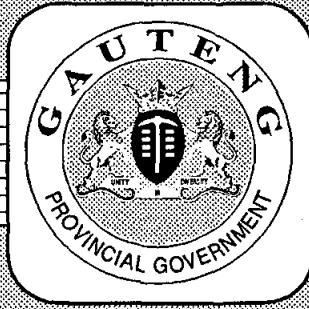


**THE PROVINCE OF  
GAUTENG**



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**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**  
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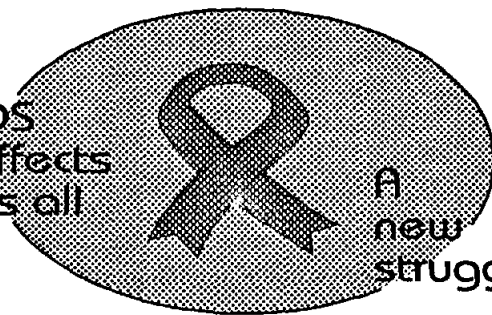
**Vol. 10**

**PRETORIA, 20 SEPTEMBER 2004**

**No. 389**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 2022

#### DECLARATION AS APPROVED TOWNSHIP: PEBBLE ROCK GOLF VILLAGE

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Nokeng Tsa Taemane Local Municipality declares Pebble Rock Golf Village to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PEBBLE ROCK PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 318 OF THE FARM ROODEPLAAT 293 JR, GAUTENG PROVINCE, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT**

**(a) NAME**

The name of the township shall be **Pebble Rock Golf Village**.

**(b) DESIGN**

The township shall consist of erven and streets as indicated on approved layout Plan Number 500/622/02 dated September 2002 and General Plan SG No. 6911/2003.

**(c) CONSTRUCTION OF SERVICES AND/OR BUILDING WORK**

Before any construction of services and/or building work is undertaken, complete detailed plans and specifications of all services must be submitted to the local authority for approval.

**(d) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

**(e) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**

The applicant shall, within such period as the local authority may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, and on completion of construction work, "as built" plans certified by a professional engineer must be submitted to the local authority.

**(f) OBLIGATIONS IN REGARD TO BUILDINGS**

Should the local authority so request, all buildings will, on completion, be subject to the issuing of an engineering certificate by a professional engineer at the expense of the owner.

**(g) CONSTITUTION OF A HOMEOWNERS' ASSOCIATION**

**(i)** The applicant shall provide written proof to the local authority that a Homeowners Association has been properly and legally constituted before the transfer of the first erf.

- (ii) The internal access Erven 305 and 306 shall be registered in the name of the Homeowners Association. Such Homeowners Association shall have full responsibility for these erven and the essential services serving the township contained therein.
- (iii) Each and every owner of Erven 1 up to and including 300, shall become members of the Homeowners Association and be subjected to the Memorandum of Articles of Association upon transfer of the erf until such owner ceases to be owner of the erf.
- (iv) The Homeowners Association shall have full legal power to levy, from each and every member, the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (v) The local authority shall not be liable for the malfunction of the surfacing of the access way and/or the stormwater drainage system, and/or any essential services in the township.
- (vi) The local authority shall have unrestricted access to Erven 305 and 306 at all times.

## 2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as imposed by the local authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986 and the Town-Planning Scheme in operation (Peri-Urban Areas Town-Planning Scheme, 1975).

### (a) ALL ERVEN

- (i) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by them during the course of the construction, maintenance or removal of such works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such works being made good by the local authority.

### (b) ERVEN 305 AND 306

The erf is subject to a servitude of right of way for access over its entire area in favour of the local authority and all the erven in the township of Pebble Rock Golf Village.

### (c) ERVEN 31, 43, 45, 51, 155, 161, 169, 179, 183, 187, 201, 301, 302 AND 307

The erf is subject to a servitude, for the conveyance of engineering services as indicated on the General Plan.

**MUNICIPAL MANAGER  
NOKENG TSA TAEMANE LOCAL MUNICIPALITY**

**PLAASLIKE BESTUURSKENNISGEWING 2022**  
**VERKLARING TOT GOEDGEKEURDE DORP: PEBBLE ROCK GOLF VILLAGE**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Nokeng Tsa Taemane Plaaslike Munisipaliteit hiermee die dorp Pebble Rock Golf Village tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PEBBLE ROCK PROPERTIES (PTY) LTD (HIERNA DIE APPLIKANT GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 (DEEL C) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 318 VAN DIE PLAAS ROODEPLAAT 293 JR GAUTENG PROVINSIE TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES**

**(a) NAAM**

Die naam van die dorp is **Pebble Rock Golf Village**.

