

sustainability



AFRICAN
PROPERTY
AWARDS
DEVELOPMENT

in association with
INTERNATIONAL
PROPERTY
& Travel

BEST MIXED USE
DEVELOPMENT
AFRICA

Newwinbosch
Neighbourhood Estate
by Similan

2025-2026



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BEST SUSTAINABLE
RESIDENTIAL
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naturally green

Welcome to Newwinbosch - officially recognised as the World's Best Sustainable Development by the International Property Awards, and proudly proving that world-leading sustainability can come from Africa. We're proud to be the **first precinct in Africa** awarded a **6-Star Green Star Sustainable Precincts v1.1 rating**, alongside **EDGE Advanced certification** across all homes, with further certifications in progress. But this isn't sustainability as a badge. It's sustainability as a way of living. Newwinbosch is designed around nature, people and daily life, meaning green spaces, schools, shops and amenities are always within a short walk or cycle. The result is a neighbourhood that's healthier, more resilient and genuinely enjoyable to live in. Living here isn't just good for the planet. It's good for you.

newwinbosch

WINNER: INTERNATIONAL PROPERTY AWARDS
WORLD'S BEST SUSTAINABLE DEVELOPMENT

World's best, from Africa.

Why did Newinbosch win *Best Sustainable Development in the World*?

The International Property Awards (IPA) are among the world's most respected award programmes for residential and commercial property, recognising excellence in development, architecture and sustainability across multiple regions.

At the IPA gala in London in January 2026, Newinbosch received:

- **Best Sustainable Development in the World**
- **Best Sustainable Development in Africa**
- **Best Mixed-Use Development in Africa**

These awards recognise developments that demonstrate **credible, measurable and future-focused sustainability**, not as a concept, but in practice.

Newinbosch was recognised for delivering sustainability at **neighbourhood scale**, integrating design, energy, water, governance, social infrastructure and mixed-use living. It responds to real global urban challenges through innovation grounded in an African context.

Our independently certified systems and ongoing external governance position us as a global benchmark for inclusive, everyday sustainable living.

In other words...

We didn't make one building green and call it a day. We designed the **entire neighbourhood** to behave better.

Power, water, streets, homes and shared spaces all work together to tackle the same challenges cities around the world are facing. Much of it is already built and running. The rest is unfolding just as carefully... and yes, it's independently checked, which means someone serious arrived with a clipboard and approved it.

And the best part?

It works for normal people simply living their lives... while being so thoughtfully designed that even people in fancy suits from far away might start wondering whether they should fly in, nod slowly, take notes, and head home thinking, "Right. We should probably pay attention."



What went into the IPA Sustainability submission?

These awards reflect **eight years of work**, undertaken in partnership with sustainability consultants and independently reviewed against international standards. Much of this is already operating today, with further phases and refinements continuing as the neighbourhood evolves. Key areas assessed included:

1 ARCHITECTURE

2 LOCATION & URBAN LOGIC

3 DENSITY & TYPOLOGY MIX

4 MAIN BUILDING MATERIALS

5 ENERGY (MICROGRID)

6 ENERGY EFFICIENCY

7 LIGHTING

8 CLIMATE CONTROL

9 WATER

10 WASTE

11 LANDSCAPING & BIODIVERSITY

12 CARBON REDUCTION

13 TECHNOLOGY & INNOVATION

14 GOVERNANCE & ACCOUNTABILITY

15 AFFORDABILITY

16 COMMUNITY & WELLBEING

17 SOCIO-ECONOMIC IMPACT

18 CHARITABLE SUPPORT



Here are some of the things we get asked about most and how we answer...

Architecture

The architecture is designed to work with the land and the climate, not against it. The buildings do a lot of the work for you.

- The buildings follow natural slopes and sun paths
- Homes use passive design to stay comfortable
- Deep stoeps and balconies create shade and airflow
- The architecture is curated so that the neighbourhood ages well
- Density is handled gently – walkable without feeling crowded

Building materials

The materials were chosen to reduce impact and support local suppliers. Less transport, less waste, longer-lasting buildings.

- Most materials are sourced locally or regionally
- No transcontinental materials were used
- Shorter supply chains mean lower embodied carbon
- Durable materials protect long-term value

Waste

Waste is treated as a resource, not something to just throw away. It often comes back as compost or infrastructure.

- The goal is zero landfill waste by 2028
- Organic waste will be composted and reused
- Construction rubble is crushed for use in roads
- Old vines are reused as mulch, coffee grounds as compost
- Residents will separate waste, with systems supporting good habits
- Municipal bin project launched at Newinbosch – smaller bins to help reduce waste, this will roll out across our town in the future

Energy efficiency

You use less energy without living with less comfort. Lower bills, lower impact.

