
**Land Development Area Plan  
5965.06**



**PLAN 7**

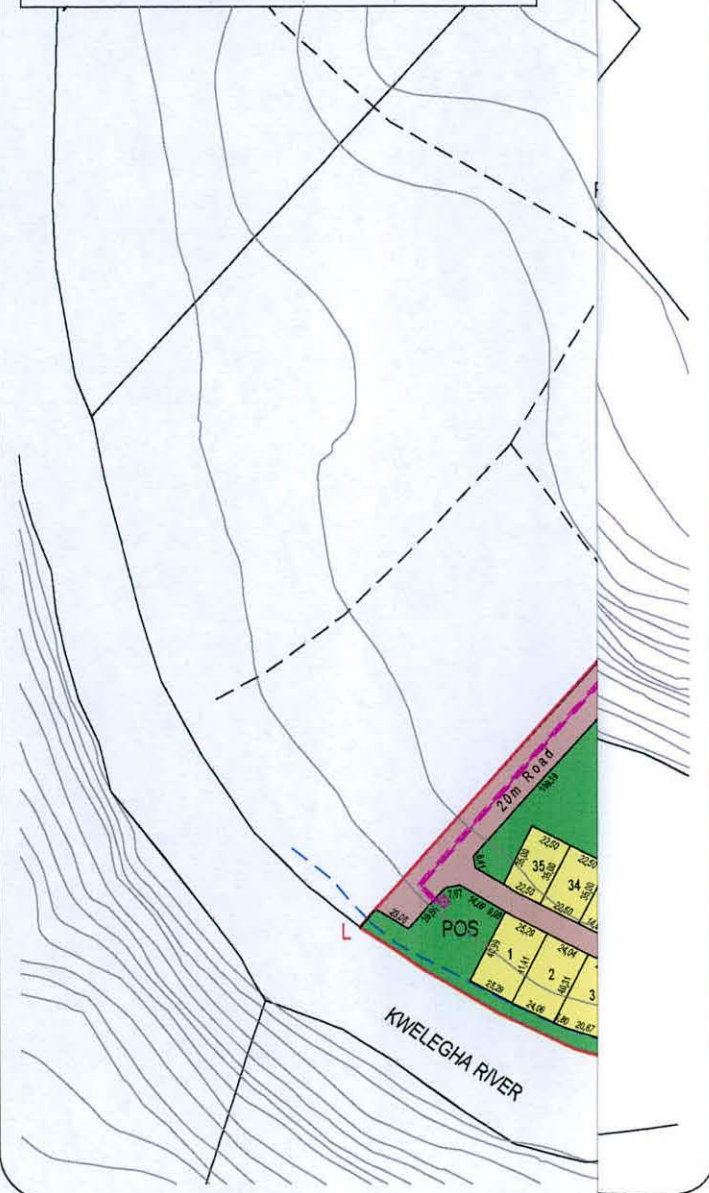
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**Subdivision Plan  
5965.07**



**NOTES:**

1. Figure ABCDEFGabcdehijklmM denotes conservancy, private roadway, package plant, game, gatehouse and access control, to be owned and managed by Areena Resort Trust
2. Figure bnoKpqrstuLmmlkjihgfedc denotes Areena Rivendell Estate consisting of private open space, private roadway and residential dwelling units (46)
3. Figure aHlJKonb denotes Resort Zone 2 consisting of private open space, maximum of 20 dwelling units per hectare and access will be provided by servitude right of way over portion 1 and portion 2
4. District Road DR02737 traverses the property along eastern property entrance.
5. A 15m building line is proposed along boundary AB
6. The 1:100 year floodline has been calculated.
7. Local Authority: Great Kei Local Municipality
8. Figure DvwX denotes existing Servitude Right of way 9.45m wide in favour of portion 1 of Farm 694
9. Divisional Road 111 to be de-proclaimed.



**AREENA RIVENDELL ESTATE & AREENA ISLAND VIEW RESORT FARM 695-2, EAST LONDON**

**LAND USE RIGHTS TABLE**

LAND USE	ZONING	NOTATION	PORTION NO.	AREA (HA)	%
RESIDENTIAL	RESIDENTIAL ZONE 1	[Yellow Box]	1 - 46	4.00	17.73
PRIVATE OPEN SPACE	OPEN SPACE ZONE	[Green Box]	47 - 51	3.40	15.07
AREENA ISLAND VIEW RESORT	RESORT ZONE 2	[Purple Hatched Box]	52	1.10	4.88
PRIVATE ROADWAY	RESIDENTIAL ZONE 1	[Pink Box]	53 - 55	2.93	12.98
GATEHOUSE ACCESS CONTROL & ROADWAY	SPECIAL ZONE	[Teal Box]	56	0.09	0.40
SEWAGE PACKAGE PLANT	SPECIAL ZONE	[Teal Box]	57	0.06	0.27
AGRICULTURE	AGRICULTURAL ZONE 1	[Light Green Box]	Remainder, 58 - 60	10.98	48.67
<b>TOTAL</b>			<b>61</b>	<b>23.00</b>	<b>100</b>

**NOTES**

- CONTOUR INTERVAL 5M ALL DIMENSIONS IN METERS
- [Dashed Line] 1: 100 YEAR FLOODLINE
- [Purple Hatched Box] S.R.O.W TO BE CREATED IN FAVOUR OF NEIGHBOURING FARMS 694/7, 695/3, 695/1, 694/5, 1419
- [Pink Box] WATER AND SEWAGE PIPELINE SERVITUDE IN FAVOUR OF AREENA RESORT TRUST

**PORTION TABLE**

PORTION	AREA m <sup>2</sup>	PORTION	AREA m <sup>2</sup>	PORTION	AREA m <sup>2</sup>	PORTION	AREA m <sup>2</sup>
1	1042	13	857	25	771	37	794
2	983	14	860	26	771	38	788
3	949	15	818	27	771	39	788
4	965	16	803	28	903	40	788
5	920	17	735	29	788	41	602
6	877	18	735	30	788	42	603
7	887	19	735	31	805	43	604
8	808	20	735	32	791	44	604
9	897	21	735	33	789	45	604
10	925	22	735	34	788	46	602
11	1008	23	789	35	788	52	11000
12	992	24	770	36	793	51	752

**CADASTRAL BOUNDARIES ARE AS EXTRACTED FROM RECORDS AT THE SURVEYOR GENERALS OFFICE**

**ALL CADASTRAL BOUNDARIES ARE TO BE CONFIRMED BY A PROFESSIONAL LAND SURVEYOR**

**DATE: 11 August 2009**

**CLIENT: AREENA RESORT TRUST**

**Scale 1: 4000**

Prepared by:



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Tecoma, 5214  
045 722 2935  
096 509 3467  
el@npmplanning.co.za

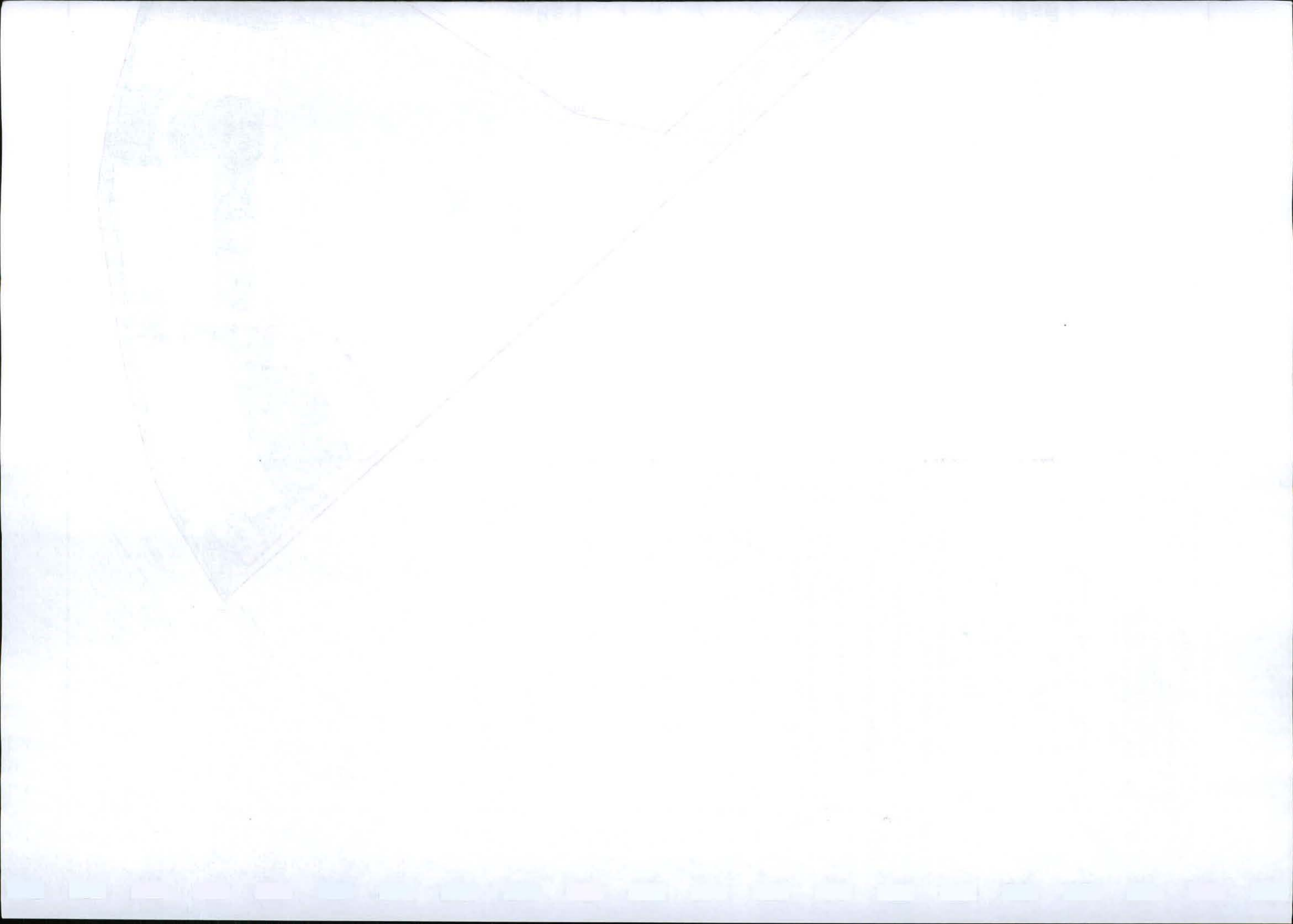
PORT ELIZABETH  
195 Cape Road,  
Mill Park,  
P.O. Box 10322,  
Linton Grange  
041 374 4810  
041 374 1008  
pe@npmplanning.co.za

Title

**SUBDIVISION PLAN**

**PLAN NO.: 5965.07**

Rev No **0**

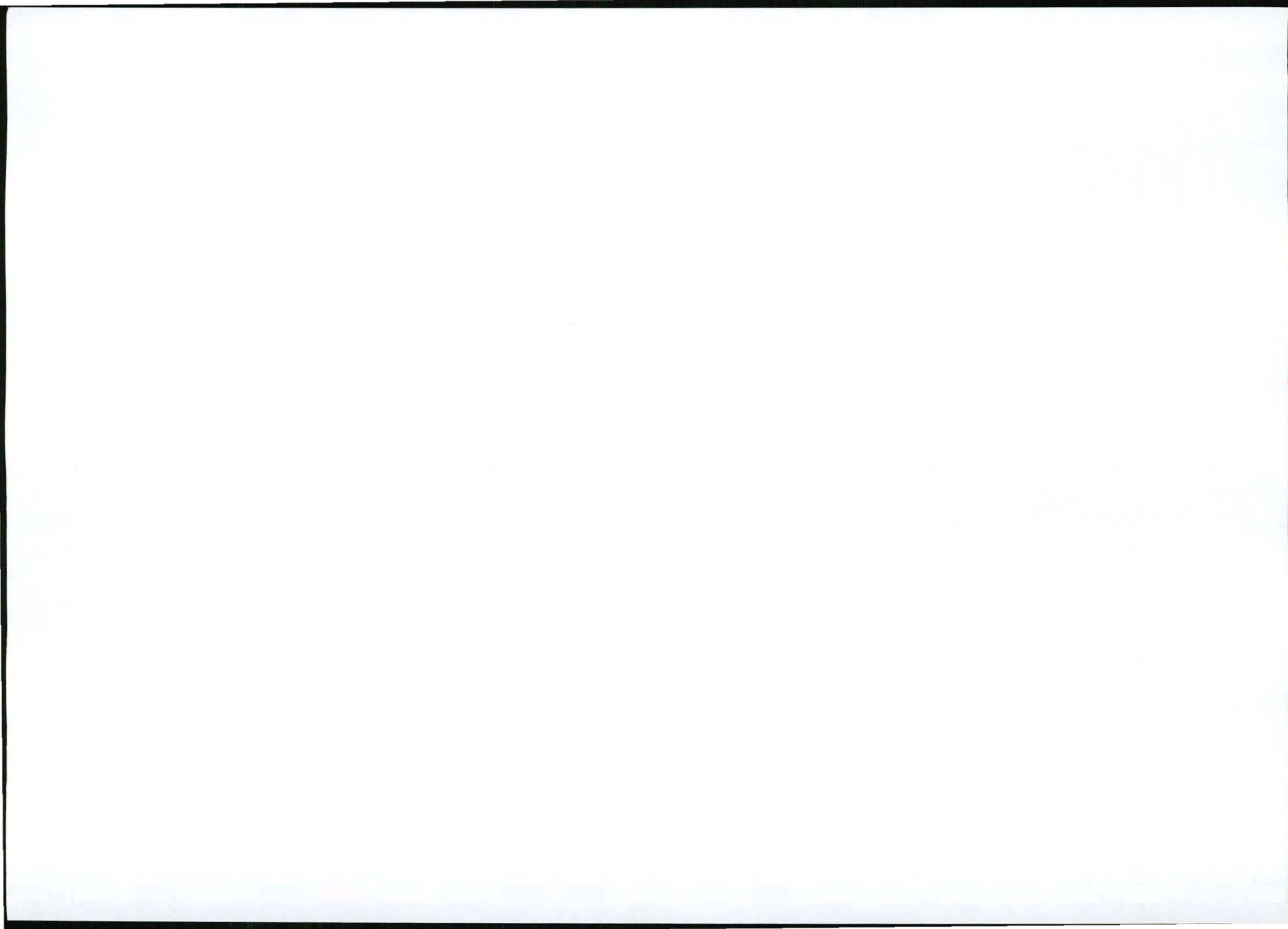




**PLAN 8**

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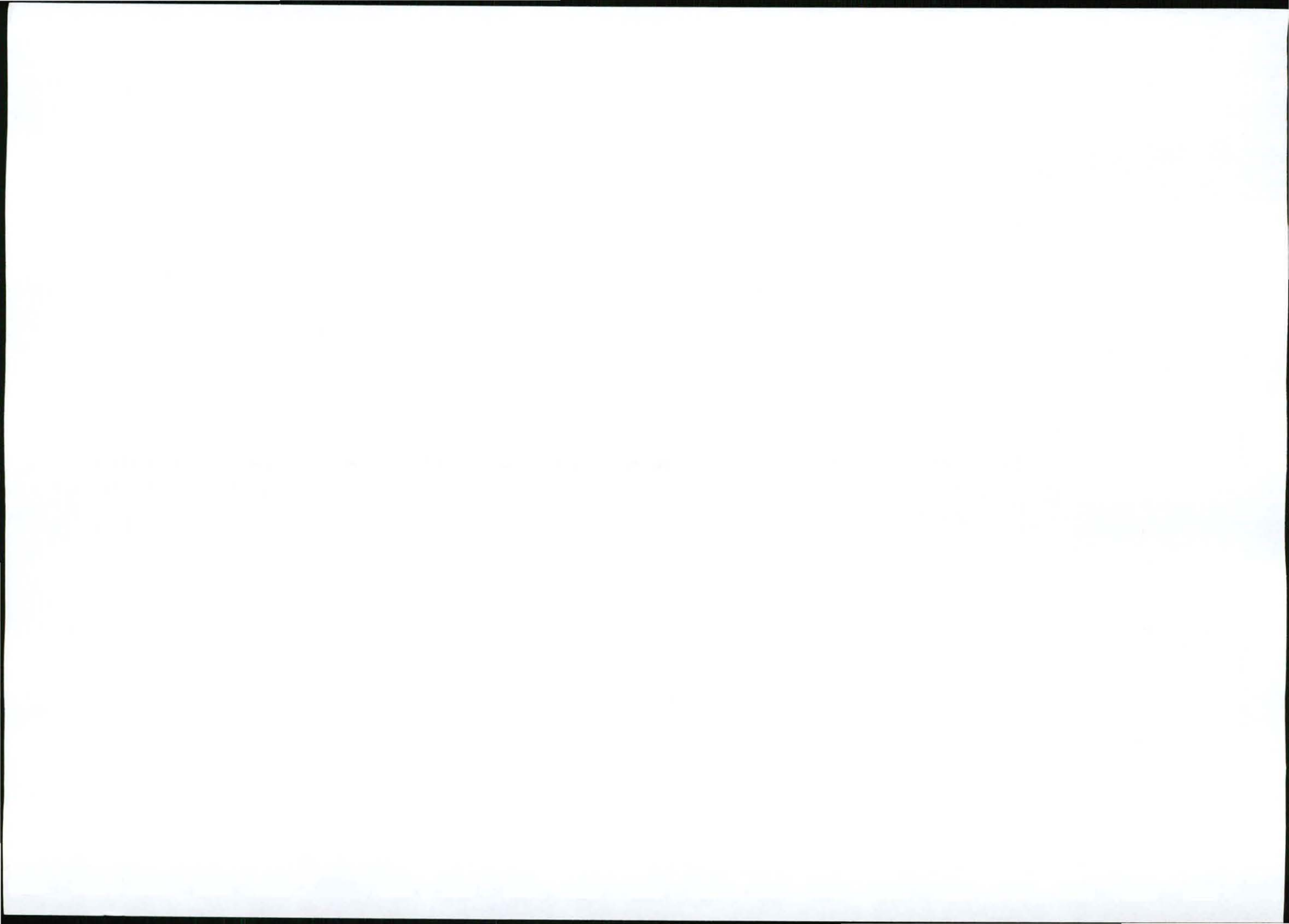
**Site Development Plan  
5965.08**

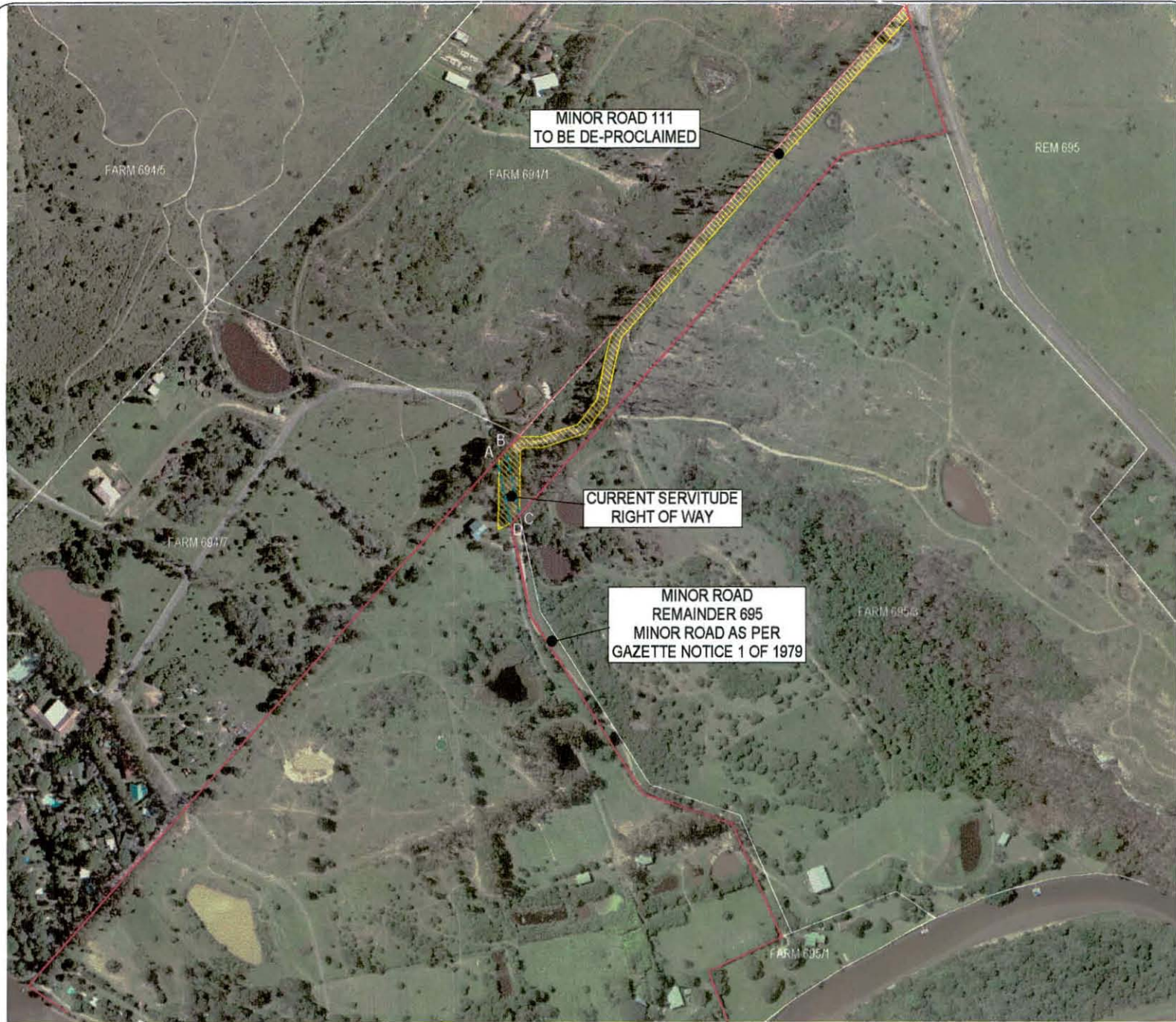


**PLAN 9**

---

**Road De-proclamation Plan  
5965.09**





**FARM 695-2, EAST LONDON**



**NOTES**

- A — B Current Right of Way Servitude registered in favour of Farm 694/1 and 695
- D — C
- Minor Road 111 to be de-proclaimed

A new Servitude Right of Way will be registered in favour of Farm 695/3, 695/1, 694/7, 694/5, 695 and 1419, East London to replace Minor Road 111, which is to be de-proclaimed

CADASTRAL BOUNDARIES ARE AS EXTRACTED FROM RECORDS AT THE SURVEYOR GENERALS OFFICE  
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**Scale 1: 6000**

