



Community Development Plan

for

**Newinbosch Neighbourhood Estate
(Erf: Cloetesdal RE/33/81)**

1 Newinbosch Boulevard, R304, Stellenbosch 7600

Developer Details: Similan Developers, 9 Hamman Street, Stellenbosch 7600

Prepared by: Susan Connaway, Neighbourhood Manager, Newinbosch Neighbourhood Estate

Reviewed by: Newinbosch Master Homeowners Association

Date: October 2025

1. Introduction and Objectives

The concept of sustainability has become a driving force in the way communities are designed, built, and maintained. With the increasing global emphasis on climate change, resource conservation, and social equity, there is a pressing need to create neighbourhoods that are not only environmentally responsible but also socially inclusive and economically viable.

Building a community within a residential estate with a primary focus on sustainability involves integrating environmental, social, and economic considerations into every aspect of design, development, and daily living. This idea of sustainability extends beyond green building practices and includes community-centred solutions. Such an approach ensures that the estate does not just provide a place to live, but fosters a sense of connection among residents, reduces the environmental impact, and enhances the quality of life.

Newinbosch isn't just another neighbourhood - it is a hub of innovation and sustainable living, whilst offering people access to a lifestyle of secure neighbourhood living at a price range previously not available in this area. Newinbosch is all about creating a space where the residents can thrive together while minimizing the ecological footprint, promoting energy efficiency, and encouraging responsible consumption.

Newinbosch Neighbourhood Estate Objectives for the benefit of the community:

1. Environmental Sustainability:

- **Energy Efficiency:** Implementing energy-efficient designs and technologies, using a blend of energy between solar power, battery power and grid power to create a low-energy environment.
- **Waste Reduction:** Introducing waste management systems focused on recycling, composting, and reducing landfill.
- **Water Conservation:** The use of water bodies fed by recycled and filtered water from residential water sources and ensuring sustainable access to this vital resource.
- **Biodiversity and Green Spaces:** Designing green areas like pocket forests, parks, gardens, and green corridors to support local biodiversity, improve air quality, and provide recreational spaces for residents.

2. Social Sustainability:

- **Building a Strong Sense of Community:** Encouraging active engagement and interaction among residents through community centres, social events, and shared spaces, fostering a sense of belonging and trust.
- **Local Employment:** Main security company (Xone) – they endeavour to hire suitably qualified and registered security guards from both Cloetesville and Kayamandi. This provides employment opportunities. In the meantime, the guards hired under Maqeba (the previous ward councillor) are still employed by Raubex (Building Contractor). Raubex has appointed Xone Security to manage the security on the building site as well. Xone is thus responsible for Security for the whole of Newinbosch Estate. The guards who worked under Maqeba have been given the opportunity to apply for the new positions under Xone and Xone has undertaken to employ those registered with PSIRA and who pass the test and do a proper induction and on-site training to upskill these guards. In the running of the urban farm, still to

be established, the vision is to employ women from the local community as the gardeners tending to the plants. This will fall under the jurisdiction of the MHOA.

- **Inclusive Design:** Ensuring the estate is accessible to all residents, including those with disabilities, through universal design principles and affordable housing options. Further ensuring the amenities, for example the amphitheatre, restaurant and other amenities, are available to the general public, the on-site pre-school and local schools.
 - **Health and Well-being:** Designing spaces that promote physical and mental well-being, such as walking paths, outdoor fitness areas, parks, play areas and access to fresh food from the restaurant, the availability of fresh produce from the urban farm on the estate, creating an environment conducive to healthy lifestyles.
3. **Economic Sustainability:**
- **Affordable Living:** Offering affordable housing and ensuring that sustainability does not come at the cost of affordability.
 - **Local Economy Support:** Encouraging local businesses, including those of the members living in the estate, local farmers, and artisans to thrive by creating markets, promoting local goods, and fostering collaboration among businesses and residents to build economic resilience.
4. **Resilience and Adaptability:**
- **Climate Resilience:** Designing the estate to withstand the impacts of climate change, such as flooding, heat waves, and storms, through resilient infrastructure and landscaping choices.
 - **Community Preparedness:** Encouraging residents to develop a culture of resilience through education on sustainable living practices, and collaborative problem-solving in the face of environmental challenges.

