

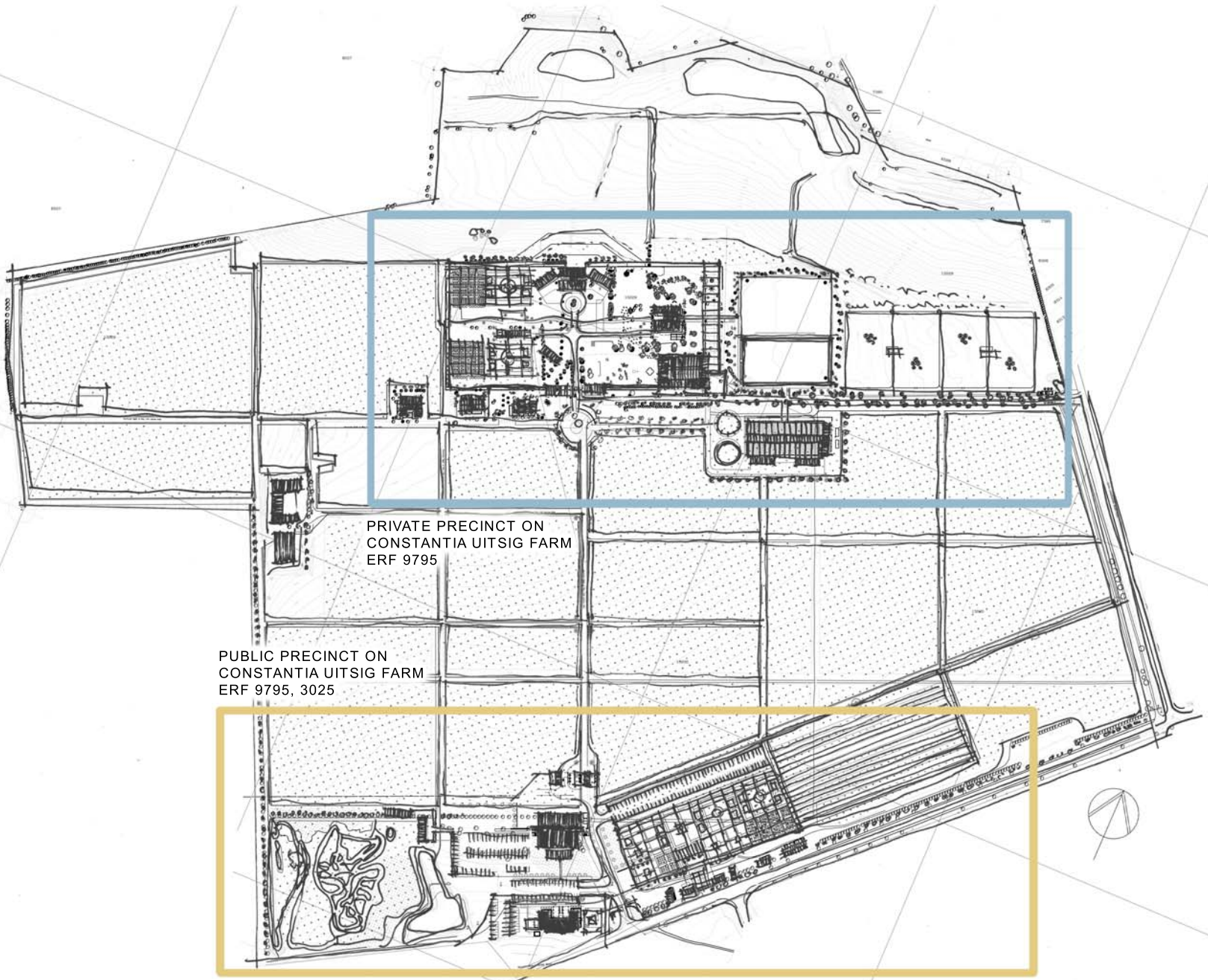
PUBLIC PRECINCT CONSTANTIA UITSIG FARM

HERITAGE IMPACT ASSESSMENT PHASE 2
Bouwer Architect's proposal to refurbish existing
structures and add to the built environment to
establish a precinct on Constantia Uitsig farm
accessible to the public.



B·O·U·W·E·R
ARCHITECTS





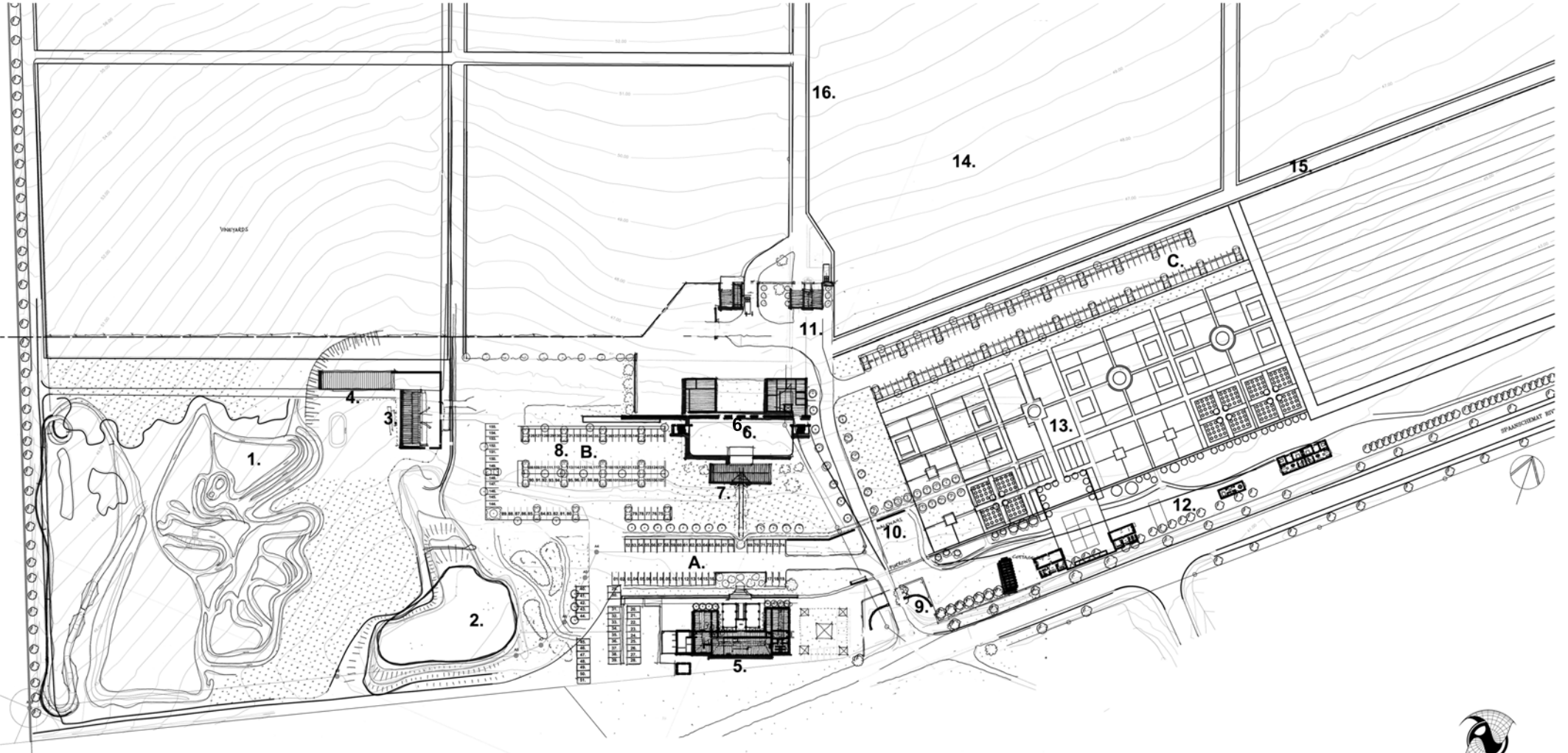
PRIVATE PRECINCT ON
CONSTANTIA UITSIG FARM
ERF 9795

PUBLIC PRECINCT ON
CONSTANTIA UITSIG FARM
ERF 9795, 3025

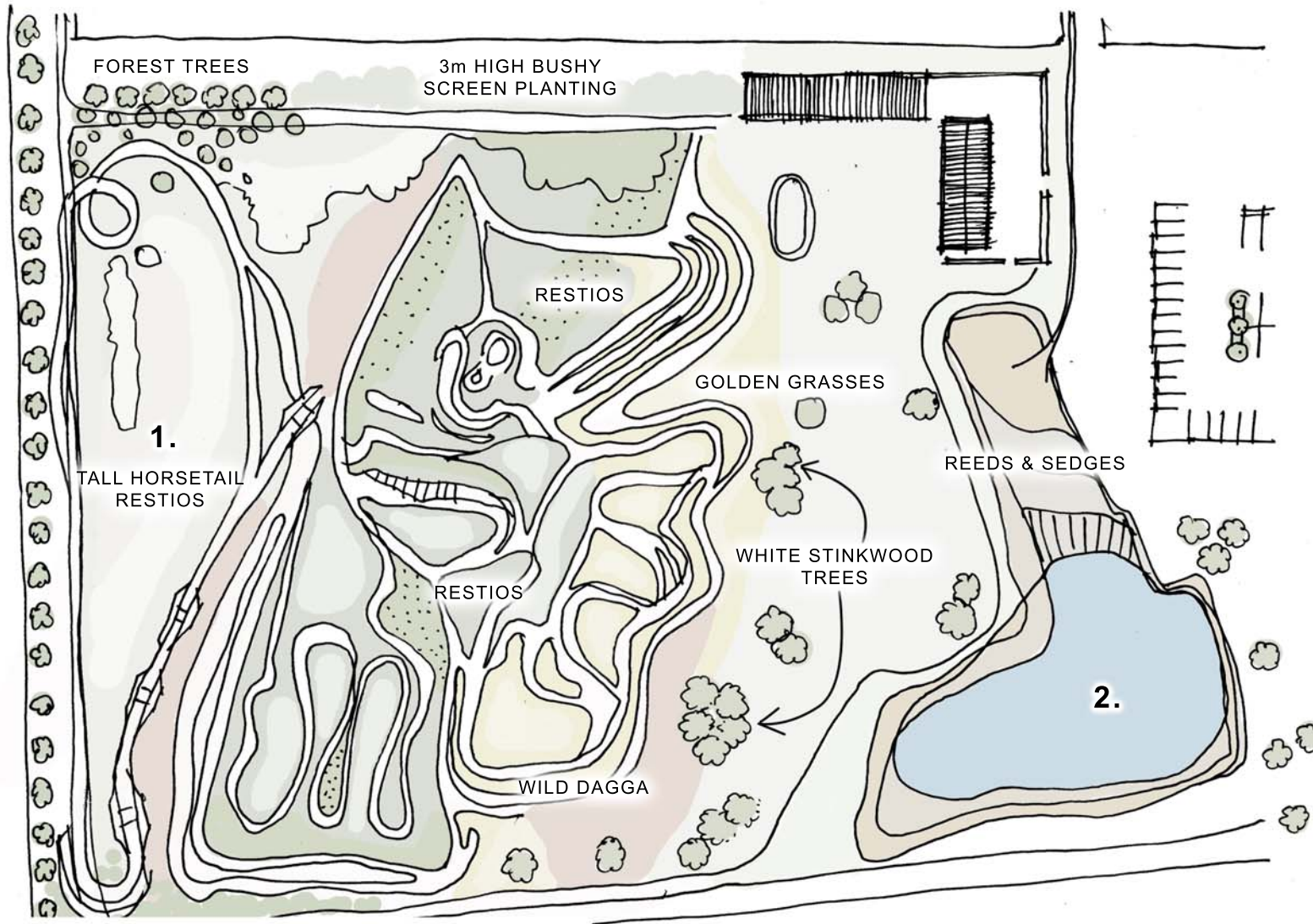
HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM

PUBLIC PRECINCT DEVELOPMENT PLAN

1. Proposed bike track and fynbos landscaping
2. Upgrade landscape and waterbody
3. Bike park clubhouse
4. Exercise studio (indoor training area)
5. Open Door restaurant
6. Winery
7. Wine sales and tasting
8. Establishing parking facilities
9. Entrance gate
10. Entrance court
11. Guard house and security entrance
12. Upgrading of workers' cottages
13. Proposed formal gardens
14. Re-establishing vineyards
15. Internal security fence
16. Road upgrades



HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



01 BIKE TRACK LANDSCAPING
 02 UPGRADE AND LANDSCAPE WATERBODY
 PROPOSED DEVELOPMENT

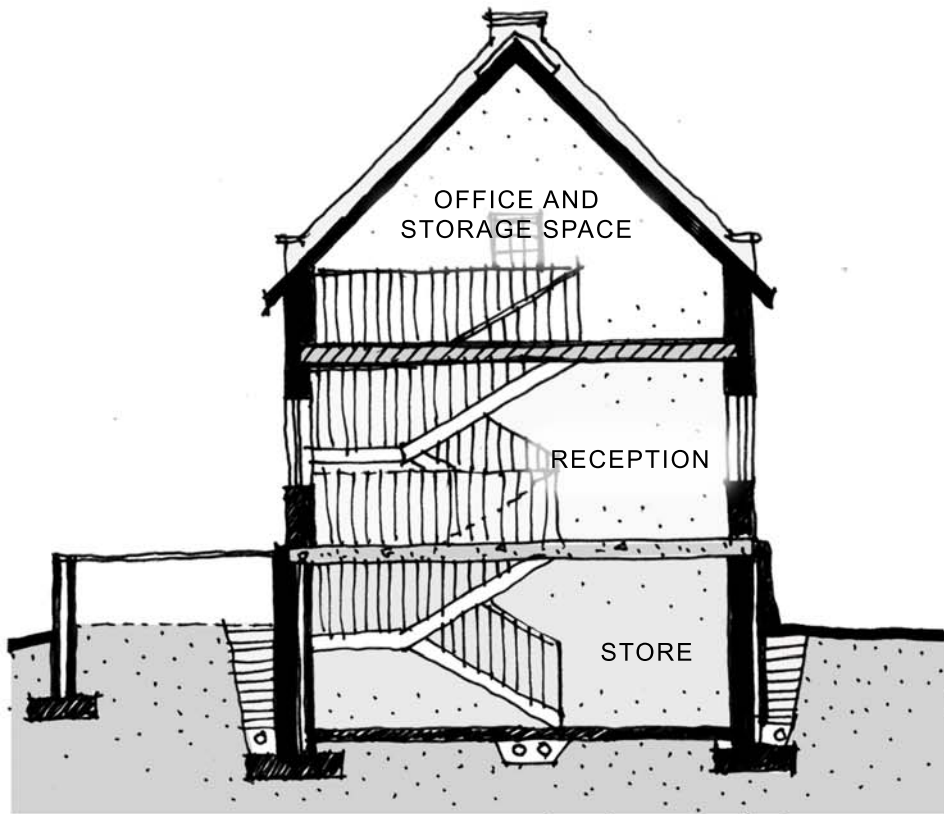
20m

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

HERITAGE IMPACT ASSESSMENT
 CONSTANTIA UITSIG FARM



B·O·U·W·E·R
 ARCHITECTS



CROSS SECTION THROUGH BARN

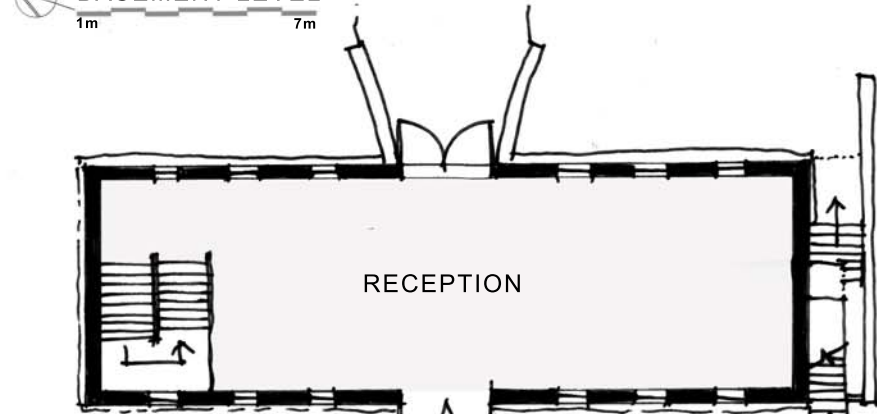
5m

03 BIKE PARK CLUBHOUSE
PROPOSED BUILDING



BASEMENT LEVEL

1m 7m



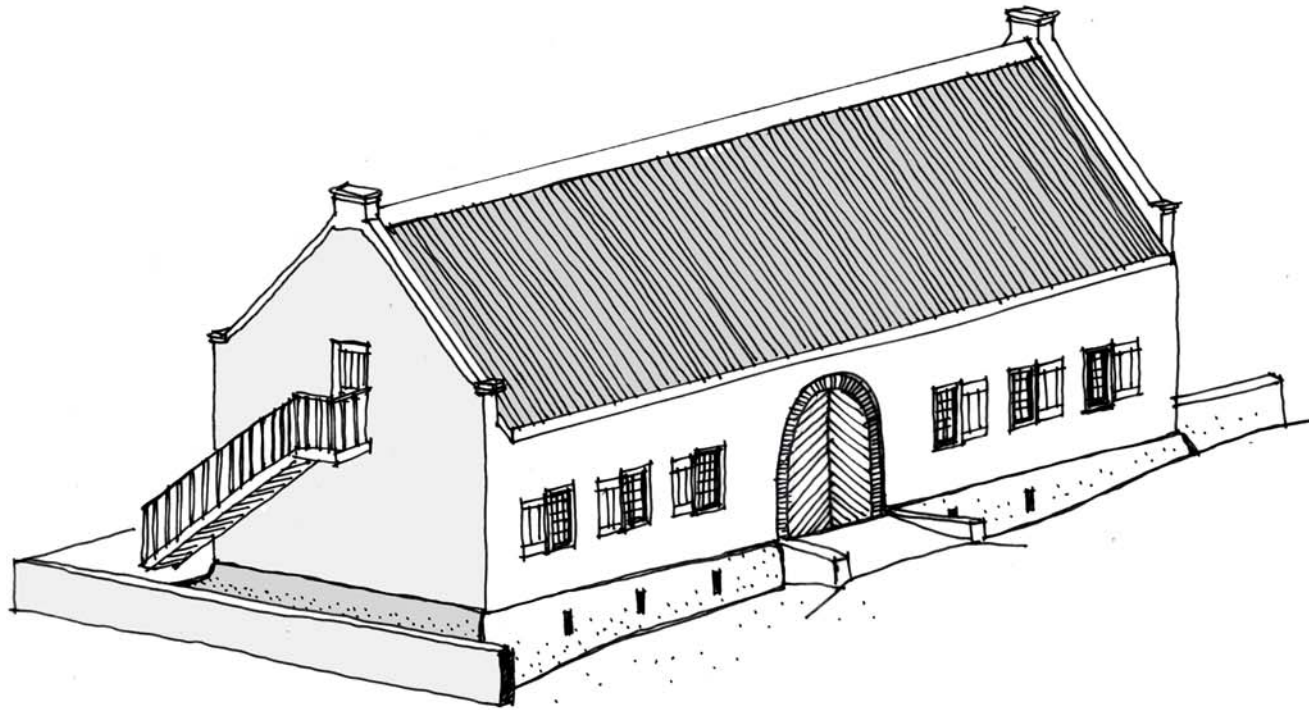
GROUND FLOOR LEVEL

1m 7m



FIRST FLOOR LEVEL

1m 7m



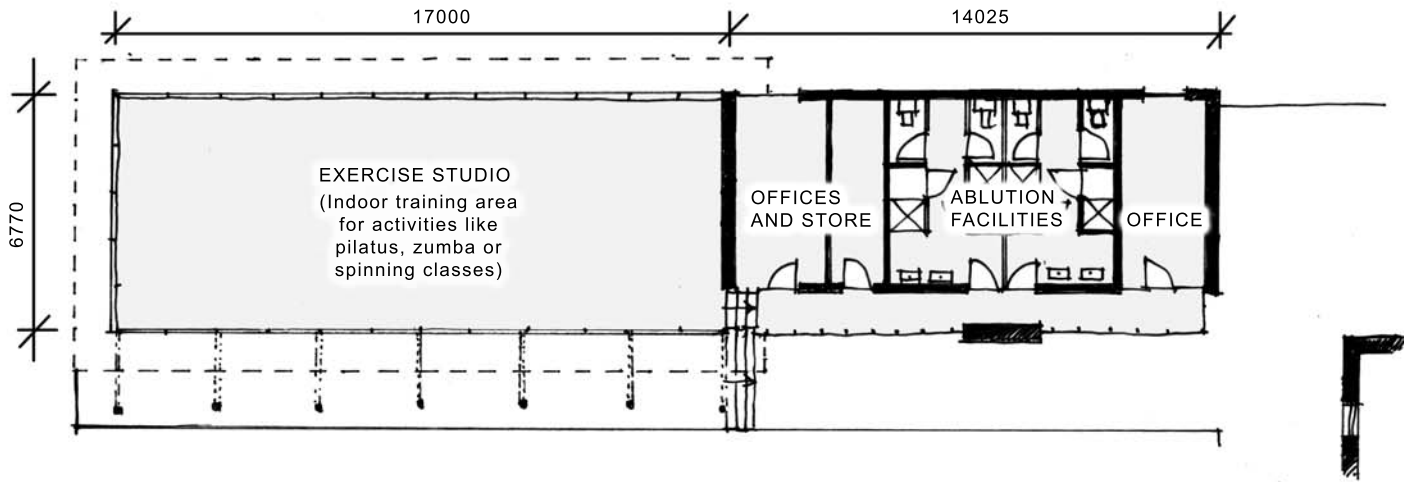
PROPOSED BARN WITH
GABLES, WINDOWS AND DOORS



PERSPECTIVE OF PROPOSED BARN
WITH BIKE TRACK BEYOND

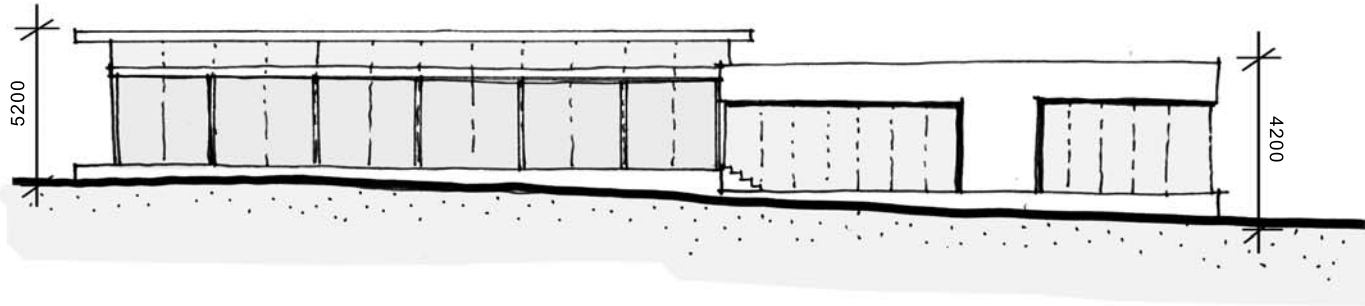
03 BIKE PARK CLUBHOUSE
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



