

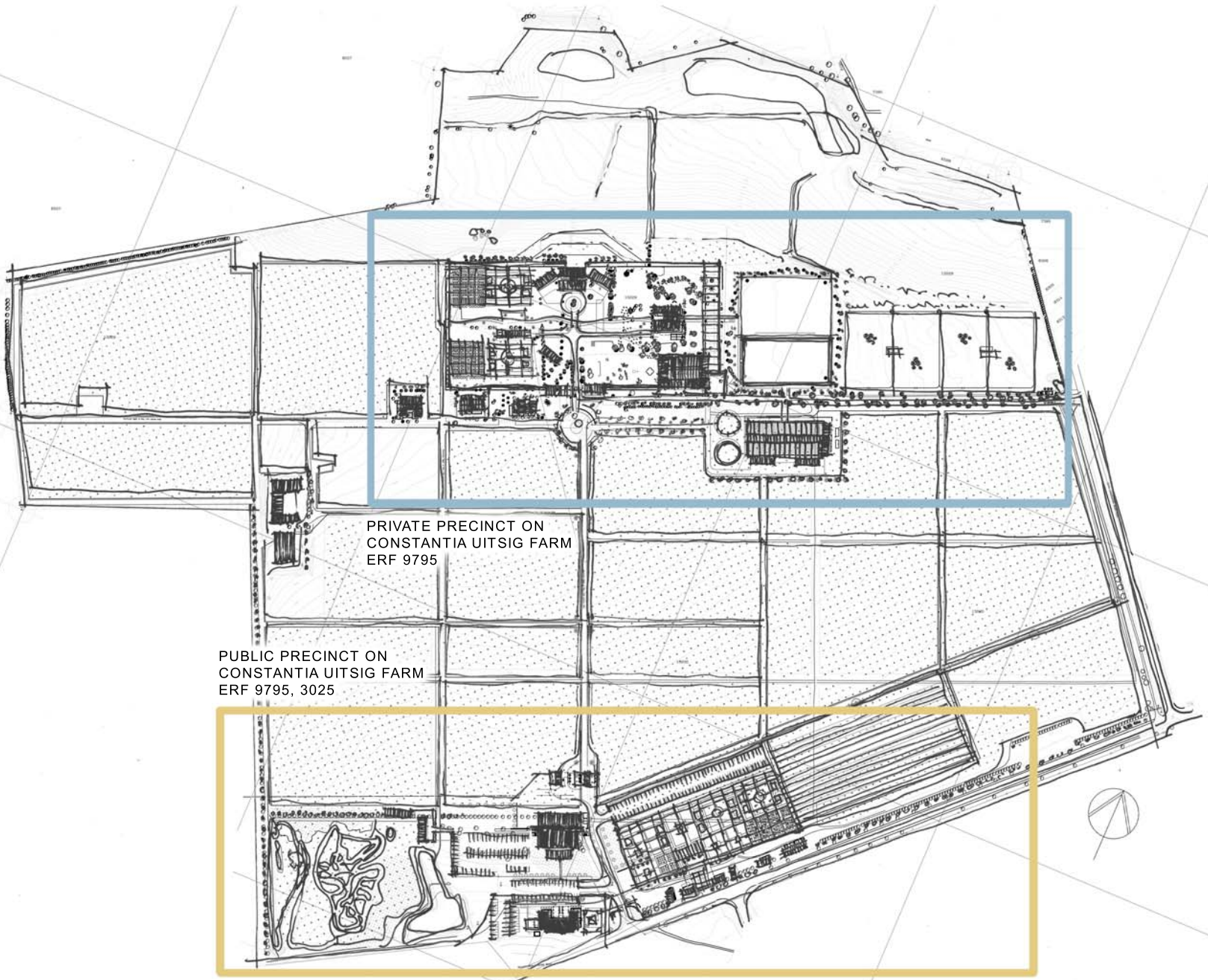
# PRIVATE PRECINCT CONSTANTIA UITSIG FARM

HERITAGE IMPACT ASSESSMENT PHASE 2  
Bouwer Architect's proposal to refurbish selected  
existing structures and reorganise the private  
werf and equestrian node on Constantia Uitsig  
farm, in order to retain the locus of collective  
memory.



