

CONCEPT LANDSCAPE MASTER PLAN CONSTANTIA UITSIG FARM

HERITAGE IMPACT ASSESSMENT PHASE 2
Bouwer Architect's, in collaboration with
Planning Partners, proposal for a concept
landscape master plan to ensure well-informed
future landscape development on Constantia
Uitsig farm.



B·O·U·W·E·R
ARCHITECTS

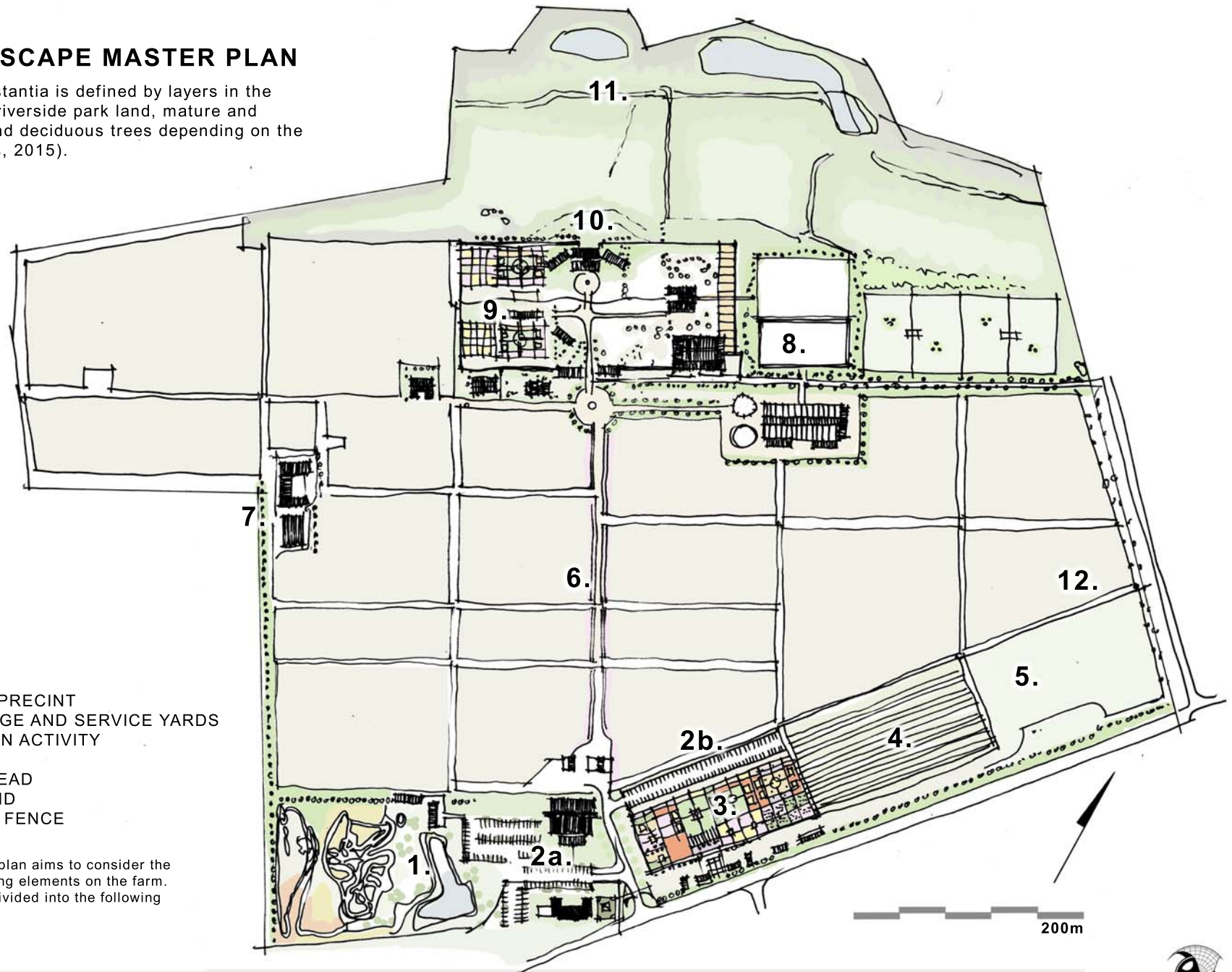


CONCEPT LANDSCAPE MASTER PLAN

The rural scenery of Constantia is defined by layers in the landscape made up from riverside park land, mature and semi-mature evergreen and deciduous trees depending on the terrain (Planning Partners, 2015).