GROUND FLOOR LAYOUT

5m

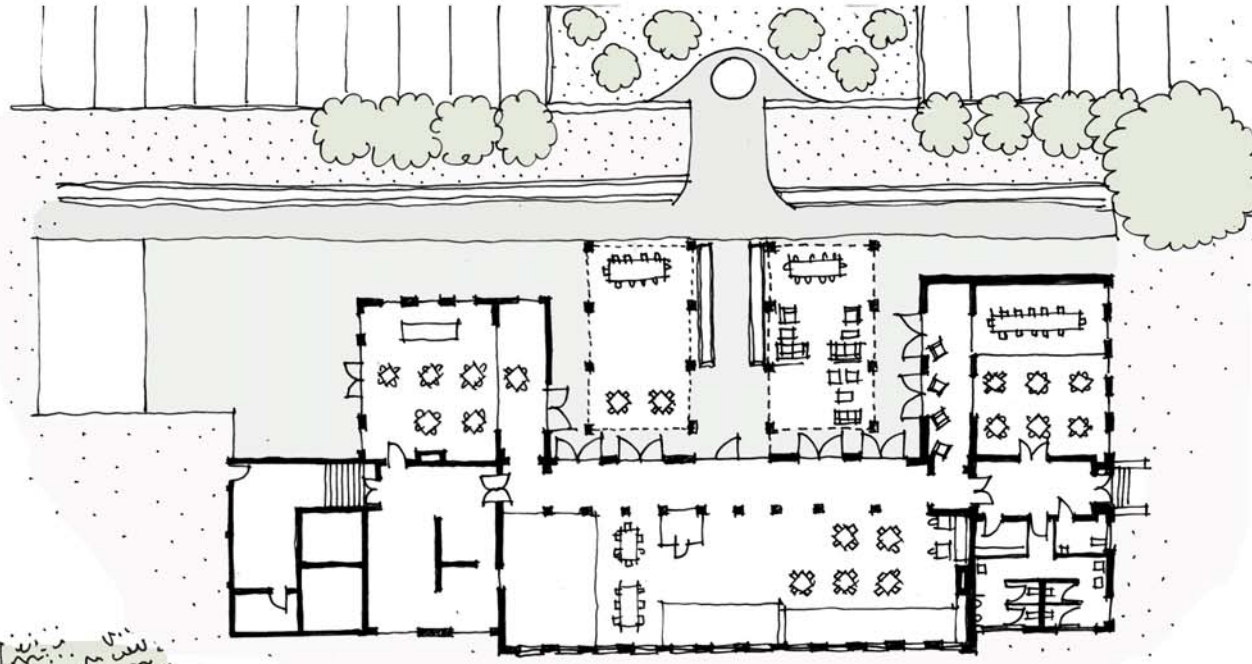


SOUTH ELEVATION



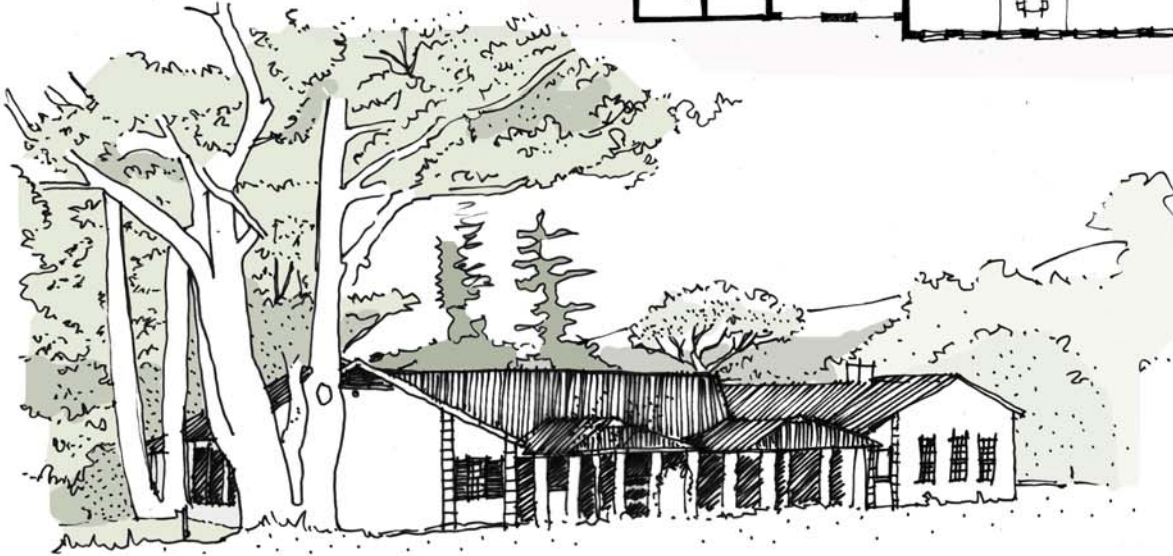
PERSPECTIVE WITH BIKE BARN IN VIEW

04 EXERCISE STUDIO (INDOOR TRAINING AREA)
PROPOSED BUILDING



OPEN DOOR RESTAURANT
GROUND FLOOR LAYOUT

5m



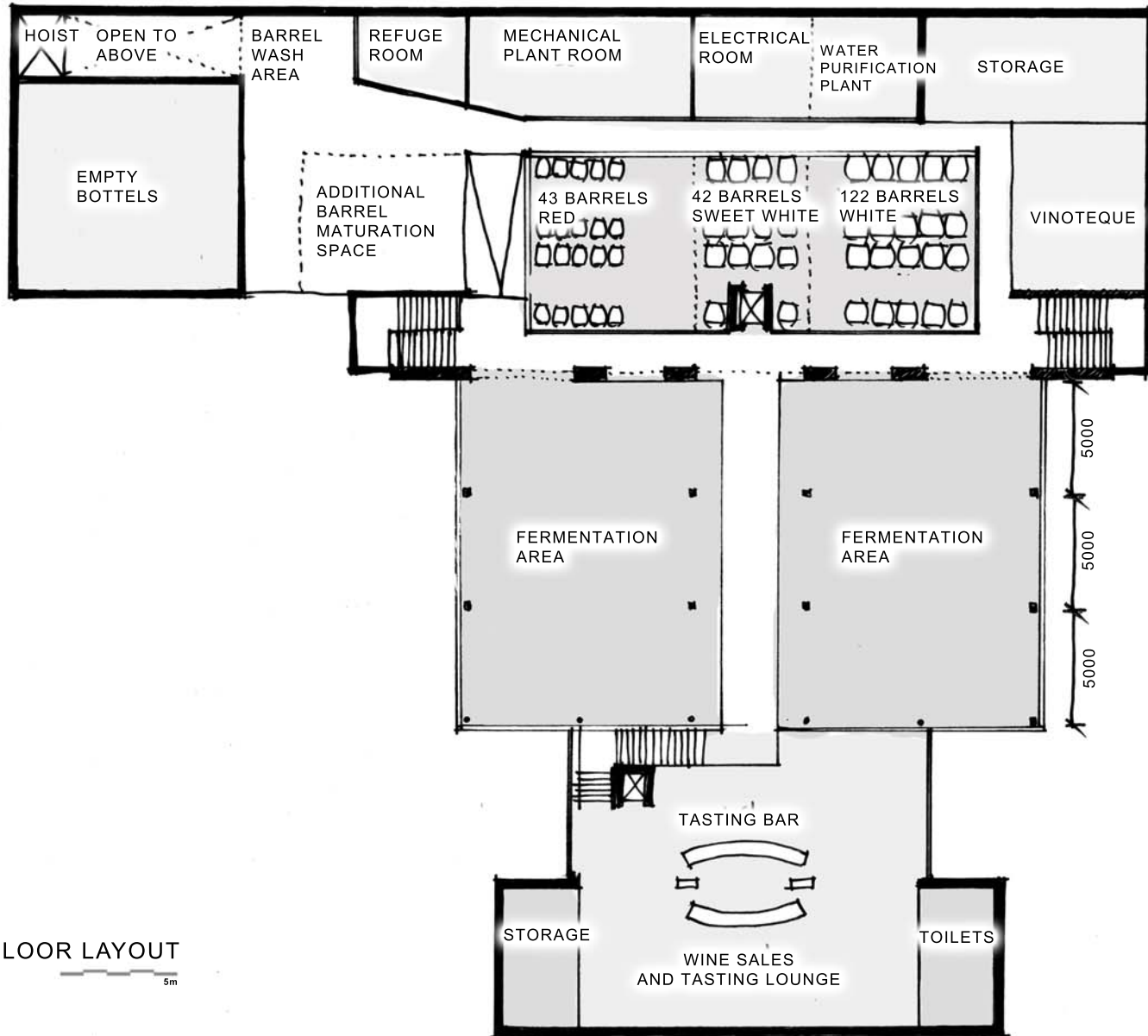
05 OPEN DOOR RESTAURANT
EXISTING BUILDING REFURBISHED

PERSPECTIVE DRAWING

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



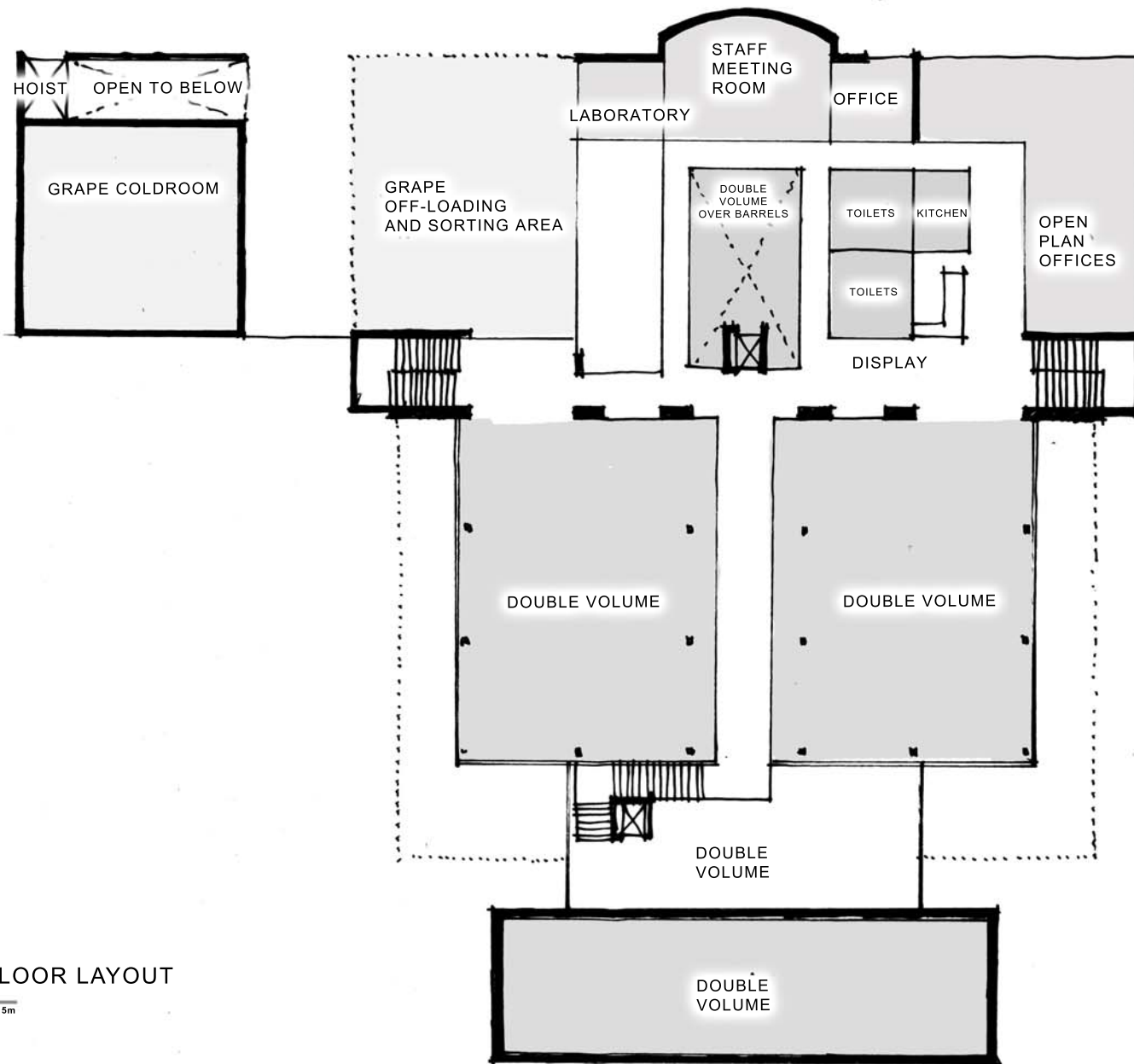
B·O·U·W·E·R
ARCHITECTS



GROUND FLOOR LAYOUT
5m

06 WINERY
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



FIRST FLOOR LAYOUT

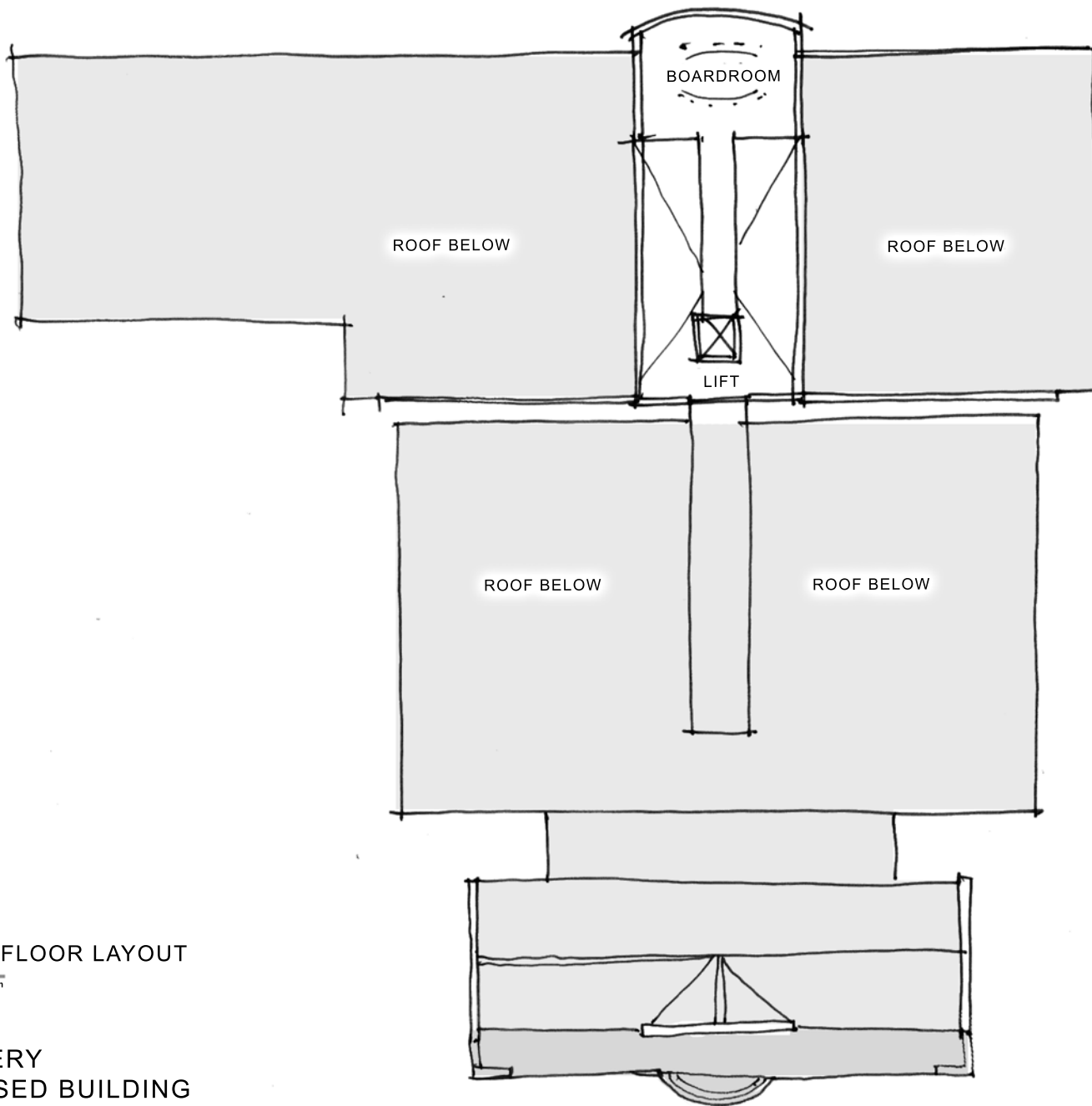
5m

06 WINERY
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



B·O·U·W·E·R
ARCHITECTS



SECOND FLOOR LAYOUT

5m

06 WINERY