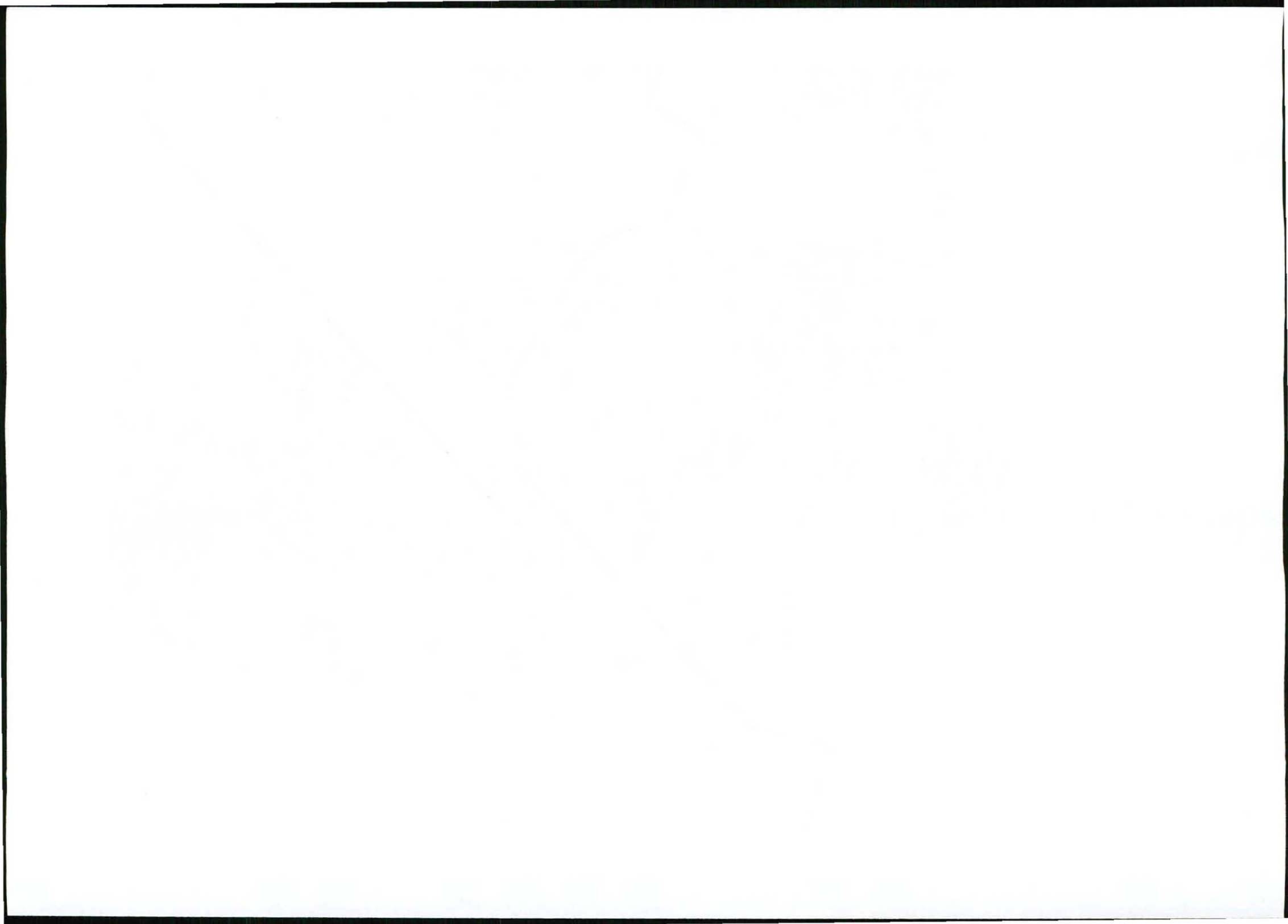
Prepared by:

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Title  
**MINOR ROAD DEPROCLAMATION PLAN**

PLAN NO.: 5965.09

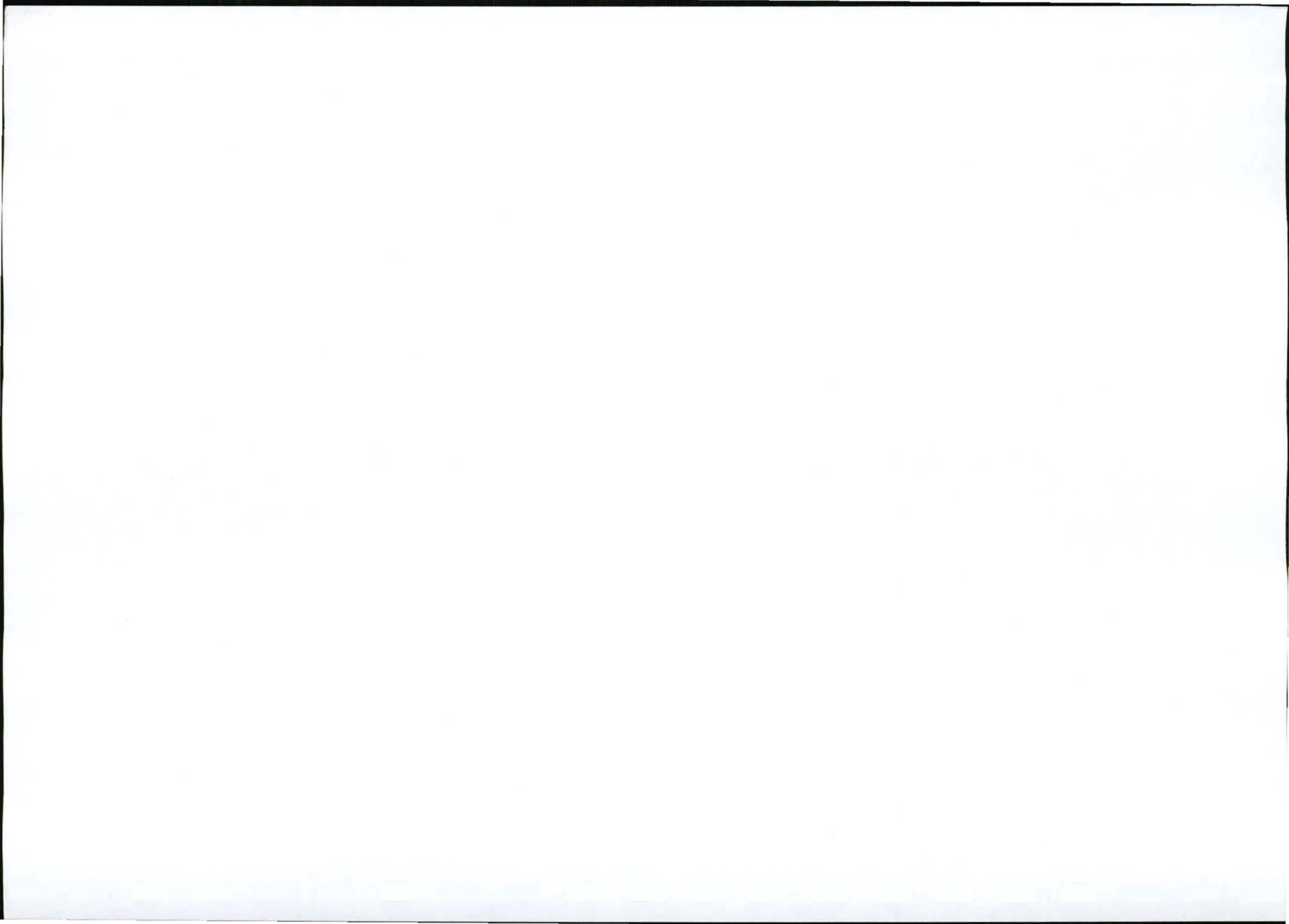
Rev No 0



**PLAN 10**

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**Areena conservancy Plan  
5965.10**







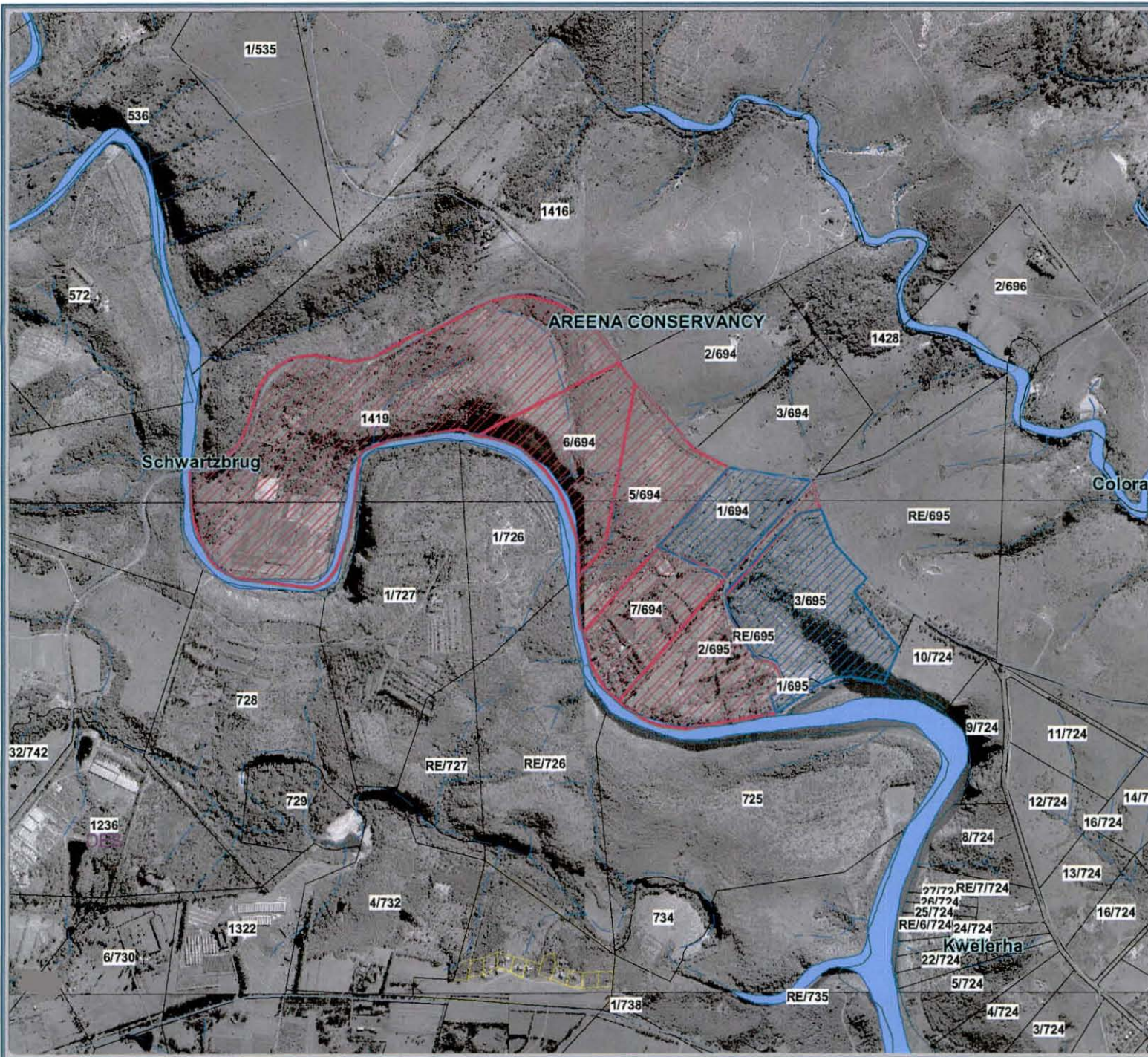
**NPM PLANNING**  
TOWN AND REGIONAL PLANNERS

Project: **AREENA CONSERVANCY**

Title: **AREENA CONSERVANCY PROPOSAL PLAN**



**Legend**  
 AREENA CONSERVANCY  
 POTENTIAL FARMS FOR INCLUSION INTO CONSERVANCY



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

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Scale 1:15000  
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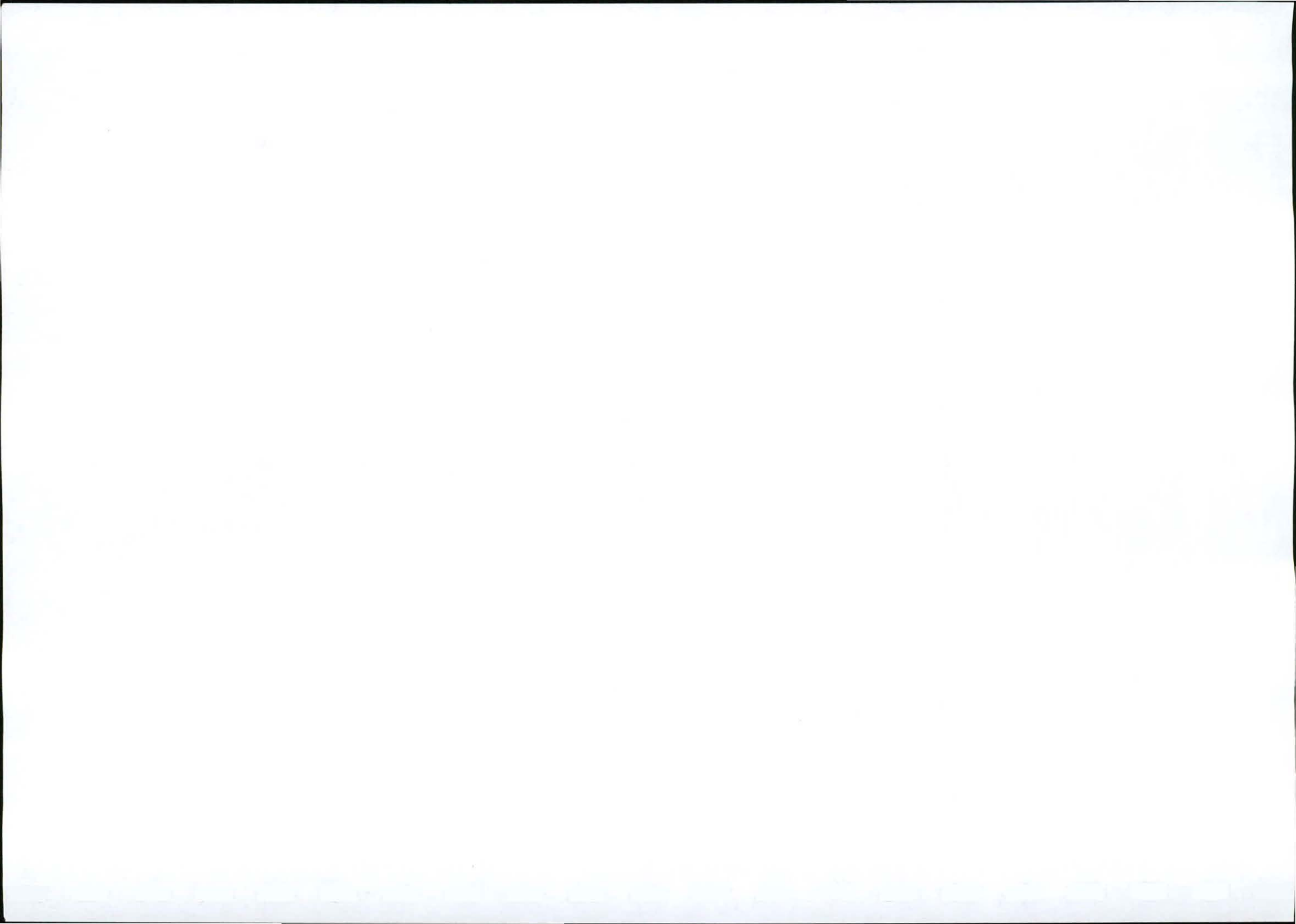
Date: 11 August 2009 Plan No: 5965.10



**ANNEXURE A**

---

**Title Deed**



ABDO & ABDO  
7TH FLOOR GASSON CENTRE  
CHURCH STREET  
EAST LONDON

Prepared by me

CONVEYANCER  
BERNDT GA



SEELREG  
STAMPDUTY  
FOOI  
FEES R340.00

464.3 / 2000

FOR INFORMATION ONLY

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

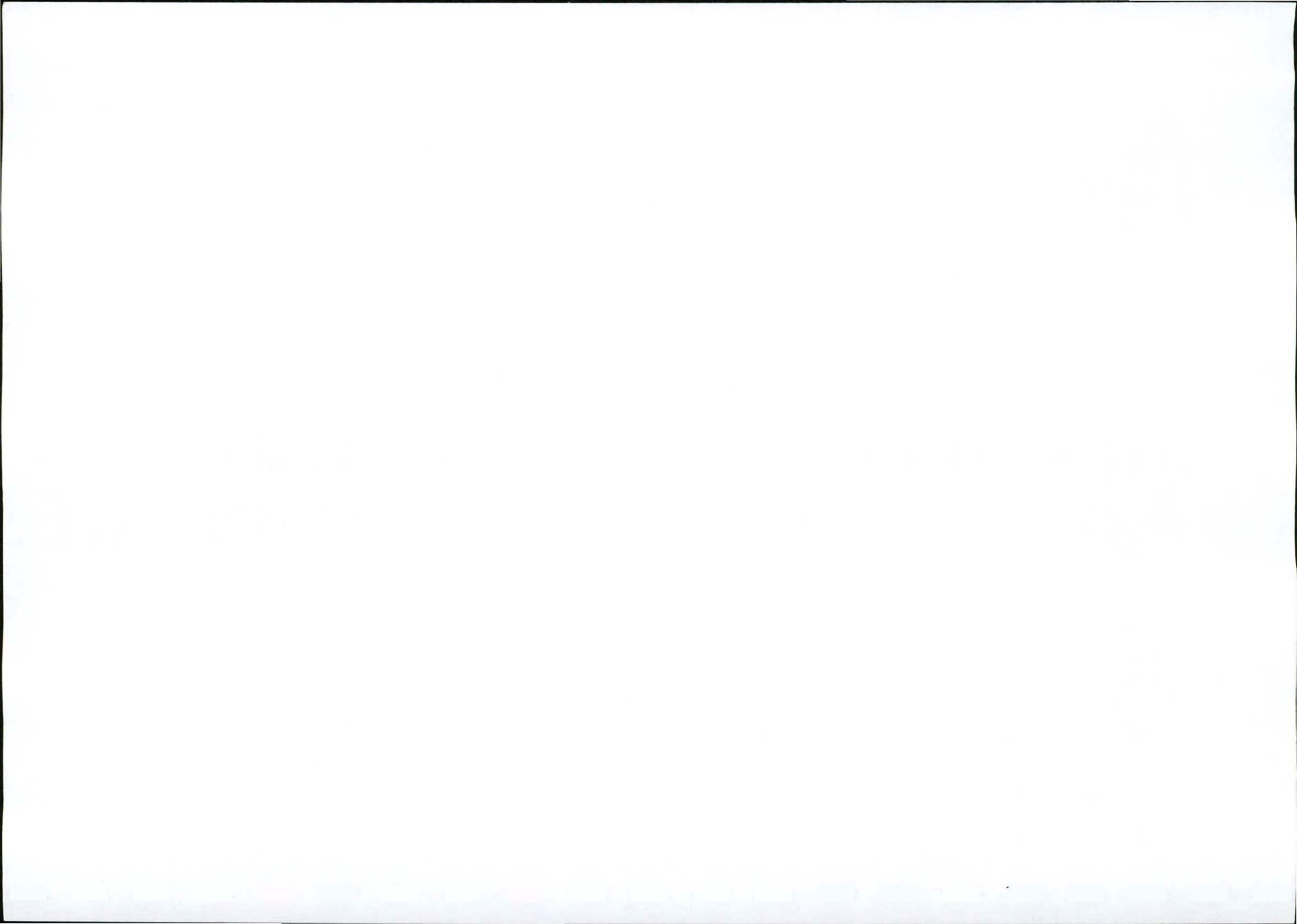
ANDRÉ du PLESSIS

appeared before me, Registrar of Deeds, at King William's Town, the said  
appearer being duly authorised thereto by a Power of Attorney granted to him by

**CHRISTIAN FRANCOIS BEEBY**  
Identity Number 250519 5023 08 6  
Unmarried

which said Power of Attorney was signed at EAST LONDON on 13<sup>TH</sup> JUNE 2000.

1/1



And the said appearer declared that his principal had, on 13 May 2000, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**The Trustees for the time being of AREENA RESORT TRUST**  
No. IT2682/96

their successors in title or assigns, in full and free property

**PORTION 2 OF FARM 695  
DIVISION OF EAST LONDON  
PROVINCE OF THE EASTERN CAPE**

**IN EXTENT 23,0013 (TWENTY THREE COMMA NOUGHT NOUGHT  
ONE THREE) Hectares**

**FIRST TRANSFERRED** and still held by Deed of Transfer No. 1206/1960 with Diagram No. 5040/1960 annexed thereto.

- A. **SUBJECT** to the conditions as are mentioned or referred to Deed of Transfer No. 1206/1960 save in so far as these may have since lapsed or been cancelled.
- B. **SUBJECT** to the following condition mentioned or referred to in Deed of Grant No. EQ13.29 reading :-

That all Roads and Thoroughfares existing over the land hereby granted, whether they are described in the Diagram or not shall remain free and uninterrupted.

- V. That the rights of the Proprietor shall not extend to any deposits of Ores, Metals, Minerals or Precious Stones, which may at any time be discovered on the land hereby granted. The right of mining and searching for Ores, Metals, Minerals or Precious Stones is reserved to the Government, and to any person authorised by it, and compensation for any damages which may be sustained by the Proprietor from the working of mines or search for Ores, Metals, Minerals or Precious Stones shall be settled by



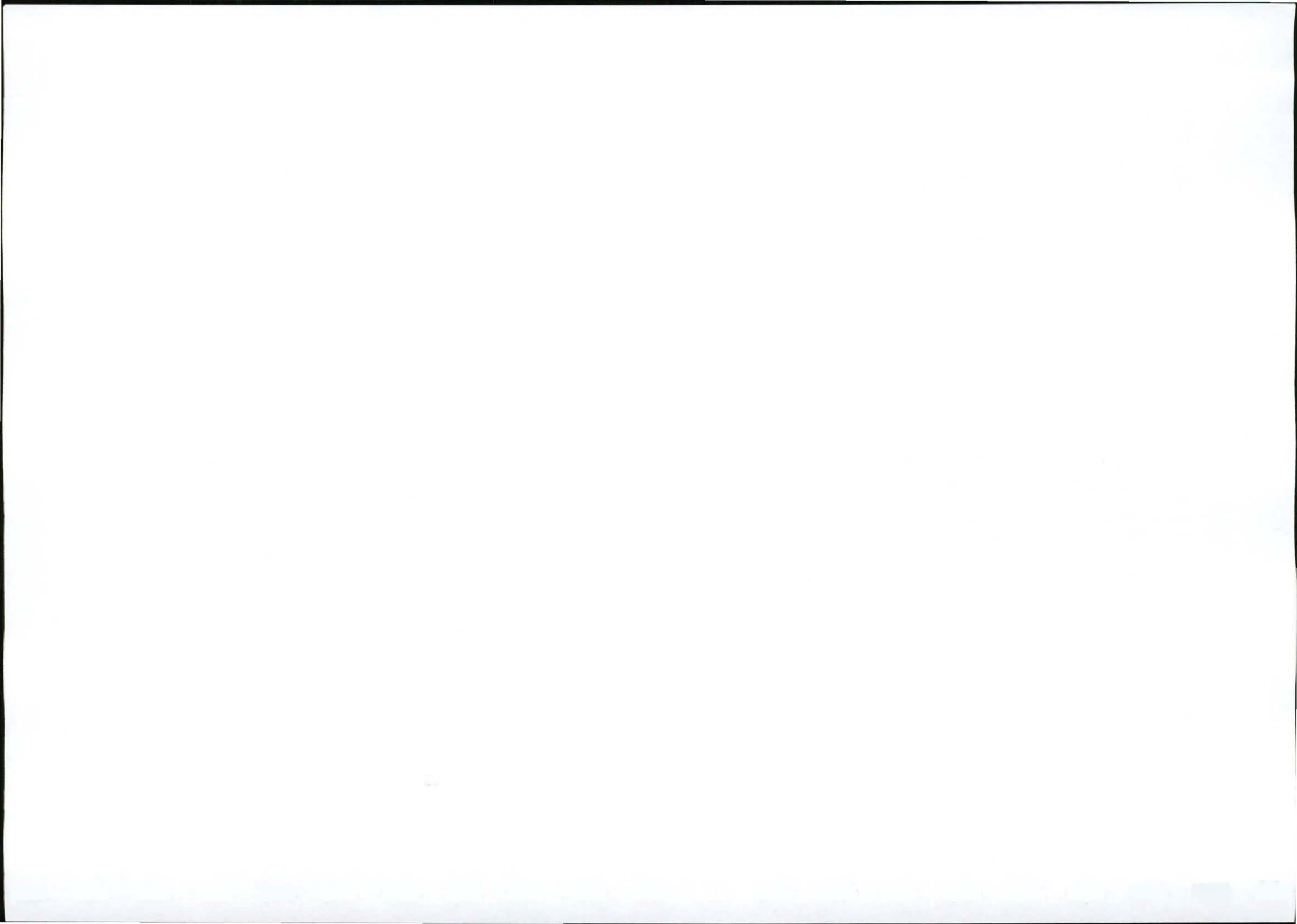


mutual agreement or failing such agreement as may be awarded by three Appraisers, one to be appointed by each side, and a third to be chosen by the two other, before proceeding to act, or any two of them.