**(b) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op goedgekeurde uitleg Plan Nommer 500/622/02 gedateer September 2002 en Algemene Plan SG No. 6911/2003.

**(c) KONSTRUKSIE VAN DIENSTE EN/OF BOUWERK**

Alvorens enige konstruksie van dienste en/of bouwerk onderneem word moet volledige detailplanne en spesifikasies van alle dienste by die plaaslike bestuur ingedien word vir goedkeuring.

**(d) BESIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale.

**(e) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE**

Die applikant moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, nakom en by voltooiing van konstruksie moet "as built" planne gesertifiseer deur 'n professionele ingenieur by die plaaslike bestuur ingedien word.

**(f) VERPLIGTINGE TEN OPSIGTE VAN GEBOUE**

Indien die plaaslike bestuur dit vereis moet alle geboue, by voltooiing, onderhewig wees aan die uitreiking van 'n ingenieursertifikaat wat deur 'n professionele ingenieur op koste van die eienaar uitgereik word.

**(g) TOTSTANDKOMING VAN 'N HUISEIENAARSVEREENIGING**

(i) Die applikant moet skriftelike bewys aan die plaaslike bestuur lewer dat 'n Huiseienaarsvereniging voldoende en wettiglik tot stand gebring is voor oordrag van die eerste erf.

- (ii) Die interne toegang Erwe 305 en 306 sal geregistreer word in die naam van die Huiseienaarsvereniging. Die Huiseienaarsvereniging sal volle verantwoordelikheid neem vir hierdie erwe en die noodsaaklike dienste hierin wat die dorp bedien.
- (iii) Elke eienaar van Erwe 1 tot en met 300 sal lede van die Huiseienaarsvereniging word en sal onderhewig wees aan die Memorandum van Statute van Assosiasie by oordrag van die erf tot sodanige eienaar nie meer die eienaar van die erf is nie.
- (iv) Die Huiseienaarsvereniging sal volle reg hê om van elke lid 'n heffing te eis met betrekking tot die kostes benodig om die funksies van die vereniging ten uitvoer te bring en sal volle reg hê om regsaksie te ondorneem indien enige lid se betalings nie korrek geskied nie.
- (v) Die plaaslike bestuur sal nie verantwoordelik gehou word vir enige gebreke met die toegangspad se oppervlakbehandeling nie en/of gebreke met die stormwaterdreineringsstelsel en/of enige noodsaaklike dienste in die dorp nie.
- (vi) Die plaaslike bestuur sal te alle tye onbelemmerde toegang tot Erwe 305 en 306 hê.

## 2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 en die dorpsbeplanningskema in werking (Buitestedelike Gebiede Dorpsbeplanningskema, 1975).

### (a) ALLE ERWE

- (i) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grondwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

### (b) ERWE 305 EN 306

Die erf is onderworpe aan 'n serwituut van reg van weg oor die totale oppervlakte ten gunste van die plaaslike bestuur en al die erwe in die dorp Pebble Rock Golf Village.

### (c) ERWE 31, 43, 45, 51, 155, 161, 169, 179, 183, 187, 201, 301, 302 EN 307

Die erf is onderhewig aan 'n serwituut vir die geleiding van ingenieursdienste soos aangedui op die Algemene Plan

**MUNISIPALE BESTUURDER  
NOKENG TSA TAEMANE PLAASLIKE MUNISIPALITEIT**

**LOCAL AUTHORITY NOTICE 2023  
PERI-URBAN AREAS AMENDMENT SCHEME NTT100**

The Nokeng Tsa Taemane Local Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that it has approved an amendment scheme being an amendment of the Peri-Urban Areas Town Planning Scheme 1975, comprising the same land as included in the Township of Pebble Rock Golf Village.

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager: Nokeng Tsa Taemane Local Municipality.

This amendment is known as Peri-Urban Areas Amendment Scheme NTT100.

**MUNICIPAL MANAGER  
NOKENG TSA TAEMANE LOCAL MUNICIPALITY**

**PLAASLIKE BESTUURSKENNISGEWING 2023**  
**BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA NTT100**

Die Nokeng Tsa Taemane Plaaslike Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp Pebble Rock Golf Village bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Munisipale Bestuurder: Nokeng Tsa Taemane Plaaslike Munisipaliteit en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema NTT100.

**MUNISIPALE BESTUURDER**  
**NOKENG TSA TAEMANE PLAASLIKE MUNISIPALITEIT**

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