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



B·O·U·W·E·R
ARCHITECTS

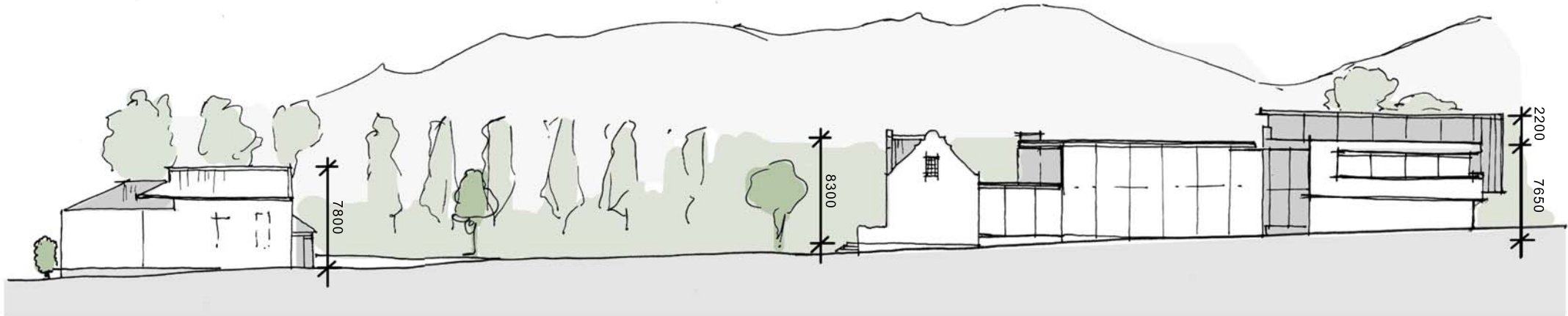


PERSPECTIVE FROM
MAIN ENTRANCE

06 WINERY
PROPOSED BUILDING



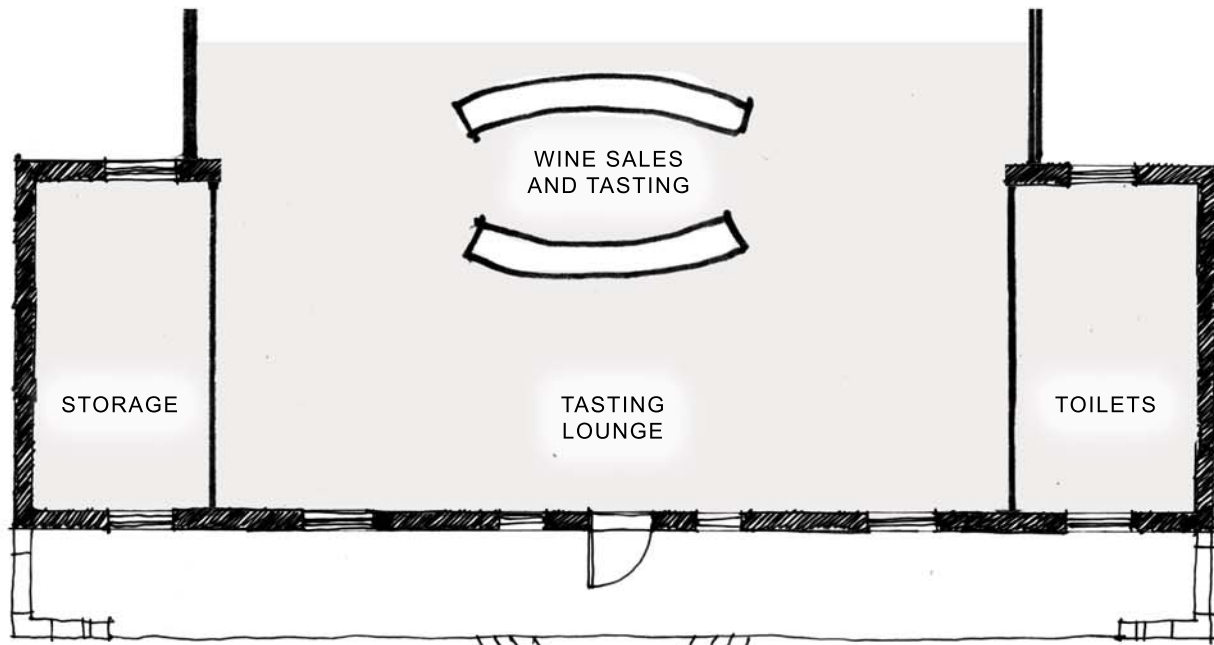
SOUTH PERSPECTIVE



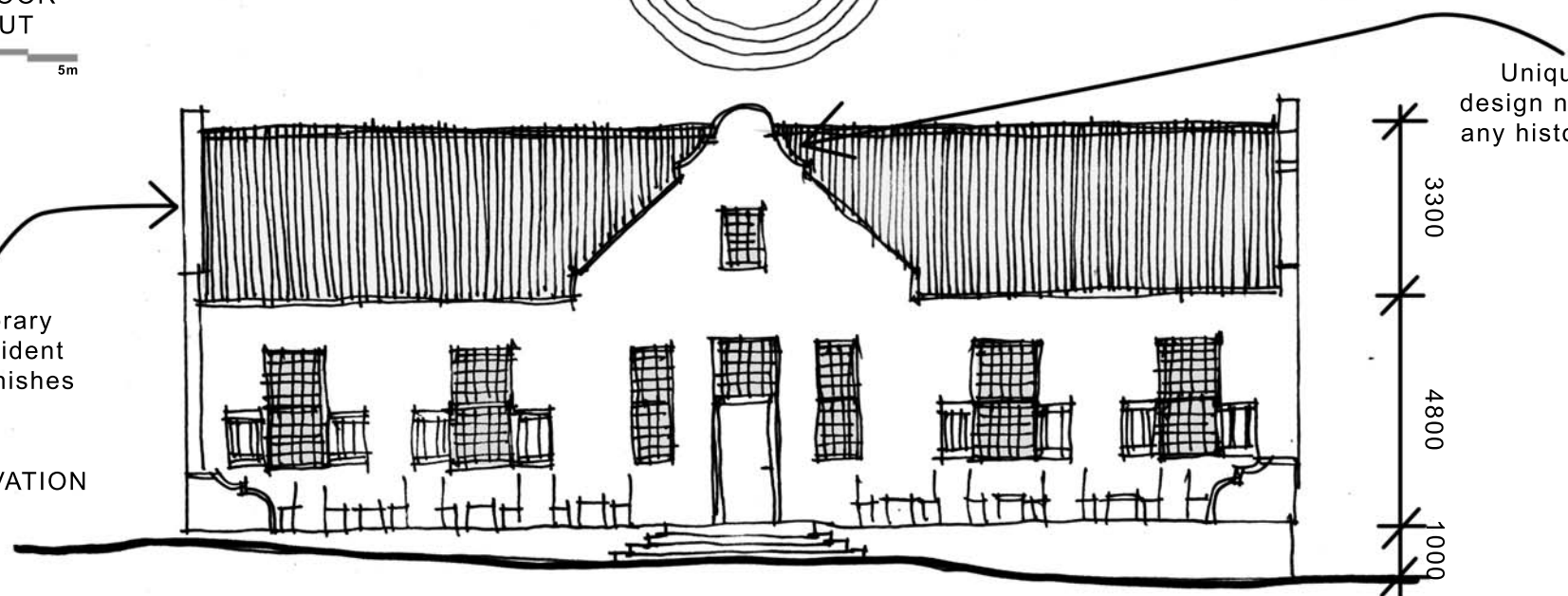
EAST ELEVATION

06 WINERY
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



GROUND FLOOR LEVEL LAYOUT
5m

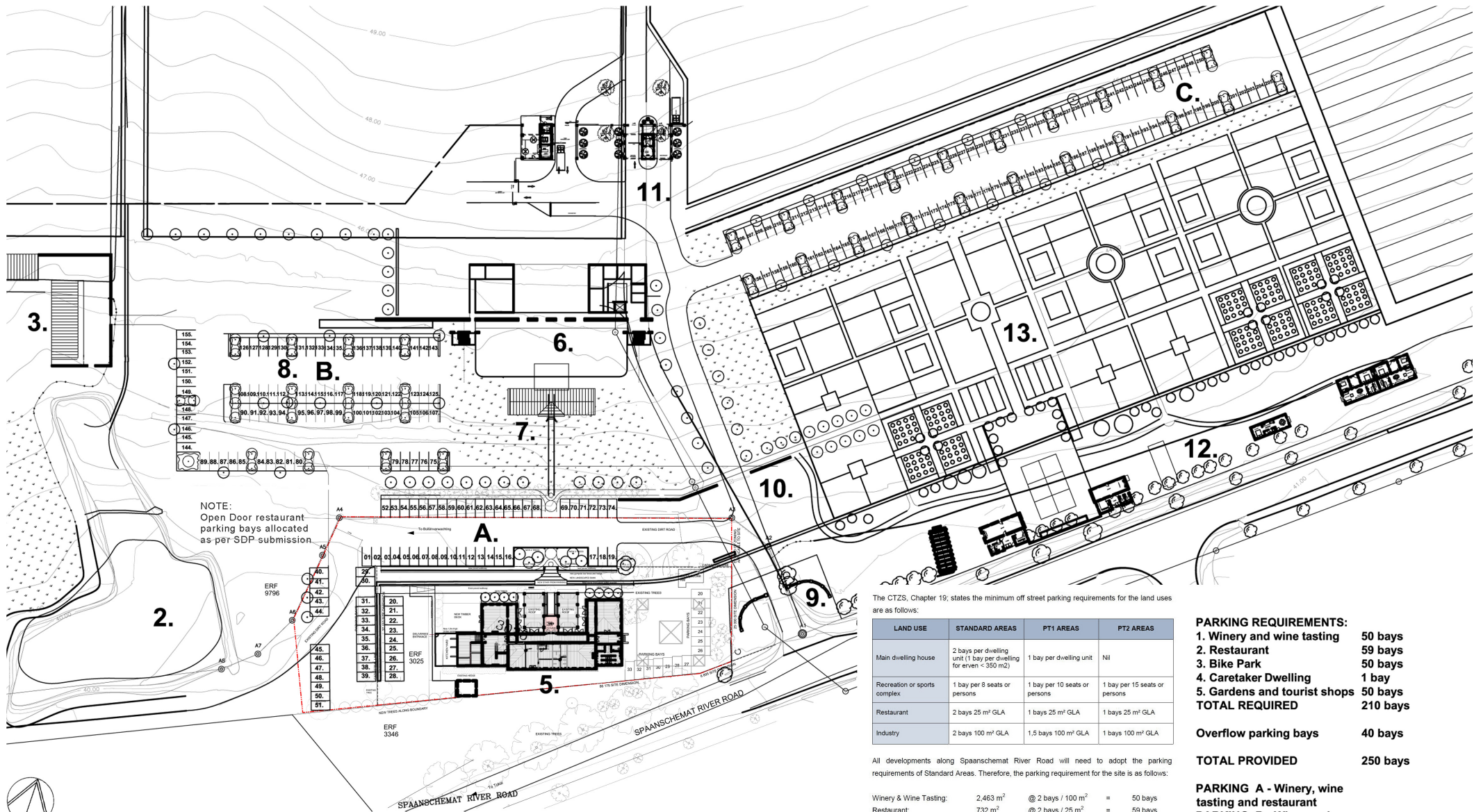


Unique gable design not to mimic any historicist style

Contemporary building evident in design finishes

SOUTH ELEVATION

07 WINE SALES AND TASTING PROPOSED BUILDING



NOTE:
Open Door restaurant
parking bays allocated
as per SDP submission

The CT2S, Chapter 19, states the minimum off street parking requirements for the land uses are as follows:

