

**NEWINBOSCH MASTER HOMEOWNERS' ASSOCIATION**  
**ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES**  
**("the Guide")**

**Revision – JANUARY 2023**

**A. INTRODUCTION**

Newinbosch is designed using the "Boland Village" character as a guide, which is sympathetic to, and has strong references to the cape vernacular and historic "werf" layout scheme. These guidelines of the MHOA serve to preserve the contemporary cape vernacular architectural character of Newinbosch and to protect the investment value of the development.

The guidelines are not restrictive conditions, but promote an overall design identity and collective architectural character throughout Newinbosch whilst allowing flexibility for individual expression and creativity.

The Guide serves as a manual for the MHOA and its members, which outlines how the properties must be maintained and in which manner it may be changed. The MHOA and controlling architects appointed by the MHOA as such from time to time will ensure that these guidelines are complied with during the design and construction phases and thereafter.

For any changes that a Homeowner intends to make to his property, both building and site, those changes must be evaluated to determine if they fall within the **Minor** or **Major** category.

**Minor** changes can be made by Homeowners without the approval of the MHOA if the Homeowner ensures that these changes comply with the Guide, but subject to the Homeowner giving written notice and details of such planned works to the MHOA prior to commencing with the works. Should these changes not be done in accordance with the Guide, the MHOA will instruct the Homeowner to rectify it and further disciplinary actions might be taken.

**Major** changes need to be documented and submitted for approval to the MHOA as per the Scrutiny and Approval process below.

**Controlling Architects:**

\_\_\_\_\_  
Address: \_\_\_\_\_  
Tel: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Email: \_\_\_\_\_

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**Controlling Landscape Architects:**

CNDV Landscape Architects

Address: 5th floor, 6 Pepper Street, Cape Town

Tel: (021) 810 7799

Contact Person: \_\_\_\_\_

Email: \_\_\_\_\_

**Newinbosch MHOA Office:**

Address: \_\_\_\_\_

Tel: \_\_\_\_\_

Email: \_\_\_\_\_

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## **B. INTERPRETATION**

In this document, unless inconsistent or otherwise indicated by the context –

**"the/this Guide"** means this design control document, which contains the written rules of the MHOA in respect of architectural and landscaping guidelines for Newinbosch;

**"Constitution"** means the constitution of the MHOA from time to time and it includes without limitation all annexures thereto and rules promulgated thereunder from time to time, and which requires, inter alia, the Homeowners to comply with the Guide and any additional environment controls in the construction of buildings and/or houses on the Property;

**"Design Review Committee"** means a committee constituted by the MHOA to scrutinise and approve building plans;

**"Developer"** means the term as it is defined in the Constitution;

**"Homeowner"** means the registered owner of a Property in Newinbosch;

**"MHOA"** means the Newinbosch Homeowners' Association created, or to be created, in terms of the Stellenbosch Municipality's By-law on Municipal Land Use Planning, 2015 in respect of Newinbosch;

**"Newinbosch"** means the mixed-use land development on Remainder Portion 33 of the farm Cloetesdal No 81, in the Municipality and Division of Stellenbosch, Province of the Western Cape and which is known as *Newinbosch Neighbourhood*;

**"Property"** means a property forming part of the Newinbosch development; and

**"Resident"** means the occupant of a Property.

## **C. GENERAL PRINCIPLES AND PLAN SUBMISSION**

The Guide can be downloaded from the Newinbosch website. It is the responsibility of the architect appointed by the Homeowner to ensure that the current Guide is used, and the Developer and the MHOA reserve the right to update the Guide from time to time, in accordance with the provisions of the Constitution.

The Design Review Committee will meet with regular intervals to consider the plan submissions which will be tabled and presented to them by the Controlling Architect.

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Newinbosch has been certified as a "Green Development" by virtue of the high number of EDGE, Sustainable Precinct, Net Zero Ecology and Green star building enrolments and certification by the Green Building Council South Africa ("GBCSA") and each Homeowner shall comply with the following requirements imposed by the GBCSA in this regard and to retain EDGE requirements to ensure that the Newinbosch does not lose its status as such:

**EDGE Certification requirements:**

Energy

- Any replacement of lighting is to be like for like with LED luminaires.
- Energy efficient refrigerators and washing machines with a level "A" rating from the South African Energy Efficiency Label or similarly approved are recommended.
- Any Air-conditioning unit installed in the units should have a minimum cooling efficiency(COP) of 3.0 .

Water

- Showerheads are to maintained with a flow rate of 6-8l/min.
- All bathroom Faucets are to be maintained at a flow rate between 3L/min-3,8l/min.
- All Kitchen Faucets are to be maintained with a flow rate within 6L/min-8L/min
- Installation water efficient Dishwashers with 10 L/Cycle efficiency are recommended.
- Installation of water efficient washing machines with 35 L/Cycle efficiency are recommended.
- Landscape irrigation – the plant and tree list is explicitly ONLY endemic and indigenous with no exceptions. No grass is allowed in the front gardens anywhere and residents will be restricted to waterwise fynbos type of garden designs. Private gardens to limits water use to 2l/m2/ day by utilizing waterwise irrigation or plantations of an indigenous and endemic nature to reducing the water demand for irrigation.