- VI. That the land hereby granted be subject to having such water-furrows made through or over it as the Government shall approve of and direct for the supply of water other lands, compensation being made to the Proprietor or Proprietors of the land hereby granted, according to mutual agreement or valuation by three Appraisers, one to be appointed by each side, and a third to be chosen by the two other, before proceeding to act, or any two of them.
- VII. That the land hereby granted shall be further subject to all such Duties and Regulations as either are already or shall in future be established respecting lands granted under similar tenure.
- X. That the water rising on or flowing across this land shall not be diverted from its natural channel, except to enable the Grantee to use it for irrigation, watering stock or domestic purposes; provided that after such use the flow shall be reconducted to its bed by the nearest practicable direction without waste or needless loss or pollution.

B. SUBJECT to Notarial Deed of Servitude No. 1/1952S endorsed on Deed of Transfer No. 1623/1950, reading :-

"By Notarial Deed of Servitude No. 1/1952S the within property is made subject to a Servitude of Right of Way 9,45 metres in favour of Portion 1 of Farm Lot 3, Division of East London, as will more fully appear on reference to the copy annexed to Deed of Transfer No. 1623/1950.



WHEREFORE the said Appearer, renouncing all right and title which the said

**CHRISTIAN FRANCOIS BEEBY**

Unmarried

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**The Trustees for the time being of AREENA RESORT TRUST**

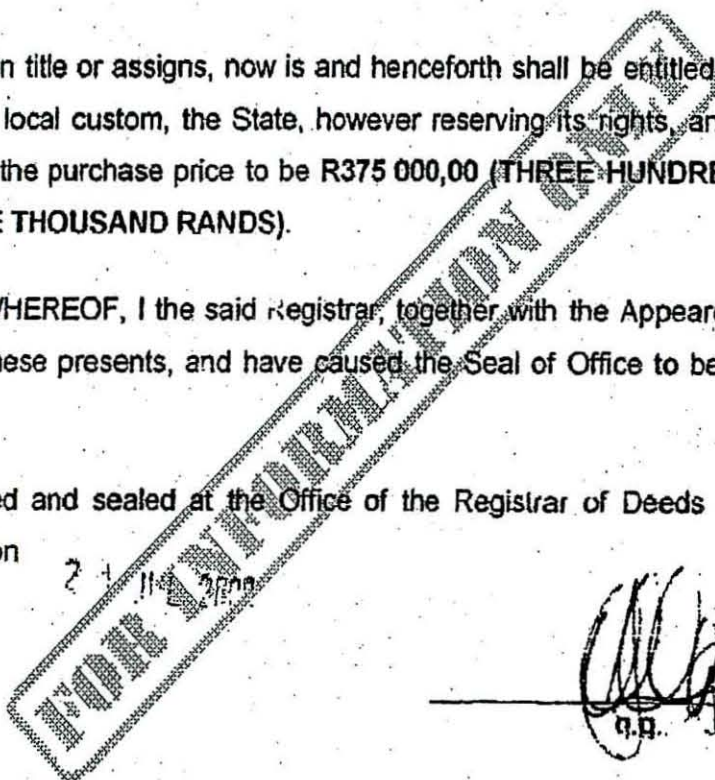
No. IT2662/96

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be R375 000,00 (THREE HUNDRED AND SEVENTY FIVE THOUSAND RANDES).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

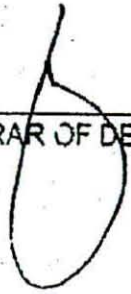
Signed, executed and sealed at the Office of the Registrar of Deeds at King William's Town on

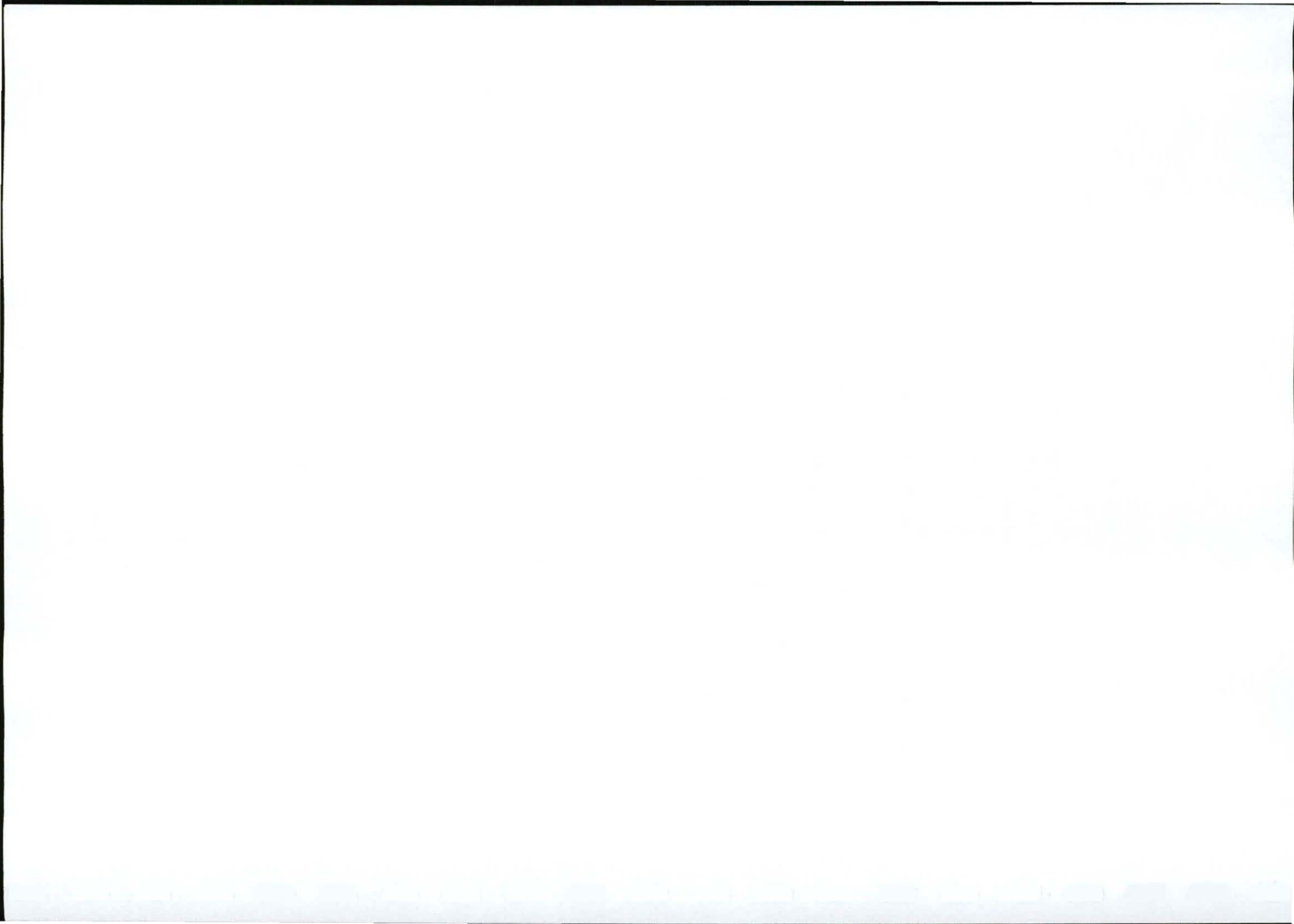
24 11 2000



  
\_\_\_\_\_  
R.D.

In my presence

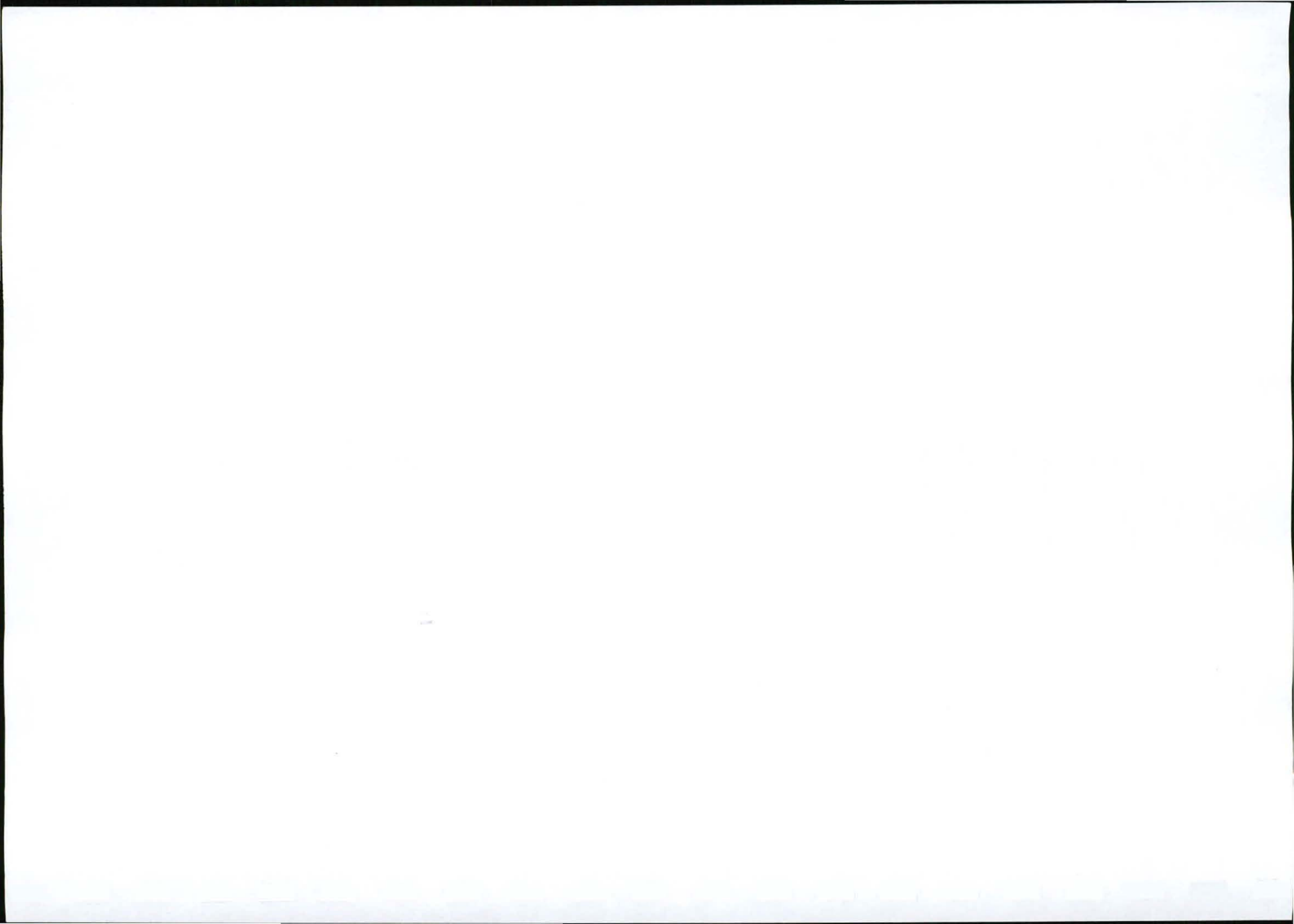
  
\_\_\_\_\_  
REGISTRAR OF DEEDS



**ANNEXURE B**

---

**Conveyancer's Certificate**



## CONVEYANCER'S CERTIFICATE

I, the undersigned,

GRANT ANDREW BERNDT,

duly admitted Conveyancer, practising at 33 Tecoma Street, Berea, East London, do hereby certify as follows:-

1. PORTION 2 OF FARM 695, LOCAL MUNICIPALITY OF BUFFALO CITY, DIVISION OF EAST LONDON, PROVINCE OF THE EASTERN CAPE

a) The title deed number (s) and date (s) by which the property (properties) is (are) held by the owners thereof:

Held by Deed of Transfer No. T4643/2000, registered on 21 July 2000;

b) Details of the registered owner (s) of the property (properties) concerned:

The registered owner is the Trustees for the time being of the Areena Resort Trust, No. IT 2662/1996 ;

c) Details of the registered bond (s) over the property (properties) including the name (s) of the bondholder (s), the number (s) of the bond (s) and date (s) of registration thereof:

There are no bonds registered over the property;

d) Details of registered servitudes over the property (properties) including the nature of the servitude (s) and the beneficiaries of the registered servitudinal rights:

i) Subject to a servitude of right way 9,45 metres wide in favour of Portion 1 of Farm Lot 3, Division of East London, as more fully set out in Notarial Deed of Servitude No. 1/1952S;

ii) Subject to a minor public road as indicated by the broken blue line marked A-B on Plan RL26/166 filed at the offices of the Provincial Roads Engineer, 25 Alfred Street, Cape Town and the Divisional Council, Kaffrarla, being a distance of approximately 550 metres.





- e) Details of every certificate of mineral rights and cession thereof registered against the property (properties) concerned:

There are no Certificate of Mineral Rights or Cessions registered against the property, however the rights of the proprietor shall not extend to any deposits of ores, metals, minerals or precious stones which may at any time be discovered on the land.

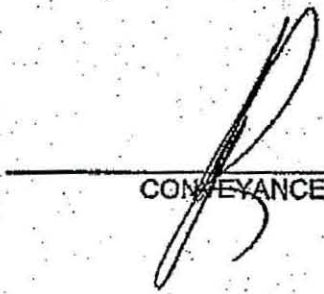
- f) Details of every expropriation/land claim caveat registered over the property (properties) including the name of the expropriation authority/beneficiary and the date of the notice of expropriation/claim plus a reference to the authorising law:

There are no Expropriations or Land Claim Caveats registered against the property.

- g) Details of other registered rights registered over the property concerned and which are likely to have an effect on the proposed development, if approved:-

- i) All roads and thoroughfares existing over the land shall remain free and uninterrupted.

DATED AT EAST LONDON this 28th day of JULY 2009

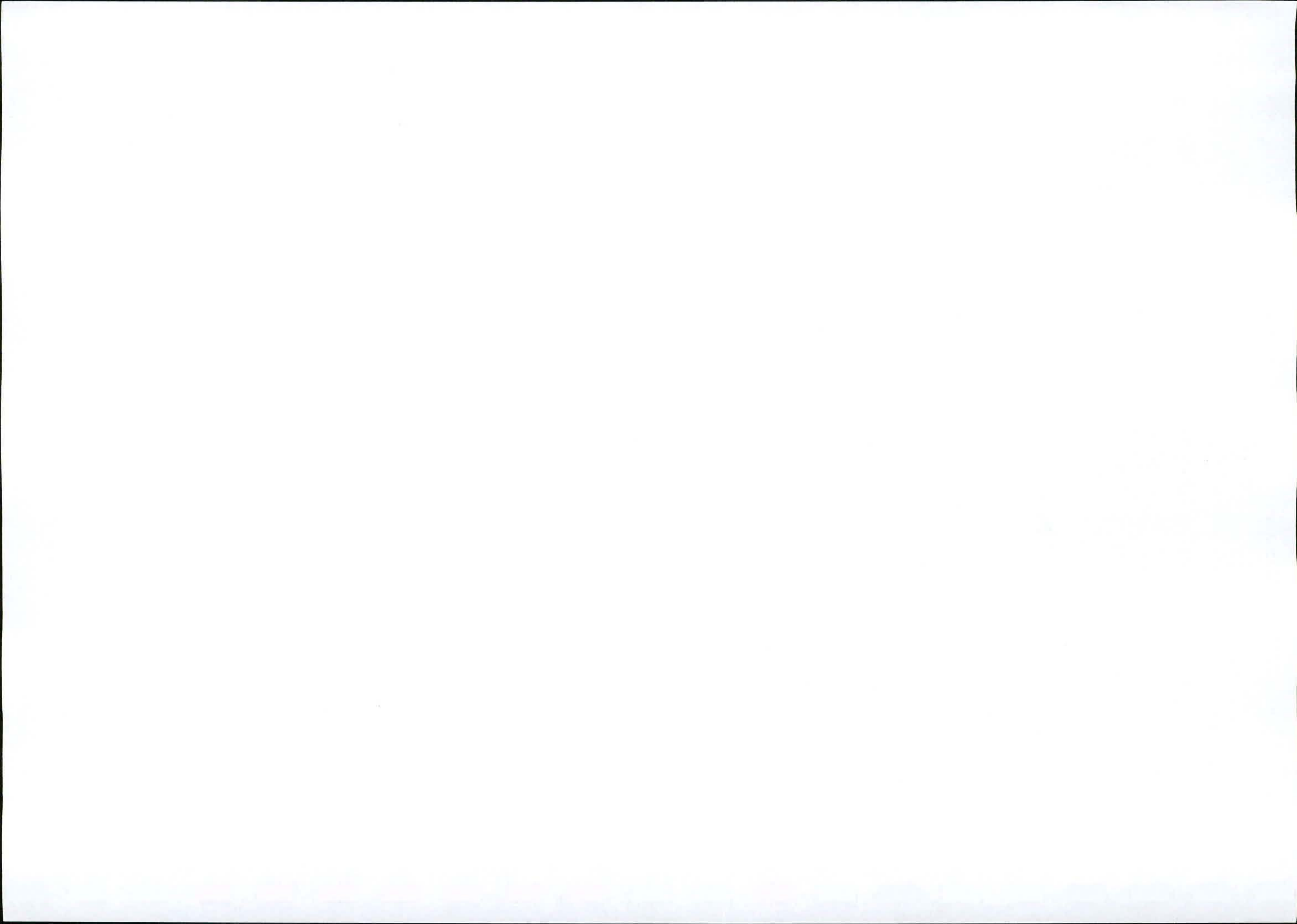
  
CONFYANCER



# **ANNEXURE C**

---

## **Land Claims Consent**





**IKHOMISHANA YOKUBUYISELA**  
**KWAMALUNGELO OMHLABA**  
**KHOMISHINI E MABAPI LE PUSETSO YA DITSHWANELO TSA**  
**MAFATSHE**  
**KOMMISSIE OP HERSTEL VAN GRONDREGTE**

**TO** : The Regional Land Claims Commissioner  
Ms L Faleni

**FROM** : Mr T. Tshalana

**SUBJECT** : Confirmation of Land Claims

**DATE** : 14 April 2009

**Purpose**


To request the Regional Land Claims Commissioner, Ms L Faleni, to sign the letter attached hereto.


**Background**

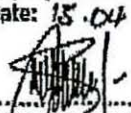
NPM Planning requested a written confirmation from our office that there are no land claims currently pending against the properties being:

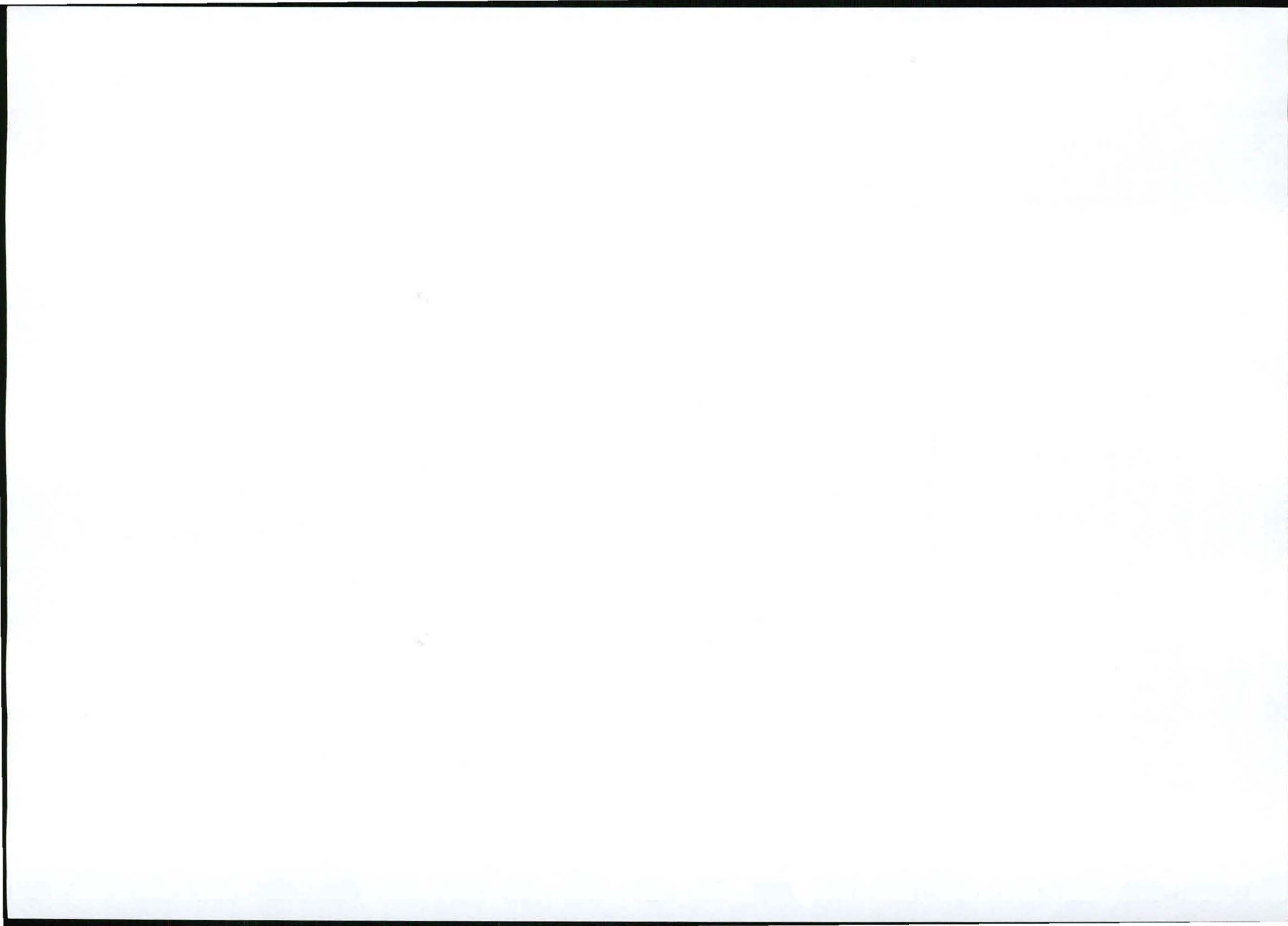
- Portion 25 of Farm 724, East London
  - Portion 28 of Farm 724, East London
  - Portion 27 of Farm 724, East London
  - Remainder of Farm 724, East London
- ❖ Portion 7 (portion of portion 1) of Farm 694, East London
  - ❖ Portion 2 of Farm 695, East London
  - ❖ Portion 6 (portion of portion 1) of Farm 694, East London, and
  - ❖ Far 1419, East London
- Portion 4 of Farm 1016, East London
  - Portions 2 and 3 of Farm 1051, East London
  - Portions 1 and 7 of Farm 1052, East London
- Farm 1434, East London

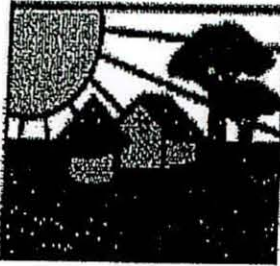
There are no claims on the above-mentioned properties.