LAND USE	STANDARD AREAS	PT1 AREAS	PT2 AREAS
Main dwelling house	2 bays per dwelling unit (1 bay per dwelling for erven < 950 m ²)	1 bay per dwelling unit	Nil
Recreation or sports complex	1 bay per 8 seats or persons	1 bay per 10 seats or persons	1 bay per 15 seats or persons
Restaurant	2 bays 25 m ² GLA	1 bays 25 m ² GLA	1 bays 25 m ² GLA
Industry	2 bays 100 m ² GLA	1.5 bays 100 m ² GLA	1 bays 100 m ² GLA

All developments along Spaanschemat River Road will need to adopt the parking requirements of Standard Areas. Therefore, the parking requirement for the site is as follows:

Winery & Wine Tasting:	2,463 m ²	@ 2 bays / 100 m ²	=	50 bays
Restaurant:	732 m ²	@ 2 bays / 25 m ²	=	59 bays
Caretaker Dwelling:	1 unit	@ 1 bay / unit	=	1 bay
Bike Park:	75 persons	@ 1 bay / 1.5 persons	=	50 bays
Formal Gardens	75 persons	@ 1 bay / 1.5 persons	=	50 bays
Total parking required:			=	210 bays

(Constania Uitsig TIA Report, 2015: 09)

PARKING REQUIREMENTS:
1. Winery and wine tasting 50 bays
2. Restaurant 59 bays
3. Bike Park 50 bays
4. Caretaker Dwelling 1 bay
5. Gardens and tourist shops 50 bays
TOTAL REQUIRED 210 bays

Overflow parking bays 40 bays
TOTAL PROVIDED 250 bays

PARKING A - Winery, wine tasting and restaurant
PARKING B - Winery, wine tasting and clubhouse
PARKING C - Gardens and overflow parking