1. BIKE PARK
2. PUBLIC PARKING
3. FORMAL GARDENS
4. PUBLIC VINEYARDS
5. PASTURES
6. AVENUE TO PRIVATE PRECINT
7. FARM SHEDS, STORAGE AND SERVICE YARDS
8. NODE OF EQUESTRIAN ACTIVITY
9. WERF GARDENS
10. PROPOSED HOMESTEAD
11. RIVERSIDE PARK LAND
12. INTERNAL SECURITY FENCE

The concept landscape master plan aims to consider the existing landscape when planning elements on the farm. The planned elements can be divided into the following components as listed above.



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BIKE PARK LANDSCAPING

Concept design by Marijke Honig and Loubie Rusch,
Think Ecologic, 18 August 2015

The Bike Park is an opportunity to create a unique landscape in harmony with the principles of the concept master plan for Constantia Uitsig.

Think Ecologic plans to do this via a minimalist palette, placing focus on creating a landscape like a *par terre* with the use of indigenous restios and grasses for maximum visibility for cyclists and management.



Honig, M. *Bike Park Landscape*, PowerPoint presentation, Think Ecological, Cape Town



01 BIKE PARK LANDSCAPING PROPOSED DEVELOPMENT

20m

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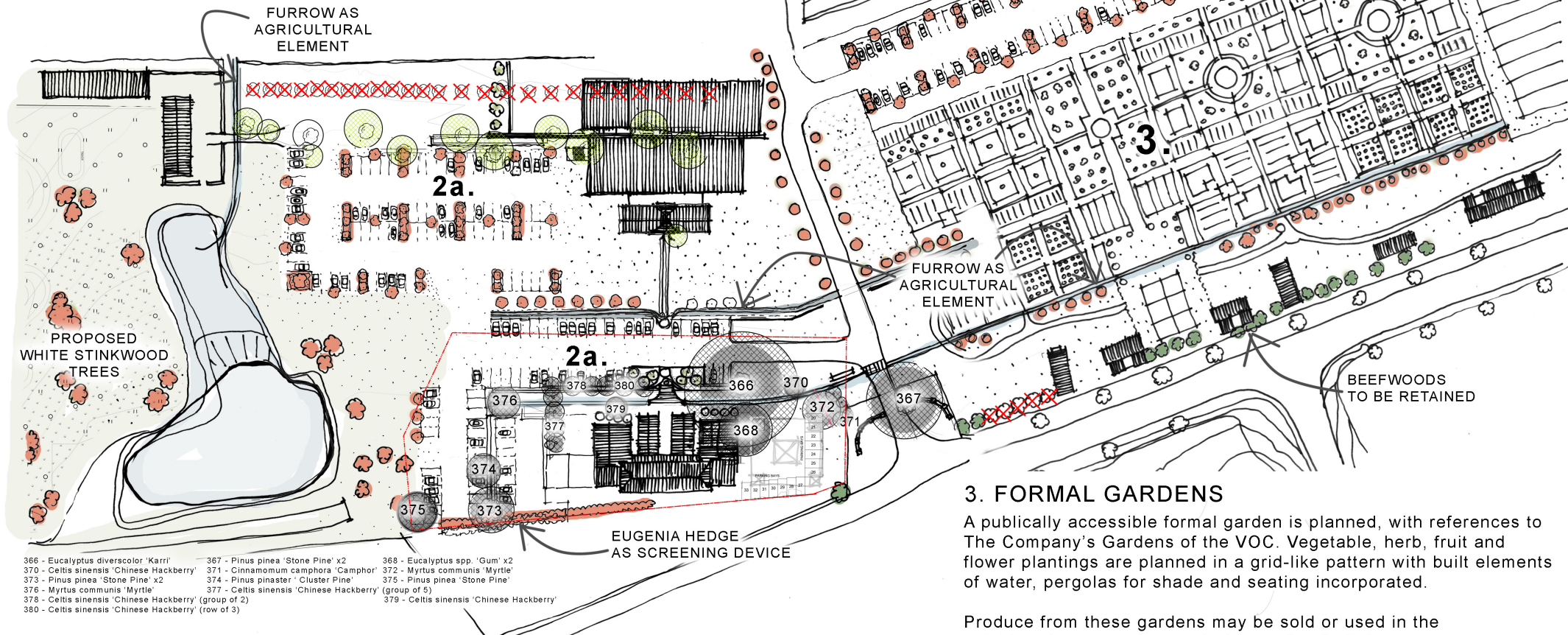


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2. PARKING

The parking is planned to be embedded with either the restaurant or wine cellar facilities. Existing large *Celtis africana* (white stinkwood) trees would serve as good shade-making trees for parking areas, and their continued use is planned.