2. Responsibilities

Role of the Community Development Officer

The Community Development Officer is responsible for the implementation of the Community Development Plan. The Community Development Officer plays a vital role in promoting sustainability in the development project and building a long-term sustainability plan for the estate and community. The Community Development Officer engages with the local community and related stakeholders. Their responsibilities involve a combination of:

- raising public and local awareness, educating community members and the broad public about the importance of sustainable practices, such as conservation of resources, waste reduction, and renewable energy to ensure long-term environmental, economic, and social benefits.
- facilitating local participation by involving a variety of stakeholders, including local community, government bodies, churches, NGOs, schools, local businesses, etc.
- facilitating the development of the community in line with the objectives specified in Section 1 of this Community Development Plan.

Current Community Development Officer: The role of the Community Development Officer is currently fulfilled by Dirk Kotze, a suitably qualified civil engineer, whose primary role is as **Development & Project Manager**. Dirk has been employed by the Developer since October 2023 and

has been actively involved in the Newinbosch Development Project from the start of the employment relationship. He works on site daily, fully devoted to the Newinbosch Project.

Role of the Developer

Similan Developers is committed to creating a sustainable, vibrant, and resilient neighbourhood. By focusing on environmental, economic, and social sustainability, they not only contribute to the well-being of current residents but also ensure that the neighbourhood, and local community, can thrive for generations. Effective community engagement, sustainable design, and an emphasis on long-term viability are key to creating spaces where both the people and the planet can prosper.

Creating local employment opportunities, designing buildings to be energy-efficient and prioritising the use of sustainable and renewable materials are all important for the developer, as is integrating water-saving technologies and drought-resistant landscaping to conserve water resources.

Role of the Master Homeowners Association (MHOA) – Community Group

The Master Homeowners Association (MHOA) comprises various homeowners within the Newinbosch community and will function as the community group for the Newinbosch development. The MHOA was formed 8 May 2024 which was before 30% of the habitable buildings on the site were occupied. The MHOA will serve as the primary community group for Newinbosch, with multiple resident's forums as sub-groups. The residents' forums will each be established for a specific function or facility in the development and will be run by individuals in the community with the necessary and relevant interest and skills.

This community-led organisation was established for the security, grounds, and facility management, and the MHOA and the resident's forum will be involved in decision making and coordination across the development.

The Management of Newinbosch MHOA plays a crucial role in fostering sustainability. Through various policies, initiatives, and collaborations, the MHOA can guide, educate and encourage residents to adopt sustainable practices, benefiting both the environment and the community as a whole. The MHOA focuses on establishing sustainability committees that work with residents to identify challenges and implement green initiatives, allowing for collaborative action. The goal is to foster relationships, create a sense of belonging, and ensure that residents feel empowered to contribute to the well-being and success of their community.

MHOA Charter & Operating Structure

- **Vision for the group:** To build a neighbourhood community that is involved in the different aspects and facilities of the development. The MHOA will be formed as the lead community group, with the various *resident's forums* being the sub-groups. The resident's forum will be formed by individuals that have the necessary skills/knowledge in that specific field. Some of the primary focuses of the resident's forums will be the sustainability of the development, the building of a community, and the organisation of the facilities on site.

- **Meeting process:** The MHOA (lead community group) is envisaged to meet at a minimum every 2 months at various locations to discuss the objectives of this community development plan and their implementation, amongst other items. Minutes of the meetings will be kept, and these will be available for members to view and saved on the Newinbosch website and MyEstateLife Estate Management System. The first MHOA AGM is scheduled for May 2025. Approximately 140 homes have registered.
- **Process for registering and informing group members:** *This process will be established and documented in this plan at a later stage in one of the review meetings.*

The Newinbosch developer will provide a venue for the group meetings, at this point it is envisioned to be the Grappa Shed Lifestyle Centre, once it has been built and completed (until then, the developer will provide a intermediate venue), and a means for distribution of meeting minutes and notices will be distributed by the MyEstateLife Estate Management System. A representative of the Newinbosch development will participate in these meetings.