**08 ESTABLISH PARKING FACILITIES
PROPOSED DEVELOPMENT**

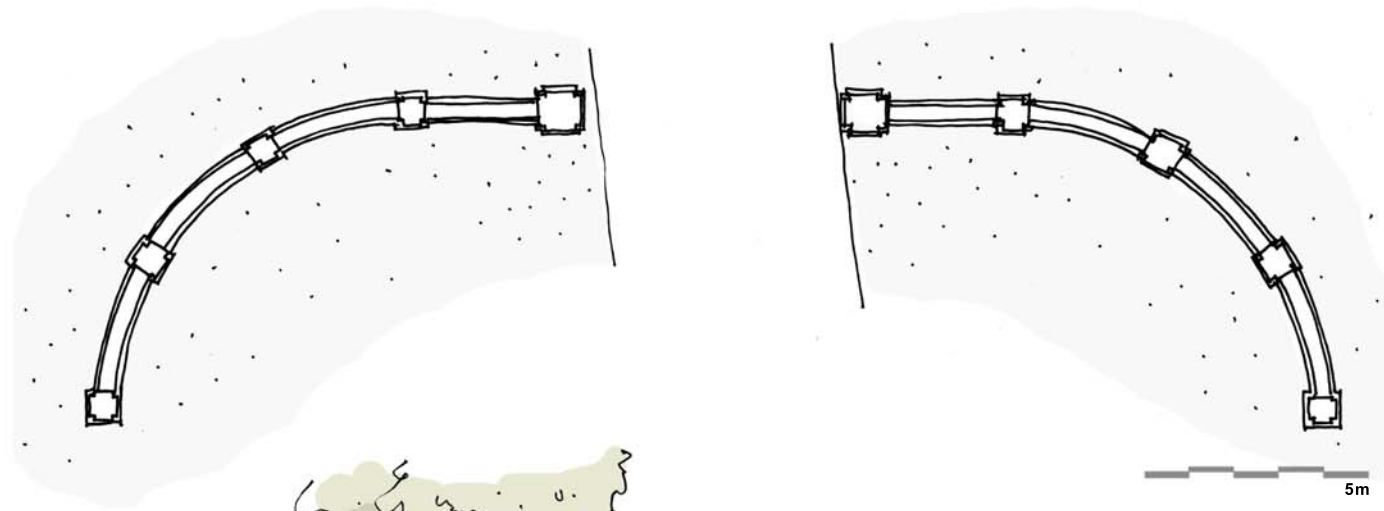
50m

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM

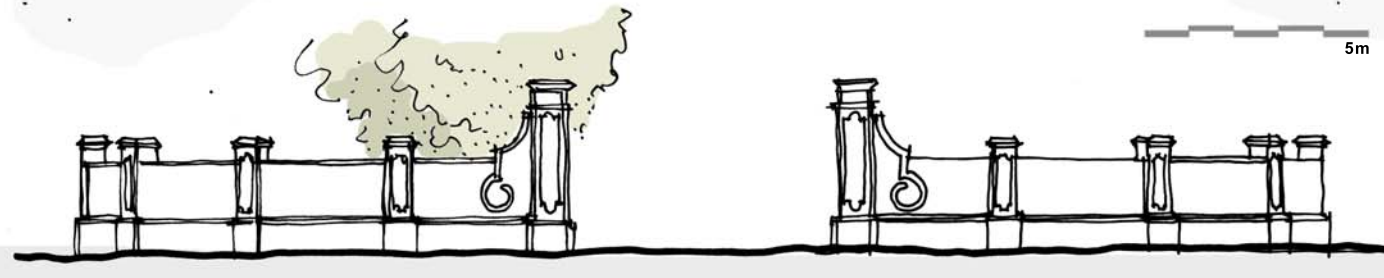


B.O.U.W.E.R
ARCHITECTS

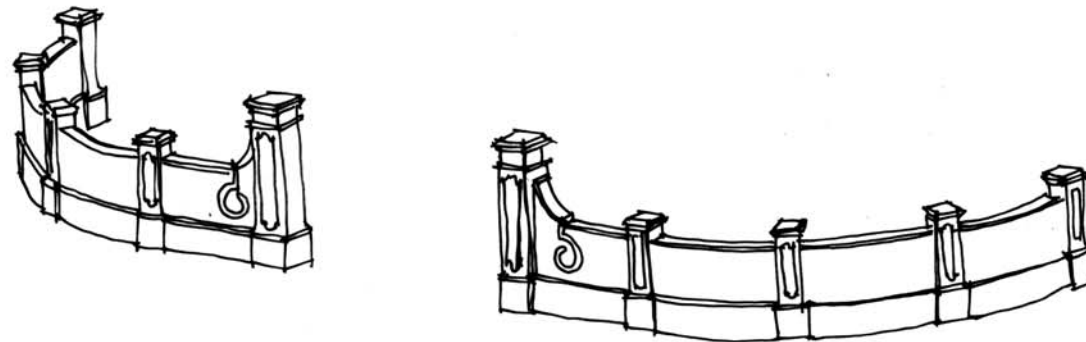
PLAN



ENTRANCE ELEVATION

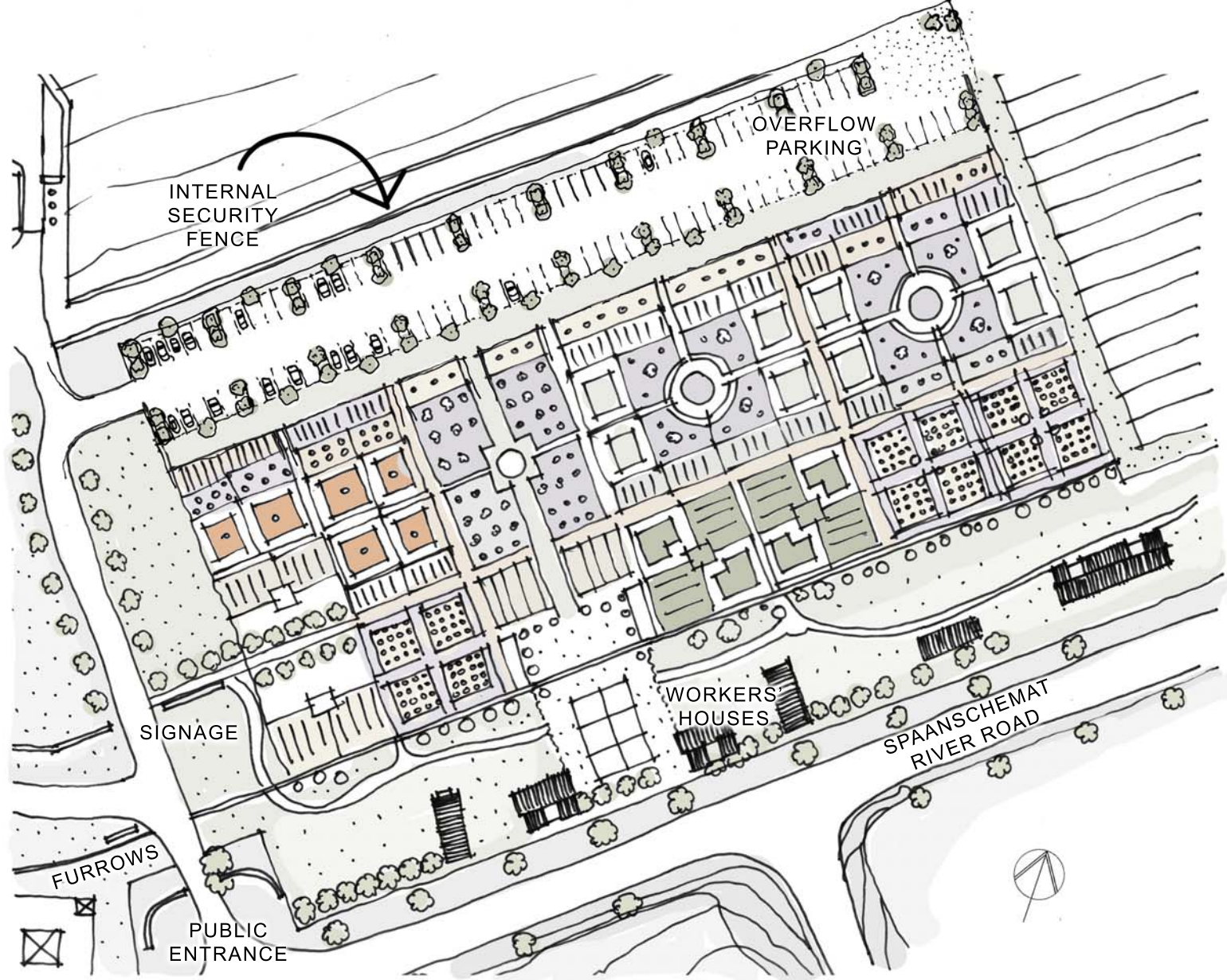


PERSPECTIVE



09 ENTRANCE GATEWAY
PROPOSED STRUCTURE

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM

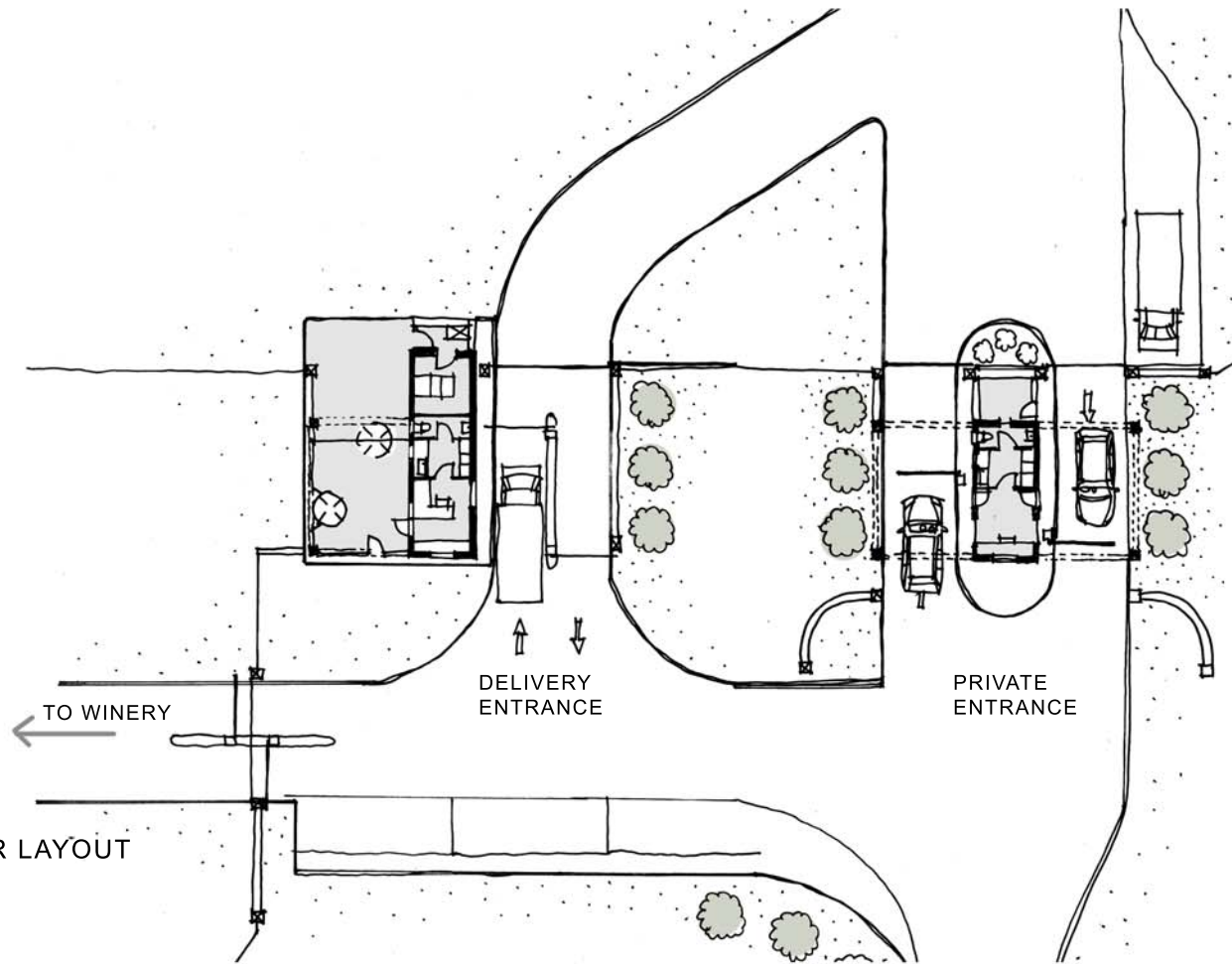


10 ENTRANCE COURT & 13 FORMAL GARDENS
 PROPOSED DEVELOPMENT



HERITAGE IMPACT ASSESSMENT
 CONSTANTIA UITSIG FARM

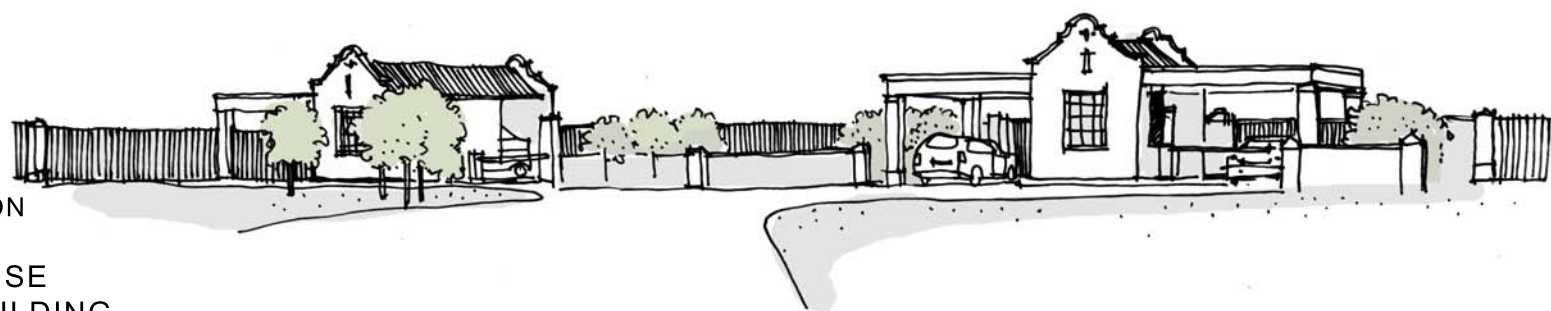


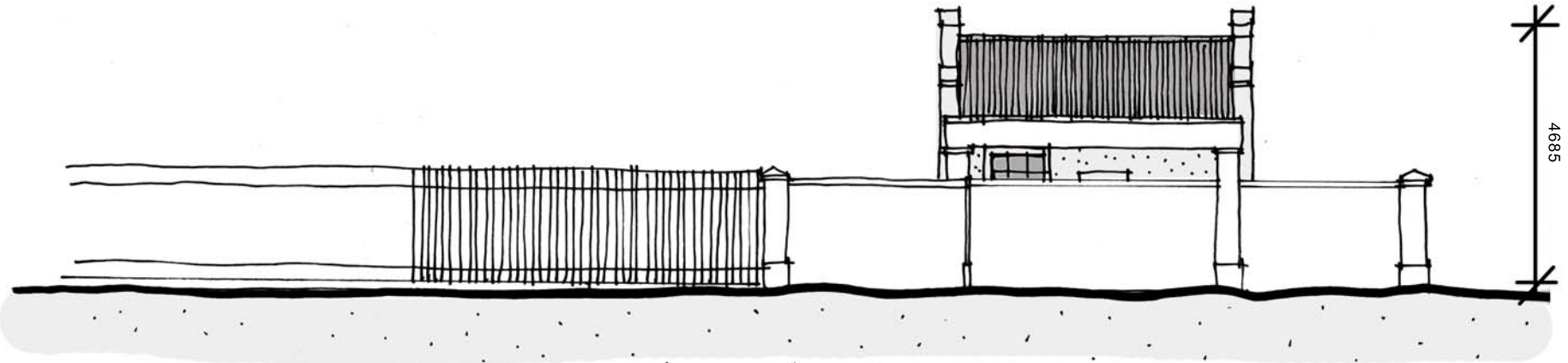


GROUND FLOOR LAYOUT

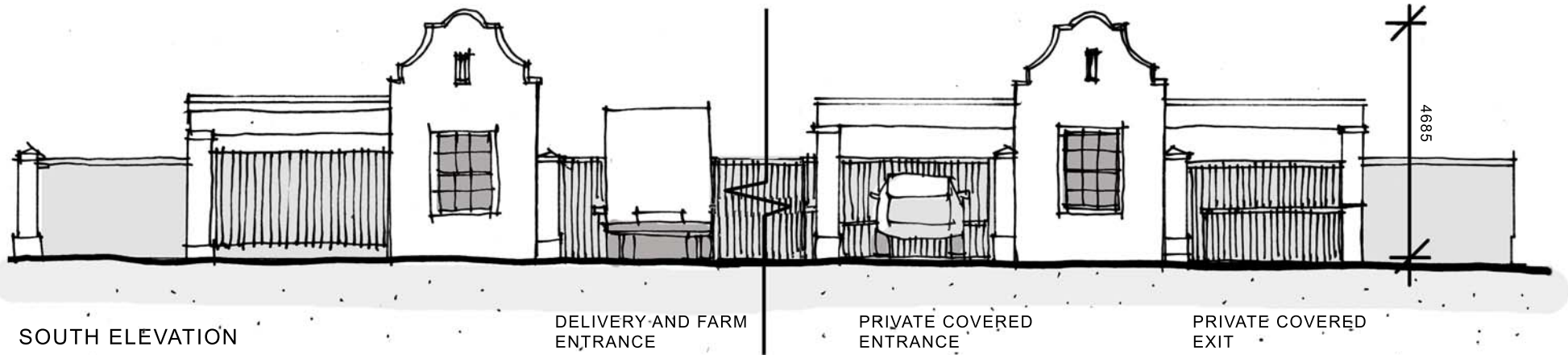
SOUTH ELEVATION

11 GUARD HOUSE
PROPOSED BUILDING





EAST ELEVATION



SOUTH ELEVATION

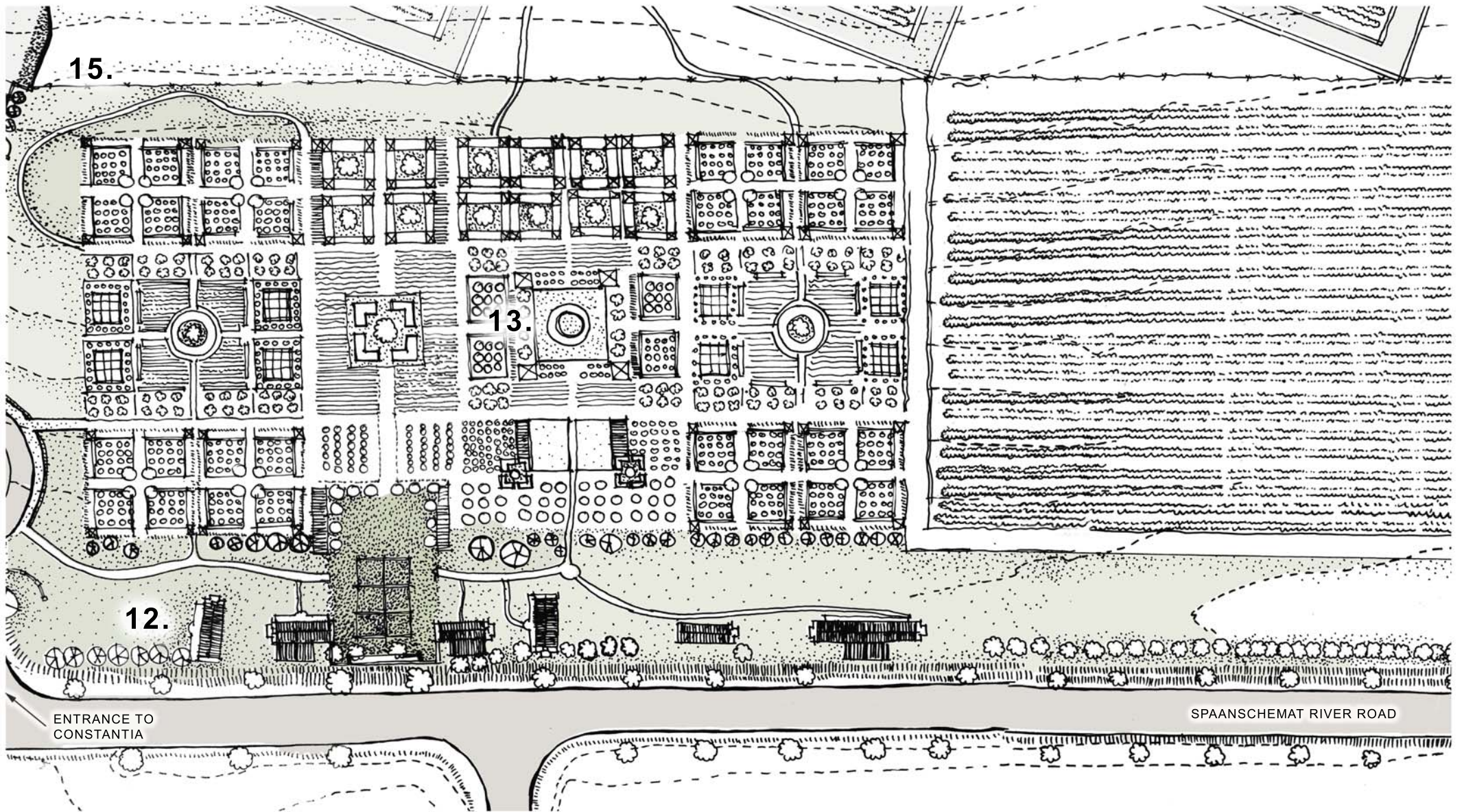
DELIVERY AND FARM
ENTRANCE

PRIVATE COVERED
ENTRANCE

PRIVATE COVERED
EXIT

11 GUARD HOUSE
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



12 UPGRADING OF WORKERS' COTTAGES & 13 FORMAL GARDENS

SITE DEVELOPMENT PLAN

ARTIST'S IMPRESSION

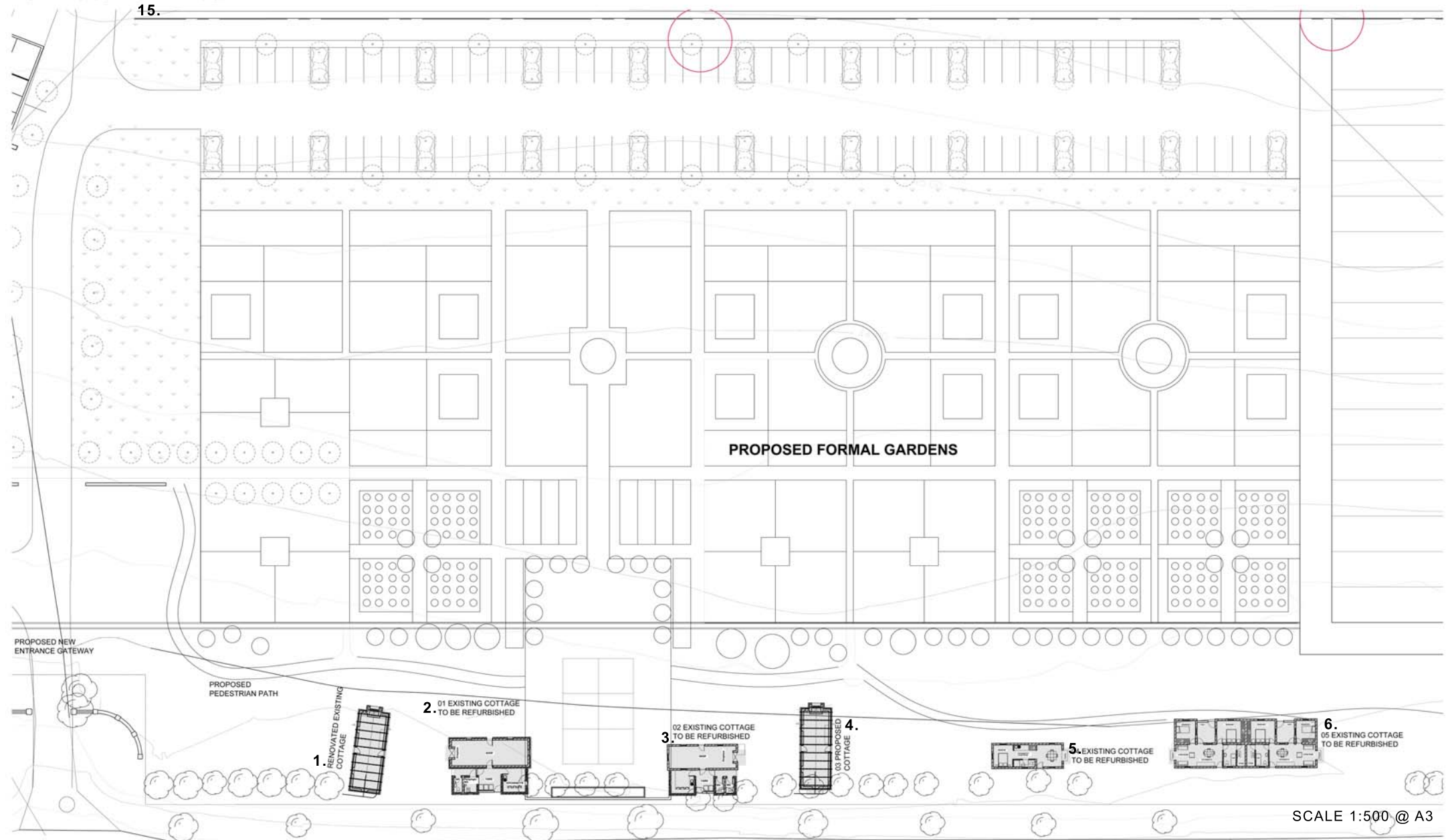
SCALE N/A

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



B.O.U.W.E.R
ARCHITECTS

15.