  
.....  
Mr. T. Tshalana  
Co-Ordinator: Investigation  
Date: 15/04/2009

  
.....  
Mrs. Jekwa  
Deputy Director: Investigations  
Date: 15.04.2009

  
.....  
Mr Zama Memela  
Director: Operational Management  
Date: 16/04/09





**COMMISSION ON RESTITUTION OF LAND RIGHTS**  
**IKHOMISHANA YOKUBUYISELA**  
**KWAMALUNGELO OMHLABA**  
**KHOMISHINI E MABAPI LE PUSETSO YA**  
**DITSHWANELO TSA MAFATSHE**  
**KOMMISSIE OP HERSTEL VAN GRONDREGTE**

Enquiries: Z. Ngubo

Your Ref: 5966.01

Attention: Deon Poortman

Tel: 043 722 2935

Fax: 086 509 3487

Dear Sir

Your letter dated 05 February 2009, has reference

**PROPERTY:**

- Portion 25 of Farm 724, East London
- Portion 26 of Farm 724, East London
- Portion 27 of Farm 724, East London
- Remainder of Farm 724, East London
- ❖ Portion 7 (portion of portion 1) of Farm 694, East London
- ❖ Portion 2 of Farm 695, East London
- ❖ Portion 6 (portion of portion 1) of Farm 694, East London, and
- ❖ Far 1419, East London
- Portion 4 of Farm 1016, East London
- Portions 2 and 3 of Farm 1051, East London
- Portions 1 and 7 of Farm 1052, East London
- Farm 1434, East London

This serves to confirm that there are no claims registered on the abovementioned properties.

It must also be pointed out that some claims have been received for unspecified land and until such claims have been field visited it is not known to which portions of land it applies. Therefore the fact that a claim has not been registered specifically on the abovementioned property at this stage does not preclude the fact that it might be included in the unspecified claims mentioned above.

While reasonable care has been taken in ensuring the accuracy in the compilation of this information, the office of the Commissioner can not be held accountable for any claims that may be brought as a result of legal actions based on the information thus given.

Please feel free to contact us for any clarification that may be required.

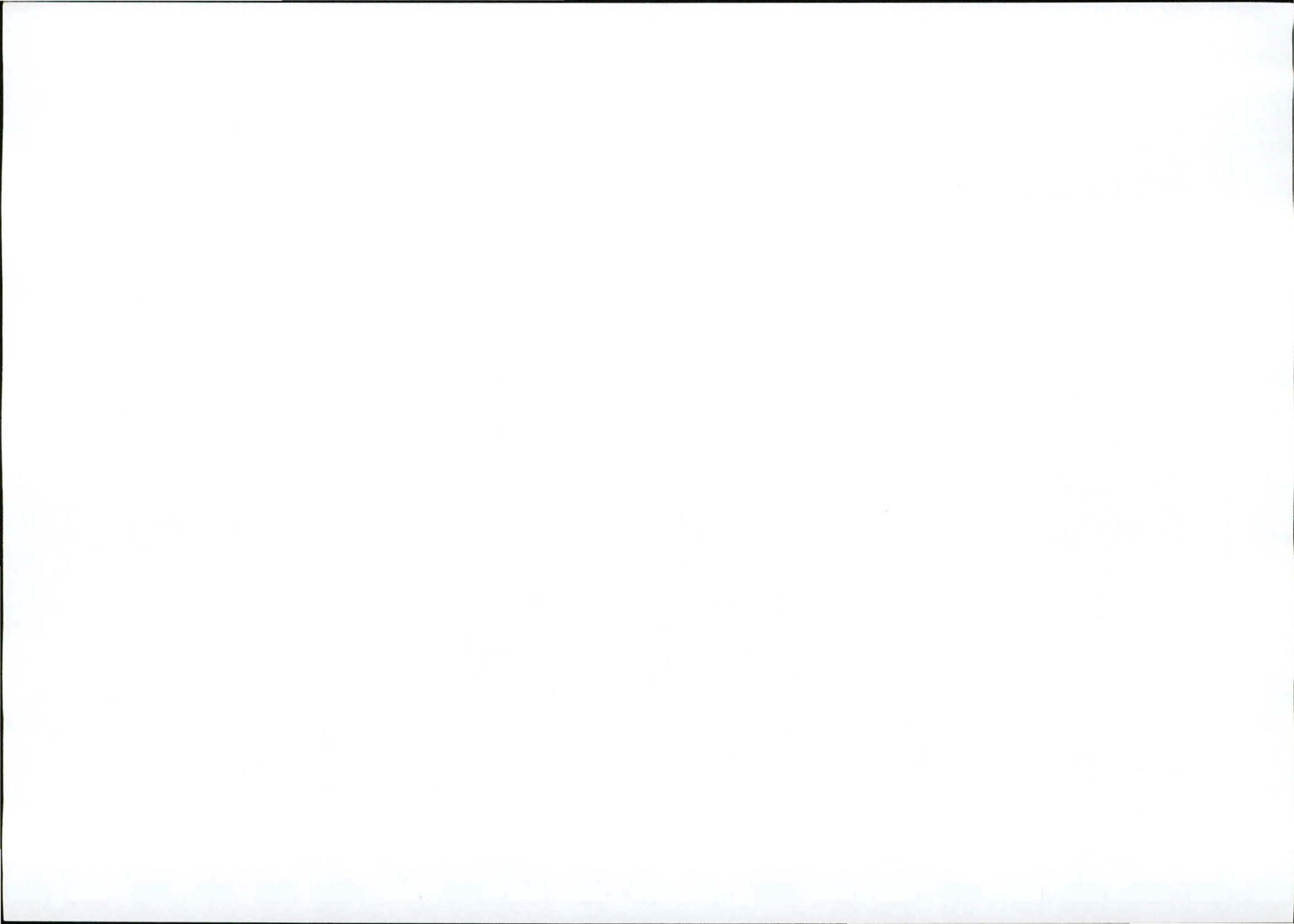
Yours faithfully

Yours faithfully

  
 Ms L. Faleni

Regional Land Claims Commissioner: Eastern Cape

Date: 16/04/09

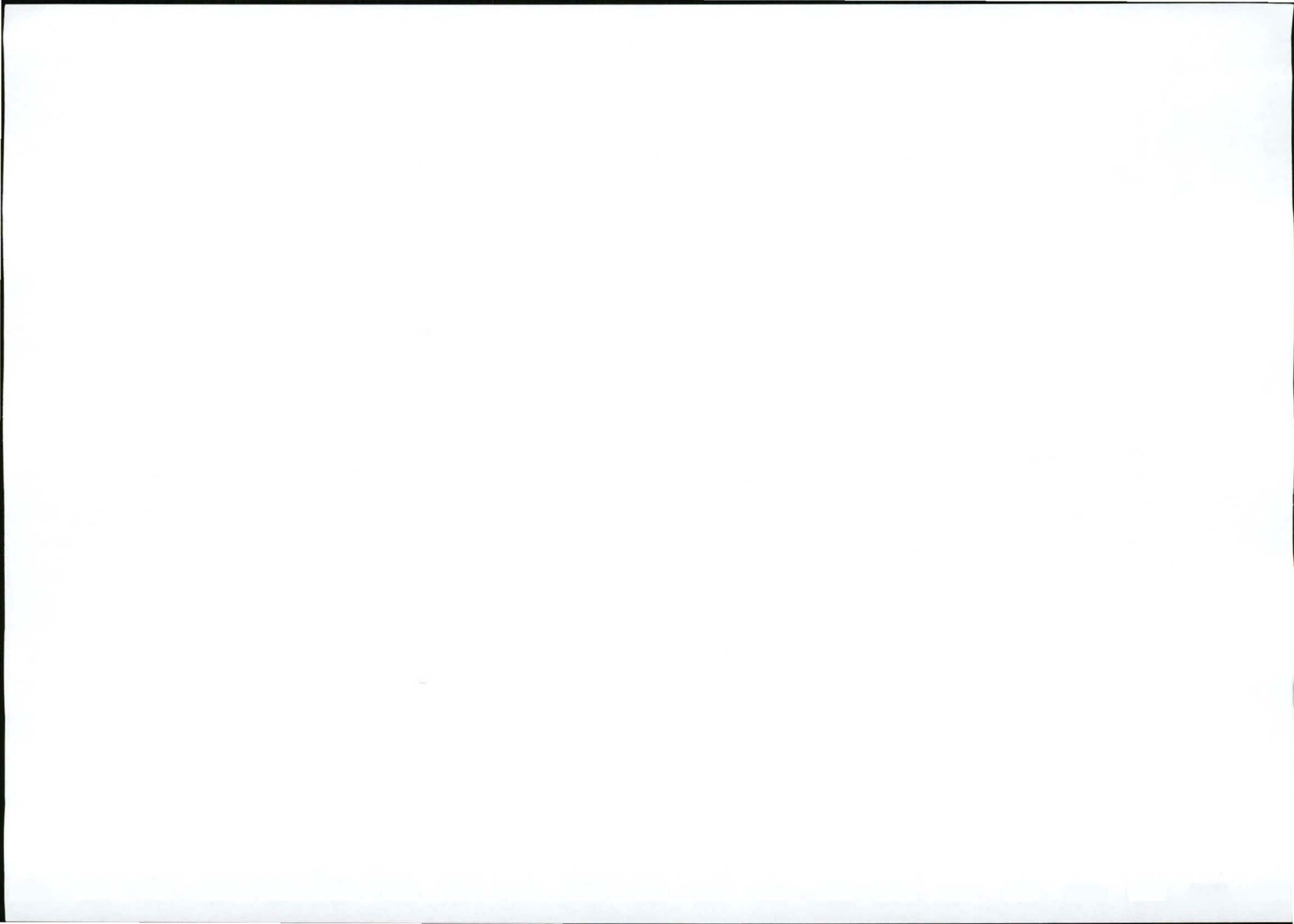




# **ANNEXURE D**

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## **Trust Resolution**



ANNEXURE A

RESOLUTION ADOPTED AT A MEETING OF THE TRUSTEES OF AREENA  
RESORT TRUST No. IT 2662/1966 HELD IN EAST LONDON ON 23-10-2007  
2009.

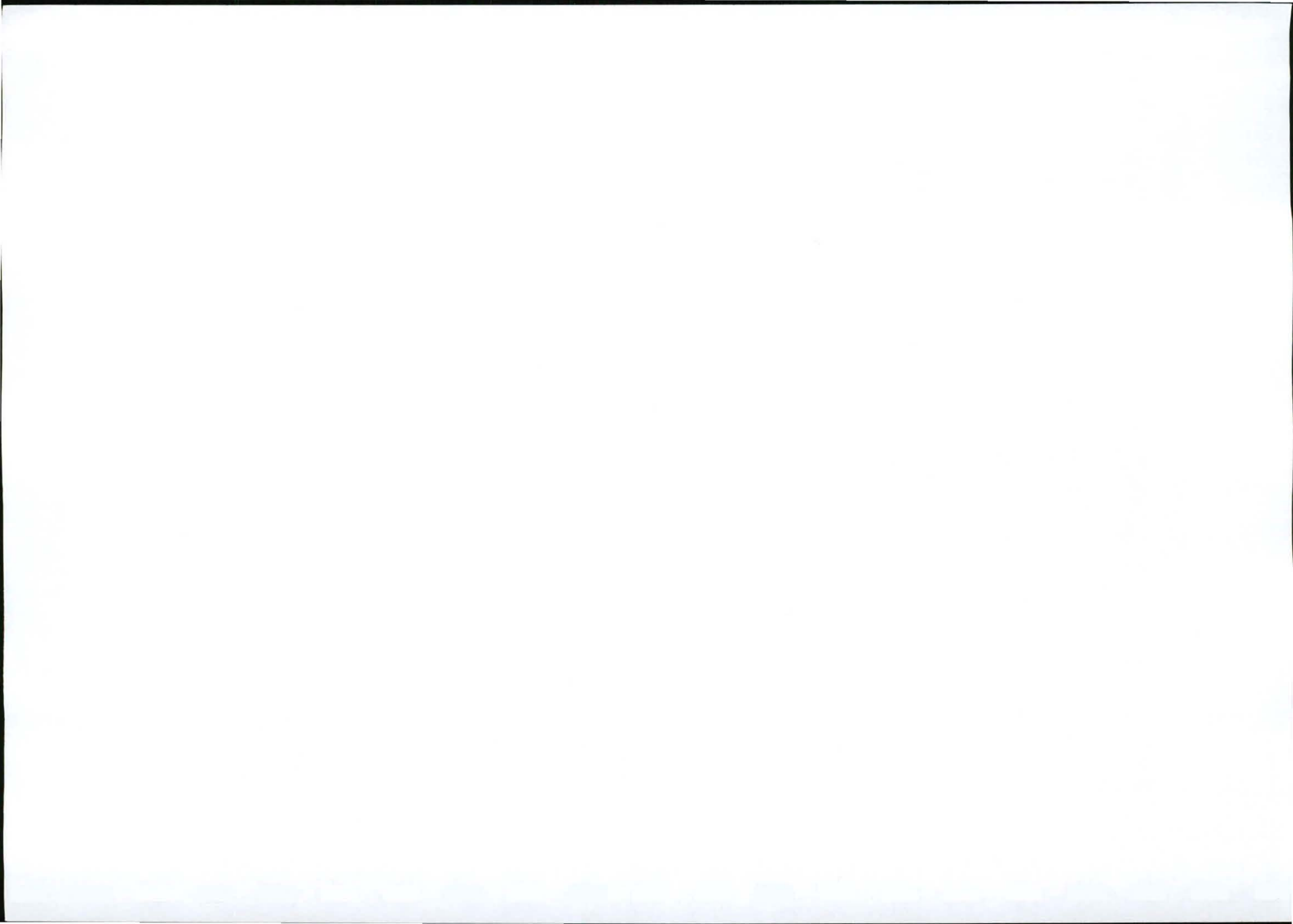
RESOLVED:

- (1) That the **TRUST** apply in terms of the Development Facilitation Act No. 67 of 1995 for approval to a land development area on **PORTION 2 of FARM 695, EAST LONDON**, which is owned by the Trust and which land development will, inter alia, include the following:
  - (a) the creation on the said property of a resort and low density residential estate development comprising 61 portions including a remainder as shown on subdivision plan numbered 5965.07 prepared by NPM Planning cc relating to the development;
  - (b) the deproclamation of Minor Road 111, which is situated on the said property;
  - (c) the creation of a Servitude Right of Way to be registered over the said property in favour of the owners of Farms 1419, 694/7, 695/3, 695/1, 695, and 694/5, East London;
  - (d) the creation of various Servitude Rights of Way over the said property to provide the Trust with access to the water and sanitation infrastructure situated thereon and as indicated on the aforesaid Subdivision Plan numbered 5965.07.
- (2) That NPM Planning cc be appointed to make the application referred to in paragraph 1 on behalf of the Trust.
- (3) That **EDWARD CONRAD RATHBONE** in his capacity as a Trustee be and is hereby authorised to execute on behalf of the Trust any power of attorney appointing NPM Planning cc aforesaid and to sign all further documents and perform any acts and make any representations that may reasonably be required in connection with the aforementioned application.
- (4) That the Trustees hereby ratify and adopt as valid any documentation already signed and acts performed by the said **EDWARD CONRAD RATHBONE** in connection with the aforementioned application.
- (5) That all costs incurred in connection with or associated with the aforementioned application be borne by the Trust.

CERTIFIED A TRUE COPY

  
SECRETARY OF TRUST

23-10-2007  
DATE



**ANNEXURE E**

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Power Of Attorney



**POWER OF ATTORNEY**

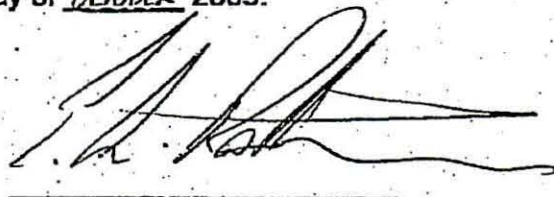
I, the undersigned, **EDWARD CONRAD RATHBONE** duly authorised hereto by a resolution of the Trustees for the time being of **AREENA RESORT TRUST No. IT 2662/1966** adopted on 23-10-2009 a copy of which is attached marked annexure A, do hereby appoint **DEON POORTMAN** of **NPM PLANNING CC** ("the Agent" and including its associates) to be my lawful agent with full power and authority and in my name and for the account and benefit of the Trust:

1. To apply in terms of the Development Facilitation Act No. 67 of 1995 for the approval of a land development area to be established on **PORTION 2 of FARM 695, EAST LONDON** (the subject property) which is owned by the Trust and which land development will, inter alia, include the following:
  - (a) the creation on the subject property of a resort and low density residential country lifestyle estate development comprising 46 portions including a remainder, as shown on subdivision plan numbered 5965.07 relating to the development;
  - (b) the deproclamation of Minor Road 111, which is situated on the subject property;
  - (c) the creation of a Servitude Right of Way to be registered over the subject property in favour of the owners of Farms 1419, 694/7, 695/3, 695/1, 695, and 694/5, East London;
  - (d) the creation of various Servitude Rights of Way over the subject property to provide the Trust with access to the water and sanitation infrastructure situated thereon and as indicated on the said subdivision plan numbered 5965.07.
2. To lodge with any other authority any ancillary application which may be necessary or deemed desirable in connection with the application referred to in paragraph 1.
3. To sign all documents as may be necessary in connection with the aforementioned application(s).
4. To appear before and make such representations as may be necessary to the East Cape Development Tribunal and any other authority in connection with the aforementioned application(s).

SIGNED at EAST LONDON on this 23<sup>rd</sup> day of OCTOBER 2009.

As witnesses:

1. \_\_\_\_\_
2. \_\_\_\_\_



**EDWARD CONRAD RATHBONE**

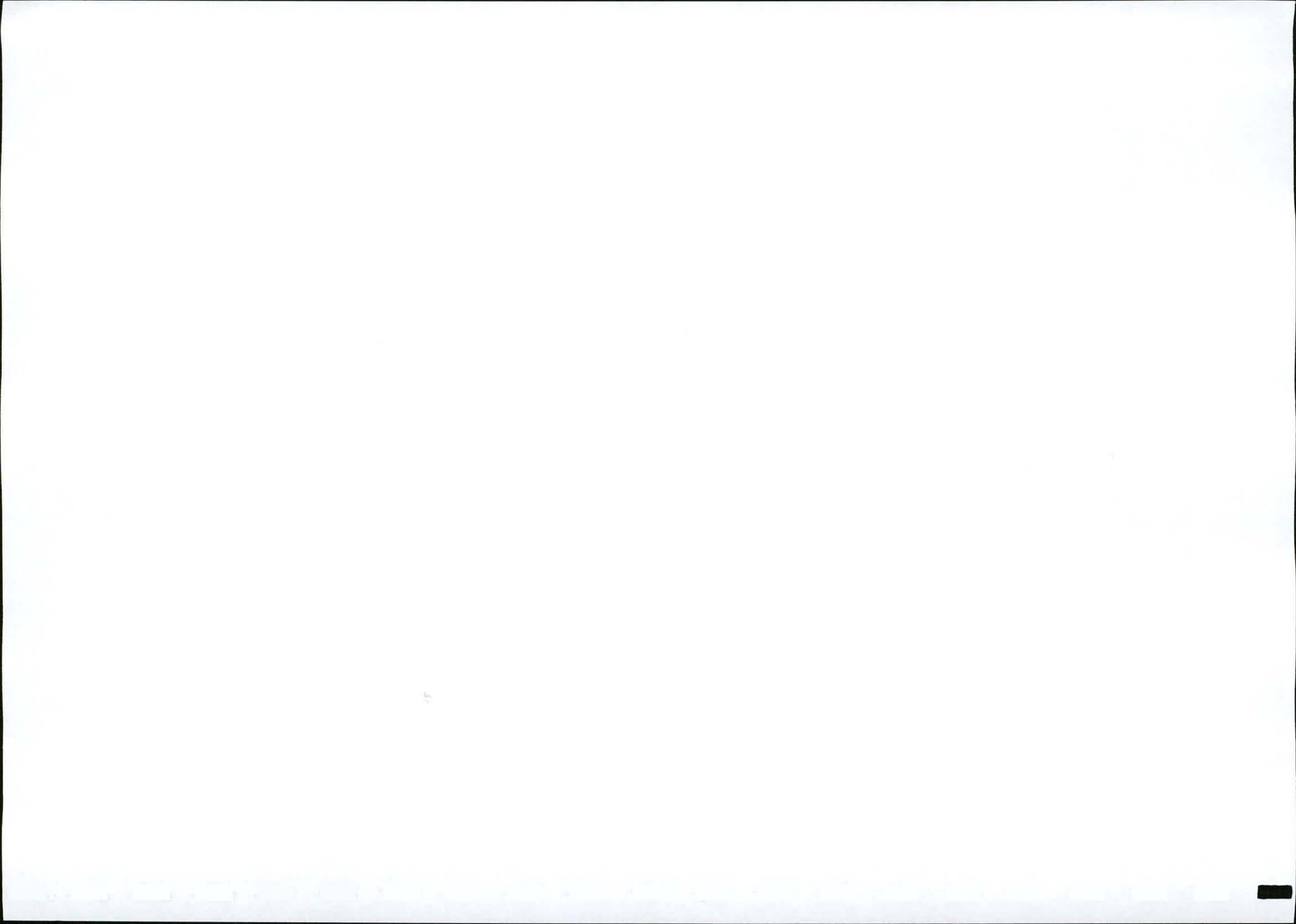




# **ANNEXURE F**

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NPM Planning cc Resolution



**NPM PLANNING CC RESOLUTION**

**RESOLUTION ADOPTED AT A MEETING OF THE MEMBERS OF NPM PLANNING  
CC 2008/134189/23 HELD IN EAST LONDON ON 1 NOVEMBER 2008**

**RESOLVED:**


1. That MICHAEL JOHN MEDCALF, DEON BARRY POORTMAN AND SAKUMZI DALUBUHLE MGUGUDO members of NPM PLANNING CC be and are hereby authorized to act on behalf of the Company in any application under town planning, land use and land development legislation including but not limited to the Development Facilitation Act No. 67 of 1995 in instances where a power of attorney has been granted appointing NPM PLANNING CC to represent a client in any such application and to sign all necessary documents and perform any acts and make any representations including the appearance before any body, institution or tribunal as may be reasonably necessary or required in connection with such application.
2. That the aforesaid members are hereby granted the authority and power to nominate any associate of the Company or any consultant and/or legal advisor appointed by the Company to appear on their behalf and make such representations as may be reasonably necessary or required in connection any application referred to in paragraph 1 hereof;
3. That the members hereby ratify and adopt as valid any documentation already signed and acts performed by any of them in connection herewith.