Current Community Group Representative: The current representative in the Community Group is **Susan Connaway**, who is employed as the Neighbourhood Manager by the developer. Susan has 17 years' experience in estate management.

3. Monitoring, Evaluation, and Revision

The success of the Community Development Plan will be monitored, evaluated and revised on a bi-annual basis as per the template in Appendix A and submitted to the MHOA for reporting and assessment. The plan and its objectives will be reviewed. The plan will also be made available to the public on the Newinbosch Website.

The Community Development Officer, Community Group Representative, representatives from the developer as well as committee leaders once committees have been formed will be required at these meetings to review the plan.

The timetable of the review meetings and a high-level summary of the outcomes and recommendations can be found in Appendix A.

For this period, and at least until the MyEstateLife Estate Management System is officially introduced to the project, all community events will be tracked in the Smartsheet [Stakeholder Engagement Tracker](#). This will be updated monthly by the Community Development Officer and the representative of the Community Group.

4. General information about the Community

4.1. Vision

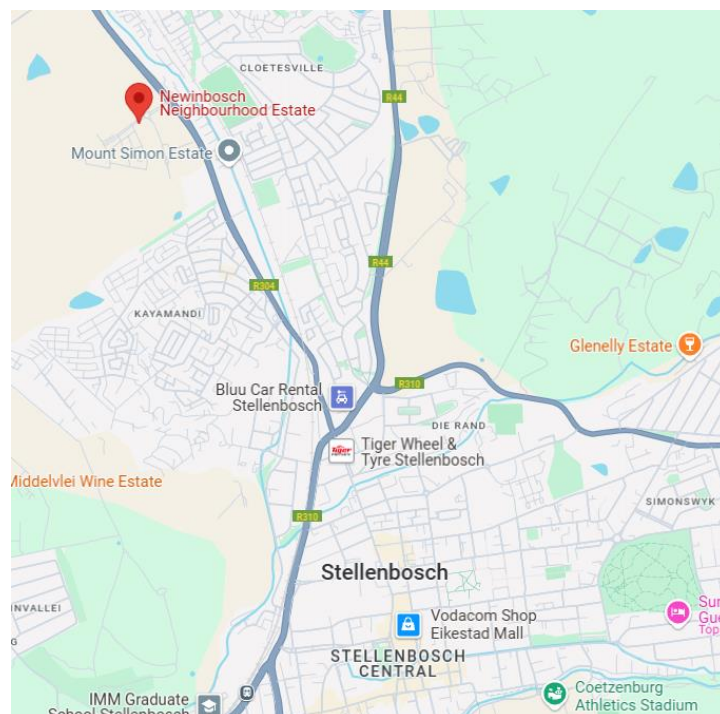
The Newinbosch development aligned broadly with the vision for the Adam Tas Corridor. The approved Stellenbosch Municipality Spatial Development Framework envisages the corridor as “not homogenous along its length, with uses and built form responding to existing conditions and its relationship with surrounding areas.” The vision focuses primarily on outcomes for mixed use densification and the promotion of integrated non-motorized transport. Specifically, it is seen as an opportunity to:

1. Grow Stellenbosch town – and accommodate existing demand – in a manner which prevents sprawl, and creates conditions for efficient, creative living and working.
2. Stimulate and act as a catalyst for the development of improved public transport and NMT.
3. Rethink and reconstruct infrastructure, and particularly the movement system, including the possible partial grade separation of east-west and north-south movement systems...
4. Integrate Kayamandi and Stellenbosch town seamlessly.
5. Shift new development focus to the west of town...
6. Accommodate the parking of vehicles on the edge of town... [with] greater focus on pedestrianism and cycling into the core town.
7. Accommodate uses which meet urgent needs, specifically higher density housing and university expansion, also assisting in establishing a compact, less sprawling town, public transport and pedestrianism.

While Newinbosch as a whole articulates this vision well, a more targeted vision is needed for the operational phase of the lifestyle precinct and the potential role that it will play in community development, specifically in facilitating the development of sports, arts, resilience, and economic incubation. These themes will be explored with the founding homeowner’s association to generate an operational vision that reflects their values.