Materials

- Any replacement/alterations of material is to be replaced with an equal or better quality of embodied energy efficiency and performance.

**Green Development Certification Requirements**

Waste Management

Residents should take care to divert as much waste from landfill as possible through recycling and re-use. Use all the waste management infrastructure provided both at residential level as well as in public places.

Urban Heat Island

The development seeks to reduce the Urban Heat Island Effect through a combination of landscaping elements and light-coloured roofs and hardscaping. When replacing unshaded hardscaping, ensure a three-year SRI>34 or an initial SRI>39.

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Light Pollution

The development seeks to minimise light pollutions as much as possible, external light fitting used must avoid shining direct light beams into the night sky by either being downlights or having an opaque canopy.

**MINOR CHANGES TO PROPERTY**

Minor changes include:

- General maintenance and repairs where new work will match the original work in material and appearance;
- Repainting of building elements if colours match the approved colour palette; and
- Changes to planting if plants are listed in the approved plant list in the Guide.

**MAJOR CHANGES TO PROPERTY**

Major changes include:

- Any additions of rooms;
- Any structural changes both internally and externally; and
- Changes to doors and windows and roofs in terms of size, shape, opening systems or frames or other materials.

**MAJOR CHANGES: SCRUTINY AND APPROVAL PROCESS**

Any proposed changes or alterations to units are to be submitted for approval to the Design Review Committee prior to submission to the local authority.

**SUBMITTING OF DOCUMENTATION**

1. All plans must be prepared by a person suitably registered with the South African Council for the Architectural Profession ("**SACAP**") or its successor body and approved by the MHOA, which approval shall not be unreasonably withheld. All submissions are to be submitted on the registered person's title block and carry their registration number and signature.
2. All plans must be scrutinised by the Design Review Committee prior to submission to the local authority for approval. A plan scrutiny fee is payable by the Homeowner when the plans are submitted for approval to the MHOA, in respect of this service.
3. Only after this approval has been obtained in writing can the plans be submitted to the local authority. It is the Homeowner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.
4. Each submission shall have either a full coloured and shaded rendering of the street facing elevation or a three-dimensional perspective of the same view.
5. For a submission a landscape plan (compliant with the regulations) must be included with the building plans for approval.
6. Drawings must be submitted and approved before any construction may be carried out.

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7. All submitted drawings shall have the following disclaimer added to the title block:  
*"It is acknowledged and understood that any submissions which are approved, do not include automatic approval of any plan and/or structure, which may deviate from any requirement in the Design Guidelines. Any deviations from the Newinbosch Design Guidelines must be submitted to the MHOA with a waiver application. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules of Newinbosch in any way."*
8. The decision of the MHOA in respect of interpretation of these controls will be binding. No waiver of any of these controls will create a precedent for future applications.
9. No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
10. Should there be any matters not covered in the Design Guidelines, and in the event of a difference of interpretation, the Design Review Committee shall make a ruling, which shall be binding.
11. The responsibility that all homes comply with the South African Building Regulations and these guidelines rests entirely with the Homeowner and his architect/responsible person who executes the design and submission drawings. Specific attention is drawn to the "Public Safety Regulations", Part D of the South African National Standards 10400 with reference to Part (D1) "Change in levels", referring to balustrades on stairs and outside terraces.
12. Drawings of alterations or additions must be submitted as for the normal process. The new work is to be coloured and clouded on the submission and clearly listed . A fee of 50% of the full submission fee will be payable on alterations and additions submissions.

#### **APPROVAL**

1. Approval by the Design Review Committee is valid for 12 months from the date of endorsement noted on the approved drawings.
2. Approval by the Design Review Committee does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over Newinbosch.
3. On approval of a submission by the Design Review Committee, the Controlling Architect shall endorse the drawing pack which may then be submitted to the local authority by the applicant.
4. Approved drawings are required from the MHOA prior to commencement of any construction activities. Where construction work of any nature is carried out without such approval the MHOA may give notice for its removal within 14 days. If the unapproved work is not removed on expiry of such notice the MHOA may engage others to remove the unapproved work and recover the costs of this work from the Homeowner.
5. Drawings must include landscaping / hard surfaces (paved/ tarred areas) zones. Showing trees, shrubs, planting and lawn areas, as well as 0.5m contours, retaining walls and slopes.

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**WAIVER APPLICATION**

1. Any submissions which deviate from these guidelines shall be accompanied by a fully motivated waiver application requesting extra approval.
2. Only once such waiver application is approved, may such deviation be included on the plans submitted.
3. It is the discretion of the Controlling Architect and the duly appointed MHOA representatives to approve or decline a waiver application, based on whether the waiver will promote good architecture and enhance the character of the estate.
4. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way.