Additional layers of hedging will assist in screening parked cars from the surrounds, to downplay the impact of any parking area.



3. FORMAL GARDENS

A publicly accessible formal garden is planned, with references to The Company's Gardens of the VOC. Vegetable, herb, fruit and flower plantings are planned in a grid-like pattern with built elements of water, pergolas for shade and seating incorporated.

Produce from these gardens may be sold or used in the neighbouring restaurant and wine tasting facilities.

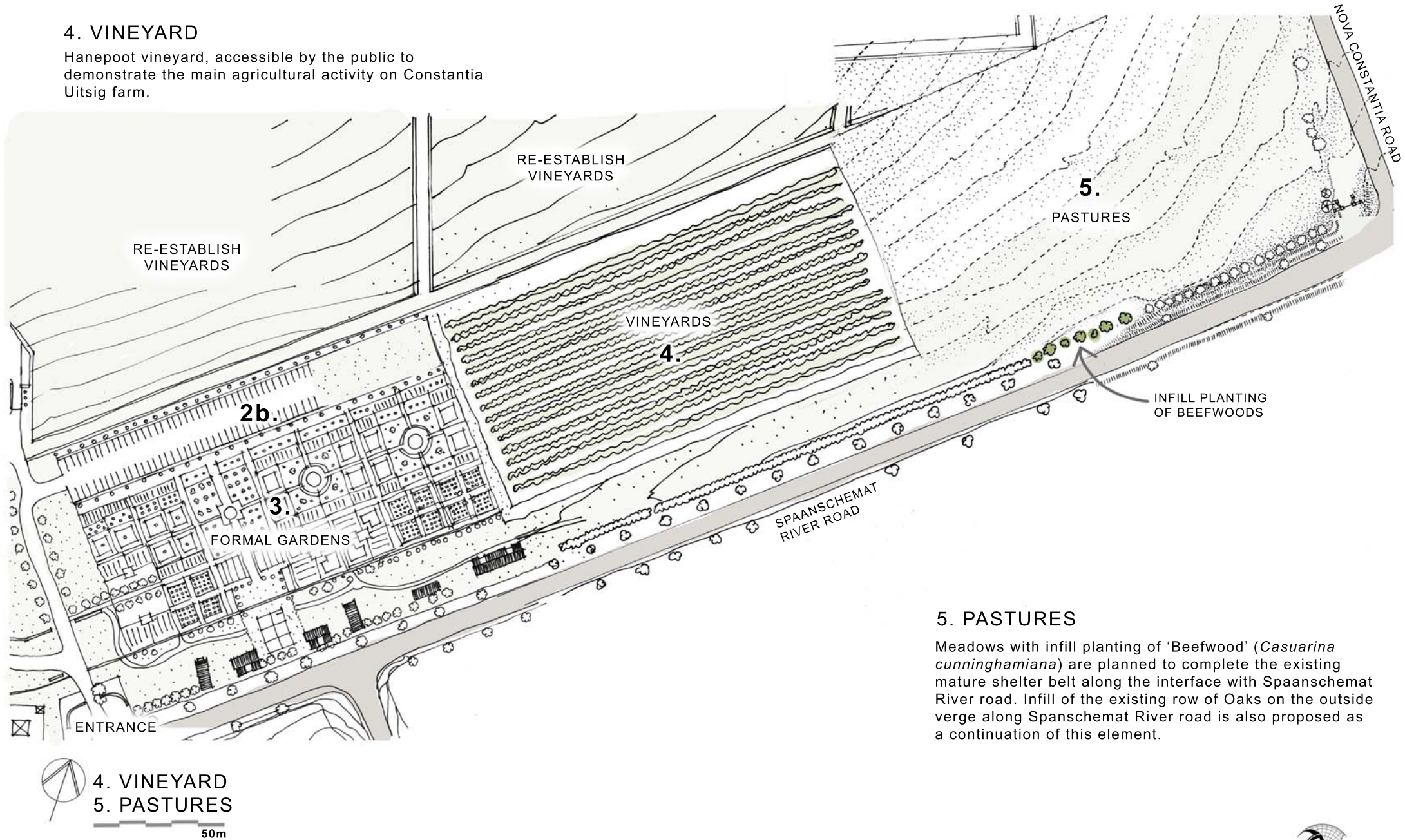
- BEEFWOOD TREES TO RETAIN
- RECOMMENDED FOR CONSERVATION
- X TREES TO BE REMOVED
- PROPOSED TREES
- GOOD CONDITION, TREES TO BE RELOCATED



