

DEVELOPMENT CONTROLS: SITE C - ERVEN ADJOINING OU KAAPSE WEG AND STEENBERG ROAD SCENIC ROUTES
Ptns 12, 13, 31, 32, 39 to 46, 49, 50, 70 to 75)

- Minimum erf size : 1000sqm (only for erven 12, 13, 31, 32, 39 to 46, 49 and 50)
- Building line of 10.0m on the boundaries facing the scenic routes
- Height restriction: 6.5m for all structures, to be measured from natural ground level. (Only chimneys may extend beyond this height)
- Visually permeable fencing / walling required on the scenic route side of the erf. Vegetation may be used to replace / accentuate fencing

GENERAL DEVELOPMENT CONTROLS: SITE A - Applicable unless more restrictive controls apply

- Coverage applicable to Single Residential: 40% for erven less than 1000sqm
- Coverage applicable to Single Residential: 500m² for erven greater than 1000sqm
- Parking applicable to Single Residential: 2 visitor bays on each site in addition to residents parking
- Height restriction: 8.5m measured from the natural ground level. (Only chimneys may extend beyond this height)
- Boundary walls internal to the development are to be a maximum height of 1.2m if visually impermeable in nature and 1.8m if visually permeable
- The maximum cut for platforming and height of retaining walls for all structures and roads to be 1.2m, unless agreed by the Director: Planning and Environment
- Street setback: 3.0m for main buildings
- Street setback: 1.5m for garages

DEVELOPMENT CONTROLS: SITE D - ERVEN THAT BORDER THE RIVERINE CORRIDORS

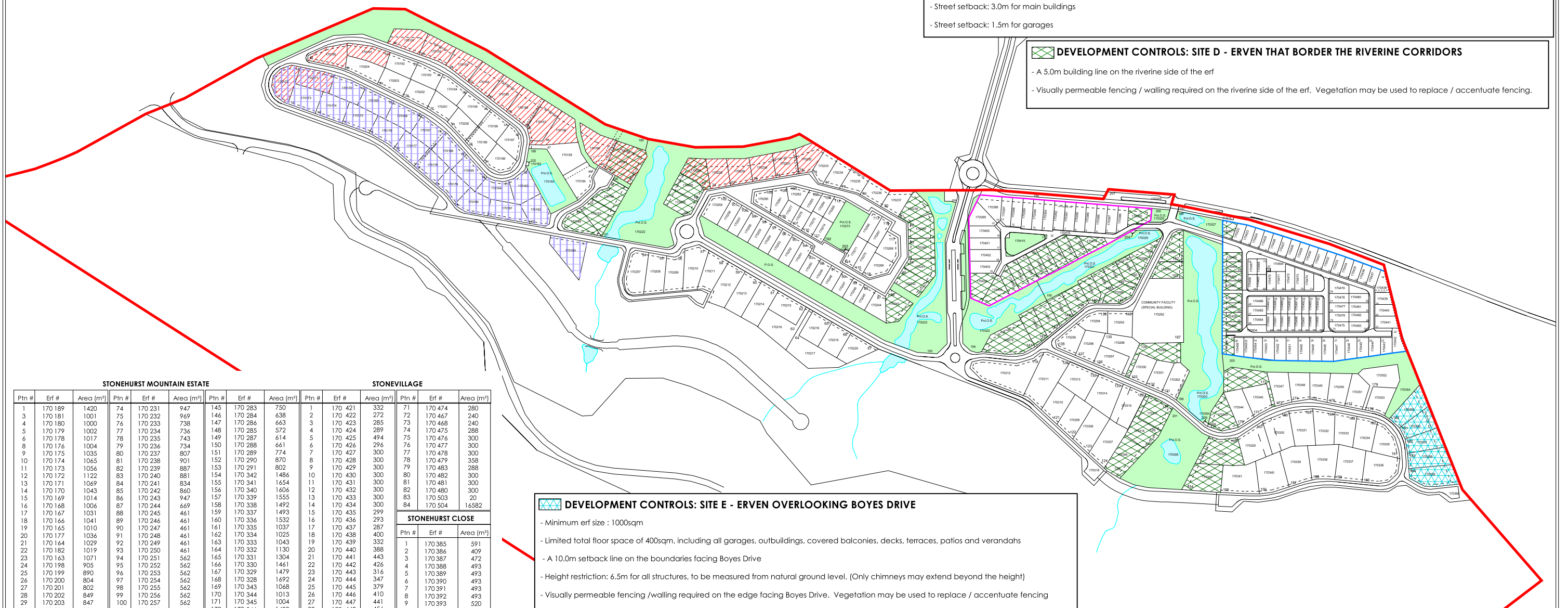
- A 5.0m building line on the riverine side of the erf
- Visually permeable fencing / walling required on the riverine side of the erf. Vegetation may be used to replace / accentuate fencing.