**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

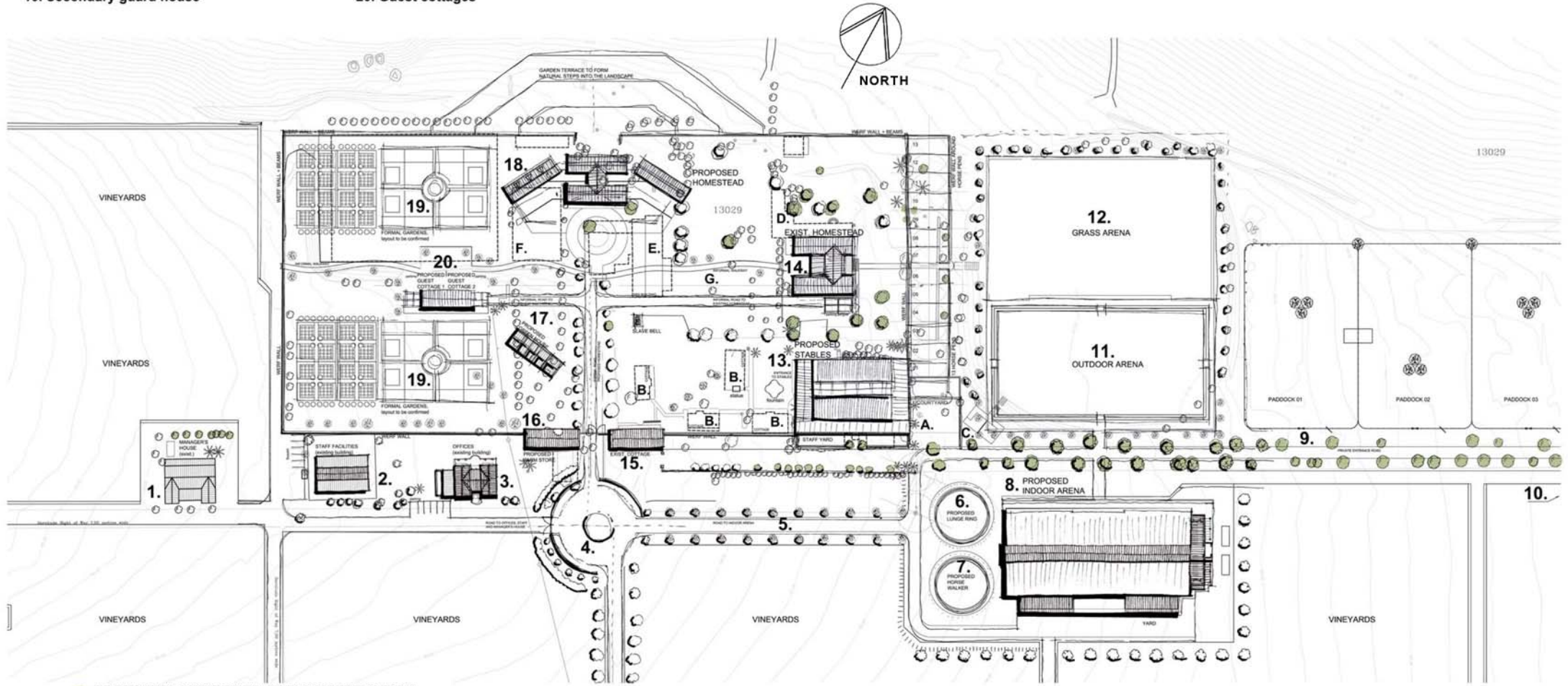
## WERF PRECINCT DEVELOPMENT PLAN

1. Refurbish into guest cottage
2. Staff facilities
3. Management offices
4. Entrance court
5. Establish service road
6. Horse lunge ring
7. Horse walker
8. Indoor arena
9. Road upgrade and maintenance of trees
10. Secondary guard house

11. Outdoor arena
12. Grass arena & landscaping around arenas
13. Stables and horse pens
14. Alterations and renovations to existing homestead
15. Refurbish guest cottage
16. Farm store
17. Proposed green house
18. Proposed main homestead
19. Formal gardens
20. Guest cottages