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4. VINEYARD

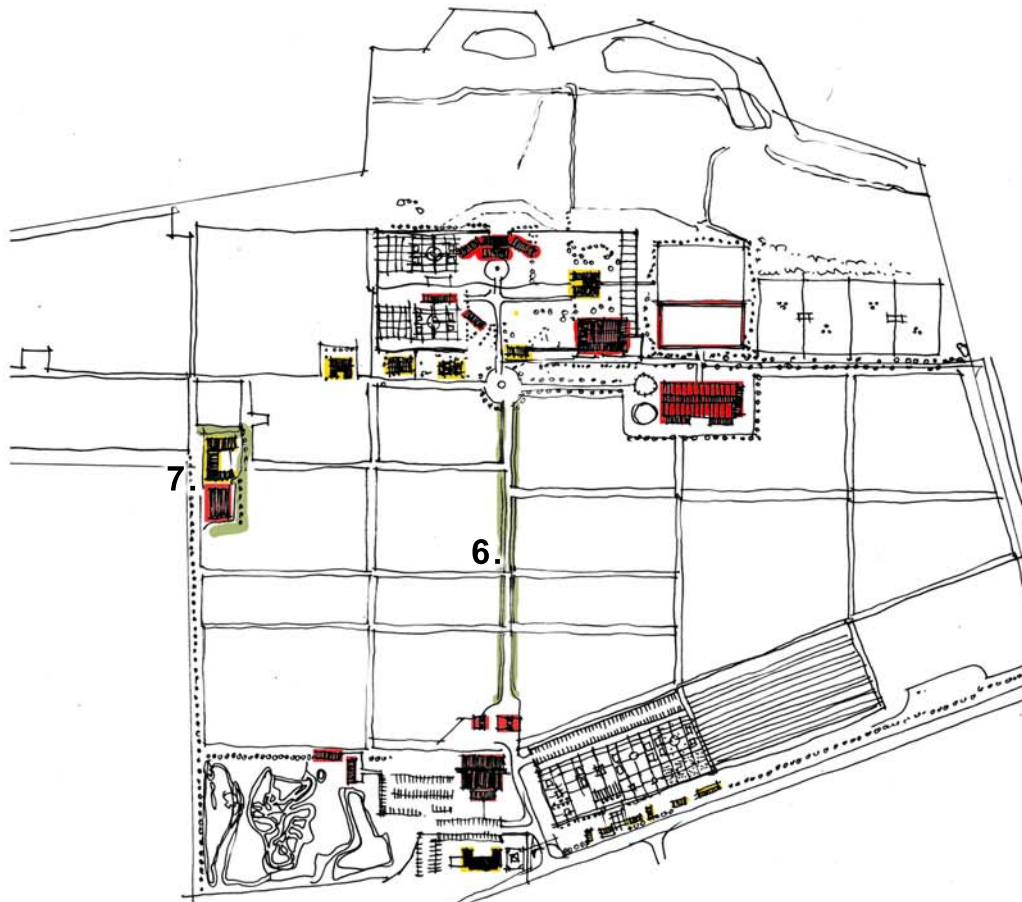
Hanepoot vineyard, accessible by the public to demonstrate the main agricultural activity on Constantia Uitsig farm.



5. PASTURES

Meadows with infill planting of 'Beefwood' (*Casuarina cunninghamiana*) are planned to complete the existing mature shelter belt along the interface with Spaanschemat River road. Infill of the existing row of Oaks on the outside verge along Spaanschemat River road is also proposed as a continuation of this element.