**CERTIFICATE OF FINAL APPROVAL**

1. After inspection of the completed construction, including installation of landscaping, approval is given and a certificate of "Final Approval" will be issued.
2. Any deviation from plans that have been approved at any stage of the design review procedure must be submitted for approval. No works related to deviations from approved plans may be actioned until the necessary approval has been obtained.
3. Any stop order on work in progress issued to cease building operations on a particular aspect of the building pending further review, is to be complied with immediately. Any unauthorised deviation, or work undertaken in defiance of the Design Review Committee's request can, at the discretion of the Design Review Committee, be demolished at the member's expense and made good as approved.

While the MHOA and Controlling Architects may typically have no objection to pergolas extending beyond a building line, their approval does not guarantee approval of such an element by the local authority. The local authority may require separate neighbours' comment or approval to permit such an element and each designer is encouraged to confirm the requirements with the local authority prior to submission.

**D. ARCHITECTURAL AND LANDSCAPING GUIDELINES**

The list of rules and guidelines contained herein are divided between items allowed and items not allowed. Should items arise that are not covered by these rules, it will automatically be considered as "Not Allowed", but applications can be made to the MHOA (Design Review Committee) to clarify their stance on these matters and possibly add to the Guideline.

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**1. GARDENS**

Allowed

- Residents are to keep to the proposed planting list and landscape methodology attached as per the Newinbosch rules. This list includes a vast array of suitable plant species from lawns and shrubs to trees, etc.

Not Allowed

- Additional garden decorations like arches, sculptures etc. are not allowed in principle but approval can be applied for with suitability judged by the MHOA.
- No lawn may be planted in the front garden of any erf. All landscaping, from the foundation of the house to the erf boundary and beyond to the curb must be planted with trees, shrubs and other plants as per the list.

**2. DRIVEWAYS**

Allowed

- Driveways are to be extended from the erf boundary to the adjoining kerb.
- Driveway materials can be clay or cement brick pavers in accordance with approved material list.
- Grass-block pavers are encouraged.

Not Allowed

- Asphalt driveways are not permitted.
- The driveway access to the road may not exceed 5.5m in width where it crosses the erf boundary. Where multiple accesses are used the total width of the driveway at the boundary shall not exceed 9m.
- Trees on the sidewalk may not be removed and members and their architects are to design to accommodate trees on the side walk.
- No shade netting is permitted in the estate.

**3. LIGHTING**

Allowed

- All external lighting on an erf is only to be done on approval by MHOA. External lighting should complement the architecture and enhance the facade of a house, rather than overpower it.
- Lighting of garden features should be done minimally to limit light pollution.
- Maximum height of light fittings externally will be 1m above finished ground level, security 'floodlights' are not permitted.
- Light fittings such as bollards should be black or charcoal in colour.

Not Allowed

- General spotlighting and colourful lighting are not allowed.



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**4. SIGNAGE**

Allowed

- General house numbering is allowed.
- Private practices or home office signage is allowed. Please refer to signage guidelines for sizes.

Not Allowed

- No other signage is allowed.

**5. SERVICES**

Allowed

- Rainwater harvesting is encouraged. Only black, charcoal, grey or white "Jojo" tanks are allowed.
- Water tanks are permitted and must be located in a position where it is not visible from the road, such as in a courtyard, alternatively, if or if it is visible, it must be concealed by a screen or vertical garden/planters that tie in with the garden landscaping. Any plumbing and pipework to be suitably concealed and fully detailed on the submission.
- Plumbing pipes are to be neatly arranged or concealed so as not to detract from the overall neighbourhood appearance.
- Any PV panel or solar collector panels are to be mounted in the same plane as the roof and frames and brackets are to be coloured to match the roof finish. Installation and extent must be shown on the submission drawings.
- If gas is used for cooking and space heating, gas bottles must be stored according to the regulations.
- Photovoltaic and solar heating installations are permitted where mounted in the plane of the roof. It should be incorporated into the building and not be visible from the street. Solar heating panels should be clearly shown on the approval drawings.
- Full details and specification of any photovoltaic and solar heating installation are required for approval before work is commenced.
- TV aerials, satellite dishes and other exterior items must form part of, and be placed within, the basic structure and are to be clearly shown on the drawings for approval.
- All exposed plumbing must be screened off from view.
- Washing lines must be fully screened and may not be visible from the street or any adjoining public area.
- Mechanical equipment and plants such as air-conditioners (and grilles), ducts, etc. must be designed into the buildings and / or adequately enclosed or screened off from view.

Not Allowed

- No private boreholes will be allowed in Newinbosch.