4.2. Historical Context

The Newinbosch development is situated approximately 4km from the centre of Stellenbosch and 2.5km from Kayamandi, and over the road from Cloetesville, as shown in the map below.



It is likely that there would have been early and middle stone age activity on the site. By the early establishment of the Cape colony, the larger East River valley was part of the seasonal grazing of the

Khoenkhoen. By 1679, when Stellenbosch was founded by Simon van der Stel, the Khoenkhoen were being displaced from their traditional grazing areas. Farms started to be granted in the area in 1679 and by 1692, a number of properties were granted along, what is now known as the Plankenburg River. The Cloetesdal Farm, on which Newinbosch has been built, was created in 1926 through the consolidation of portions of several of those early farms including De Deckers Valleij, Nooitgedacht and Aan't Pad and were passed into the hands of the Cloete family in the early 1700's. The land changed hands a few times, remaining within the family, and around 1835 it became known as Cloetesdal wine farm.

4.3. Key Population and Socio-Economic Characteristics

According to the 2022 Socio-Economic profile of Stellenbosch Municipality, it comprised a population just shy of 200 thousand, in 51 000 households. There was an 87.9% matric pass rate, and a Gini Coefficient of 0.63. The Gini Coefficient is commonly used to measure income inequality on a scale from 0 to 1, where 0 represents perfect equality, and 1 represents inequality. The Gini Coefficient for this area is consistent with the national average and is ranked among the topmost economically unequal societies in the world.

Newinbosch provided housing to a range of income groups. Alongside Watergang, which will also provide mixed housing typologies, the two neighbourhoods provide a housing economic ladder catering to a wide variety of preferences, typologies and income groups, including approximately 50% of units targeting new entries into the market and first-time buyers.

The key population in the area comprises the residents of Stellenbosch, Cloetesville, Kayamandi, and the Welgevonden Estate, as well as the students enrolled in Stellenbosch University. These populations represent various income groups and demographics, with Stellenbosch Town being one of the more influential areas in South Africa, whilst Kayamandi is a township.

The polarity of these areas, and the fact that they are located close together, emphasises the need for a Community Development Plan, as well as the continual effort of managing and promoting the communities in the area.

4.4. Future aspects of the Development relevant to the Plan's Objectives

The future aspects of Newinbosch Neighbourhood Estate should be dynamic and adaptable, responding to technological, social, economic, and environmental changes while remaining aligned with the long-term vision and goals of the plan. This means considering emerging trends, innovative solutions, and the evolving needs of communities to ensure sustainable and inclusive progress.

This will be evaluated and adapted as the development evolves and progresses.

5. Summary of Community and Stakeholder Consultation Issues which informed the preparation of this plan

This process involves gathering feedback and input from various groups to inform decisions about projects, policies, or programs. The issues identified during such consultations often cover a wide range of concerns and perspectives, often challenging.

There was a public participation process prior to construction, which formed part of the Environmental Impact Assessment (EIA). There was an advertisement in the local newspaper, and the community had 30 days in order to present any comments or concerns/issues, which had to be addressed by the developer. This was an essential and mandatory as part of the EIA process.

The developer also entered into an agreement with the Stellenbosch Municipality regarding the addition of inclusionary/affordable housing, in direct response to the issues raised by the community. There is a signed 'Memorandum of Agreement' regarding this issue, which is available upon request, where the two parties concluded an agreement on the provision of inclusionary housing opportunities prior to the approval of any building plans. An inclusionary housing unit is a unit that will be marked at a purchase price agreed upon by the developer and the municipality, which is stipulated in this Memorandum of Agreement. Further details regarding the requirements of the inclusionary housing units can be found in the agreement. 144 Inclusionary housing units have been made available by the developer. This provision for affordable housing in the development promotes social and spatial integration and leads to more diverse communities.

Additionally, there are facilities which will be open to the public, as well as public events, in order to promote integration between the development and the surrounding communities. This comes as a direct result of the public participation process.