DEVELOPMENT CONTROLS: SITE E - ERVEN OVERLOOKING BOYES DRIVE

- Minimum erf size : 1000sqm
- Limited total floor space of 400sqm, including all garages, outbuildings, covered balconies, decks, terraces, patios and verandahs
- A 10.0m setback line on the boundaries facing Boyes Drive
- Height restriction: 6.5m for all structures, to be measured from natural ground level. (Only chimneys may extend beyond the height)
- Visually permeable fencing / walling required on the edge facing Boyes Drive. Vegetation may be used to replace / accentuate fencing

DEVELOPMENT CONTROLS: SITE B - APROXIMATE WESTERN URBAN TRANSITION ZONE
(Ptns 1, 3 to 6, 8 to 23)

- Total floor space: 400sqm, including all garages, outbuildings, covered balconies, decks, terraces, patios and verandahs
- Minimum erf size: 1000sqm
- Minimum boundary length of 30m on the northern side facing the valley
- Minimum aggregate side building space: 9.0m (minimum of 3.0m on one side)
- Height restriction: 6.5m for all structures, to be measured from natural ground level. (Only chimneys may extend beyond this height)
- Visually permeable fencing / walling required on natural interface / urban edge side of the erf. Vegetation may be used to replace / accentuate fencing



STONEHURST MOUNTAIN ESTATE

STONEVILLAGE

STONEHURST CLOSE

Ptn #	Erf #	Area (m²)	Ptn #	Erf #	Area (m²)	Ptn #	Erf #	Area (m²)	Ptn #	Erf #	Area (m²)	Ptn #	Erf #	Area (m²)
1	170 189	1420	74	170 231	947	145	170 283	750	1	170 421	332	71	170 474	280
3	170 181	1001	75	170 232	969	146	170 284	638	2	170 422	272	72	170 467	240
4	170 180	1000	76	170 233	738	147	170 286	663	3	170 423	285	73	170 468	240
5	170 179	1002	77	170 234	736	148	170 285	572	4	170 424	289	74	170 475	288
6	170 178	1017	78	170 235	743	149	170 287	614	5	170 425	494	75	170 476	300
8	170 176	1004	79	170 236	734	150	170 288	661	6	170 426	296	76	170 477	300
9	170 175	1035	80	170 237	807	151	170 289	774	7	170 427	300	77	170 478	300
10	170 174	1065	81	170 238	901	152	170 290	870	8	170 428	300	78	170 479	358
11	170 173	1056	82	170 239	887	153	170 291	802	9	170 429	300	79	170 483	288
12	170 172	1122	83	170 240	881	154	170 342	1486	10	170 430	300	80	170 482	300
13	170 171	1069	84	170 241	834	155	170 341	1654	11	170 431	300	81	170 481	300
14	170 170	1043	85	170 242	860	156	170 340	1606	12	170 432	300	82	170 480	300
15	170 169	1014	86	170 243	947	157	170 339	1555	13	170 433	300	83	170 503	20
16	170 168	1006	87	170 244	669	158	170 338	1492	14	170 434	300	84	170 504	16582
17	170 167	1031	88	170 245	461	159	170 337	1493	15	170 435	299			
18	170 166	1041	89	170 246	461	160	170 336	1532	16	170 436	293			
19	170 165	1010	90	170 247	461	161	170 335	1037	17	170 437	287			
20	170 177	1036	91	170 248	461	162	170 334	1025	18	170 438	400			
21	170 164	1029	92	170 249	461	163	170 333	1043	19	170 439	332			
22	170 182	1019	93	170 250	461	164	170 332	1130	20	170 440	388			
23	170 163	1071	94	170 251	562	165	170 331	1304	21	170 441	443			
24	170 198	905	95	170 252	562	166	170 330	1461	22	170 442	426			
25	170 199	890	96	170 253	562	167	170 329	1479	23	170 443	316			
26	170 200	804	97	170 254	562	168	170 328	1692	24	170 444	347			
27	170 201	802	98	170 255	562	169	170 343	1068	25	170 445	379			
28	170 202	849	99	170 256	562	170	170 344	1013	26	170 446	410			
29	170 203	847	100	170 257	562	171	170 345	1004	27	170 447	441			
30	170 204	984	101	170 258	562	172	170 346	1438	28	170 448	456			