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**6. EXTERNAL STRUCTURES**

Allowed

- All additional external structures are to be approved by the MHOA prior to the commencement of any construction.
- All pergolas are to be of powder coated aluminium box type (colour to the approved palette).
- Any staff quarters or rooms intended for occupation by staff are to be clearly indicated on the submission drawings.
- Outbuildings and additions should match the original building design in style and material usage.

Not Allowed

- No staff accommodation should be nearer to the street than the main building and should be integrated into the overall design.
- No garden sheds, braai areas, Wendy houses, or dog kennels are to be visible from the road.

**7. ROOFS**

The approach to roof designs are to keep the roof forms simple and unadorned. All roofs to be a dark grey colour from the colour palette in this Design Guideline. Garage and carport roofs must match the material and colour of the house roof

Allowed

- Corrugated and concealed fix metal roof sheeting in grades of white, grey or black.
- Marley modern concrete roof tiles in grades of grey.
- Polycarbonate sheeting in grades of white and grey.
- Natural finish fibre cement.
- Metal sheeting in galvanised finish.
- Permitted roof pitches are either 7°, 30° or 45°.
- Roof articulation is to be simple pitched forms, separated from other pitched roofs by flat roofs.
- Chimneys are to be of masonry work in a finish as permitted for walls. Chimneys of metal, finished to match the roof may be permitted at the Design Review Committee's discretion where these project through the roof in such a position that their visual effect is limited and that they do not project higher than any adjoining ridge and given that the exposed portion does not exceed 50% of the height of the roof that they are positioned in.
- It is suggested that all rainwater goods which are exposed are be painted to match the building or roof colour.
- Any fixed fabric awnings must not be visible from the road. The awning material must be of a uniformly matt finish with the appearance of canvas.

Not Allowed

- Thatch roofing.
- Visible translucent sheeting.

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- Metal roof tiles.
- The following roof forms and accessories are specifically prohibited: (rule)
  - Hipped roofs;
  - Roofs that change in pitch; and
  - Rotating cowl type chimney vents.

**8. BUILDING WALLS - GENERAL**

Allowed

- Smooth plaster and paint (colour to the approved palette as per **Annexure 1** hereto).
- Fairfaced brickwork with paint finish (colour as per approved charts provided) (rule).
- Metal cladding in corrugated or concealed fix profiles. Colour in grades of white, grey or black. Sheeting profile and colour to match what is used on roof.

Not Allowed

- Plaster mouldings specifically prohibited.
- Doric columns or any elaborate pillars are specifically prohibited.

**9. BUILDING WALLS – FEATURE WALLS**

The following materials are allowed on the visible façade walls, but only as feature walls that are limited to 30% of the visible façade:

Allowed

- Minimal accent colours (colour to the approved palette).
- Facebrick walls are allowed.
- Integral coloured rendered wall coatings such as Marmoran, Gama Zenith and Earthcote within the approved Newinbosch palette.
- Drypack stonework.
- Buildings are to be simple in form with a limited material and colour selection.
- The following paint palettes are approved. The colours can be matched by a competent paint suppliers on approval of the MHOA.
- A single field colour and two accent colour may be chosen from the following approved colour palette.
- Note that before any accent colour is applied an elevation indicating the extent of the application is to be approved by the MHOA.
- Metal cladding in corrugated or concealed fix profiles. Colour in grades of white, grey or black. Sheeting profile and colour to match what is used on roof.

**10. BOUNDARY WALLS / FENCES**

Boundary walls are used as the unifying element in housing clusters that allow moderate variety. The Cape Winelands estate werf walls are used as a precedent with all walls to be plastered blockwork walls with coved tops.

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Allowed

- Common erf walls will be maximum 1,8m high and front erf walls will be maximum 700mm high.
- Street boundaries are encouraged to be kept free of wall structures to facilitate interaction between private spaces and the public streets. Where walls are provided, the height is limited to 700m high and must be minimum 50% visually permeable.
- A minor percentage of solid fence or wall is allowed for each erf type to ensure privacy around kitchen yard and service spaces.
- Fencing shall be black or charcoal in colour.

Not Allowed

- No slopes shall be steeper than 1:3 on retaining walls.
- Retaining walls should not be higher than 1m and should either be built walls, stone, or stone filled gabions. No "Terraforce" or "Loffel stein" will be allowed in Newinbosch.
- Vibracrete.
- Spikes & razorwire fencing.
- Artificial plants on top or as part of a hedge.

**11. WINDOWS, SHUTTERS & DOORS**

Allowed

- Timber - natural (oil or varnish finished) or painted black or white or limited approved accent colours as per approved palette.
- Aluminium - powder / epoxy coated in black, dark grey or white.
- Corner windows are permitted.
- Front doors shall be simple and to match the windows and door in material and finishes.
- Garage doors may be either of a single or double door width and may be either sectional overhead or tilt up type with a simple horizontal or vertical pattern.
- Shutters can be of swing or sliding type.
- Glazing shall be clear except where UV protection is required where a grey or smoke tint may be permitted. Note that where this is intended it must be clearly stated on the building plan submission.