A summary of the issues raised by the community, as well as the responses by the developer, can be found as part of the public participation section of the final EIA report. This report is available upon request.

6. Community Groups, Initiatives, and Information

6.1. Community Group

A Community Group, comprising of various community committees, play an essential role in fostering local engagement, addressing issues, and creating solutions that benefit the local community. Community committees are vital for empowering residents, enhancing social cohesion, and ensuring that development and welfare initiatives are aligned with the needs of the people they aim to serve. The community group will be tasked with managing certain facilities (the Grappa Shed, the Amphitheatre, etc.) as well as managing certain programs (such as the urban farm initiative, the birds and bee avenue, and the Care Committee).

The Newinbosch amenities were planned around community connection, health and accessibility and the future needs of neighbourhood residents as well as the wider community. Community committees will be formed to organise events, activities, and programs aimed at building a sense of unity and belonging. Community Committees are envisaged for the following categories, which may develop and expand into different segments over time:

- Biodiversity Monitoring Committee (pocket forests, birds and bee avenue, urban farm)
- Social Events Committee to promote the optimal use of the amenities for events, for example the outdoor amphitheatre, Grappa Shed
- Active Sporting Committee to promote the use of the sports facilities, for example the gym, cycling and running routes, tennis and multi-purpose courts, 25m swimming pool, boules etc
- Newinbosch Care Committee to care for the welfare of the neighbourhood residents and surrounding communities in need of assistance

The Newinbosch Community Group will be established as and when the development progresses (the MHOA will be established in May 2025). The group will be made up of Newinbosch Neighbours, as well as stakeholders relevant to the local community. The Group's vision and operating structures will be widely communicated. There will be a folder with everything to do with sustainability and Green Star and this plan, and it will be found on the MyEstateLife Estate Management System and possibly the website. The community group will meet at least every two months, duly minuted, to review the Community Development Plan and other relevant matters pertaining to the group, its function, and its objectives.

The Community Development Plan will be updated with evidence of group formation and activities. The updates will be added to the end of this plan, at each review of the plan. See **Section 3** above.

6.2. Community Initiatives

Upon consideration of the needs of the community and the environment within and nearby the Newinbosch Neighbourhood, the following initiatives have been or will be implemented within the development.

- Grappa Shed Lifestyle Centre and Clubhouse: This will be managed by the MHOA, as well as the booking out of the facilities within the Grappa Shed.
- Community Food Garden (urban farm) – this is situated near the amphitheatre. The growing of the food in the garden will be managed by the MHOA. These will be harvested and be available to residents and then the local community.
- Parks and pocket forests – these have been incorporated into the neighbourhood to promote health and wellness to residents who can use the parks and pocket forests for walks or for connecting with nature. Indigenous plants and trees have been included in these forests which promote the sustainability of the neighbourhood.
- Local employment opportunities - Collaborating with the ward councillor in Kayamandi to provide employment opportunities on site, specifically in security.
- Amphitheatre: this will be overseen by the MHOA but managed by a local artist, who will run the facility and organise events. Certain events will be open to the local community and be free of charge.
- Pool: This will be managed by the MHOA who will control the scheduling of the facility. There will be slots available to the residents for free time and swimming. There will also be slots for local fitness instructors who will be able to book the pool for swimming lessons, underwater hockey, etc.
- Sports facilities – facilities in the neighbourhood will be made available, at nominal cost, to coaches, clubs and schools interested in utilising the facilities for use by children.
- Beekeeping and honey harvesting – in certain strategic locations within the neighbourhood, an external, professional beekeeping company will set up beehives. This will promote additional trees being planted in the area for the bees. Bees are an integral part of our ecosystem, and it is envisaged that the bees will flourish in the neighbourhood. The honey harvested from the hives will be available for the residents to purchase at the Grappa Shed, which promotes locally sourced food items.
- School field trips – school field trips to the Newinbosch Community will be encouraged. The children will be able to watch the honey being harvested and learn about bees and the process. They will also learn about composting from a trip to the composting heap on the premises.