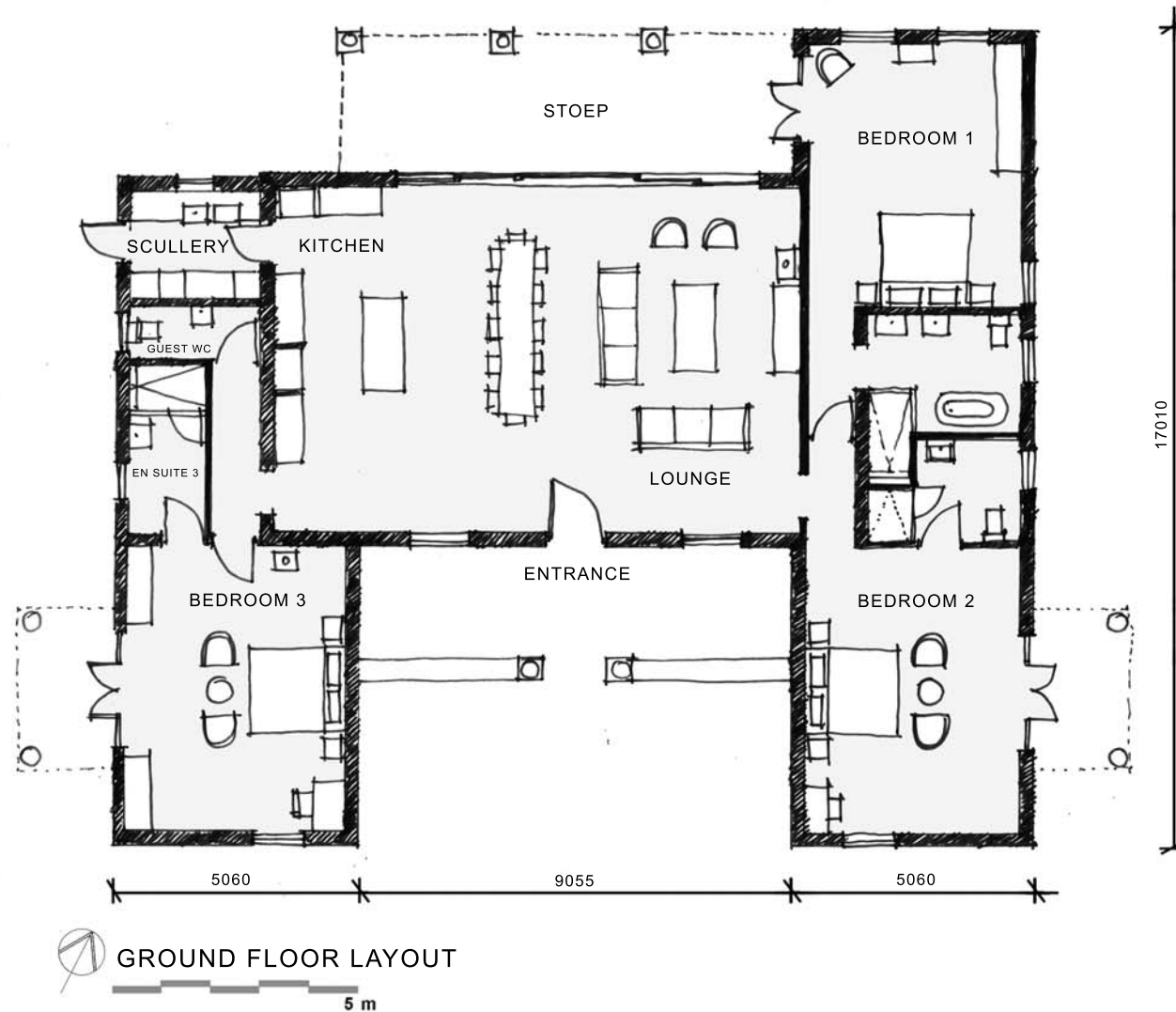
## PROPOSED DEMOLITION

- A. Cricket clubhouse
- B. Cottages
- C. La Colombe restaurant
- D. Restaurant additions to homestead
- E. Spa building
- F. Barn
- G. Existing structures & removal of trees



