
PEBBLE ROCK GOLF VILLAGE

BROAD OVERVIEW

An extensive survey was done in 1994 which concluded that a need for at least six additional golf courses existed in the greater Pretoria area. It showed that the existing courses were both inadequate and insufficient to accommodate local golfers and their golfing needs. It was then decided to investigate the possibility to establish an 18-hole championship golf course surrounded by residential stands. In search of a suitable site they found available vacant ground with the required development potential to the North East of Pretoria, close to the Roodeplaats Dam, which was then developed as Pebble Rock Golf Village by Pebble Rock Properties (PTY) LTD.

A well-known Pretoria town planning and land surveying company was involved in the project from the start. Their mandate was to create a village type of atmosphere so that a Golf Village image could be enhanced. The developer is always proud to mention that the town planners have made the most of the undulating topography to position each of the 300 residential stands in order to suit various tastes and preferences. More than two thirds of the stands have golf course frontage, which is quite unique.

The prime objective of the developer was to create a unique and desirable residential golfing estate. It has in fact turned out to be a golf village beyond expectation. The developer is proud that they have achieved this. It is also no wonder that all 300 stands were sold out within a space of eleven days during the launch in April 2003.

Permission for the establishment of the Pebble Rock Golf Village was granted in December 2002 by the Nokeng Tsa Taemane Local Municipality who also proclaimed the Pebble Rock Golf Village as a formal town on 20 September 2004.

LOCATION

Pebble Rock is situated a mere 25 kilometres from the Pretoria CBD and adjacent to the Roodeplaats Dam and Sable Hills Waterfront Estate. It is just 40 minutes by car from the Johannesburg International Airport and 15 minutes from the newly envisaged Pretoria

International Airport at Wonderboom. It also falls within easy reach of the new Dinokeng Game Reserve project. Dinokeng Game Reserve is a R500 Million initiative from the Gauteng Provincial Government and is currently under construction. Dinokeng will be a major game reserve 20 minutes from Pretoria. Here the legendary big five – lion, elephant, rhino, buffalo and leopard will roam free on close to 200 000 hectares of bushveld.

RESEARCH

The initial marketing philosophy for Pebble Rock relied upon statistical evidence of Pretoria's expected growth rate in general, and in the absence of sufficient upscale housing developments in the greater Pretoria area at the time. Pretoria is also known as the unofficial Capital of South Africa. The city boasts excellent schools and universities, a well-balanced economy and all the Embassies of the World.

Golf communities are still increasing like never before in South Africa. The obvious attractions of the estates and golf courses are privacy, beautiful views of greenery that homeowners don't have to maintain, and for owners along the fairways, the assurance that no further development will obstruct their views. Surprisingly, such attributes are enough to lure a sizeable percentage of non-golfers to these developments because the golf estate property market has been one of great return. Our projections concerning project design were based on such anticipated changes in the behaviour and needs of the consumer. There is no doubt that the combination of security, aesthetic beauty, recreational facilities and a community atmosphere have to combine in order to create a much sought after lifestyle option for all South Africans.

Similarly, consumer demands for convenience and reliability in amenities and operation will continue to increase. The need for physical security will also increase, as will demands for environmental quality in design and operation.

With respect to activities, increasing emphasis will be placed on learning and self-enrichment opportunities in active recreation, lifestyle, and intellectual pursuits. The entertainment component will continue to grow in importance, putting pressure on developers to meet increasing expectations with respect to resort design and operation.

Market research still indicates a need for more private golf estates and a very high demand for home building sites. As a consequence Pebble Rock was designed to meet these needs. Complete build-out is expected within three years from onset of lot sales. Golf Course membership sell-out is projected to occur within the same time frame.

DEVELOPMENT

The Pebble Rock development has a residential "feel" versus a commercial atmosphere to suit various tastes and preferences. In developing the residential stands and roads, existing vegetation and topography were utilized as far as possible in order to keep the natural look of the terrain intact. The residential component comprises of 300 stands of approximately 1000 to 1500 square meters each, of which 189 have golf course frontage.

The Golf Course is 6318 meters long and plays as a par 70. On eleven of the holes water is in play, which is quite unique. It was designed and constructed so that the average golfer can also enjoy playing the course. The Pebble Rock Golf Course meets all International standards and is certainly one of the best. The Golf Club was officially inaugurated on 10 December 2005.

All Pebble Rock property owners are members of the Pebble Rock Home Owner's Association, who is responsible for the day to day management and maintenance of the Village.

The stands are used solely for the purpose of one dwelling house and associated outbuildings, and the height of buildings shall not exceed two stories. The coverage of all buildings and structures shall not exceed 50% of the area of the stand.

Emphasis is placed on the aesthetics of the development and architectural guidelines were established to ensure that the development blends in with the environment. Owners will not be permitted to build a home smaller than 200 square meters.

All structures and buildings (Homes) erected must conform to the Pebble Rock Village image. Strict guidelines already drawn up by the Architects of the developer, will be followed in order to get the theme throughout the estate. It is therefore important that the houses fronting onto the golf course must establish a strong relationship with the course. This will be achieved through front lawns and low boundary enclosures which will have to be adhered to. All areas and structures within the estate must share the Village theme as a common criteria

For a development of this nature the clubhouse forms the central focal point of the entire estate. It was imperative that the clubhouse facility be aesthetically designed so as not only to complement the development but also to make a unique statement. The clubhouse was designed by Bild Architects, a well known South African firm, as a

practical and functional element of the development. The clubhouse offers male and female change rooms, pro shop, administration offices, halfway house, function area to accommodate 300 guests, with a fully fitted main kitchen and bar.

Zenith Real Estate was mandated and responsible for the initial marketing of the residential stands. Johan Claassen of Zenith Real Estate is currently also attending to re sales of properties on offer. (082 561 2861)

Membership of the golf club is also on offer. Anybody interested in becoming a member can send a message via e-mail to www.pebblersrock.co.za