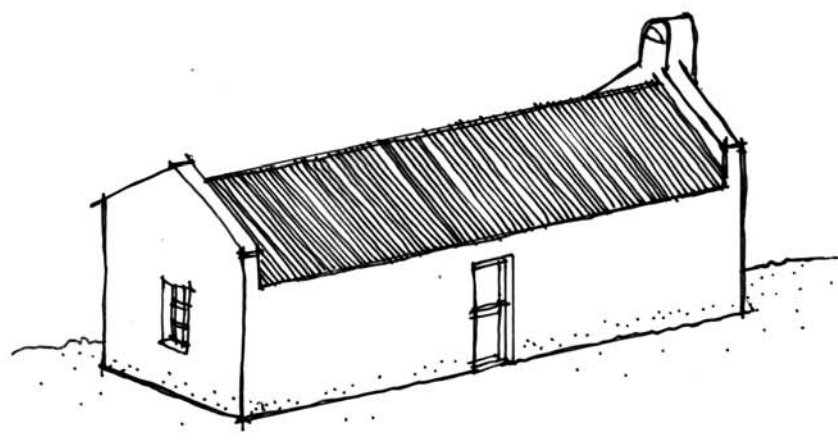
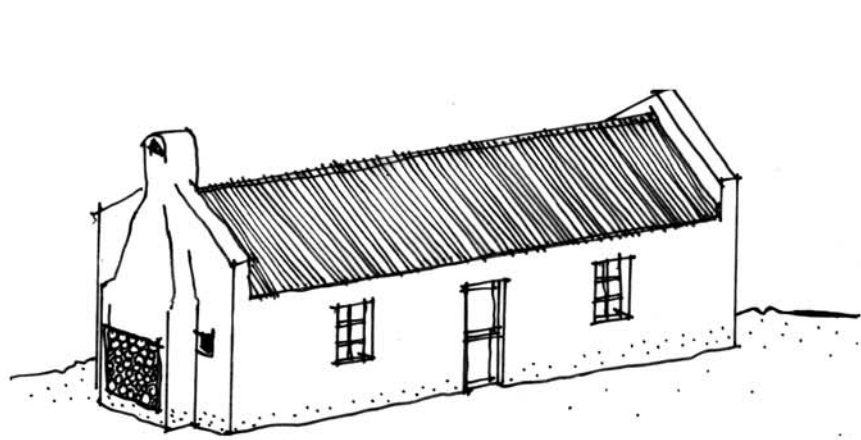
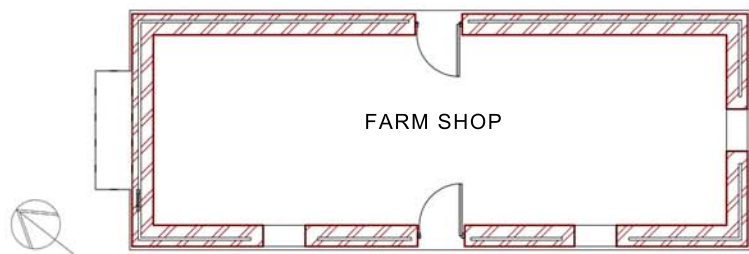
SCALE 1:500 @ A3

**12. UPGRADING OF WORKERS' COTTAGES
SITE DEVELOPMENT PLAN**

PROPOSED FARM DEVELOPMENT
 CONSTANTIA UITSIG
 ERF 9795 & 3025,
 SPAANSCHMAT RIVER ROAD

HERITAGE IMPACT ASSESSMENT
 CONSTANTIA UITSIG FARM





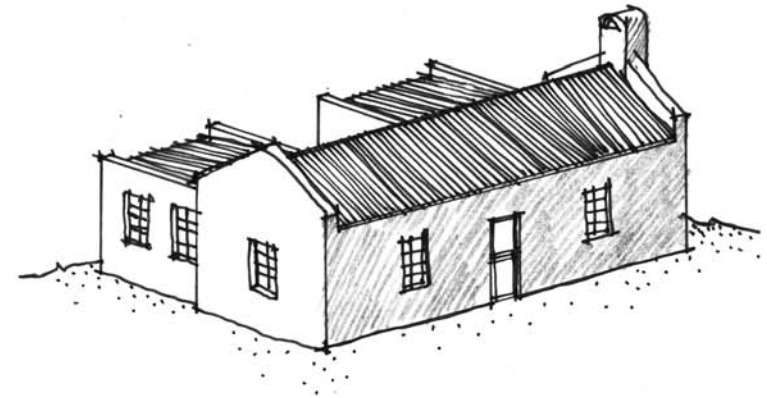
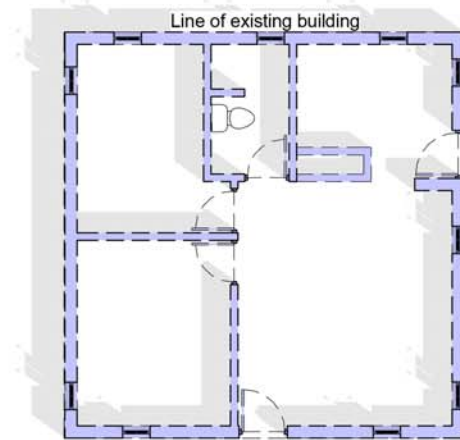
PROPOSED FLOOR PLAN
1:100

COTTAGE 01 & 04
01 EXISTING AND 04 PROPOSED
FARM SHOP



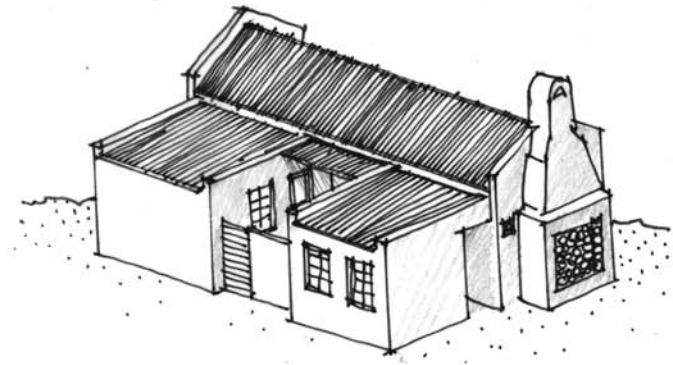
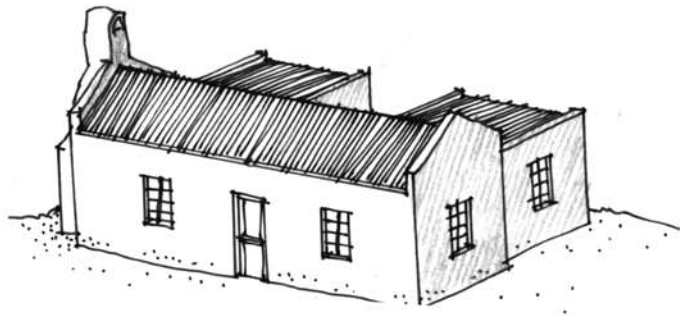
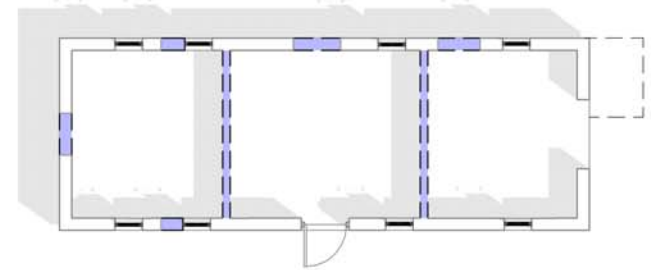
PROPOSED FLOOR PLAN
1:100

COTTAGE 02
REFURBISH INTO FARM SHOP



EXISTING FLOOR PLAN
1:100

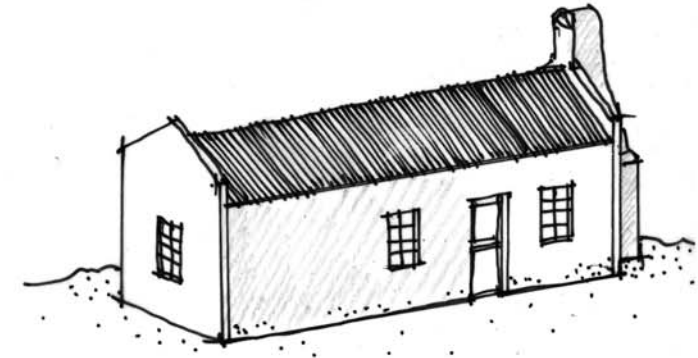
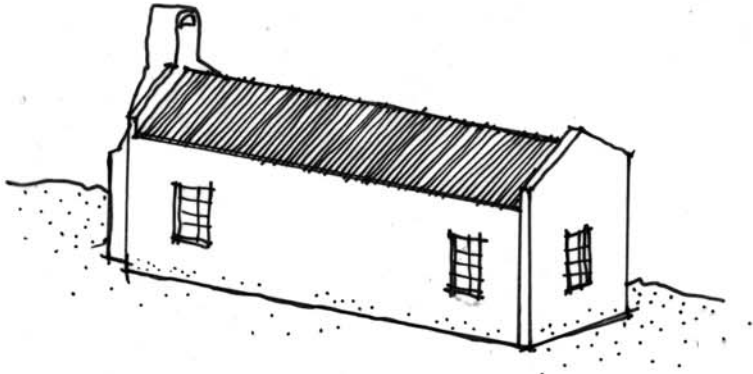
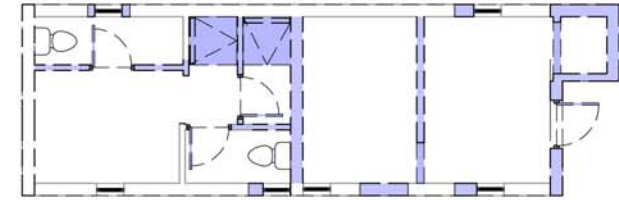
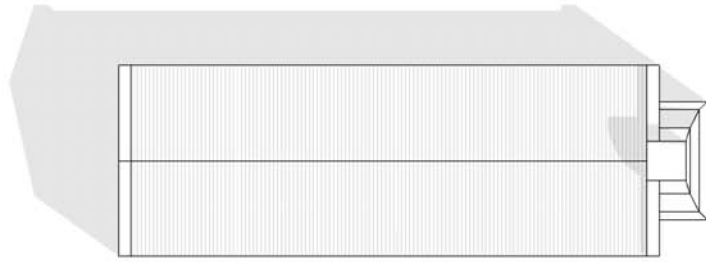
HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