SIGNED AT EAST LONDON

THIS 1<sup>ST</sup> DAY OF NOVEMBER 2008 IN THE PRESENCE OF THE  
UNDERSIGNED WITNESSES.

  
DEON BARRY POORTMAN

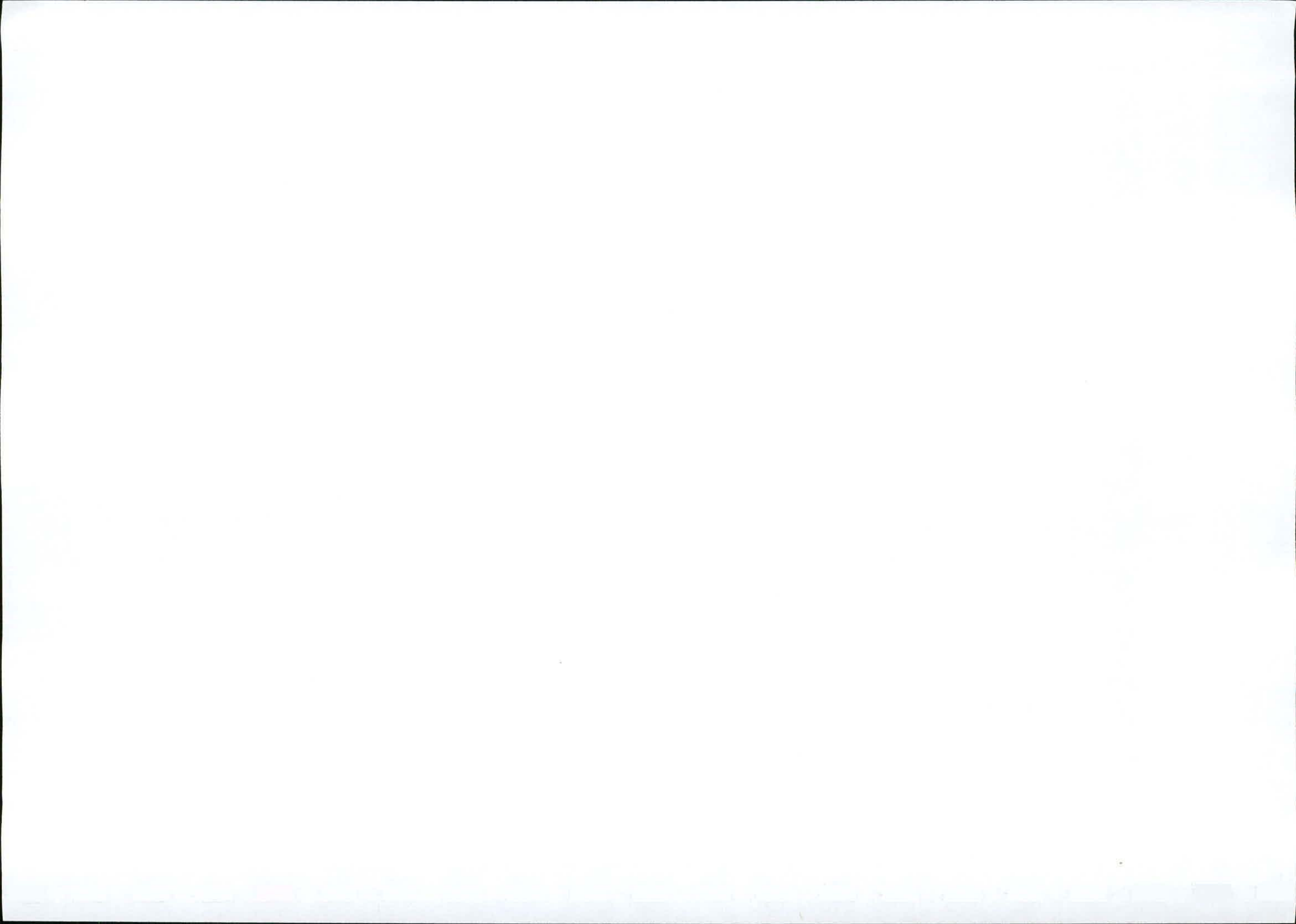
  
MICHAEL JOHN MEDCALF

  
SAKUMZI DALUBUHLE MGUGUDO

AS WITNESSES

Charlotte Poulten 

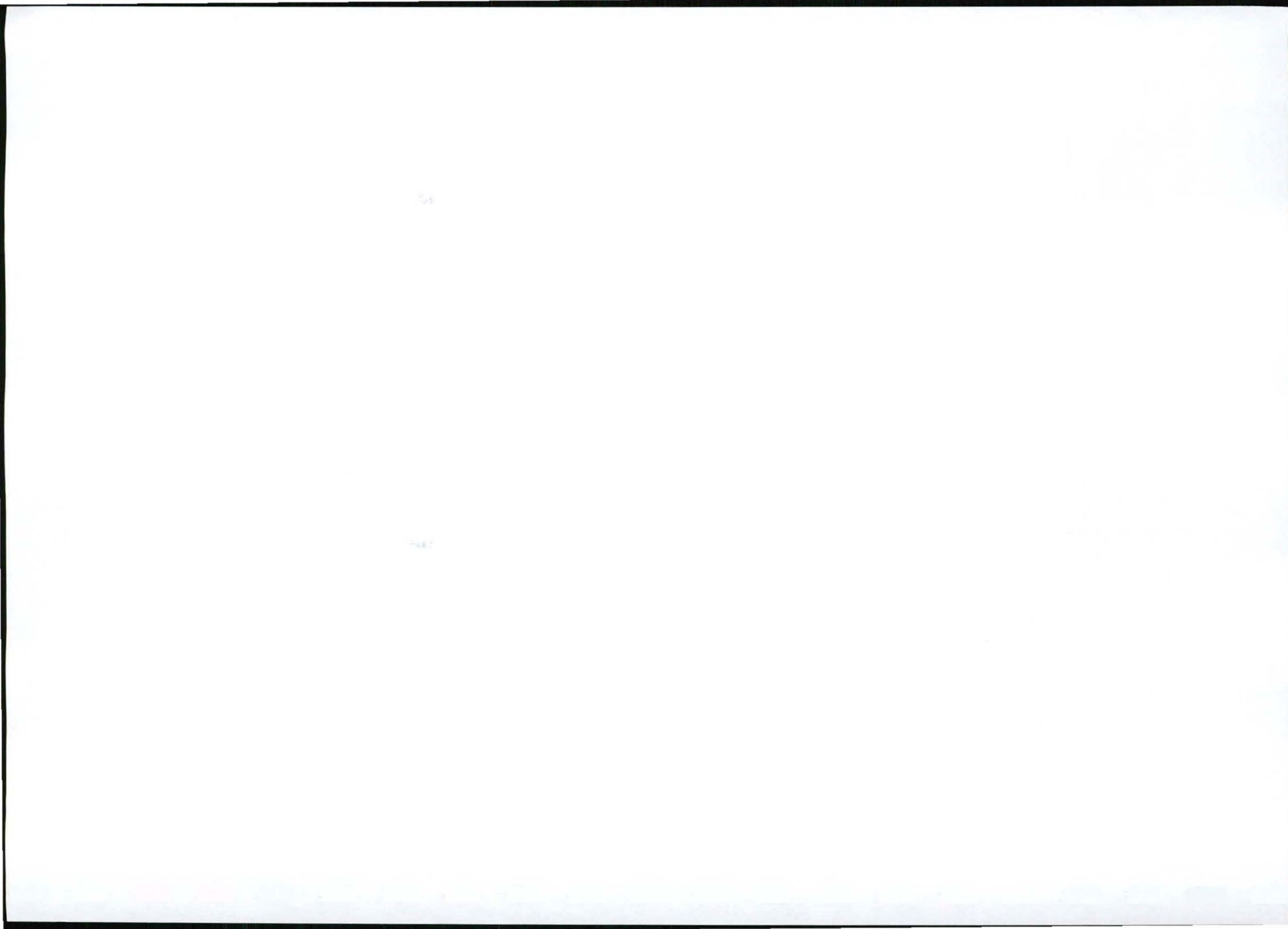
Ndumiso Comneca 



# **ANNEXURE G**

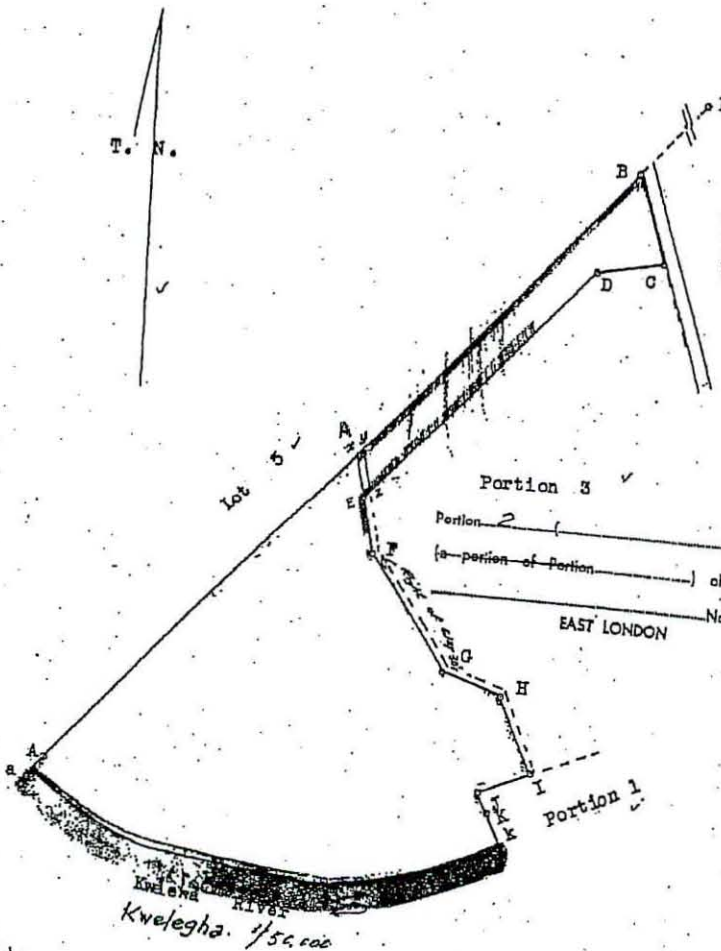
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SG Diagram



SURVEYOR GENERAL 23-7-1960

Sides	Cape Feet	Angles of Direction			System Lc 270 Co-ordinates		
		°	'	"	y	x	cape feet
AB	3625.7	222	08	40	Const	- 310,000.00	+ 11,560,000.00
BC	374.8	341	54	30	A	3111.6	+
CD	297.1	78	17	20	B	8544.5	+
DE	1400.0	42	08	40	C	5660.9	+
EF	282.1	348	08	40	D	5370.0	+
FG	587.7	527	08	50	E	4430.6	+
GH	267.4	288	50	30	F	4485.0	+
HI	344.8	338	04	50	G	4804.1	+
IJ	228.1	64	41	40	H	5057.7	+
JK	86.8	339	40	20	I	5197.5	+
aA	76.0	222	08	40	J	4991.3	+
Kk	113.0	339	40	20	K	5021.5	+
BL	2408.2	222	08	40			
KA	1912.3	82	51	10			



**Description of Beacons.**  
 A. planted stone 1 1/2" x 1 1/2" proj- 3 ft.  
 L. planted stone 1 1/2" x 1 1/2" proj- 14"  
 B,C,D,E, concrete beacon 6" x 8" proj- 12"  
 F,G,H,J,K, 1" Round iron pegs in concrete block.  
 I. 1" Hole in top of concrete pillar.

**NOTE:**  
 The figure xyz E represents an existing servitude road 30-0. FT. Wide. Wide diagram 6641/50; D/S 1/1952.  
 SCALE 1:8000.

The figure a B C D E F G H I J K high water mark being 26.8540 Morgan of land

PORTION 2 OF THE FARM LOT NO. 3.  
 situate in the Division of East London.  
 Provinces of the Cape of Good Hope.

Surveyed in Mar. 1960 by me

*R. Phosket*  
 LAND SURVEYOR.

R/H area shown to  
 I/C 20-6286

This diagram relates to  
 D/T. 1206/1960  
 d.d. 1/12/1960  
 i.f.o. C.F. Saaby

The original diagram is  
 No. 739/1879, annexed to  
 Title Deed No. E.L.O. 13.29  
 dated 8.3.1890. i.f.o. A.  
 Paterson.

File No. 3/1783  
 S.R.E. 1106/60  
 CR. 7CA  
 Div sheet 8  
 Gen plan 486

32 P.D.



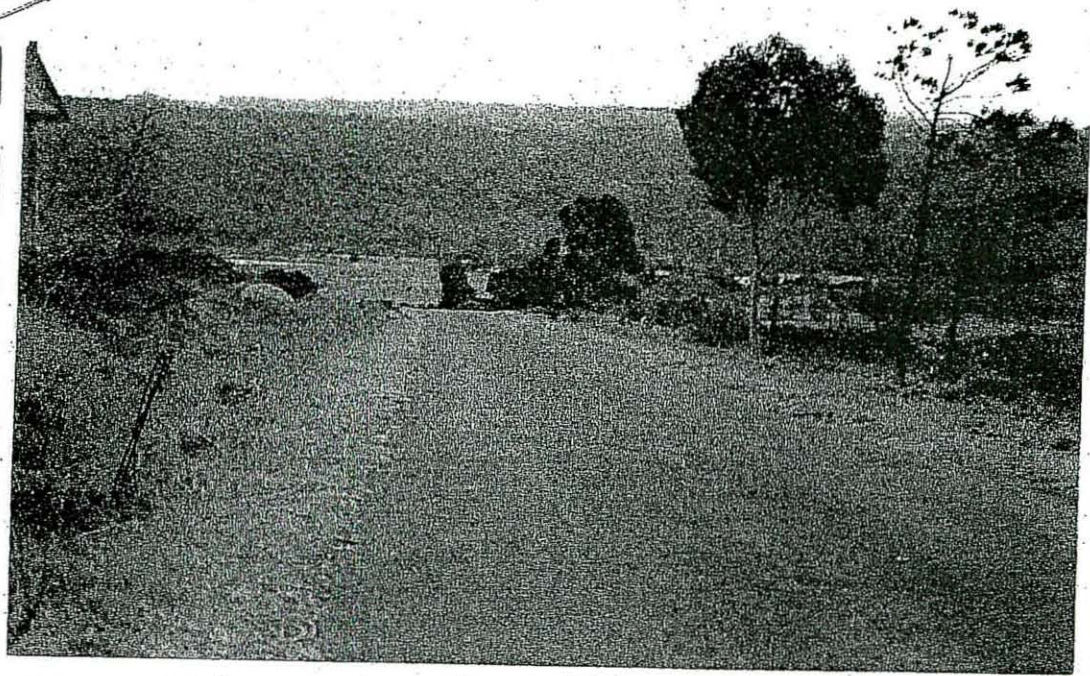


# **ANNEXURE H**

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Minor Road Proclamation Gazette





TAR ROAD,  
DOWN TO RIVER

No. 1, 1979

**KAFFRARIA DIVISION: DECLARATION OF A PUBLIC ROAD AND CLASSIFICATION THEREOF AS A MINOR ROAD**

Under sections 3 and 4 of the Roads Ordinance, 1976 (Ordinance 19 of 1976), I hereby declare that the road described in the Schedule to this Proclamation and situate within the Kaffraria Division, shall be a public road and that the location and route thereof shall be as indicated by means of a broken blue line marked A-B on plan RL.26/166 which is filed in the offices of the Provincial Roads Engineer, 25 Alfred Street, Cape Town, and the Divisional Council, Kaffraria, and I hereby classify such public road as a minor road.

Dated at Cape Town this 27th day of December 1978

L. A. P. A. MUNNIK, ADMINISTRATOR

201 SCHEDULE AREENA

From Divisional Road 111 on the property Remainder 695 to a point on the property 695/1: a distance of about 550 m.

No. 1, 1979

**AFDELING KAFFRARIA: VERKLARING VAN 'N OPENBARE PAD EN INDELING DAARVAN AS 'N ONDERGESKIKTE PAD**

Kragtens artikels 3 en 4 van die Ordonnansie op Paaie, 1976 (Ordonnansie 19 van 1976), verklaar ek hierby dat die pad in die Bylae van hierdie Proklamasie beskrywe en binne die afdeling Kaffraria geleë. 'n openbare pad is en dat die ligging en roete daarvan is soos aangedui deur middel van 'n gebroke blou lyn gemerk A-B op plan RL.26/166 wat in die kantore van die Provinsiale Padingenieur, Alfredstraat 25, Kaapstad, en die Afdelingsraad, Kaffraria, gelaasceer is, en deel ek hierby sodanige openbare pad as 'n ondergeskikte pad in.

Gedateer te Kaapstad op hede die 27ste dag van Desember 1978.

L. A. P. A. MUNNIK, ADMINISTRATEUR

201 BYLAE

Vanaf Afdelingspad 111 op die eiendom Restant 695 tot by 'n punt op die eiendom 695/1: 'n afstand van ongeveer 550 m.



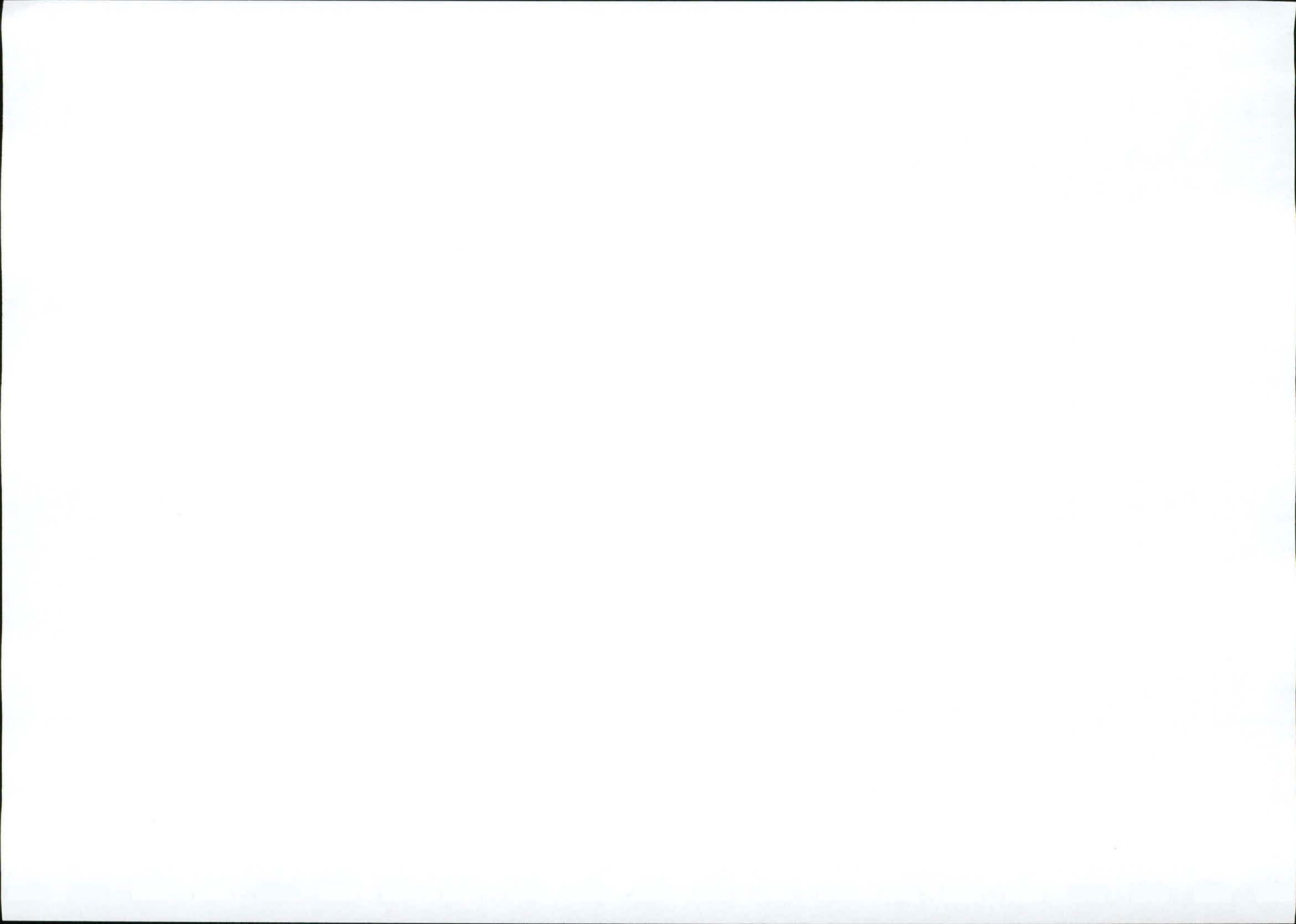
TAR ROAD  
DOWN TO  
RIVER



# **ANNEXURE I**

---

Engineering Services, Geo-technical & Floodline Report



**ENGINEERING SERVICES**  
**REPORT INTO THE**  
**PROPOSED SUBDIVISION &**  
**REZONING OF PORTION 2 OF**  
**FARM 695, EAST LONDON,**  
**FOR AREENA RESORT TRUST**

