

DIGTEBY INTEGRATED LANDSCAPE POLICY 2021

BACKGROUND

These guidelines are in line with and are an extension of the *Building Guidelines 2007* and the *Guidelines of 2016*. Where these guidelines may contradict previous guidelines, the guidelines set forth herein will apply.

ENVIRONMENTAL FACTORS

- Digteby forms part of Stellenbosch's unique indigenous natural beauty, which is a UNESCO World Heritage Site. The landscaping program must build on that responsibly.
- Digteby is a transition zone between town and nature area, located between wine farms in a rural community.
Indigenous plants and agricultural plant species such as vines, olives, citrus ... must be used to integrate private landscaping with the overall landscaping of the estate [Building Guidelines 2007].
- Future expansions and planting must address current shortages to promote biodiversity, attract birds and butterflies and thus strengthen the natural transition zone.
- All invasive plants listed in the "Conservation of Agricultural Resources Act, 1983", (Act No. 43 of 1983) and additions to the Act No. 43 of 1983, or intruders after 1983 listed by SANBI, are prohibited in Digteby.

CLIMATE FACTORS

- The environment has a Mediterranean climate and with periods of severe droughts, so the vegetation has to accommodate that. Water conservation must remain high on the priority list at all times.

ARCHITECTURAL AND CULTURAL FACTORS

- Digteby is part of Stellenbosch and must fit in with the town's unique character. Large trees, fynbos and soft lines are appropriate. Digteby supports the Dutch and French heritage with, among other things, vineyards, olive groves.
- Digteby home gardens are not very large and the public areas should allow for a comfortable outdoor living.

ECONOMIC FACTORS

- Landscaping maintenance and irrigation costs are one of Digteby's biggest expenses.
- The large public areas that contribute to the estate's attractive atmosphere, place a strain on levy costs.
- The maintenance costs of the communal gardens must be kept low by smarter, lower labour-intensive plantings to keep estate costs in check but to maintain the ambience.

SAFETY FACTORS

- The public gardens are used daily by the residents and must be especially safe for children.
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1. VINEYARDS (Also see point 6)

Why? Vineyards emphasize Digteby's Boland and rural character; it makes the estate unique and creates the feeling that the estate is located on a wine farm; it is effective in covering large areas with green vegetation; it is one of the cheapest plants to maintain and it creates opportunities such as growing our own wine. The contribution

that the vineyards make to the character of the estate as well as its low maintenance costs enjoy priority over crop yields.

Maintenance: Prune once a year and spray when necessary with the best possible environmentally friendly products. * Replace the vines that die. * Brush cut the grass between the winding rows. * The drip irrigation must be well maintained.

2. OLIVES (See also point 7)

Why? This emphasizes Digteby's Mediterranean character; it is effective in covering large areas with green vegetation; it is a cheap plant to maintain; it creates opportunities to process and enjoy our own olives.

Maintenance as outlined by Kennedy Landscaping 2020. * Brush cut the grass between the rows. * Optimize the irrigation program and * Consider fruit trees in remaining open spaces.

3. LAWNS

Why? Lawns are well utilised by the residents and children, they create a sense of space and are easy and cheap to maintain.

Maintain and optimize the lawn maintenance and irrigation program. Planting of Kikuyu is allowed, although Buffalo grass is more environmentally friendly and hardy.

4. FLOWER BEDS

Why? Flower beds provide lustre, colour, shape and texture to the estate; it serves as natural boundaries separating houses and play areas; it softens the landscape; it serves as food for birds and insects.

Current beds should not be enlarged or expanded as they are labour intensive and expensive to maintain.

Maintenance: Replace plants and open spots in the beds over time with plants that require low maintenance and still support Boland landscape as set out in this document. Points 5.4 and 5.5 mentioned below also apply to the common garden beds.

5. PRIVATE GARDENS

5.1 The landscaping committee is aware that many home gardens have already been established, but is attempting to influence new planting decisions. Owners are therefore encouraged to implement the holistic vision of Digteby and promote the uniqueness of a Boland landscape.