- Community Events – community events will be held in the Newinbosch Neighbourhood, facilitated by the MHOA which will make use of the MyEstateLife Estate Management System. Using this digital system, groups for the residents with shared hobbies will be created (for example, hiking groups, cycling groups, etc.) which will promote a sense of community and encourage the residents to come together for these events, and eventually hopefully organise additional events between themselves. MyEstateLife will also be used to advertise community-wide social events, such as picnics, braais, shows at the amphitheatre, quiz nights, etc.

6.3. Community Event Schedule

All community events are free of charge. The events will be advertised on the community WhatsApp groups and on social media (such as Instagram). A link will be shared, and community members can sign up. Eventually the invites and events will go through MyEstateLife Estate Management System. *This will be discussed in more detail by the MHOA and developer and then this section will be updated in a subsequent review of the CDP.*

A schedule of all community events will be created and saved on the MyEstateLife Estate Management System (and possibly also the website – to be confirmed). This schedule will include all the initiatives and activities happening in the neighbourhood. These events will be dated, and the responsible party indicated, along with their contact details. **This will be discussed in more detail by the MHOA and developer and then this section will be updated in a subsequent review of the CDP, and a link to the community schedule will be included here.**

6.4. Community Information

The Community Development Plan, which includes a vision statement for the Newinbosch Neighbourhood, will be made available to all residents and employees at no cost. The plan will be shared via the MyEstateLife Estate Management System, to which all residents and owners have access.

Information which is relevant to the project occupants will be disseminated, and information pertaining to the initiatives and events discussed in this plan will be shared via the same forum (MyEstateLife). There will be no information shared in printed format.

Public Events: Social media, such as Instagram, will also be utilised as a forum to share community information, specifically in terms of public events, etc. Currently, research is being done into installing booms to close off residential areas to the public. The public should only be able to drive up and down Newinbosch Boulevard and not through the residential sections. A workshop will be held around public access control once the facilities are opened to the public and this plan be updated with more information as well as how the external community will be made aware of public events. At this point in time the events held were for residents to create the sense of neighbourhood as per our vision.

The following community information, at a minimum, will be made available:

- **Community Development Plan** – the CDP will be made available on the MyEstateLife Estate Management System.
- **Newinbosch Neighbourhood Vision Statement** - The vision statement is included in this CPD which will be made available through the channels specified above.

- **Site map** - The site map is available on the [Newinbosch Website](#) The website will be updated with key statistics (size/population/services) when phases are completed. Phases F and H are nearing completion.
- **Other documents** that provide information about the strategies and activities for building community awareness and involvement. Such as:
 - *Information on how to get involved in the project community and contact details* - This will be discussed in more detail as the community grows, and we are ready to start with community projects. As discussed at the AGM, members will be invited to join the different community committees, and it is envisaged that this will be implemented in 2026.
 - *Notices of upcoming events* (with the ability for the project community to post items for inclusion) - MyEstateLife Estate Management System will be used as our main communication system. The current social media channels will also be used to make public aware of any upcoming events.
 - *Blogs/forums that enable the project community to share information internally* (e.g. work wanted, services available, for sale, for rent etc.) - The residents will be able to promote and advertise on the MyEstateLife Estate Management System.
 - *A log of the activities of the Community Development Officer and FAQs from the project occupants* - This will be implemented once the community project groups have been established.
 - *Community resources/document centre* - this can be implemented once the community project groups have been established.
 - *An area to provide feedback on the project community* - feedback can be provided on the MyEstateLife Estate Management System, and where applicable, on social media channels.

Appendix A

Timetable for Review

- Date of Review 1:
- Date next review:

Review Template

Review Number: X		Review Date: XX
No.	Relevant Section	Updates since the last review
1	Objectives of the plan	
2	Community Development Officer I. Details II. Responsibilities	
3	Community Group Representative I. Details II. Responsibilities	
4	Vision for the project	
5	Future aspects of the Development relevant to the Plan's Objectives	
6	Community Group	
7	Community Initiatives	
8	Community Event Schedule	
9	Community Information	
10	AOB	
11	Extent to which recommendations from the previous review were implemented	
Reviewers' names & signatures		