- All homes are EDGE Advanced certified
- At least 40% more energy efficient and 20% more water and material efficient than the norm
- Smart meters help residents track usage
- EV charging at Grappa Shed once completed
- Pocket forests and greenery help reduce heat and carbon



Energy

We run on our own renewable microgrid, not just individual solar systems. As far as we know, this approach is the first of its kind in South Africa.

- About 60% of Newwinbosch energy will come from our microgrid
- A shared battery system provides backup
- There's complete loadshedding protection up to Stage 3 and probably even beyond, guaranteeing uninterrupted limited power for all our residents from Stage 4 – 8
- Electricity costs are $\pm 15\%$ cheaper than municipal rates

Water

Drinking water is for people, not for lawns. Water scarcity is universal – we show real, working solutions.

- Greywater from showers and basins is reused on site for public landscaping (from The Bosk and Ilex)
- Stormwater is filtered and absorbed through natural swales
- Low-flow taps, showers and dual-flush toilets throughout
- Leak detection systems reduce waste
- Indigenous landscaping cuts irrigation needs by $\pm 80\%$

Landscaping and biodiversity

The landscape here is doing real environmental work. It restores ecosystems, not just decorates spaces.

- Reintroduction of Swartland Shale Renosterveld
- Pocket forests improve shade, cooling and biodiversity
- Bee and butterfly corridors support pollinators
- On-site nursery grows water-wise indigenous plants and trees
- Landscaping improves soil health and carbon sequestration



What it took to achieve a 6-Star Green Star Sustainable Precinct

A 6-Star Green Star rating, which is the highest awarded by the Green Building Council, required years of technical modelling, governance structuring, documentation and independent review at neighbourhood scale.

Newinbosch is the first development in Africa to achieve this rating.

This wasn't a once-off submission or audit. It involved thousands of hours of research, performance modelling and external assessment across multiple disciplines and development phases.

And it doesn't stop at certification.

Maintaining this standard requires ongoing oversight, monitoring and continuous refinement as the precinct evolves. The work continues, as it should.

Here's what the standard required us to prove:

1. Is it properly governed?

A 6-Star precinct must prove that sustainability is built into how it is managed, not added as an afterthought.

This meant accredited sustainability leadership within the team, formal design review processes and structured stakeholder engagement from the very beginning. It required clear environmental management systems, climate resilience planning and preparation for extreme weather and long-term climate risk. The governance framework also ensures transparent and accountable decision making, inclusive access to information and coordinated collaboration across community, industry and government stakeholders. But it also went further.

The framework assessed how sustainability is communicated, including resident guidance and education that helps people understand how the neighbourhood works and how they can participate in it. It required clear mechanisms for community participation, oversight of shared facilities and long-term precinct management so that sustainability is supported by structure, not left to good intentions.

Ongoing education, environmental data monitoring and the encouragement of sustainable behaviours are built into how the precinct operates, ensuring learning, adaptation and continuous improvement over time.

Every commitment had to be documented, independently reviewed and had to be capable of being maintained over time. No shortcuts. No green gloss.

2. Does it make daily life better?

Liveability is about how a neighbourhood works for the people who live in it.

The assessment looked at whether you can walk safely to what you need, whether public spaces feel healthy and welcoming, and whether recreation and everyday movement are built naturally into the layout.

Safety was a core part of this. Visibility, thoughtful street design and spatial planning were all evaluated to help create environments that feel secure and comfortable.

Culture and heritage were also considered, recognising that strong neighbourhoods reflect the identity of the place they are rooted in. Community development structures, shared space oversight and local food production all formed part of the review.

This also includes intentional access to parks, sports and recreational facilities, and public amenities that make movement, play and social interaction part of everyday life. These spaces are designed for different ages, abilities and backgrounds, so that active living is not something extra you have to schedule, it is simply built into how the neighbourhood works. Over time, that supports physical health, wellbeing and meaningful connection between neighbours.

The certification required clear evidence that the precinct actively supports health, safety, connection and a strong sense of place in daily life. Because where you live should work well, and feel right.

3. Does it strengthen the local economy?

A neighbourhood that is built to last must also be economically resilient.

The assessment looked at affordability strategies across residential and commercial spaces, ensuring that sustainable living remains accessible and inclusive.

Sustainability only works when people can afford to live within it. Otherwise it is just theory.

It evaluated local job creation, diverse employment opportunities and meaningful skills development pathways linked to the precinct and the broader region.