31	170 190	1005	102	170 259	838	173	170 347	976	29	170 449	452			
32	170 191	1010	103	170 260	501	174	170 348	902	30	170 450	448			
33	170 192	799	104	170 261	620	175	170 349	864	31	170 451	444			
34	170 193	809	105	170 262	489	176	170 350	987	32	170 452	440			
35	170 194	819	106	170 277	443	177	170 351	956	33	170 453	434			
36	170 195	933	107	170 276	420	178	170 353	912	34	170 454	328			
37	170 196	870	108	170 263	439	179	170 352	1297	35	170 455	307			
38	170 197	863	109	170 264	411	180	170 355	1179	36	170 456	287			
39	170 151	1108	110	170 275	436	181	170 356	1031	37	170 457	368			
40	170 152	1022	111	170 274	433	182	170 357	1029	38	170 458	292			
41	170 153	1040	112	170 265	472	183	170 358	1119	39	170 459	291			
42	170 154	1084	113	170 266	563	184	170 359	1392	40	170 460	291			
43	170 155	1076	114	170 271	580	185	170 323	19245	41	170 461	290			
44	170 156	1265	115	170 270	580	186	170 361	51787	42	170 462	290			
45	170 157	1258	116	170 267	543	187	170 292	4857	43	170 463	289			
46	170 158	1304	117	170 268	741	188	170 183	2849	44	170 464	289			
47	170 159	1429	118	170 269	730	189	170 206	9518	45	170 465	288			
48	170 184	1107	119	170 312	2573	190	170 185	138	46	170 484	288			
49	170 160	1413	120	170 311	2112	191	170 222	11476	47	170 485	288			
50	170 161	1767	121	170 310	1143	192	170 273	1981	48	170 486	288			
51	170 186	1850	122	170 309	1344	193	170 223	12918	49	170 502	198			
52	170 187	1029	123	170 308	1344	194	170 322	5517	50	170 501	198			
53	170 188	923	124	170 307	1491	195	170 321	4049	51	170 500	198			
54	170 207	1361	125	170 306	1387	196	170 324	1809	52	170 499	198			
55	170 208	1190	126	170 316	1186	197	170 362	2125	53	170 498	198			
56	170 209	1109	127	170 317	1130	198	170 327	906	54	170 497	198			
57	170 210	1351	128	170 315	1440	199	170 303	11238	55	170 496	198			
58	170 211	1100	129	170 314	1548	200	170 354	5074	56	170 495	198			
59	170 212	1357	130	170 313	1415	201	170 305	6024	57	170 487	198			
60	170 213	1305	131	170 302	903	202	170 162	18	58	170 488	198			
61	170 214	1296	132	170 301	825	203	170 272	19	59	170 489	198			
62	170 215	1088	133	170 300	819	204	170 320	18	60	170 490	198			
63	170 216	1510	134	170 299	1304	205	170 304	25	61	170 491	198			
64	170 217	1850	135	170 298	1047	206	170 326	356	62	170 492	198			
65	170 218	1013	136	170 297	969	207	170 325	1075	63	170 493	198			
66	170 219	1022	137	170 296	953	208	170 224	229	64	170 494	198			
67	170 220	1021	138	170 295	869				65	170 466	240			
68	170 225	825	139	170 294	811				66	170 469	240			
69	170 226	811	140	170 293	973				67	170 470	288			
70	170 227	945	141	170 292	1838				68	170 471	288			
71	170 228	949	142	170 280	871				69	170 472	377			
72	170 229	931	143	170 281	800				70	170 473	328			
73	170 230	938	144	170 282	732									

- Notation:**
- Approved subdivision
 - Servitudes
 - Building setbacks
- Grouped Dwelling Residential erven:**
- Stonehurst Close
 - Village at Stonehurst

- Erven subject to more restrictive controls:**
- Approximate Western Urban Transition Zone
 - Erven adjoining Scenic Routes
 - Erven that border the riverine corridors
 - Erven overlooking Boyes Drive

STONEHURST MOUNTAIN ESTATE

DEVELOPMENT CONTROLS: SUMMARY

SCALE at A3: 1:5000

0 50 100 Meters

C N d v africa
 environmental planning landscape architecture urban design

72 Barrack Street Cape Town PO Box 10211 Caledon Square 7905
 Tel. 461 6302 Fax. 461 6466 E-mail: planning@cndv.co.za

Job: 05.1292 05.1292/AV1 Date: 20-11-2007