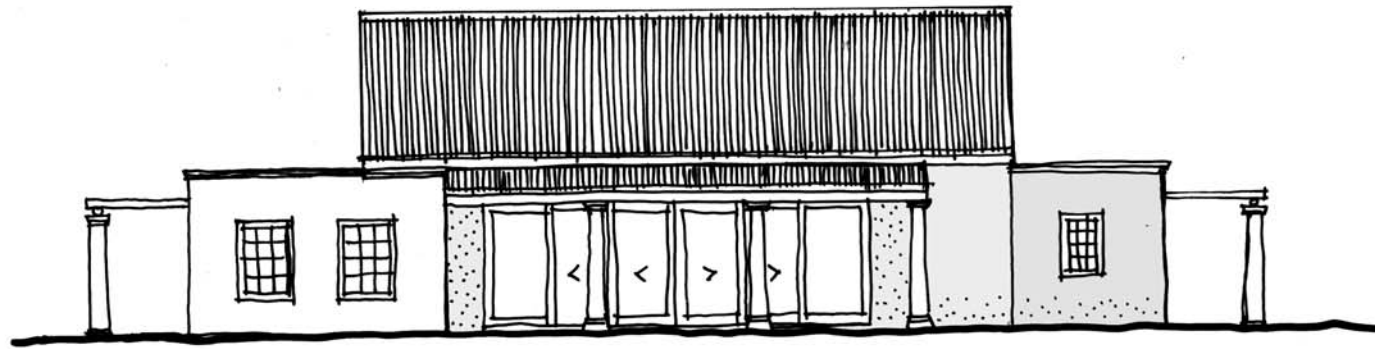
● TREES RECOMMENDED FOR CONSERVATION, HAVE CULTURAL OR CONTEXTUAL VALUE  
 (Planning Partners (2014) Tree Survey July - August 2014)