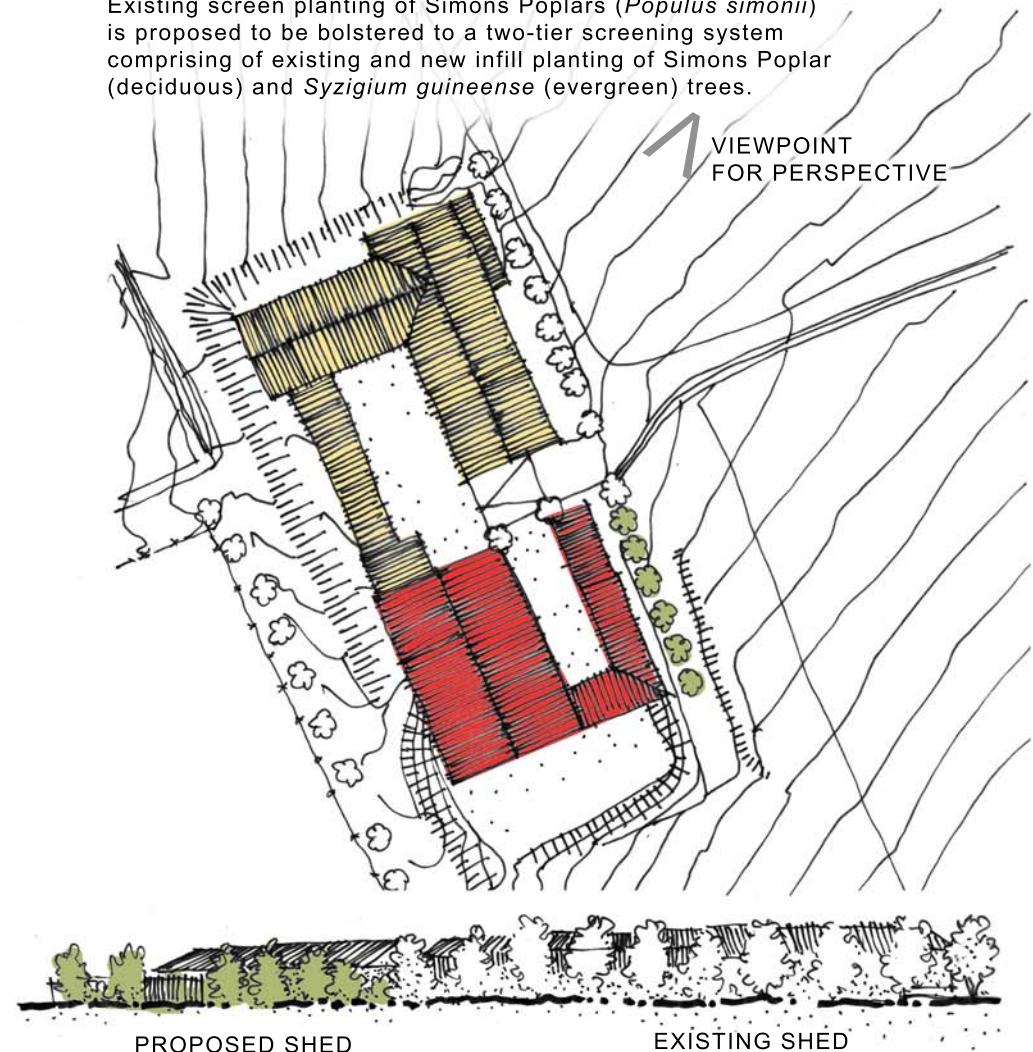
In the tradition of vineyards in the Cape, Roses are proposed at the 'row ends' along the entrance avenue. This avenue is regarded as a secondary access point to the private werf precinct, and as such should be down played as it will be a minor axis, i.e. no formal tree avenue.



PROPOSED STRUCTURES RENOVATED EXISTING STRUCTURES

6. AVENUE TO WERF

The commercial workings of the farm are to be relocated and consolidated along the western boundary of the estate. Existing screen planting of Simons Poplars (*Populus simonii*) is proposed to be bolstered to a two-tier screening system comprising of existing and new infill planting of Simons Poplar (deciduous) and *Syzygium guineense* (evergreen) trees.