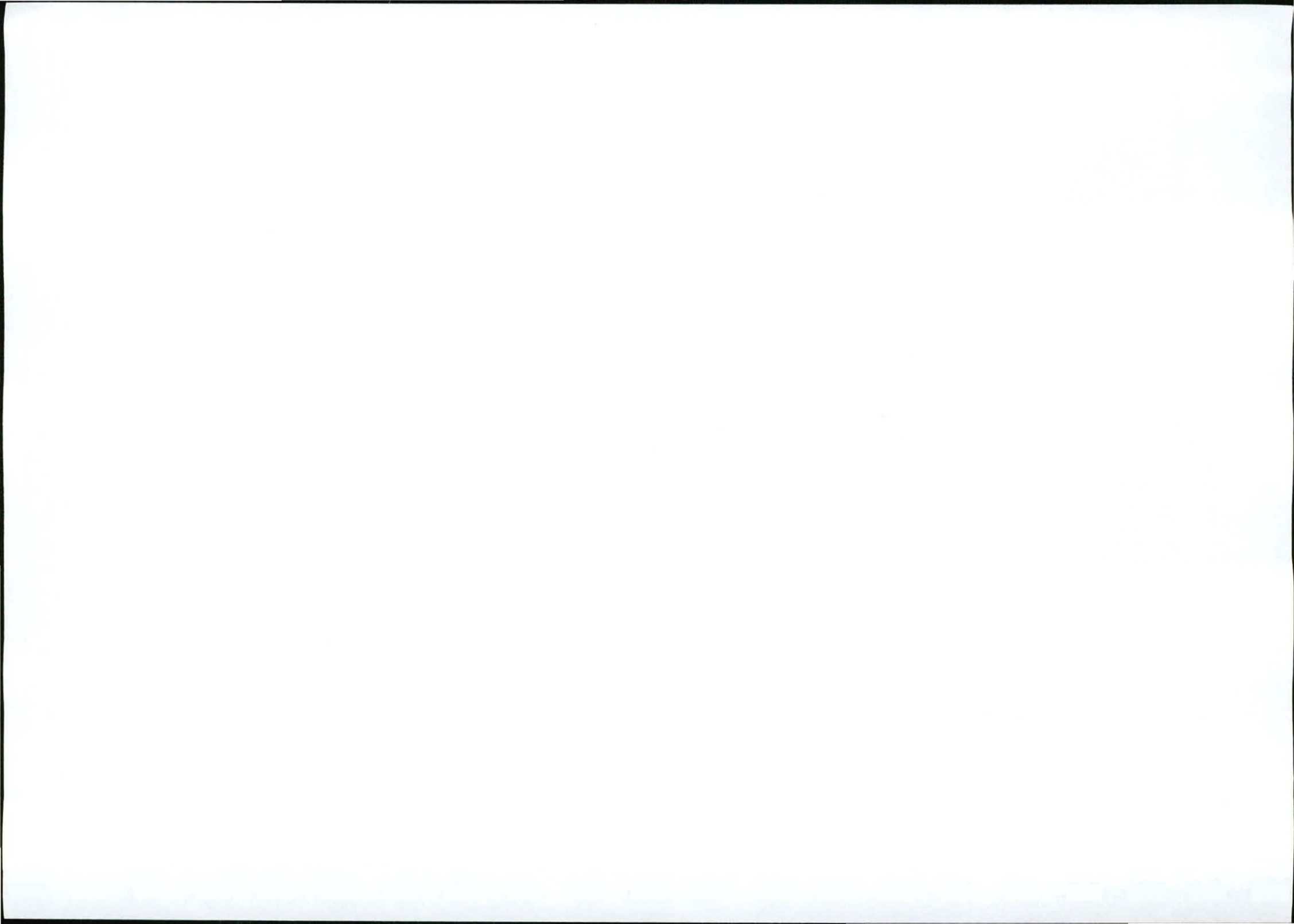
**DEVELOPER :**

**AREENA RESORT TRUST**  
**P O Box 135**  
**KWELERA 5259**  
**(043) 734 3055**

**ENGINEER :**

**WALTERS & ASSOCIATES**  
**Consulting Civil Engineers**  
**97 Chamberlain Road**  
**Vincent**  
**EAST LONDON 5247**  
**(043) 726 7945**

**JULY 2009**







# WALTERS & ASSOCIATES

## CONSULTING ENGINEERS

97 CHAMBERLAIN ROAD, VINCENT, EAST LONDON 5247  
TEL & FAX (043) 726 7945 email: waltersd@mweb.co.za

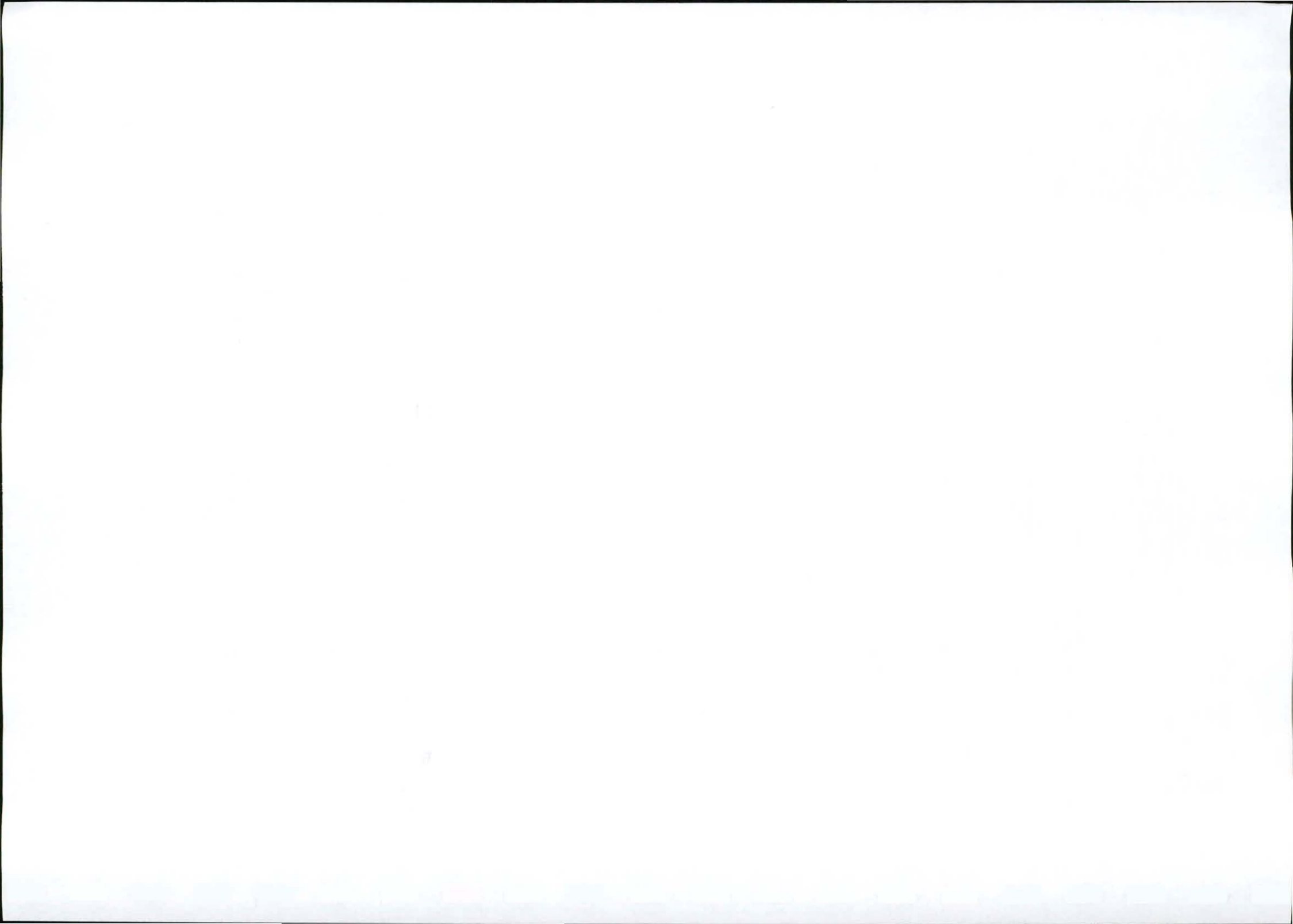
### ENGINEERING REPORT INTO THE PROPOSED SUBDIVISION & REZONING OF PORTION 2 OF FARM 695, EAST LONDON, FOR AREENA RESORT TRUST

#### TABLE OF CONTENTS

1. INTRODUCTION
2. LOCATION
3. GEOLOGY & TOPOGRAPHY
4. 100 YEAR FLOODLINE
5. ROADS
6. STORMWATER DRAINAGE
7. WATER SUPPLY
8. SEWAGE TREATMENT & DISPOSAL
9. SOLID WASTE DISPOSAL
10. ELECTRICITY
11. TELKOM
12. CONCLUSION

**CIVIL & STRUCTURAL ENGINEER**

D.E. WALTERS Pr Eng BSc(ENGM/ICT) BEng(Hons)(Pretoria) MSA ICE



# **ENGINEERING REPORT INTO THE PROPOSED SUBDIVISION & REZONING OF PORTION 2 OF FARM 695, EAST LONDON, FOR AREENA RESORT TRUST**

## **1. INTRODUCTION :**

NPM Planning CC (Mr D Poortman) requested that Walters & Associates (Mr D Walters), Consulting Civil Engineers from East London, prepare an Engineering Report into the proposed Subdivision & Rezoning of a portion of land on behalf of the Developer, Messrs Areena Resort Trust (Mr Ed Rathbone). It is the intention of the Developer to establish a country lifestyle estate development on the property, called the Areena Rivendell Estate and Island View Resort on a total area of 23,0 ha, situated within the Great Kei Municipal area. The proposal is to establish a low density residential development comprising 46 Residential Zone 1 units, and a Resort Zone 3 residential resort of 20 double storey dwelling units. The application consists of the Subdivision and Rezoning of the Land Development Area to create the above properties, including Open Space and Agricultural components.

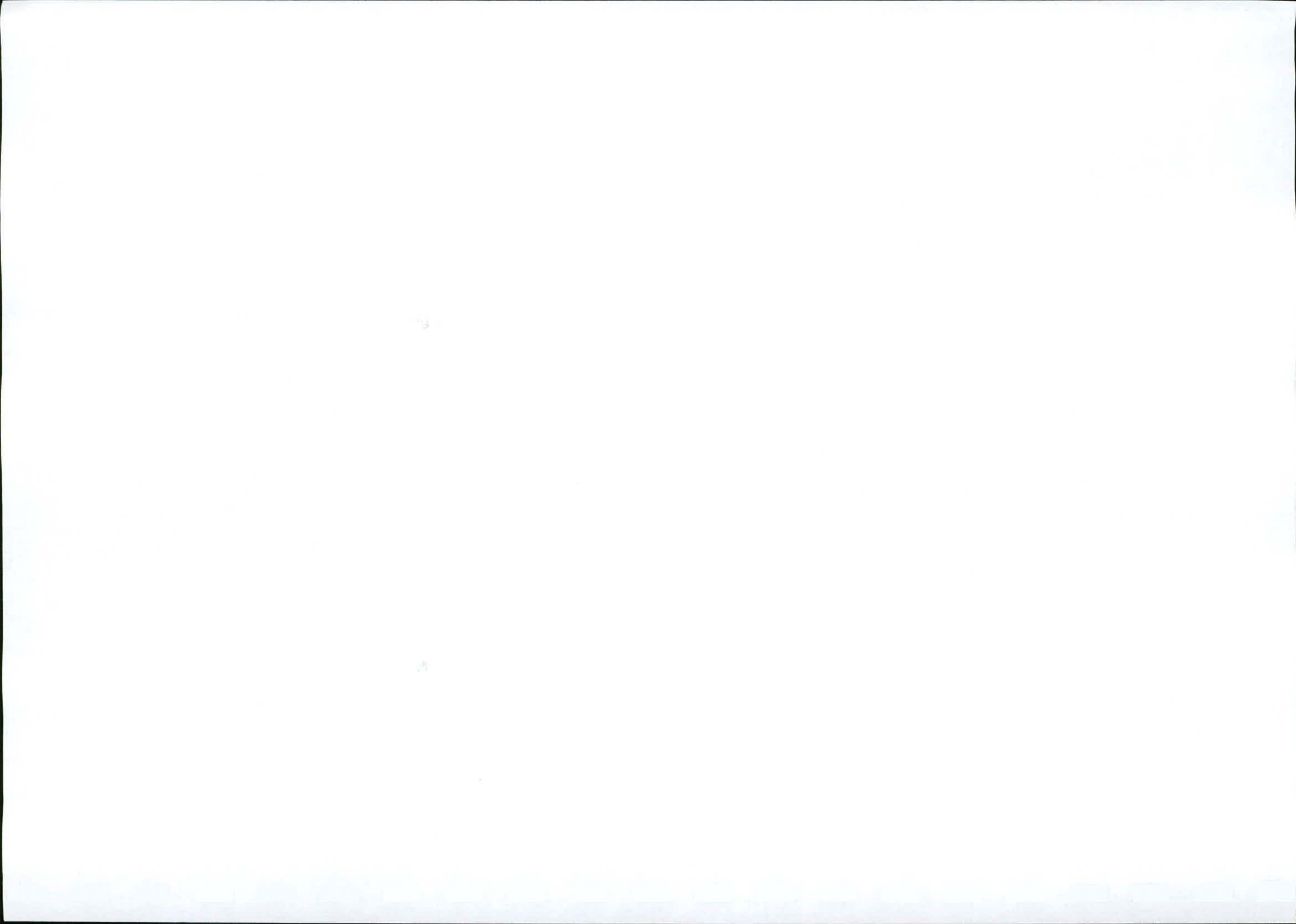
This Report deals with the required bulk and internal engineering infrastructure to the proposed development, and the design standards to be used in the implementation of the infrastructure to the proposed development. This report is basically a summary of a previous engineering report that accompanied the environmental management plan to DEAET in August 2007. The proposed development falls within the jurisdiction of the Great Kei Municipality and the Amatole District Municipality. The layout of the proposed development has been prepared by the Town Planners, Messrs NPM Planning CC, and the environmental impact assessment has been prepared by an Environmentalist of Messrs Arcus Gibb, both of East London.

## **2. LOCATION :**

The proposed development area borders on to the east bank of the tidal Kwelera river 2,0 km upstream from the mouth of the Kwelera river, and approximately 20 km northeast of East London along the Indian Ocean coastline. Access to the site is directly off the tarred so-called 'East Coast Resorts' District Road (DR02730), also called 'Schafli Road', opposite the intersection of the tarred road District Road (DR02737), to Glengariff at Bulura and Kwelera Mouth. A separate Traffic Impact Assessment has been carried out for this intersection. From this intersection, a proclaimed Minor Road EL 201 takes traffic down to the resort on the banks of the Kwelera river. The proposed development area also borders directly on to the existing and well known Areena Riverside Resort and Areena Game Farm.

## **3. GEOLOGY & TOPOGRAPHY :**

The tidal Kwelera river and its immediate surrounds in the region of the proposed development area, falls within the south eastern Cape Coastal Zone, and is dominated by the great sedimentary deposits of the Karoo Supergroup.



While in the vicinity of the Kwelera river and surrounds, the Beaufort Group as the top sequence of the Karoo Supergroup predominates, and in particular, the Balfour Formation of the Adelaide Subgroup. Towards East London and up to the Kei river, the beds of the Karoo Supergroup are gently tilted, faulted and intruded by dolerite dykes and sills. Because of the general northerly and north-easterly dip of the beds, the Beaufort beds are exposed continuously along the Cape Coastal Zone, where they are not covered by sand dunes and beaches, and Cretaceous deposits.

The Beaufort Group, unlike the underlying Ecca Group stratigraphically, is easily recognised by its mudstone beds, and is characterised by reddish-purple and mottled greenish and khaki mudstone deposits, as appearing quite prominently in the road cutting over the Kwelera river. Beaufort mudstone slakes readily in the humid climate of the eastern Cape Coastal Zone, producing a rolling, hilly landscape with a veneer of clayey soil. In the drier inland areas, the hill slopes are essentially rocky mudstone exposures. Stream beds tend to be bare rock. The sandstone beds are cliff formers, as may be seen all around the subdivided farm, popular sites for absailing.

The development area is situated on the narrow alluvial river terrace sloping gently upwards from the water's edge of the Kwelera river, and comprising transported alluvial deposits of silty clay material in a matrix with rounded sandstone cobbles.

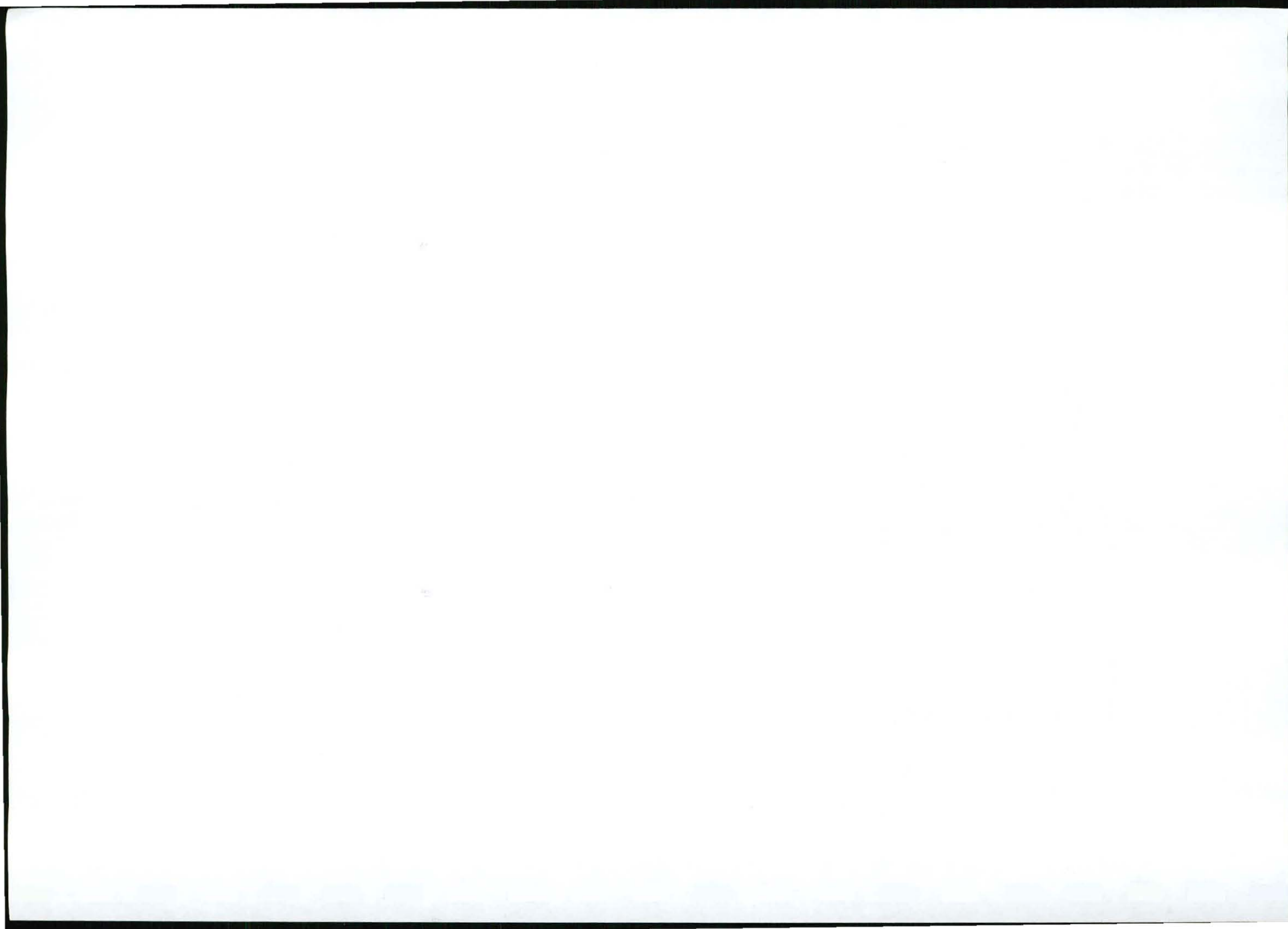
#### 4. 100 YEAR FLOODLINE :

In order to plot the 100 year floodline along that portion of the Kwelera River that pushes up on to the riparian property of the development area when in flood, the following hydrological calculations were carried out. The following two methods of flood discharge determination were used, to calculate the 100 year flood that passes the property from an upstream catchment area that measures approximately 450 square kilometres, and which has its headwaters on the watershed at Komga village.

- (a) The Unit Hydrograph Method : 980,0 cubic metres per second,
- (b) The Francou-Rodier Method : 1072,0 cubic metres per second,

In conjunction with the Unit Hydrograph discharge, Manning's Formula for open channel flow was used to determine the depth of flow of the 100 year flood at a cross section opposite the centre of the subdivided property. The 100 year floodline corresponding to two cross sections on the Kwelera River, has the following depth of flow and contour levels as indicated on the layout diagram, corresponding to the Buffalo City Municipality contour map of the surrounding area. In terms of current legislation dwellings are not permitted to be built below the 100 year floodline.

<u>CHAINAGE</u>	<u>DEPTH OF FLOW</u>	<u>CONTOUR LEVEL</u>
Upstream Boundary	h = 8,00m	2,30m - amsl
450m downstream	h = 9,00m	3,00m - amsl



## **5. ROADS :**

As outlined in the above section : Location, access to the proposed development will be directly off the East Coast Resorts Road, and down along the existing tarred access road, the proclaimed Minor Road EL 201, to the existing Areena Resort. The road making properties of the in-situ mudstone materials as found within the development area are generally acceptable as fill and subgrade, when in a relatively coarse state. If used as gravel wearing course or base layer, the material should be stabilised with ordinary portland cement, in the proportions of at least 4,0% cement content by weight. On no account should the 'slaking' mudstone be used as wearing course on the roads, as the surfaces will turn into 'soap' during rainy and wet weather. The internal roads will have bitumen tarred surfaces. The basecourse layer should be a G4 material with a CBR >80, while the subbase layer should be a G6 with a CBR>25. Layer works material will need to be imported for all internal roads. Any roads constructed at gradients greater/steeper than 1 : 6 should be surfaced.

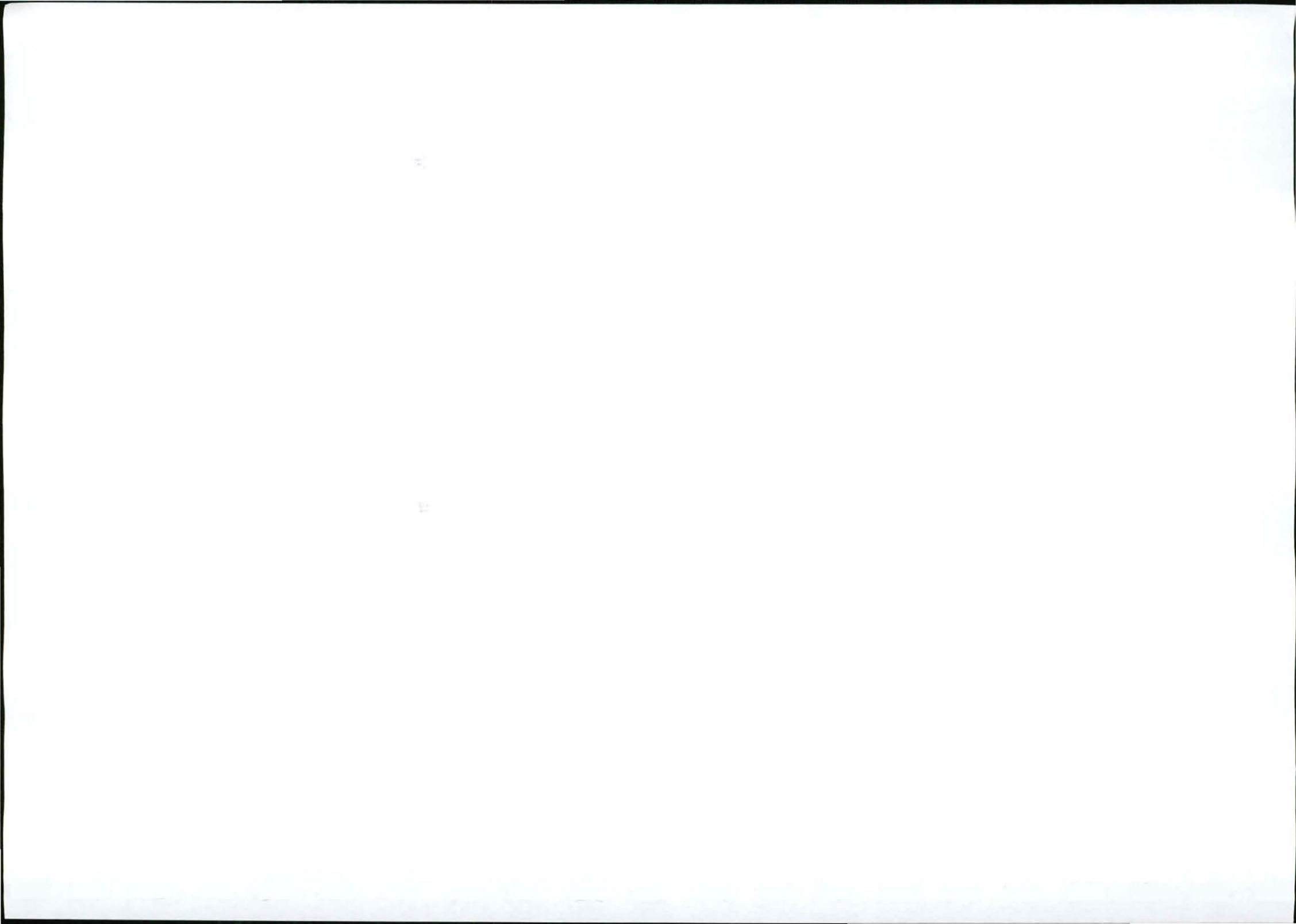
## **6. STORMWATER DRAINAGE :**

The proper and effective control of stormwater runoff from the development area should be a priority due to the sloping nature of the surrounding terrain. Open side drains are to be used in conjunction with the tarred roads which should be constructed with a 3% camber. Where stormwater runoff is piped under roads, care should be taken to dissipate the energy of the discharging runoff. The Stormwater Management Plan has incorporated the existing dams on the property and the development, as detention facilities, and have their outlet discharging into the Kwelera river. The volume of the detention facilities required is 2 260 cubic metres to detain the 50 year stormwater runoff.