Education and industry capacity building formed part of the review, recognising that long-term resilience is strengthened when people are supported to grow alongside the development.

Investment in shared infrastructure and strong digital connectivity were also assessed, ensuring that residents and businesses are well connected to services, opportunity and each other.

At a deeper level, it examined how environmental performance contributes to financial stability through reduced operating costs, energy resilience and infrastructure designed for longevity.

Strong neighbourhoods are built on strong local economies. Sustainability here was measured not only in environmental terms, but in opportunity, stability and long-term value.

4. Does it push beyond the benchmark?

Achieving a high rating is one thing. Raising the bar for what is possible is another. That is where things get interesting.

This part of the assessment looked at whether the neighbourhood goes further than what is simply required.

It considered where performance meaningfully exceeds standard expectations, where systems are integrated in smarter ways, and where challenges are approached with fresh thinking rather than default solutions.

It also recognised when local action connects to global standards, showing that what is being built here contributes to a wider shift in how neighbourhoods can responsibly grow.

Innovation was recognised where thoughtful improvements and integrated systems make the neighbourhood work better today and into the future.

5. Does it protect and restore the environment?

Environmental performance was assessed across the systems that shape how the neighbourhood interacts with the land. Because everything connects.

This included how water is managed, from integrated water cycle planning and stormwater quality to alternative water sources, with systems that safely slow, store and release rainwater to reduce flooding and pressure on municipal infrastructure.

It evaluated energy use at precinct scale, renewable generation, greenhouse gas strategy and efficiency across buildings and shared infrastructure. Material choices were reviewed for their life cycle impact, alongside transport systems designed to reduce dependence on cars.

The framework also assessed ecological restoration and biodiversity enhancement, construction and operational waste reduction, and measures that reduce heat build-up and light pollution.

Every category required clear targets, measurable outcomes and independent verification. Environmental performance here is treated as an interconnected system designed to protect natural resources, restore ecological value and reduce long-term impact.

A 6-Star Green Star Sustainable Precinct rating confirms that the neighbourhood functions as an integrated whole. Governance, liveability, economy and environment are aligned and independently assessed at precinct scale.

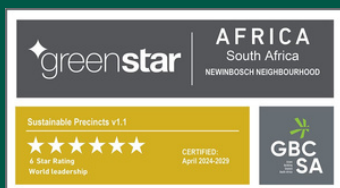
The systems are monitored. The benchmarks remain active. And the standard is something we actively protect.

Certifications (current & in progress)

At Newinbosch, we are not just jumping on the sustainability bandwagon. We are helping to steer it.

We are proud to be the first development in Africa to be awarded a 6-Star Green Star Sustainable Precincts v1.1 certification, recognising leadership at neighbourhood scale. All homes are also EDGE Advanced certified, meeting rigorous international standards for energy, water and material efficiency.

And we are not stopping there. Our ambition is simple. Stay at the forefront. Keep raising the bar. We are targeting four internationally recognised certifications, because sustainability here is measured, verified and continuously improved.



6-Star Green Star Rating

Achieved, a first in Africa.



Edge Advanced

Achieved across all residential buildings.

Net Zero Ecology

IN PROGRESS

Public landscaping submitted for certification, to be awarded once fully built.

Net Zero Carbon: The Ilex

IN PROGRESS

Designed to achieve net zero operational carbon through reduced demand and on-site renewables.



A few more sustainability questions we get asked regularly

Will all of this actually be maintained?

Yes, sustainability here is actively governed and audited, not just designed and left alone.

Someone is actively watching the systems.

- There's an independent Environmental Control Officer who audits the site
- EDGE Advanced homes are externally audited per building
- The GBCSA and sustainability consultants are involved throughout
- There's a dedicated sustainability role within the developer team

I'm not really a sustainability person...

That's fine, you don't have to be. The design does the heavy lifting. But we hope that you will be inspired by what you see.

- The systems are designed to make good choices automatic
- You don't need to manage greywater or energy manually
- Smart meters, layouts and neighbourhood systems gently guide behaviour
- Living sustainably here doesn't require lifestyle changes

Does sustainability make it more expensive?

Actually, it's designed to cost less over time.

- Energy-efficient homes lower monthly utility bills
- The microgrid reduces electricity costs compared to municipal supply
- Water systems reduce long-term risk and exposure to shortages
- Durable materials mean less maintenance and replacement

Is this only for certain parts of the estate?

No, it works across the entire neighbourhood.

- Sustainability systems apply across rentals, apartments and homes
- EDGE Advanced certification isn't limited to premium units (all are created equal)
- Energy, water, landscaping and waste systems operate at precinct scale



similan
imagine a home.