Not Allowed

- External burglar bars and "Trellidor" are specifically prohibited.
- No 'faux' shutters will be permitted.
- Coloured tints (other than grey) as well as silver or other metallic colours, tints, interlayers or films are specifically prohibited.
- Window sills and surrounds are to be simple and no decorative or figurative mouldings or sills are permitted.

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**12. HANDRAILS & BALUSTRADES**

Allowed

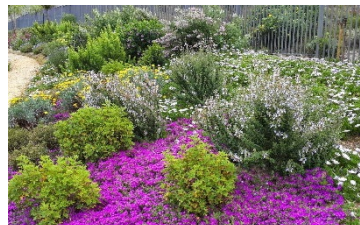
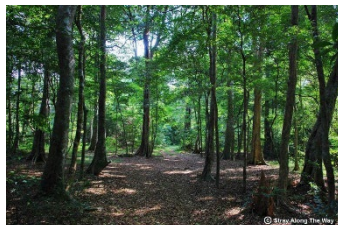
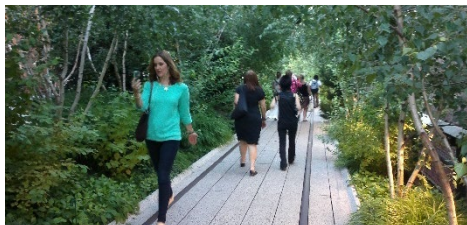
- All external balustrades are to be of a steel type and composed primarily of horizontal and vertical steel.
- All balustrades to be black, white or a dark grey unless prior approval is obtained from the MHOA.
- External balustrades may be of frameless glass.

Not Allowed

- Decorative cast iron type balustrading is not allowed.

**13. LANDSCAPE CHARACTER**

- a. Newinbosch strives to create a new and fresh landscape environment. The landscape design is focused on being sustainable in the long term, and includes a variety of spaces which will provide for unique active and passive uses.
- b. The landscape design follows strictly indigenous and locally endemic planting principles, storm water will be captured via swales into a tranquil feature pond and re-used for irrigation, and a facility will turn garden waste into compost to be used to continuously increase the biomass of the soil.
- c. Newinbosch will have a few kilometers of walking /cycle paths, leading through varied vegetation zones. Routes will link to the main activity area surrounding The Grappa shed with its sporting facilities. Activities have been selected to specifically cater for a variety of ages and tastes.
- d. The main vegetation types that will be included in the landscape design include indigenous pocket forests, fynbos zones, wetlands and swales, and vegetable gardens with minimal lawned areas. This more varied landscape design will create special habitats and biodiversity corridors, for a variety of beneficial birds, insects and small mammals, whilst requiring lower inputs, lower irrigation, and less maintenance into the future.



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**14. CONDITIONS**

- a. A landscape plan for the garden of an erf is to accompany the building plan at submission for approval by the appointed architectural review committee.
- b. This plan shall be a scale of 1:100 and shall show the following:
  - Adjacent areas of private open space and verge.
  - All grading, retaining, and terracing intended to be undertaken, including gradients and structural elements, must be indicated.
  - All plant material, species, numbers, spacing, and size must be indicated, including grass species for lawns, and must conform to the restrictions in plant choice provided in these guidelines. Artificial grass should be indicated as well as the drainage of such areas.
  - All types of paving, water features, swimming pools, pumps, filters, fences, gazebos, and any other structural elements must be indicated, and the intended finishes, specified. This must include details of how stormwater is dealt with.
  - Clothes lines, dustbin storage areas, and other utility areas and their screening must be indicated, as per the Newinbosch Homeowners Guidelines.

**15. RESTRICTIONS**

- a. The gardening and landscaping activities of a Homeowner shall be confined to the physical extent of the pegged residential erven.
- b. Planting within erven is to comply with the palette listed under Section 16.
- c. Sidewalks shall be landscaped and maintained by the Homeowner, in accordance with the planting palette of Newinbosch from the house up to the kerb line. This should be irrigated as part of the erf irrigation. Note that no lawns will be allowed, nor hard landscaping (eg gravel) on the areas from the foundation line of the house to the kerb of the road. To be clear, no lawn will be allowed which is visible from the road looking toward each home.

**16. HARD LANDSCAPING**

- a. Paving

Hard landscaping surfaces, i.e., brick paving, tiling, etc, around houses will not be permitted to cover the entire site. Cumulatively paving shall not cover more than 25% of each erven's area and a minimum of 25% of each erf must be soft landscaping.

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b. Artificial lawn

Artificial lawn is only permissible where it cannot be viewed from the outside of an erf, and it may not cover more than 25% of erf area and must be laid on a compacted surface. Therefore, adequate provision must be made for drainage which is to be indicated. Artificial lawn may not be used on sidewalks or public spaces and must be surrounded on erf boundaries by at least 1 m wide soft natural landscaping.