## **7. WATER SUPPLY :**

The properties in the vicinity all depend on either dam water which has to be treated, or borehole water as an emergency, as the Kwelera river is tidal, and therefore salty, for several kilometres upstream. The development area currently depends on using rainwater tanks for drinking purposes while treated dam water is used for washing, in toilets, etc.

The total number of residents currently able to be accommodated (in flats and caravans, etc) at the Areena Resort amounts to a total of approximately 700 persons during peak season. Allowing for 100 litres per person per day as an estimate for holiday resorts, this approximates to a peak demand of 70 000 litres of potable water per day. While during the year approximately 75 persons or 7 500 litres per day (or 10 to 15% of high season) use the facilities on a daily basis. The proposed development will add about 66 additional even, or approximately 66 000 litres per day, when fully developed and occupied.





It is our recommendation that the water treatment process should be totally mechanised and made automatic as the future total water Average Annual Daily Demand (AADD) will be in the region of approximately 140,0 kilolitres per day.

Two earth embankment storage dams are currently used, numbered Dam 'A' (the upper dam) with an estimated maximum capacity of 8 000 cubic metres, and the reserve dams, numbered Dam 'B' (the lower dam) with an estimated enlarged capacity of about 17 000 cubic metres; and Dam 'C' with an enlarged capacity of 6000 cubic metres, all when at full supply level. We understand that these dams are normally filled to capacity and overflow after every annual rainy season. Dam 'B' and 'C' will be used as the reserve backup supply for Dam 'A'. A preliminary water resources study of the above three dam's catchment area, using the Wits HRU publication "Surface Water Resources of the Eastern Cape", has revealed that to satisfy a gross demand of 23 000 cubic metres per annum, at a return period of 50 years, a storage capacity of 29 000 cubic metres is required, while the three dams have a combined storage capacity of 32 000 cubic metres, which should be sufficient for this holiday resort.

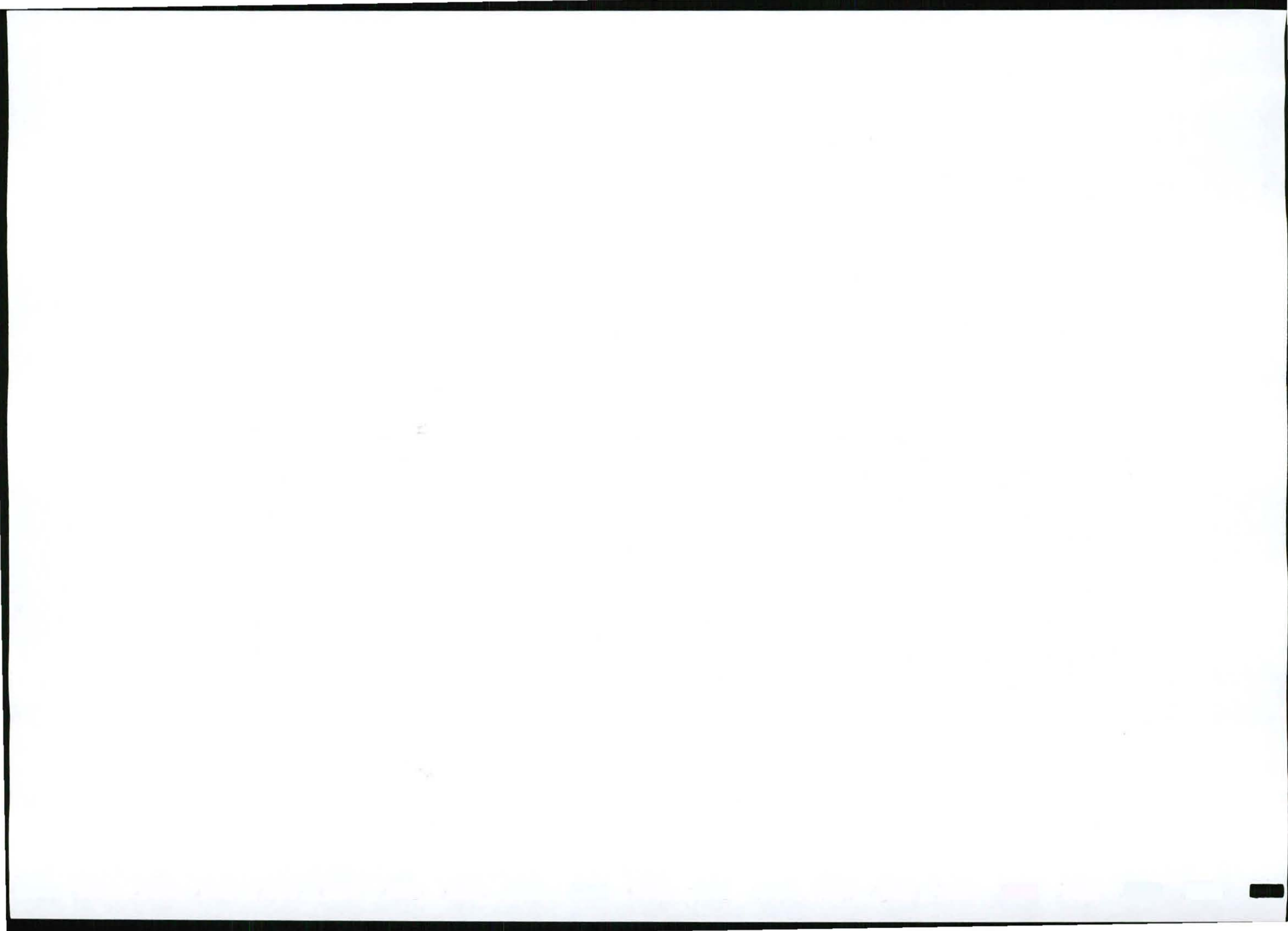
From Dam 'A', the raw water gravitates equally to five circular brick reservoirs, each of capacity of 50 cubic metres. The water in these five reservoirs are dosed manually with Alum (aluminium sulphate) flocculant and soda ash, and allowed to settle. Treated water is then piped to all the resort facilities, including the proposed development area.

The water samples taken from the clearwater reservoir indicate high Sodium Chloride, Conductivity and Hardness quantities. This can possibly be ascribed to the close proximity to the ocean and the seawater of the tidal Kwelera river. In addition, the soils of the dam basin indicate a definite dispersive and "sodic" appearance, from both colour, colloidal and erosion patterns. It should be noted that the water sample was taken at the driest (winter) time of the year, with the storage dams at their lowest levels. One would expect a much better result during the rainy season, when the water is more diluted. It should be noted that water samples are taken regularly every quarter by officials from the Amatole District Municipality.

## **8. SEWAGE TREATMENT & DISPOSAL :**

The sewage disposal system currently operating at Areena Riverside Resort may be described as a classical smallbore sewerage system, comprising numerous septic tanks, with outlet pipes discharging by gravity into sumps, and from which sewage pumps pump the 'grey water' effluent in rising mains up to a holding tank of 10 kilolitres, and from which the 'grey water' is disposed of by currently irrigating equestrian grazing camps.

A septic tank is normally a two chamber system that separates solids from liquids, retaining solids for sufficient time to allow sludge to form at the bottom of the tank where it is partially broken down by anaerobic bacteria. The liquid 'grey water' effluent drains through an outlet pipe to either a 'french drain' soakaway system, or is pumped away from pump sump chambers as is done at Areena, for further treatment and disposal.



There are five separate effluent pump stations, numbered PS1 to PS5 on the attached diagram, where the 'grey water' effluent gravitates from four general ablution blocks and other residential housing units, prior to being pumped in 75mm diameter uPVC rising main pipelines to the central grey water storage reservoir, from where the effluent is irrigated on to grass pastures. Laboratory test results have indicated that this effluent should be treated properly, and to the prevailing General Standard.

The two options for effluent treatment is either by means of a normal facultative sewage pond system to treat the grey water effluent, or by a Buffalo City Municipality approved proprietary 'Clearedge' biological filter-type package plant. If properly designed and constructed, we are confident that the final treated effluent will adequately meet the General Standard. A pond system would comprise of a primary pond, a secondary pond, and several tertiary ponds, all based on the volume of effluent inflow and the required detention periods. We envisage a system like the one they have installed at Cove Rock Estate, which has a wetland for final polishing. However, a pond system while being very cheap to operate, requires a large area, and any surrounding dwellings, according to DWAF regulations, have to be quite a distance away.

#### **9. SOLID WASTE DISPOSAL :**

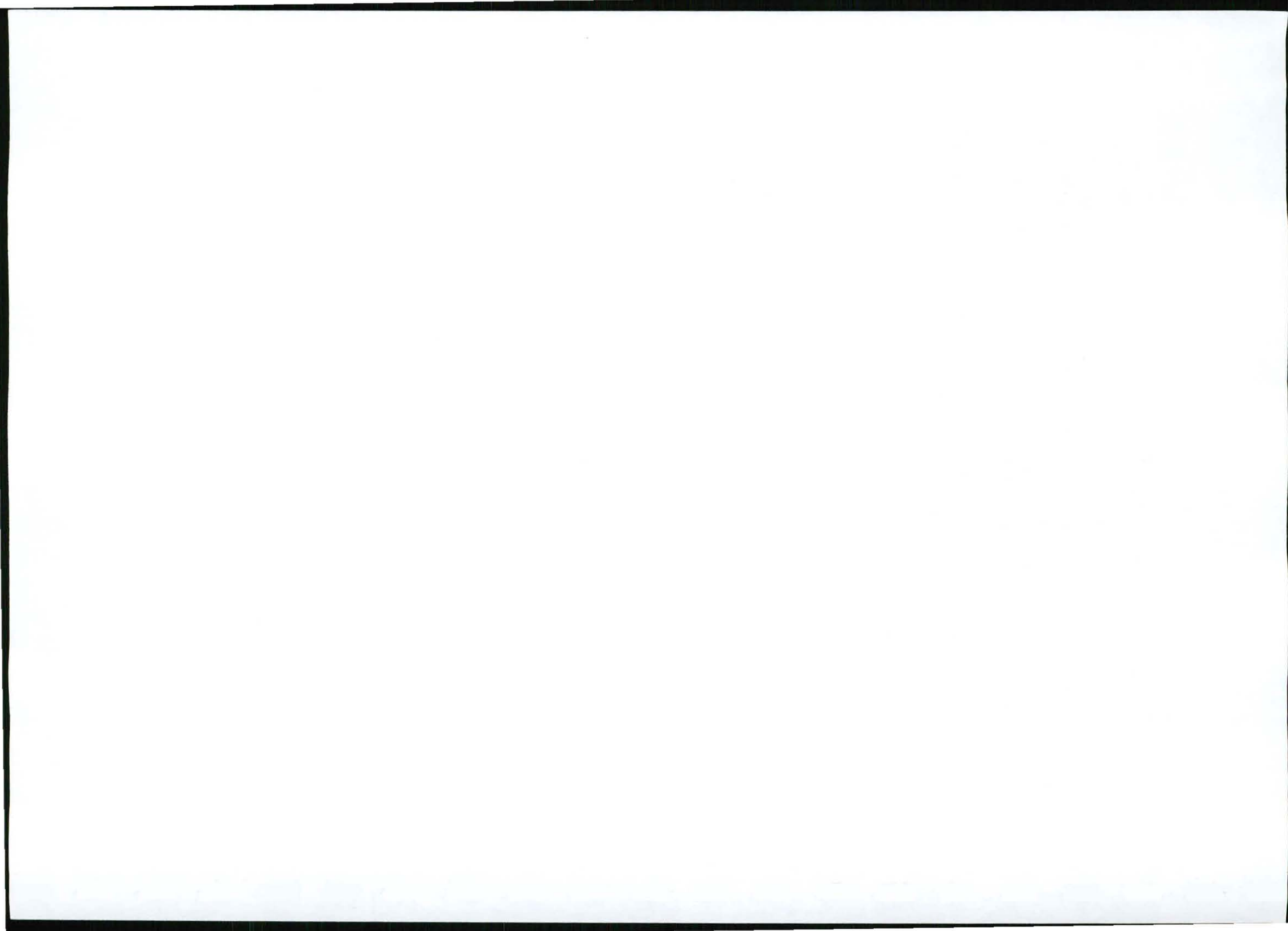
Solid waste / kitchen refuse is to be collected at the entrance gate to the property, stored in a secure facility and removed by the Local Authority and private Contractor, and dumped at their registered solid waste site, and residents of the proposed development will be expected to comply with the Local Authority requirements. Disposal on-site in pits, etc, will not be permitted.

#### **10. ELECTRICITY :**

A 11 kVA 240 Volt and 100kVA bulk Eskom electrical supply currently supplies the development area, where a powerline passes right through the adjacent resort, and from which connections will be made. Eskom have indicated that the bulk supply will have to be upgraded to accommodate the increase in demand. Each individual erf would have a 60Amp circuit breaker with an After Diversity Maximum Demand (ADMD) of  $\pm 6$ kVA, while the electrical reticulation will comprise of suitably sized underground cables, which will supply the individual dwellings with Eskom metered electrical connections from individual electrical kiosks.

#### **11. TELKOM**

Telkom overhead and underground cables and connections will only be installed to individual dwellings once Telkom is satisfied with the actual applied demand for telephones from the proposed development.

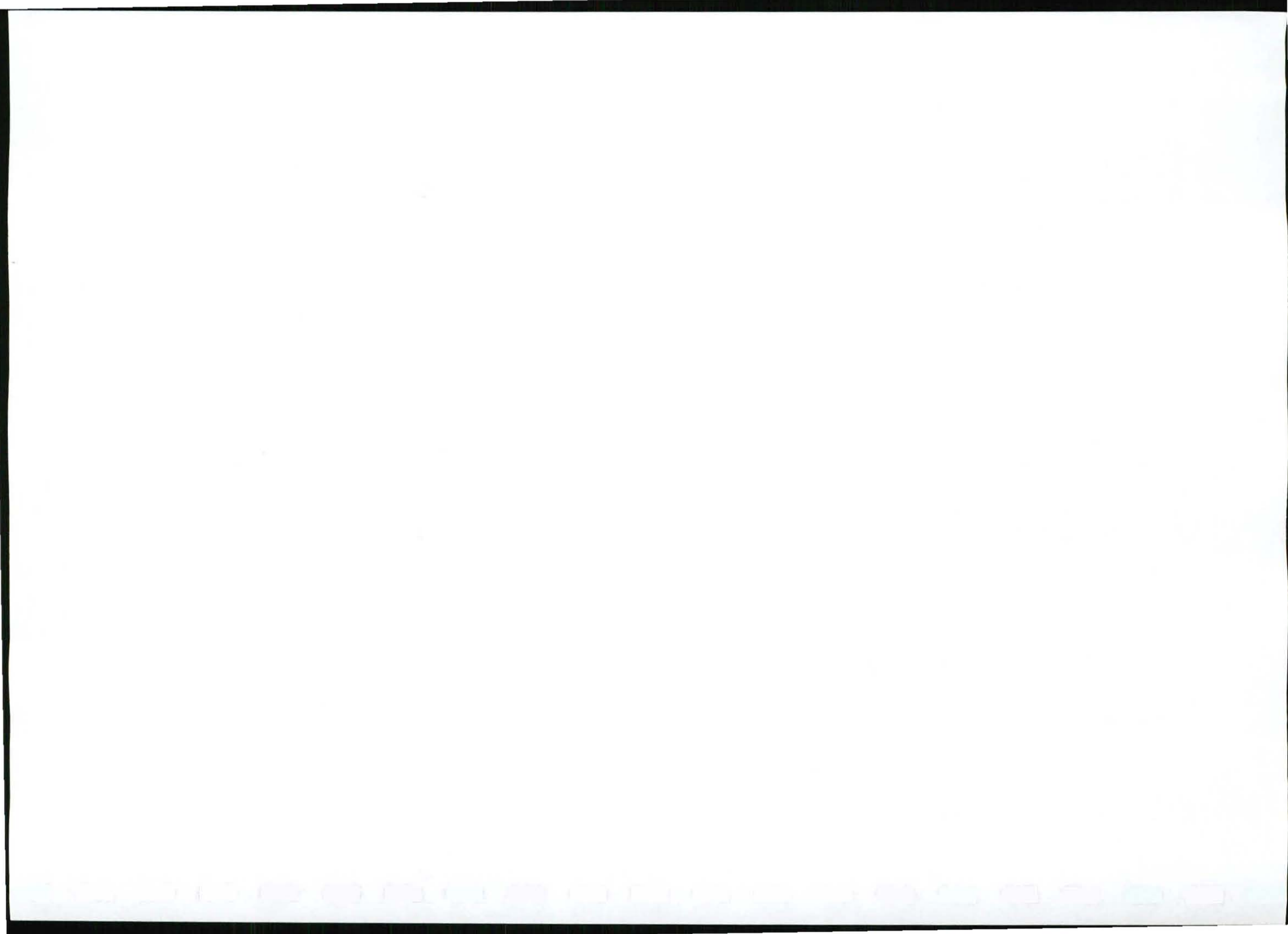


**12. CONCLUSION**

The proposed development on the development area will be designed and implemented in accordance with generally accepted engineering practices as outlined in the 'Red Book', the 'Guidelines for the Development of Human Settlement and Planning', in addition to the relevant SABS 1200 series of Civil Engineering Specifications. All relevant Statutory Legislation as outlined in the Environmental and Water Acts will be strictly complied with, to ensure that this development will be an outstanding example of environmental and engineering excellence.