# HERITAGE IMPACT ASSESSMENT CONSTANTIA UITSIG FARM



01 MANAGER'S HOUSE  
EXISTING BUILDING REFURBISHED

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



NORTH ELEVATION



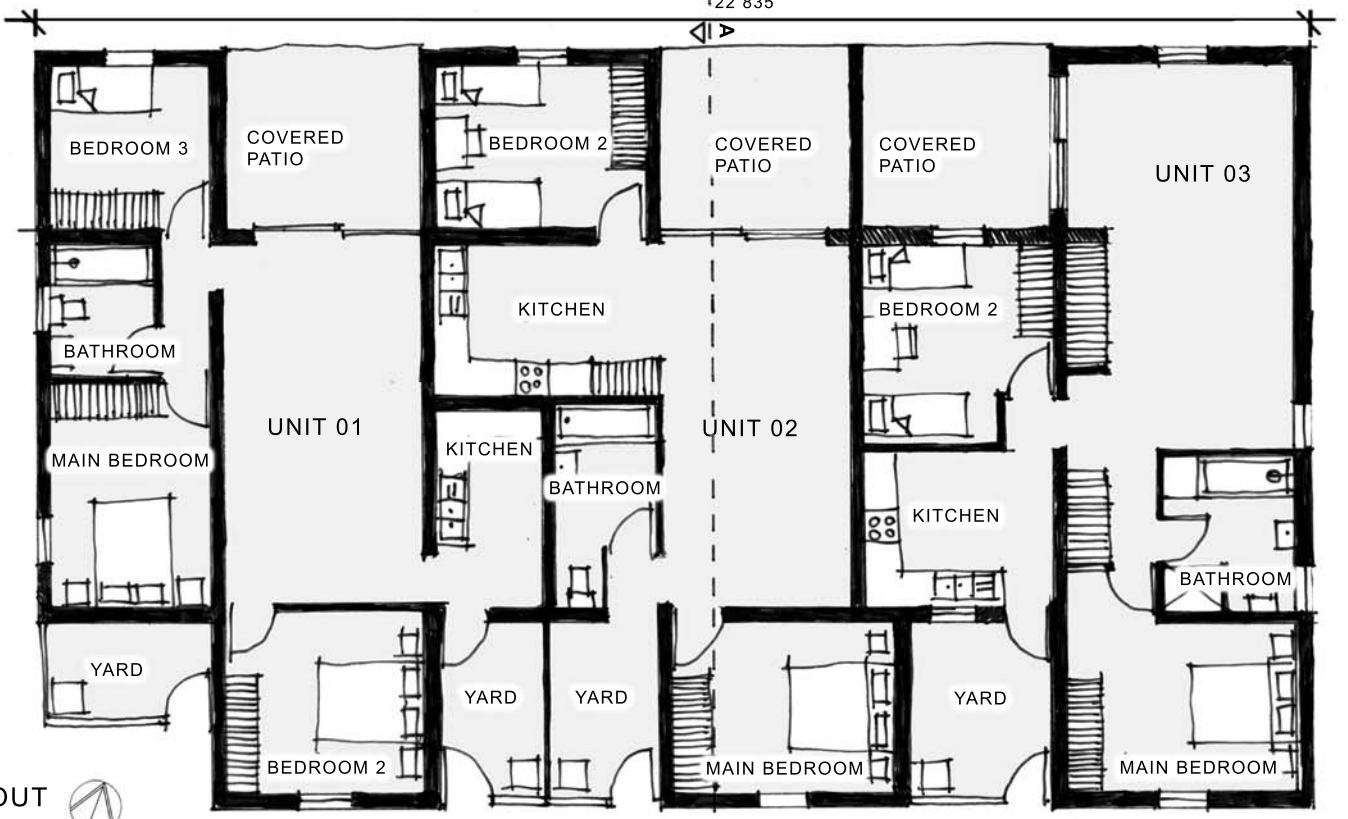
WEST ELEVATION

EAST ELEVATION

01 MANAGER'S HOUSE  
EXISTING BUILDING REFURBISHED

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM

22 835



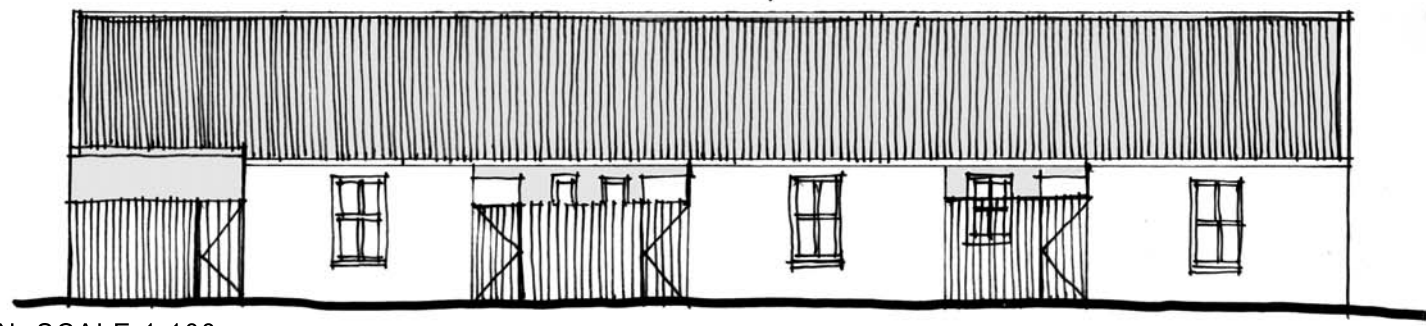
7070

3160

3330

GROUND FLOOR LAYOUT

5 m



2860

2550

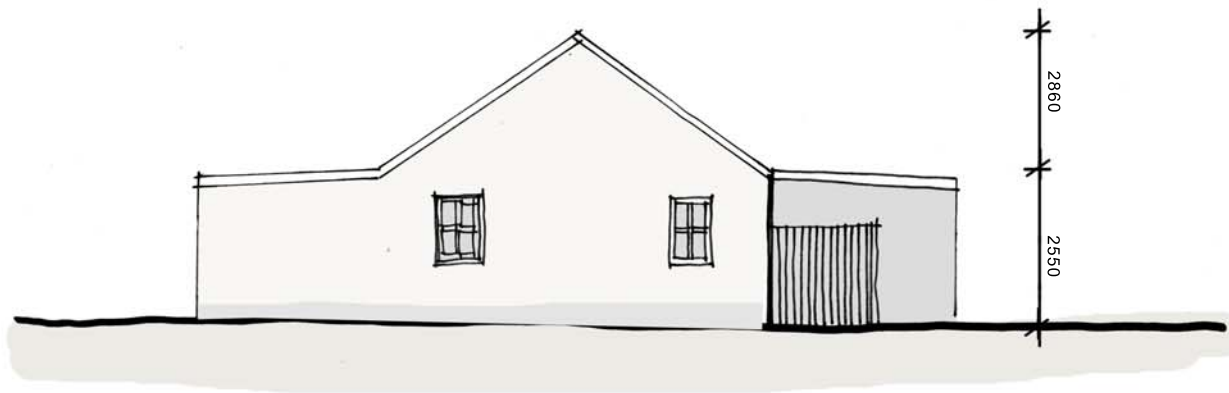
SOUTH ELEVATION, SCALE 1:100

02 STAFF FACILITIES  
EXISTING BUILDING REFURBISHED

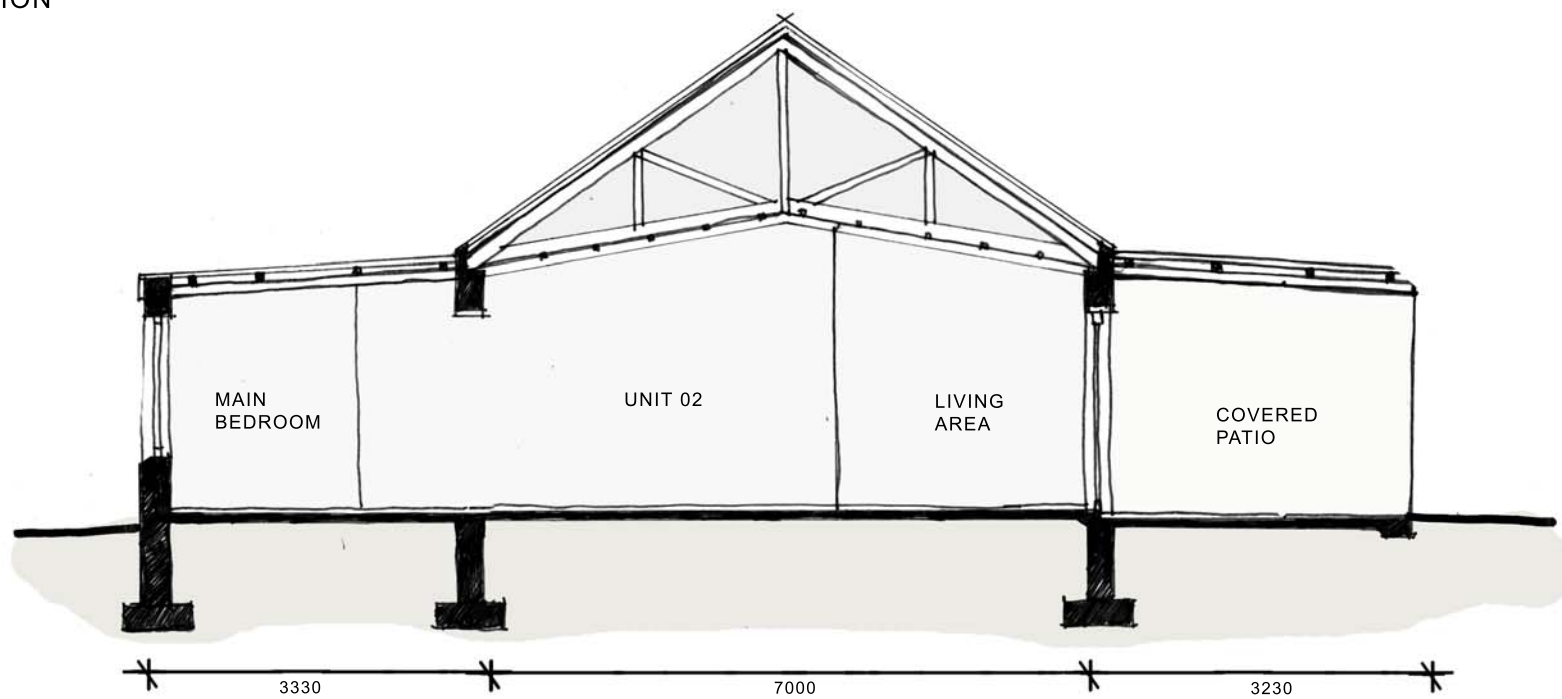
HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