**17. DRIVEWAYS**

No driveways may exceed 5.5m in width along any road or boundary. Only one driveway per erf is permitted, except in the instances of the courtyard typology, where a second driveway, to service the granny flat, has been indicated and approved. Materials must be used as per architectural guidelines above.

At least 2 x 160mm sleeves must be installed under driveways. These shall be located 600mm below the finished levels and extend 600mm beyond the driveway edges.

**18. LANDSCAPING BOUNDARIES**

Boundaries to erven shall have at least 1 – 2m wide planted and landscaped strip on the inside of all boundaries.

**19. WALLS, FENCING AND GATES**

All walls, fencing, and gates shall adhere to the Newinbosch list/design.

**20. SIDEWALKS AND OPEN SPACES**

- a. Under no circumstances may the Developer or any Homeowner change or damage the sidewalk or open space landscaping without the prior approval of the MHOA.
- b. Extension of the erf's landscaping into open spaces or onto sidewalks, with the exception of directly in front of a said erf, where the Homeowner is expressly required to landscape the sidewalk areas, is not permitted.
- c. Any damage due to any activities by Residents will be repaired by the MHOA and will be counter-charged to the relevant Resident/Homeowner.
- d. An application must be made before moving any neighbourhood trees or landscaping.
- e. In general, pedestrian gates onto open spaces are encouraged but must be approved by the MHOA.

## **21. WATER BODIES, POOLS, PONDS, CHANNELS AND WETLANDS**

- a. Residents are to note that there are open waterbodies on site and wetlands/swales. All children should always be under adult supervision in these areas and must be made aware of such hazards. Swimming in dams or ponds is discouraged, other than where it is specifically indicated as safe and in such instances all safety measures and guidelines should be adhered to at all times.
- b. Residents and visitors will be required to indemnify the MHOA regarding any injuries or damages caused as a result of the use of any water bodies.

## **22. PAVING, "HARD LANDSCAPE" MATERIALS**

- a. Paving to any visible parts of a property must be chosen from the Newinbosch approved list (which may be amended from time to time).
- b. Should any other similar material be proposed it must be approved by the MHOA in writing.
- c. Under no circumstances may any cobbles, rocks, gravel, pots or any other "hard landscaping" be installed on sidewalks or in areas visible from the outside of an erf. The sidewalks and any visible edges must be landscaped using plants from the approved list.
- d. Boundaries facing onto open spaces or roads must also have at least 1 to 2m of planting on the inside of the property.

## **23. IRRIGATION**

- a. Newinbosch's open spaces and road reserves will be irrigated using a non-potable water supply, with a potable backup point.
- b. Residents must ensure that any visitors are made aware that the water is not potable.
- c. All hard surfacing (driveways) shall have 2 x 160mm sleeves installed to link sidewalk landscaping. Repairs and linking up the future / existing sidewalks irrigation system will be for the Developer or Homeowner's account (depending on who owns the erf in question). Note that this reconnection and repairs are to be done within 14 days from the damage occurring. Sleeves shall be installed 600mm under finished levels and shall protrude at least 600mm horizontally into planting areas.
- d. It is strongly encouraged that all erven are irrigated using an automatic irrigation system. Waterwise landscaping is encouraged, to minimise water requirements.
- e. Owners are required to extend their irrigation system from the boundary of their erf to the curb of the road, directly in front of their homes / the sidewalk area. This excludes the sidewalk areas where the MHOA have installed both landscaping and irrigation.
- f. Irrigation should be minimal and set to a maximum of 20 mm per week.



## **24. OTHER ELEMENTS**

### a. Gazebos, Pergolas and Lapas, Sheds, etc.

- No Temporary structures are permitted anywhere on the erf (eg. Wendy houses, sheds, caravans, or carports) unless hidden from the street and lower than the perimeter wall and thus not visible to any other person other than the occupant.
- All gazebos, pergolas, and lapas must adhere to the style of the home and the architectural style of the relevant neighbourhood in Newinbosch. All gazebos, pergolas, and lapas must be shown on building plan submissions and must be approved by the MHOA.
- The use of materials and styles not in keeping with Newinbosch will not be allowed (eg. Thatched lapas).

### b. Play Structures

Any play structures shall not be visible from outside of the erf or otherwise shall be to the approval of the MHOA.

### c. Water Features and Pools

- If visible from outside of an erf any dams, ponds, water features, spa pools, or swimming pools must be to the approval of the MHOA.
- Pools shall be at least 1m from boundaries with a minimum 400-1000mm landscaped strip (planting and trees) between the pool and the boundary.
- "Porta pools" or above-ground pools are only permitted with permission by the MHOA.

### d. Pots and Ornaments

- Pots and ornaments visible from outside any erf, are strongly discouraged.
- Ornaments such as sculptures, pots, bollards, benches, bridges, or rocks shall be to the MHOA approval unless entirely hidden from view.
- If pots are approved, they should have a classic or plain shape in a natural colour.