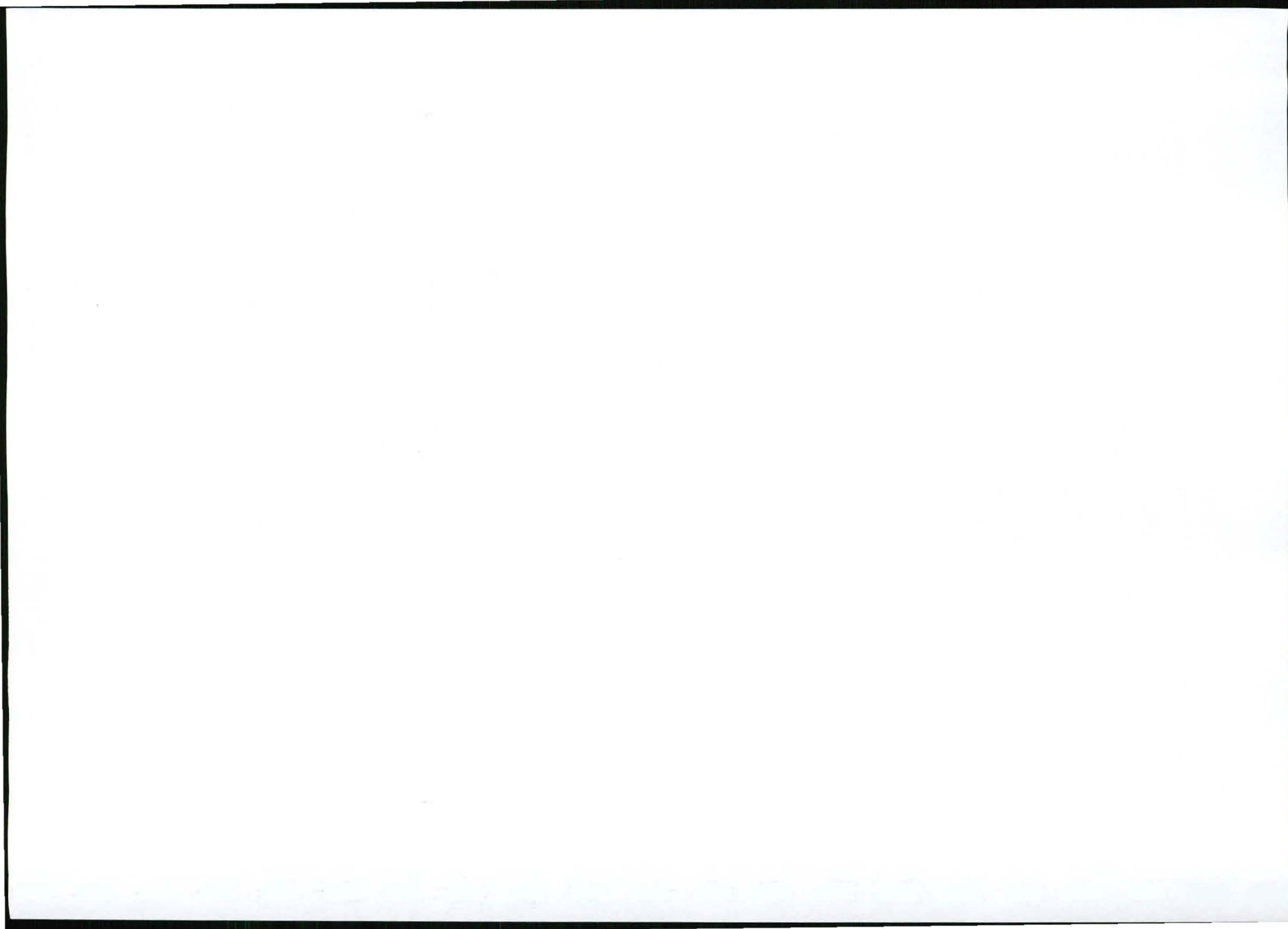
WALTERS & ASSOCIATES  
July 2009



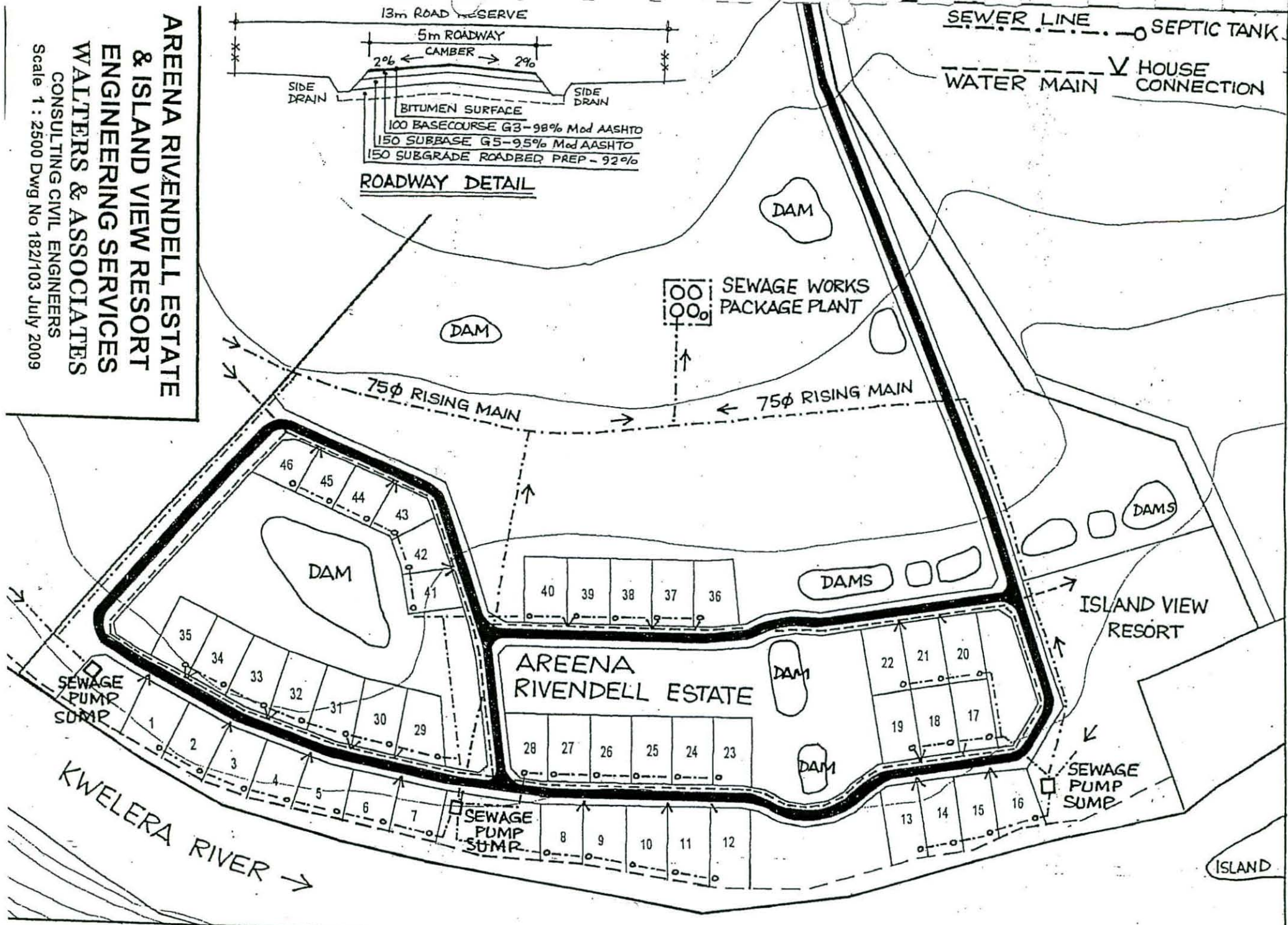
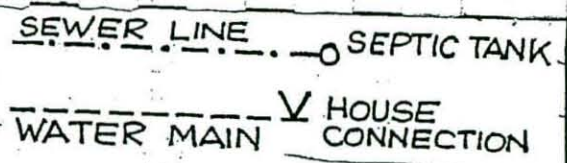
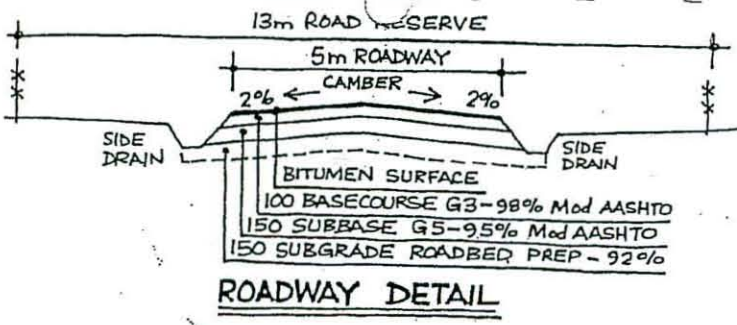


AREENA  
 RIVENDELL ESTATE &  
 ISLAND VIEW RESORT

**ENGINEERING SERVICES REPORT**  
**INFRASTRUCTURE LAYOUT PLAN**  
**WALTERS & ASSOCIATES**  
 CONSULTING CIVIL & STRUCTURAL ENGINEERS  
 Scale: 1 : 4000      Dwg No. 187 / 102      July 2000



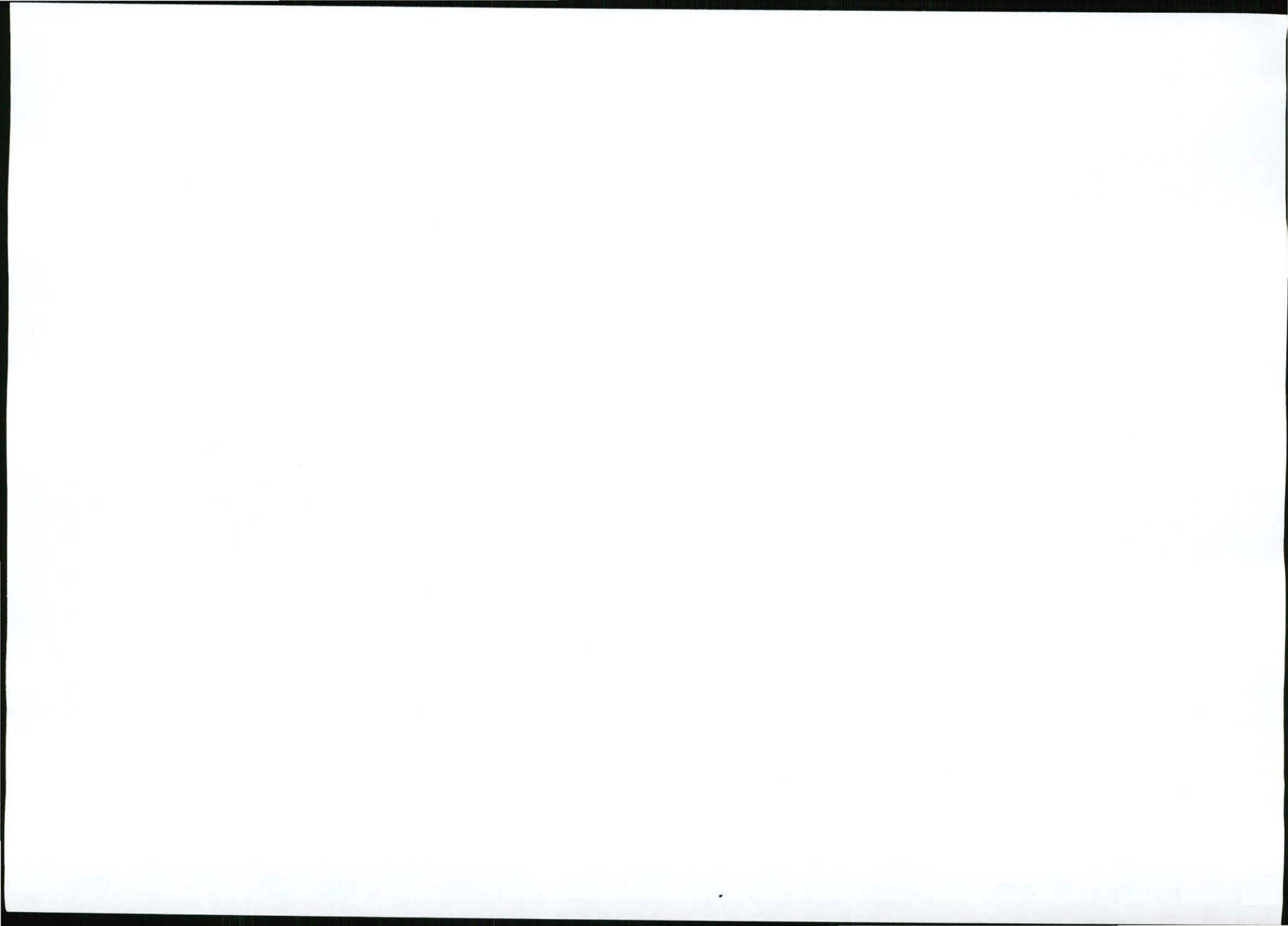




**AREENA RIVENDELL ESTATE  
 & ISLAND VIEW RESORT**

**ENGINEERING SERVICES  
 WALTERS & ASSOCIATES  
 CONSULTING CIVIL ENGINEERS**

Scale 1 : 2500 Dwg No 182/103 July 2009





**WALTERS & ASSOCIATES**  
**CONSULTING ENGINEERS**

97 CHAMBERLAIN ROAD, VINCENT, EAST LONDON 5247  
TEL & FAX (043) 726 7945 email: waltersd@mweb.co.za

Messrs NZELENZELE PRESTON & MEDCALF  
P O Box 19345  
TECOMA  
5214

15 July 2009  
Ref No 742 - A

Attention : Mr Deon Poortman

Dear Sir

**PROPOSED SUBDIVISION & REZONING OF PORTIONS 2, 5 & 6 OF FARM 695,  
EAST LONDON, FOR AREENA RESORT TRUST : 100 YEAR FLOODLINE :**

In order to plot the 100 year floodline along that portion of the Kwelera River that pushes up on to the riparian property of the development area when in flood, the following hydrological calculations were carried out. The following two methods of flood discharge determination were used, to calculate the 100 year flood that passes the property from an upstream catchment area that measures approximately 465 square kilometres, and which has its headwaters on the watershed at Komga village.

- (a) The Unit Hydrograph Method : 980,0 cubic metres per second,
- (b) The Francou-Rodier Method : 1072,0 cubic metres per second,

In conjunction with the Unit Hydrograph discharge, Manning's Formula for open channel flow was used to determine the depth of flow of the 100 year flood at a cross section opposite the centre of the subdivided property. The 100 year floodline corresponding to two cross sections on the Kwelera River, has the following depth of flow and contour levels as indicated on the layout diagram, corresponding to the 1 : 3000 scale Buffalo City Municipality contour map of the surrounding area. In terms of current legislation dwellings are not permitted to be built below the 100 year floodline.

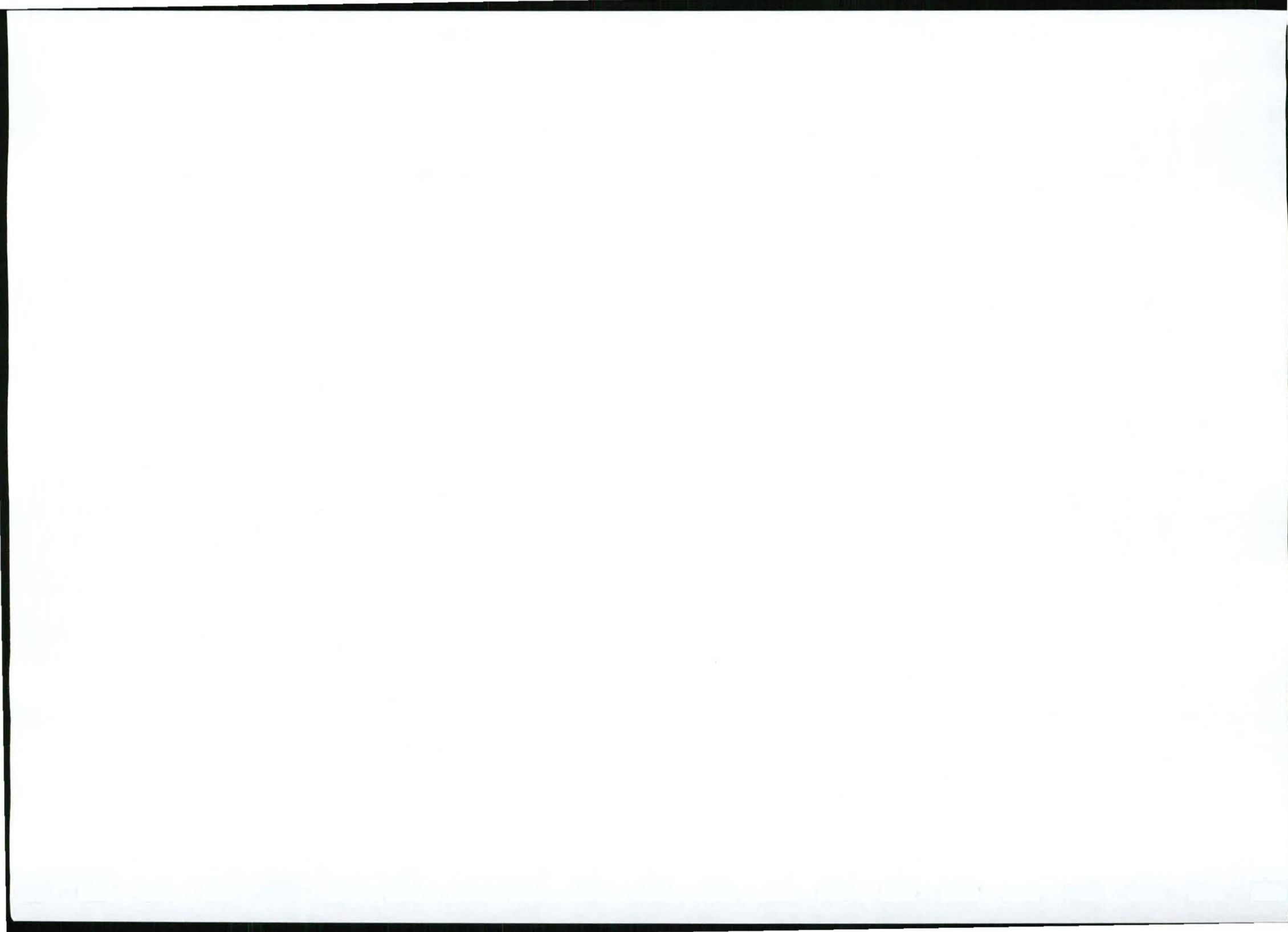
<u>CHAINAGE</u>	<u>DEPTH OF FLOW</u>	<u>CONTOUR LEVEL</u>
Upstream Boundary	h = 8,00m	2,30m - amsl
450m downstream	h = 9,00m	3,00m - amsl

We trust that the above will meet with your requirements.

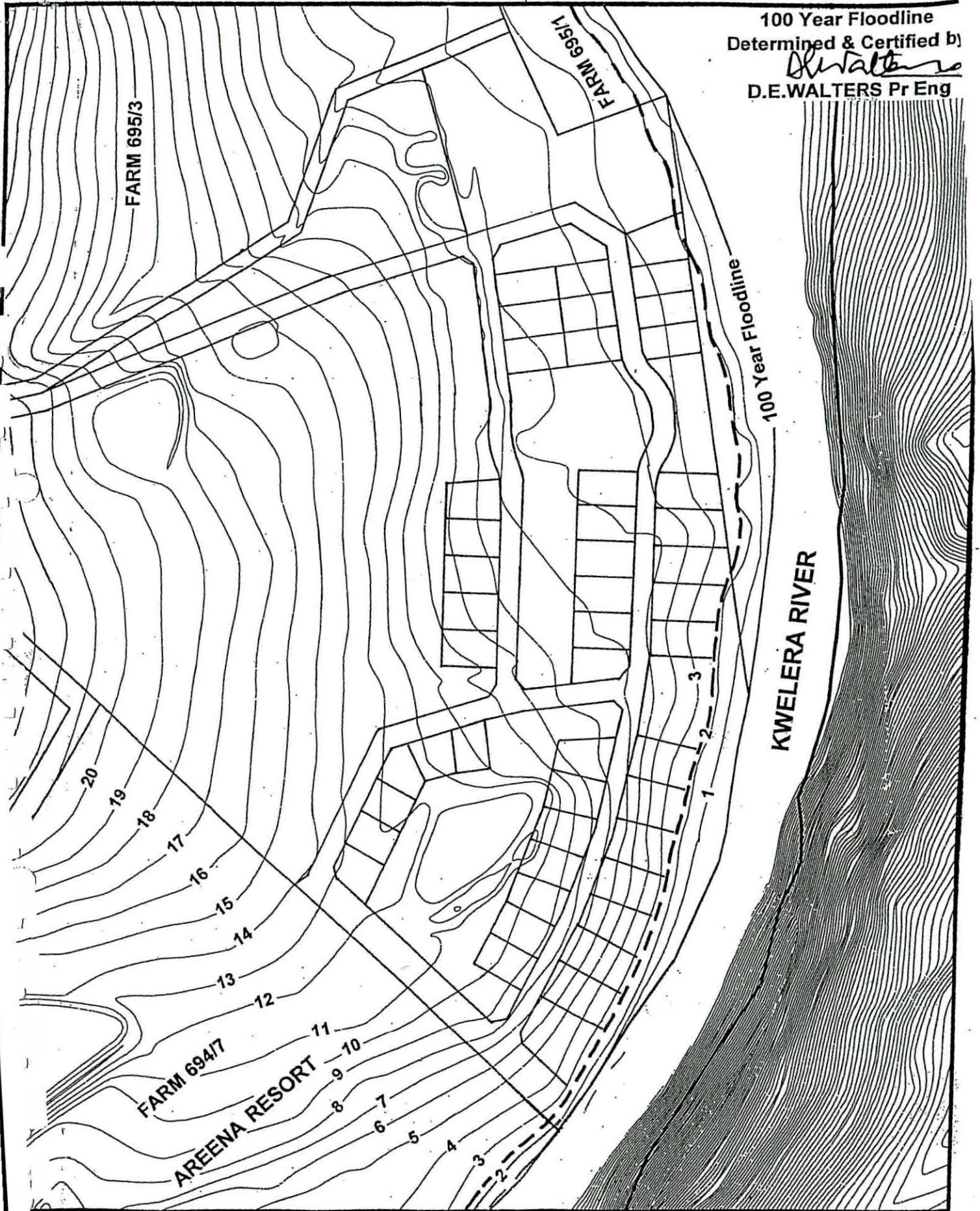
Yours faithfully

D E WALTERS Pr Eng  
Enclosure (1)

CIVIL & STRUCTURAL ENGINEER



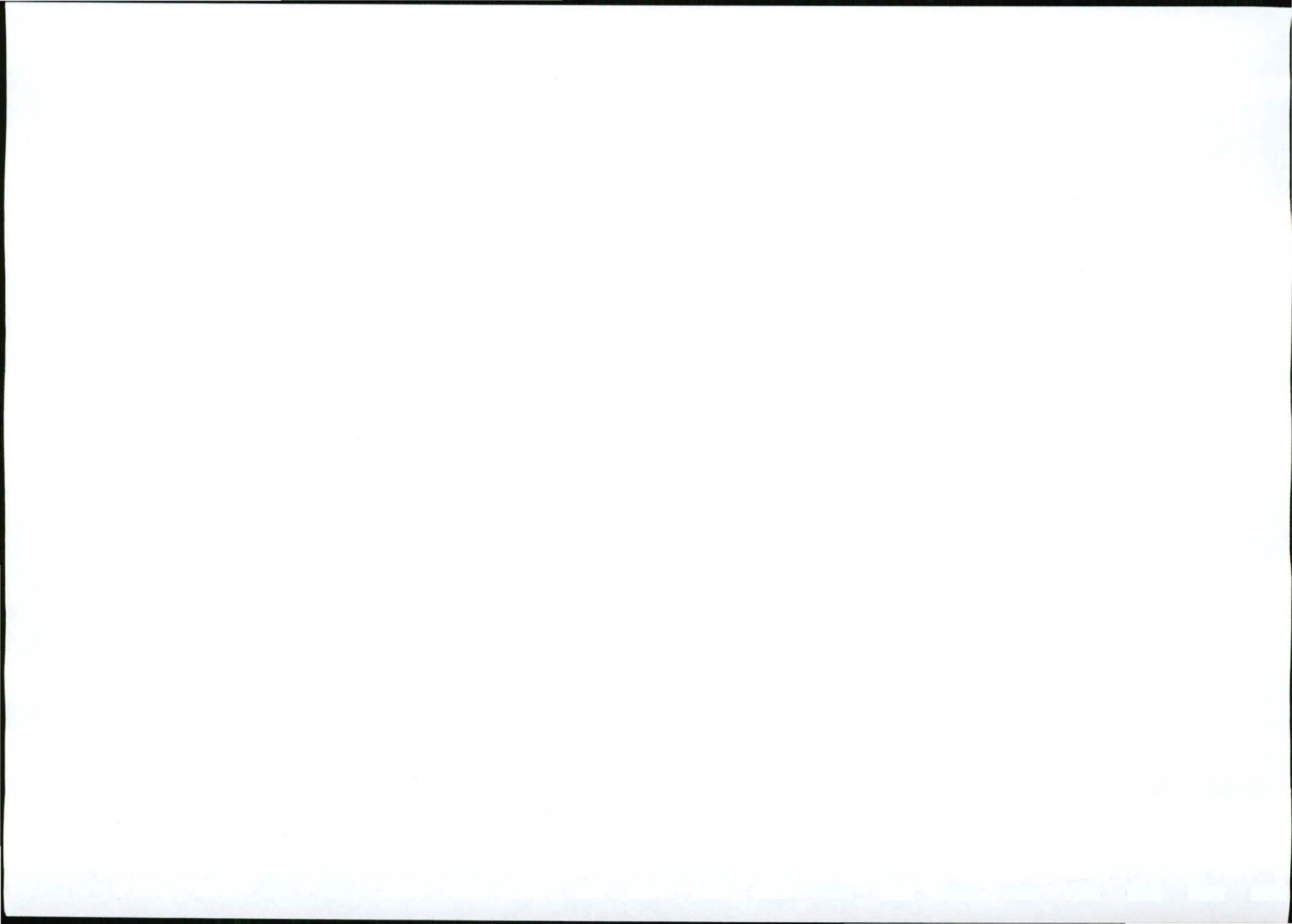
100 Year Floodline  
Determined & Certified by  
*D.E. Walters*  
D.E. WALTERS Pr Eng



**100 YEAR FLOODLINE  
SUBDIVISION & REZONING OF FARM 695, EAST LONDON**

**WA** WALTERS & ASSOCIATES  
CONSULTING ENGINEERS

Scale 1 : 3000  
Dwg No. 187 / 01



**GEOTECHNICAL REPORT INTO  
DEVELOPMENT AT AREENA  
RIVENDELL ESTATE & ISLAND  
VIEW RESORT  
FOR AREENA RESORT TRUST**

**DEVELOPER :**

**AREENA RESORT TRUST  
P O Box 135  
KWELERA 5259  
(043) 734 3055**

**ENGINEER :**

**WALTERS & ASSOCIATES  
Consulting Civil Engineers  
97 Chamberlain Road  
Vincent  
EAST LONDON 5247  
(043) 726 7945**

**JULY 2009**