B·O·U·W·E·R  
ARCHITECTS



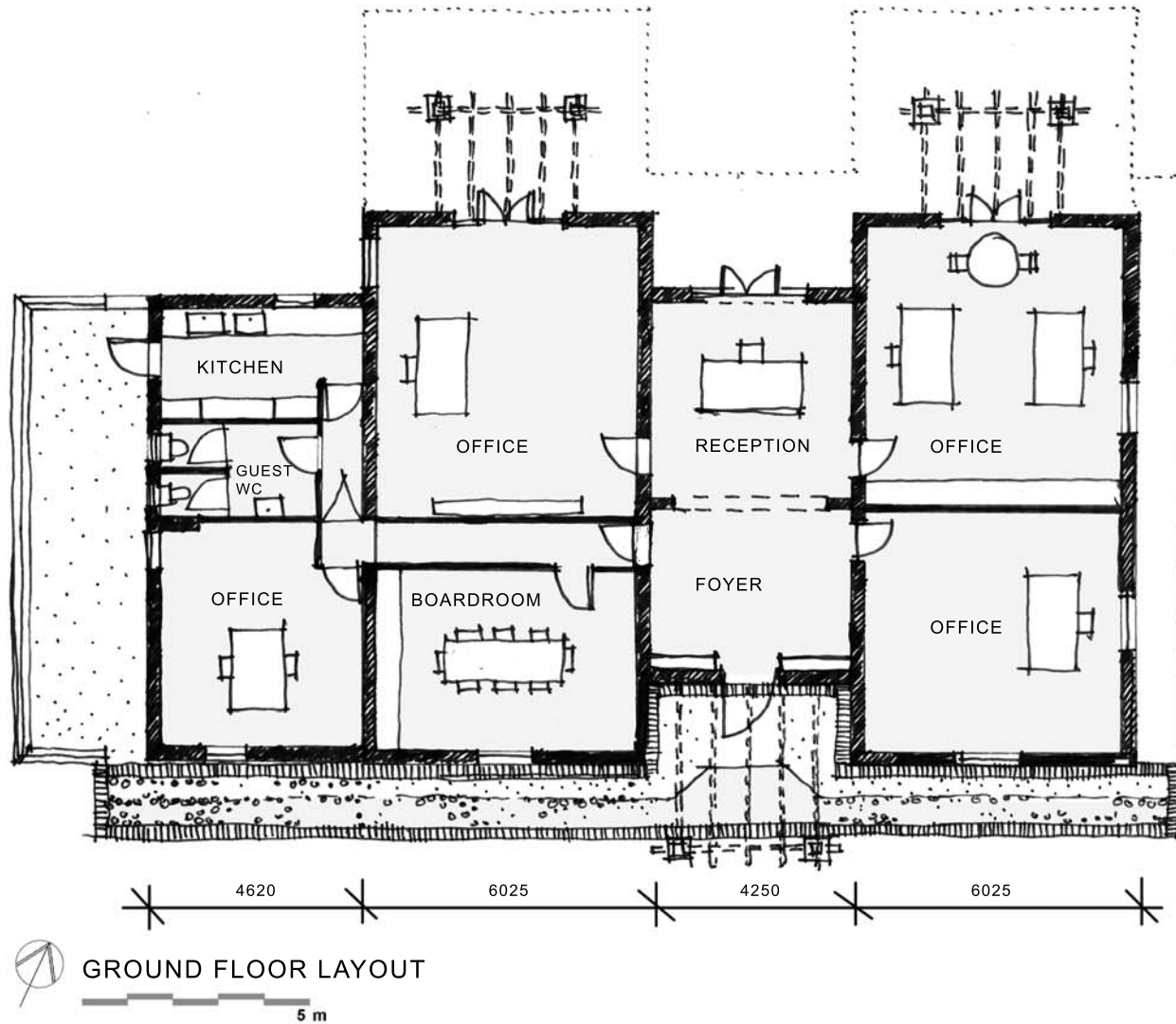
WEST ELEVATION  
SCALE 1:100



SECTION AA  
SCALE 1:50

02 STAFF FACILITIES  
EXISTING BUILDING REFURBISHED

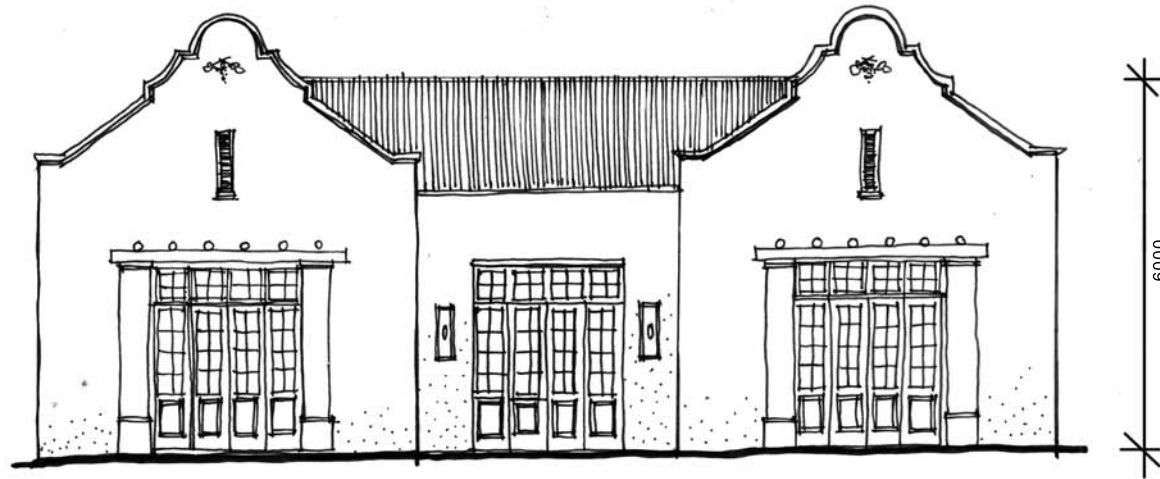
HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