PROPOSED FLOOR PLAN
1:100

COTTAGE 03
REFURBISH INTO FARM SHOP

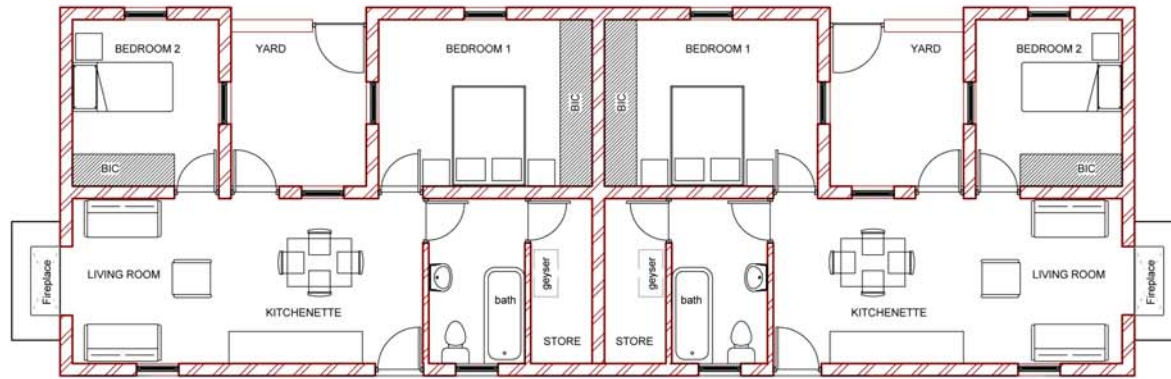
EXISTING FLOOR PLAN
1:100



PROPOSED FLOOR PLAN
1:100

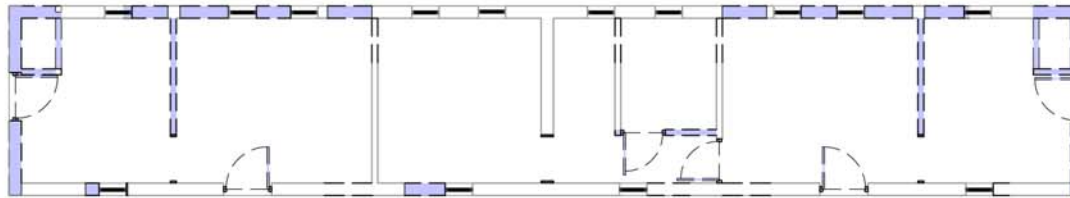
EXISTING FLOOR PLAN
1:100

COTTAGE 05
REFURBISH WORKER'S HOUSE



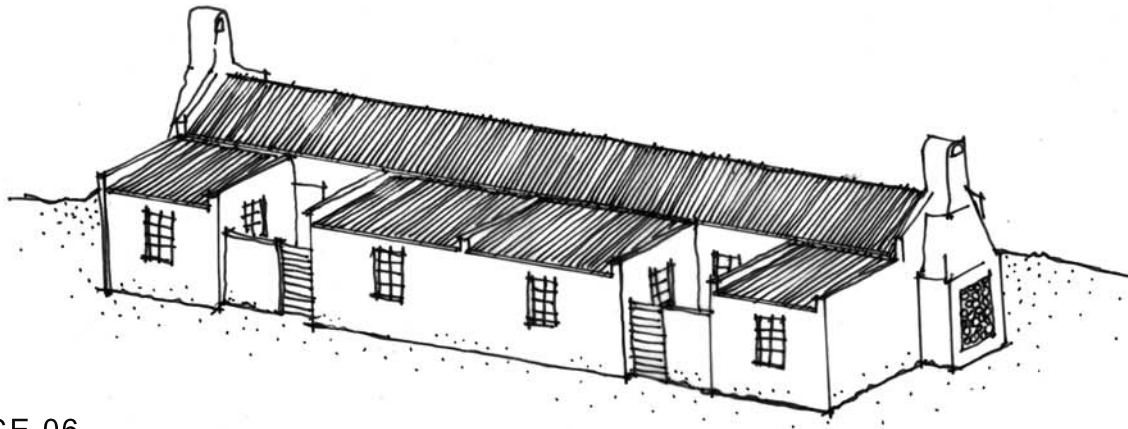
PROPOSED FLOOR PLAN

1:100



EXISTING FLOOR PLAN

1:100



COTTAGE 06
REFURBISH TO
x2 WORKERS' HOUSES

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



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ARCHITECTS



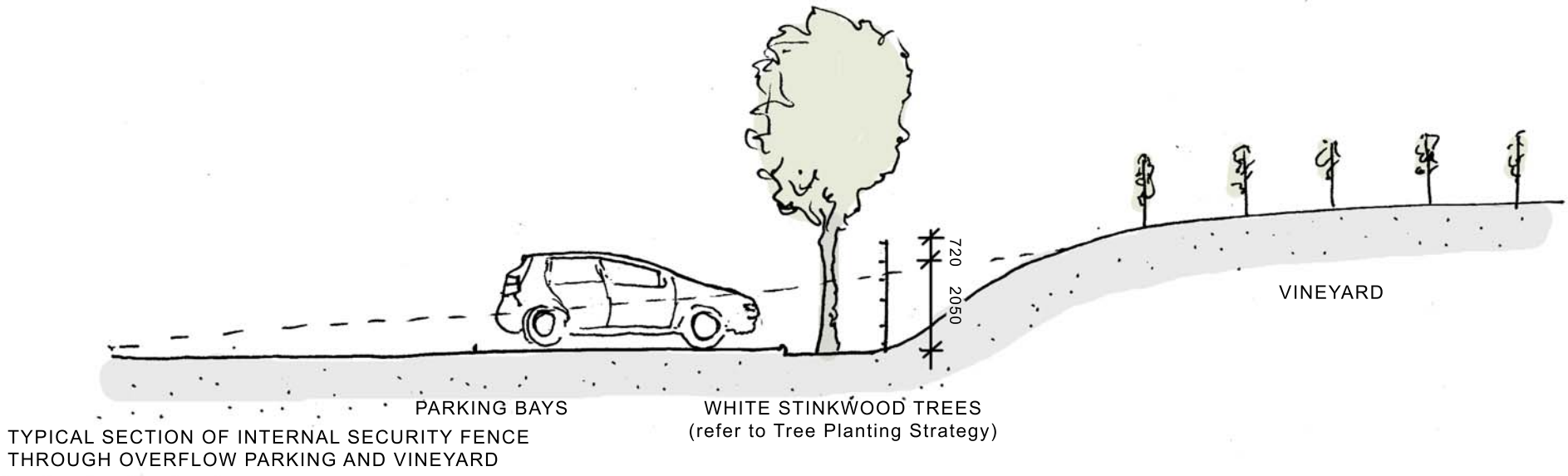
Photograph taken on 09 April, 2015 by HM Bouwer

View of the refurbished and proposed workers' cottages from inside the entrance of Constantia Uitsig farm.

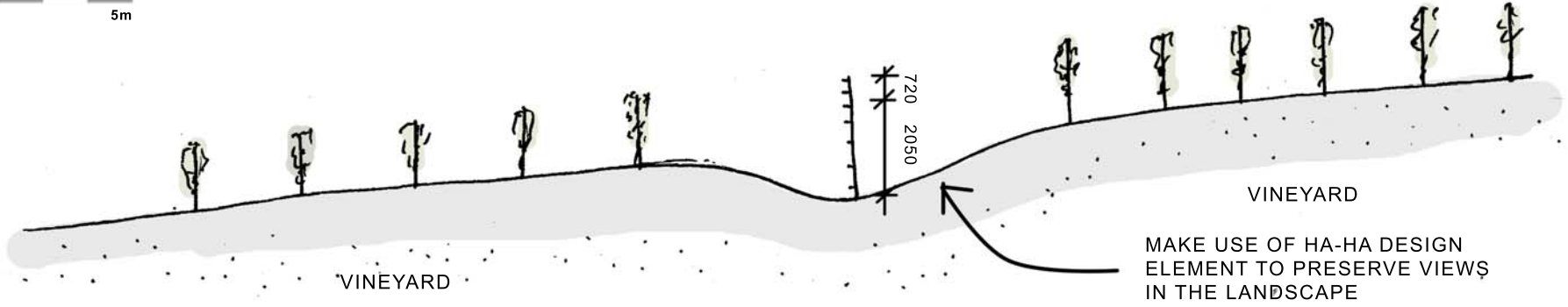
HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



B·O·U·W·E·R
ARCHITECTS



5m



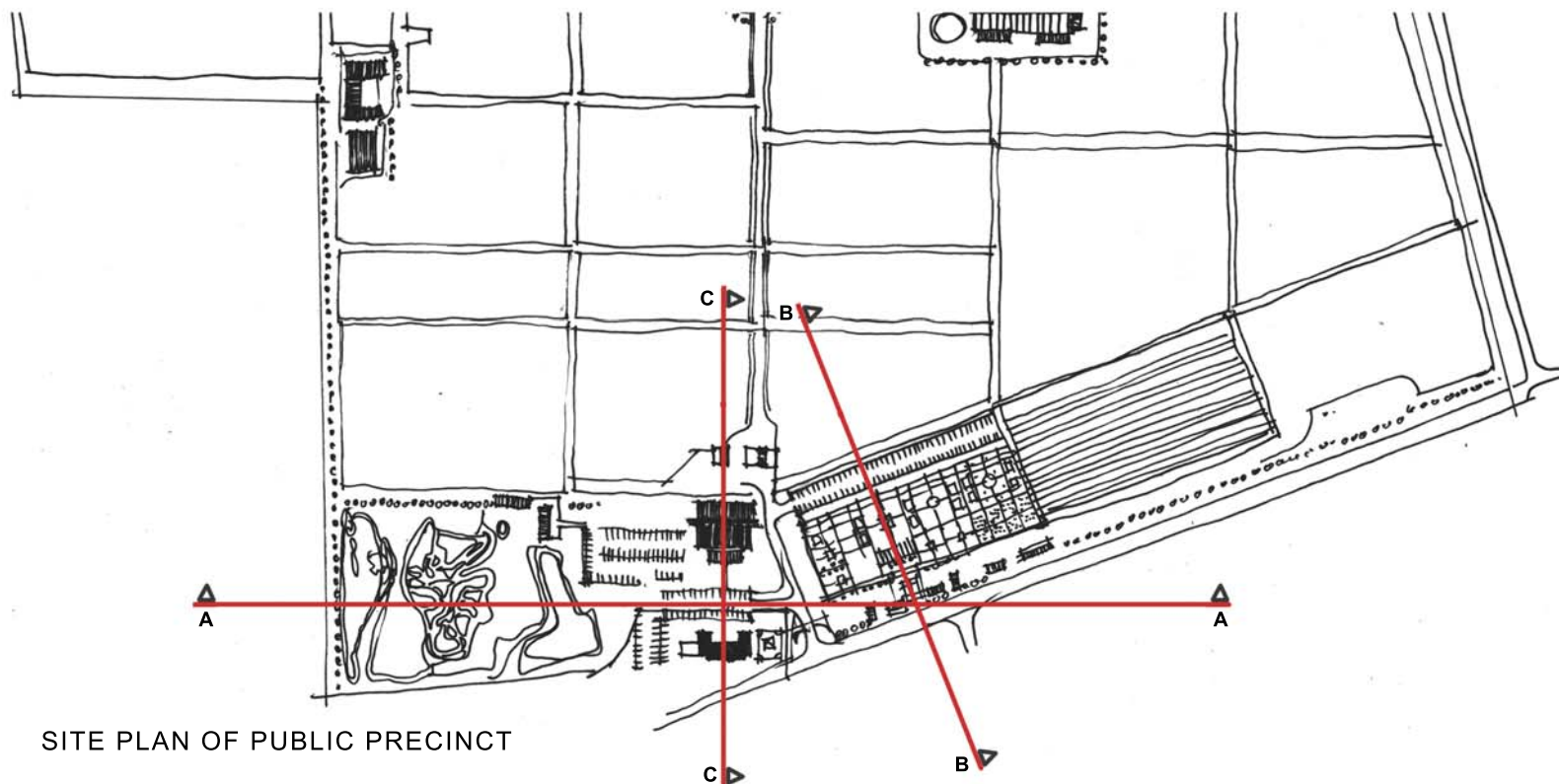
5m

15 INTERNAL SECURITY FENCE
PROPOSED NUMBER



AA EAST-WEST SITE SECTION
THROUGH THE PUBLIC PRECINCT

50m



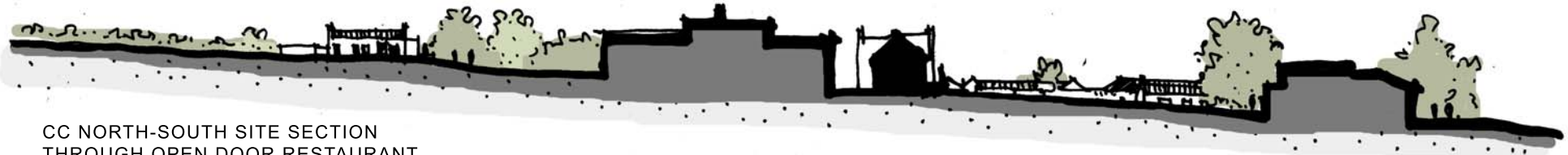
SITE PLAN OF PUBLIC PRECINCT

17 SITE SECTIONS

HERITAGE IMPACT ASSESSMENT
CONSTANTIA UITSIG FARM



BB NORTH-SOUTH SITE SECTION
THROUGH THE WORKERS' COTTAGES
AND FENCE



CC NORTH-SOUTH SITE SECTION
THROUGH OPEN DOOR RESTAURANT
AND THE WINERY



17 SITE SECTIONS