5.2 Although homeowners are responsible for their own irrigation costs, everyone is encouraged to plant drought-resistant, Western Cape plants.

5.3 Homeowners are encouraged to develop gardens with vegetation in line with the area's Boland character and use plants that compliment Digteby's communal gardens.

5.4 These include: Indigenous trees, preferably found in the Western Cape, fynbos and suitable Mediterranean plants.

5.5 These exclude: Dry regional bushveld plants such as cacti and thorn trees; cypresses, tropical plants such as palms and bougainvillea; hard landscape lines such as concrete

constructions, stones, gravel as well as invasive and inappropriate alien plants. Roses, although beloved, require a lot of water and spray and do not go well with fynbos.

5.6 Cases where plants mentioned above in 5.5, are already established in private gardens, it should, when it dies, be replaced with appropriate plants mentioned under 5.4.

5.7 No owner may plant or remove plants in communal areas.

5.8 An estate resident may not give any instructions to the landscaping staff as this often implies additional expenses. Owners are encouraged to submit landscaping ideas and short comings in writing to the manager of Digteby.

5.9 A planting list is included to encourage owners to plant appropriate plants to promote biodiversity and a healthy environment.

5.10 Owners are required to take care of their own gardens and keep it neat as it adds to the character and overall image of Digteby.

6. UTILISATION OF GRAPES

6.1 Background information on Digteby's wine makers and management of harvests.

During the first years the crops were so small that the focus was solely on the maintenance of a healthy vineyard. Since 2015, the crop has been managed as follows:

6.2 The Digteby wine makers (Jose & Charleen Miranda, Erica Moolman and Suzanne Coetzee) took the initiative and managed the harvest to the benefit of the residents:

6.2.1 Digteby Winemakers pay half the input cost for the maintenance of the vineyards.

6.2.2 Digteby Winemakers manage the relationship and finances of the wine making equipment (outside Digteby) and manage the processing and wine making process.

6.2.3 The bottled product is sold by Digteby Winemakers at cost price after each resident has received one free bottle of wine.

6.2.4 All grapes are harvested under the supervision of the manager.

6.2.5 No one may harvest grapes without the permission of the Trustees.

6.2 GARAGES IN DIGTEBY

The need arose among some residents to make their own wine on a small scale.

This will be handled as follows:

6.2.1 The resident will apply to the Trustees in January for a quota of grapes to give adequate time to Digteby Winemakers to organize additional grape purchases, if necessary.

6.2.2 A maximum of 20 crates (plus or minus 16 kg per crate) per Garagiste will be granted.

6.2.3 The crates are purchased by the Garagiste at the average price per crate calculated at 80% of the market value, as determined annually by the trustees.

6.2.4 All grapes are harvested under the supervision of the Estate Manager.

6.2.5 Costs for labour will be paid by the Garagistes.

6.3 All financial transactions, except the sale of the bottled product, must go through the books of Digteby Estate.

7 UTILIZATION OF OLIVES

After a drought of 4 years, there were enough olives for the first time in 2020 that made a harvest possible. It has been processed as follows and will be able to be implemented again in the future if the crop is large enough.

7.1 All residents are given a week's period to harvest 5 kilograms per household for private use.

7.2 The rest of the olives are harvested, processed (by an olive farm after a quotation has been obtained and approved) and the olive oil bottled by the estate manager.

7.3 It is sold to the residents at cost price.

8 MANAGEMENT

8.1 Landscaping meetings are held quarterly by the Chairperson, Trustee member, Manager and Landscaper to monitor progress and to do plan ahead.

8.2 The communal gardens are managed by the Landscape Manager designated by the Trustees and are subject to the guidelines set out in this document.

8.3 Decisions are made by the Manager, Trustee member and Landscaper. Matters that have budgetary implications are referred to the Exco.

8.4 The Landscaper gives quotes for all purchases to the Manager who oversees that purchases are both necessary, and take place within the budget.

Approved at Trustee Meeting of 23 August 2021
Circulated to all residents for input and approval.