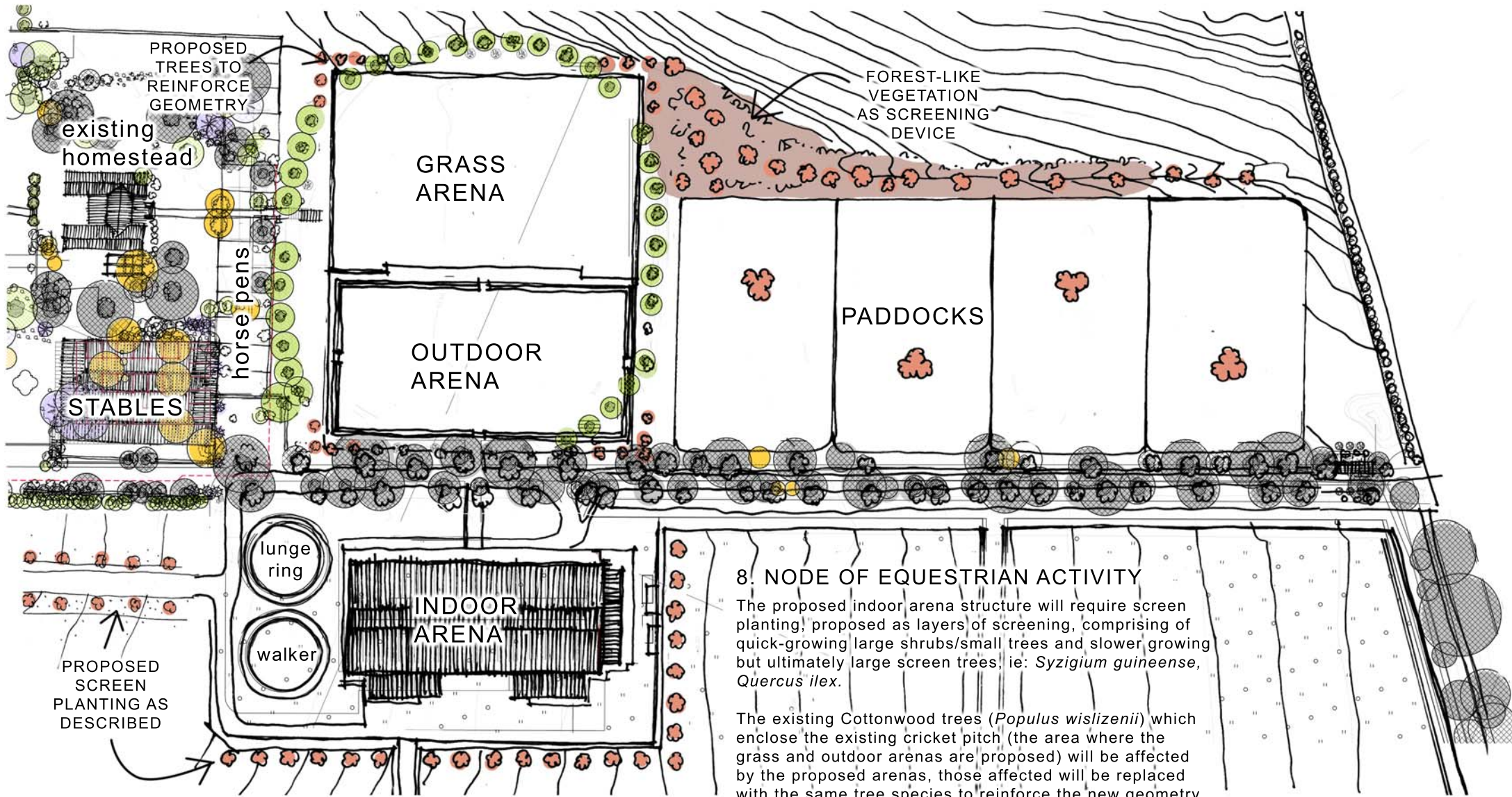


VIEWPOINT FOR PERSPECTIVE

PROPOSED SHED

EXISTING SHED

7. FARM SHEDS, STORAGE AND SERVICE YARDS



8. NODE OF EQUESTRIAN ACTIVITY PROPOSED DEVELOPMENT

50m

● SENESCENT TREES
RECOMMENDED FOR
REMOVAL
✗ TREES TO BE
REMOVED

● RECOMMENDED FOR
CONSERVATION
● PROPOSED TREES

● GOOD CONDITION
● PALMS

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SENESCENT TREES

Existing mature *Araucaria heterophylla* (Norfolk Island Pines) are scattered across the werf precinct.