### e. Retaining Walls

- Planted slopes at a gradient no steeper than a 1:2 are preferable to built retaining structures.
- No concrete block retaining walls will be allowed anywhere in Newinbosch. This includes "terraforce", "Loffelstein" or similar retaining walls..

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f. Washing Lines

All washing lines shall be screened entirely from view.

g. Signage

Signage and numbering on walls or houses shall be to the approval of the MHOA and shall be in keeping with the general style of Newinbosch. Generally, most signage or numbering should be low-key and reserved in size and colour.

h. Rain Harvesting

Rain harvesting tanks are either to be screened entirely from view or shall be in an approved finish, shape, and colour and clearly indicated on the plans submitted to the MHOA. Such tanks shall only be installed if approved in writing by the MHOA.

i. Other

- Any other elements that may be required by the Homeowner/Developer/Resident must be approved by the MHOA, even if not specifically listed above.
- In general, all external elements, including planting and trees, must conform to and enhance the "look and feel" of Newinbosch and maintain its integrity and overall aesthetics.
- At least 3 trees must be planted by the Homeowners per house (minimum 100 litre in size).
- The density of plants in the area between a house and the sidewalk or kerb must be 3 to 4 plants per square meter.
- Anything that adversely affects the aesthetics of Newinbosch, will be required to be removed by the Homeowner or will be removed by the MHOA.

**25. PARKS & OPEN SPACES**

- a. Parks will be maintained by the MHOA. Residents are required not to interfere with the maintenance, e.g., not to pick fruit or flowers, and are required to use the areas responsibly. Small children should be under adult supervision at all times due to water bodies and ponds being present on site.
- b. Residents are to note that agricultural crops, such as fruit trees may need to be sprayed as per agricultural norms.
- c. Erven facing onto open spaces are encouraged to "live out" onto these.
- d. The use of pathways for walking, running, and, where appropriate, cycling, is encouraged.

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**26. LIGHTING**

- a. Minimal low-level lighting is allowed.
- b. Lighting must be indicated on the landscape plan and must be approved by MHOA.
- c. Bright security or floodlighting of buildings or gardens will not be allowed.
- d. Any lighting should be low-level lighting. Any visible external lights, including bollard lights, must be to the approval of the MHOA and should respond to the style of Newinbosch.
- e. Colourful, neon lighting or motion sensor lighting is specifically not allowed.

**27. MAINTENANCE**

- a. Owners/tenants are required to ensure that walls, external features, paved areas, planting, trees, irrigation, etc. on their erf or on their boundaries are properly maintained.
- b. Fertilisers used should be natural fertilisers, or organic fertilisers with any chemical or artificial fertilizers strictly prohibited.
- c. Sprays and poisons – use of any non-organic sprays or poisons in landscaped areas is expressly prohibited.

**28. PLANT LIST**

- a. Newinbosch proposed a primarily indigenous ( to the greater South Africa) plant list, with the addition of plants associated with Cape vernacular architecture.
- b. All landscaping must adhere to the extensive and approved plant list below. Some allowance for Cape Vernacular plants – such as roses, have been made, but these should be used in back erven only.
- c. Sidewalks, and gardens facing onto roads and open spaces, shall adhere to a strictly indigenous palette.
- d. Some edibles such as vegetables and fruit trees may be used on erven, but not on sidewalk areas. All such species shall be indicated on the planting plan.
- e. Other locally indigenous plants, not listed, may be allowed if approved by the MHOA and indicated on the landscape plan.

**Shrubs:**

- Agapanthus africanus blue /white
- Agathosma capensis 'Paarl'
- Agathosma ciliaris
- Aristea major

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- *Barleria obtusa*
- *Bauhinia galpinii*
- *Berzelia lanuginosa*
- *Carissa macrocarpa* 'Green Carpet'
- *Cliffortia heterophylla*
- *Coleonema album*
- *Coleonema pulchellum*
- *Chasmanthe aethiopica*
- *Dietes grandiflora*
- *Diospyros glabra*
- *Elegia tectorum* 'Fishoek'
- *Elegia tectorum* (large)
- *Erica gracilis*
- *Erica quadrangularis*
- *Erica verticillata*
- *Eriocephalus africanus*
- *Felicia amelloides*
- *Felicia filifolia*
- *Halleria lucida*
- *Leonotis leonorus* - white
- *Leucospermum tottum* - pink
- *Lobostemon argenteus*
- *Lobostemon fruticosus*
- *Lobostemon montanus*
- *Metalasia muricata*
- *Myrsine africana*
- *Pelargonium* sp
- *Plectranthus ecklonii* 'Medley Wood' blue (shade)
- *Plumbago auriculata* - blue
- *Podalyria calyptrate*
- *Podalyria sericea*
- *Polygala myrtifolia* 'Glentana'
- *Protea repens*
- *Salvia* sp ( indigenous sp )
- *Scabiosa africana*
- *Searsia glauca*
- *Tecoma capensis* 'Pink Blush'