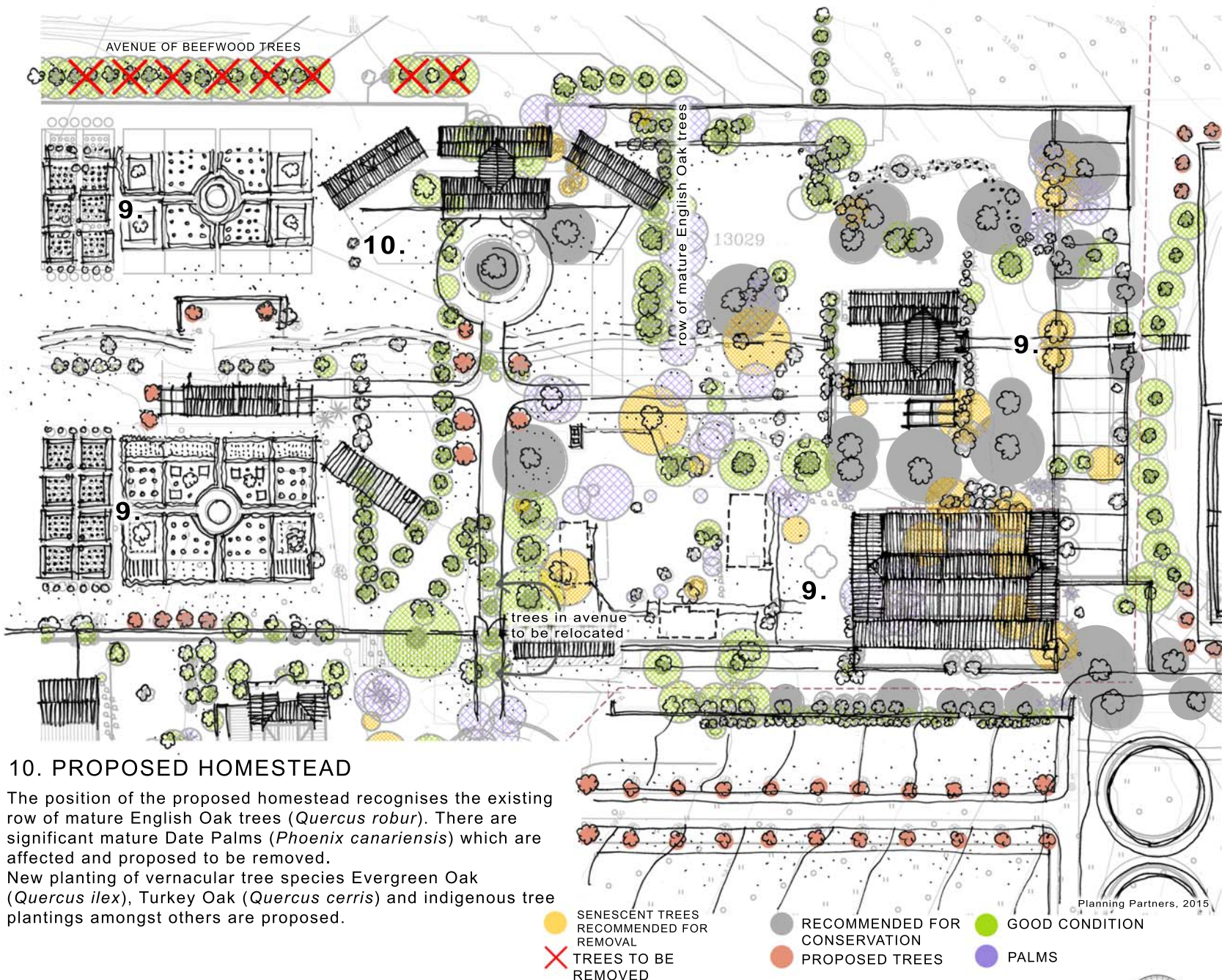
These trees punctuate the landscape vertically, well above the general tree canopy line. Most of these trees are in rapid decline and are either pre-senescent or senescent, as evidenced by the extensive die-back on the upper trunks of the trees.

These trees are proposed for removal and replacement with more appropriate vernacular tree species.

9. WERF GARDENS

Formal gardening within the werf precinct is planned on a geometric grid referencing the 'Parterre' gardens of classical landscapes.

Collections of flowering, fruiting and scented plants will make up the collections which may be rotated on a seasonal basis, with structured planting of low hedges and formal components of arbors, pergolas, sculptures and pots.



10. PROPOSED HOMESTEAD

The position of the proposed homestead recognises the existing row of mature English Oak trees (*Quercus robur*). There are significant mature Date Palms (*Phoenix canariensis*) which are affected and proposed to be removed.

New planting of vernacular tree species Evergreen Oak (*Quercus ilex*), Turkey Oak (*Quercus cerris*) and indigenous tree plantings amongst others are proposed.



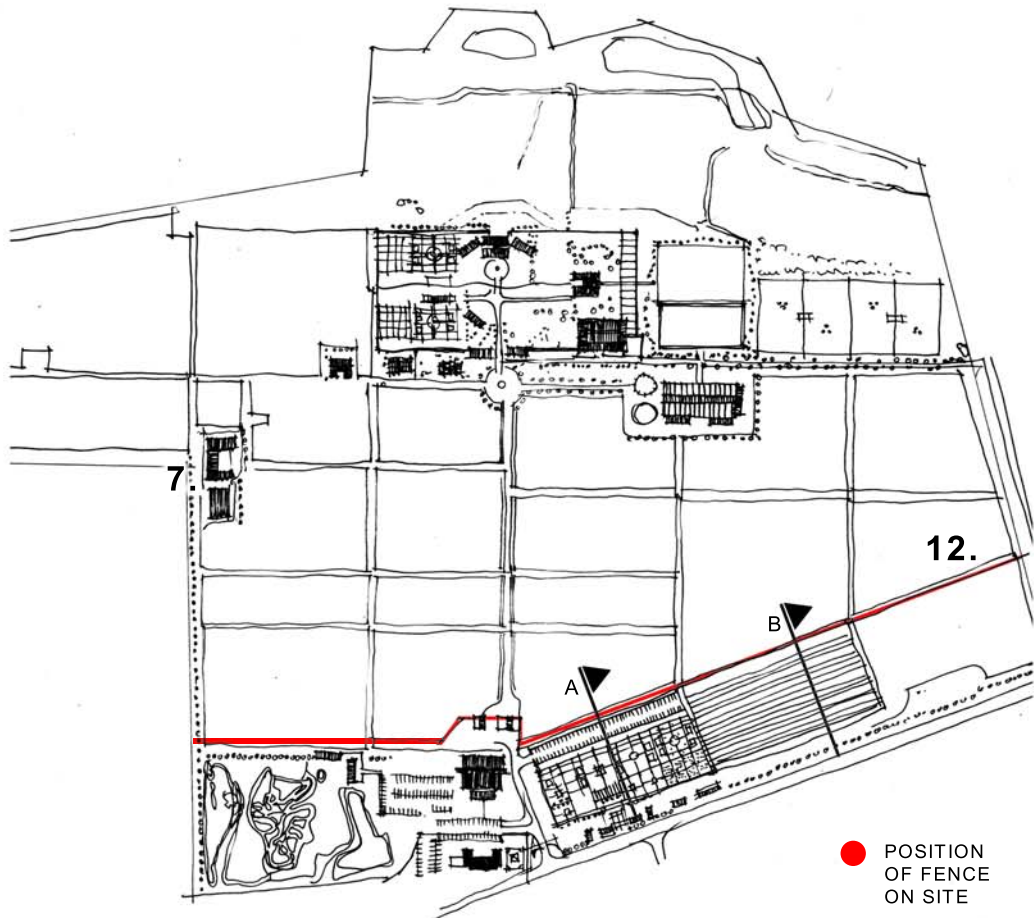
PRIVATE WERF
PRECINCT

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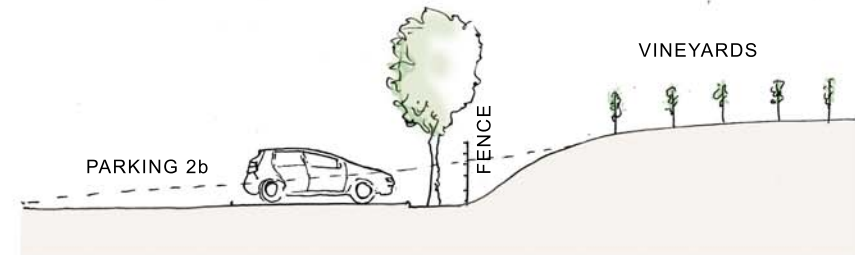
Planning Partners, 2015

The visitors' precinct will be separated from the private part of the farm by a ha-ha design element, where the fence is recessed in the landscape.

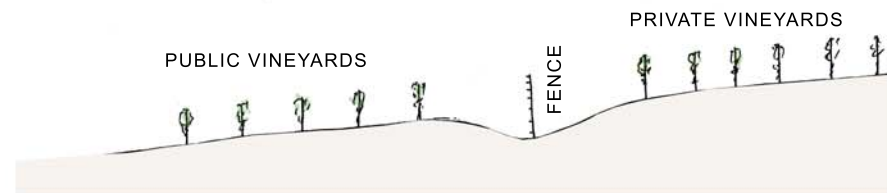
The internal security fence will create a vertical barrier without obstructing views.



12. INTERNAL SECURITY FENCE
SCALE N/A



12. TYPICAL SECTION A



12. TYPICAL SECTION B