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**Groundcovers:**

- Aloysia citrodora 'lemon verbena'
- Aptenia cordifolia 'purple'
- Agapanthus nana 'Peter Pan' /
- miniature blue
- Agapanthus nana miniature white
- Agathosma sp.
- Arctotis White
- Arctotis Pink
- Aristeia africana
- Asparagus densiflorus 'Mazeppa'
- Barleria repens 'Purple Prince'
- Carpobrotus acinaciformis
- Carpobrotus edulis
- Crassula pellucida
- Geranium incanum
- Gazania - white
- Gazania - pink
- Helichrysum teretifolium
- Juncus lomatophyllus
- Lampranthus spectabilis 'Purple'
- Limonium perigrinum
- Origanum vulgare
- Osteospermum ecklonii
- Osteospermum jucundum
- Osteospermum pink
- pelargonium capitatum
- Plectranthus ciliates
- Pelargonium peltatum
- Plectranthus neochilus
- Ruschia macowanii
- Sutura cordata 'Blizzard'
- Thyme sp.

**Bulbs:**

- Amaryllis belladonna
- Brunsvigia marginata
- Chasmanthe aethiopica

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- *Watsonia* pink
- *Watsonia* white
- *Zantedeschia*

**Traditional Cape Plants** (non invasive):

- *Iris* evergreen blue bearded
- *Iris* evergreen purple bearded
- *Lavandula* sp
- *Roses*
- *Vitis coignetiae* (ornamented vine)
- *Vitis vinifera*

**Herbs:**

- *Aloysia citrodora* (lemon verbena)
- *Laurus nobilis*
- *Rosmarinus officinalis*
- *Salvia officinalis*
- *Santolina* sp.
- *Thymus vulgaris*
- *Tulbaghia fragrans*

**Aquatic and Marginal plants:**

- *Aponogeton distachyos*
- *Bulboschoenus maritimus*
- *Calopsis paniculata*
- *Carex clavata*
- *Cyperus textilis*
- *Elegia* sp
- *Ficinia nodosa*
- *Isolepis prolifer*
- *Juncus* sp
- *Mariscus thunbergii*
- *Nymphaea capensis* (blue)
- *Oxalis* sp
- *Potamogeton pectinatus*
- *Prionium serratum* (Palmiet)
- *Restio festuciformis*
- *Schoenoplectus* sp

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- *Scirpus nodosus*
- *Sparaxis bulbifera*
- *Spiloxene* sp
- *Thamnochortus insignis*
- *Wachendorfia paniculate*
- *Zantedeschia aethiopica*

**Swales:**

- *Ficinia nodosa*
- *Isolepsis ludwigii*
- *Isolepsis prolifer*
- *Juncus effusus*
- *Juncus lomatophyllus*
- *Mariscus thunbergia*

**Tree Species:**

- *Apodytes dimidiata*
- *Brabejum stellatifolium*
- *Calodendrum capense*
- *Canthium inerme*
- *Cassine peragua*
- *Celtis africana*
- *Celtis sinensis*
- *Chionanthus foveolatus*
- *Cunonia capensis*
- *Curtisia dentata*
- *Cyathea capensis*
- *Cyathea dregei*
- *Dais cotinifolia*
- *Diospyros whyteana*
- *Dombeya* sp.
- *Ekebergia capensis*
- *Erythrina caffra*
- *Erythrina lysistemon* *Euclea racemose*
- *Grewia occidentali*
- *Halleria lucid*
- *Harpephyllum caffrum*
- *Ilex mitis*

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- Kiggelaria Africana
- Maytenus acuminata
- Maytenus oleoides
- Nuxia floribunda
- Ocotea bullata
- Olea europaea subsp. Africana
- Olinia ventosa
- Podocarpus falcatus
- Pterocelastrus tricuspidatus
- Rapanea melanophloeos (Capebeech)
- Salix mucronata (Cape willow)
- Sideroxylon inerme (Milk wood)
- Syzygium cordatum
- Syzygium guineense
- Virgilia

**Fruit Trees:**

- Lemons 'Eureka'
- Lemons Cape Roughskin
- Oranges
- Olives
- Pears
- Quince

**Climbing Plants:**

- Asparagus falcatus
- Rhoicissus tomentosa
- Rosa sp
- Vitis coignetiae
- Vitis vinifera

**Hedge Species 3-5/LM:**

- Coleonema sp
- Dodonaea angustifolia (Sand olive) green
- Plumbago auriculata (Cape leadwort)
- Tecoma capensis 'Pink blush'



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**Lawn and grasses:**

- *Cynodon dactylon*
- *Stenotaphrum secundatum*

APPROVED PALETTE