03 MANAGEMENT OFFICES  
 EXISTING BUILDING REFURBISHED

HERITAGE IMPACT ASSESSMENT  
 CONSTANTIA UITSIG FARM





NORTH ELEVATION



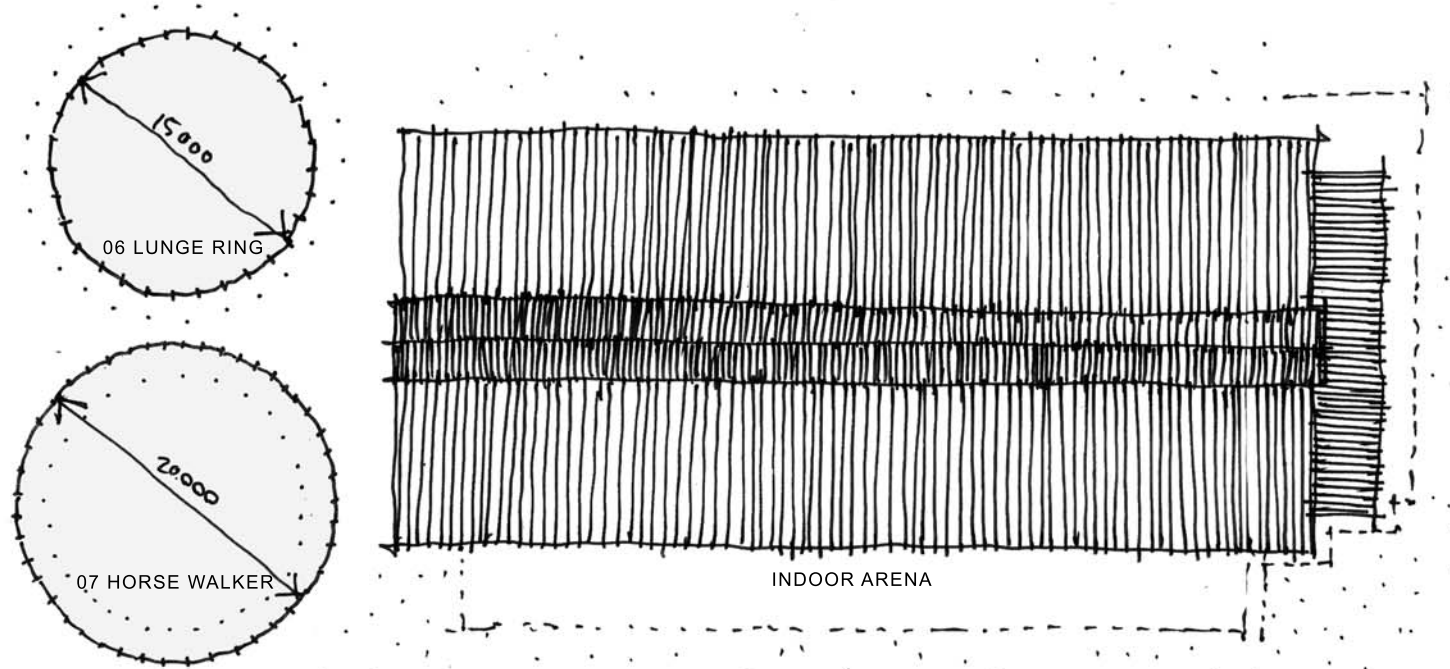
PERSPECTIVE OF ENTRANCE/  
SOUTH ELEVATION

03 MANAGEMENT OFFICES  
EXISTING BUILDING REFURBISHED

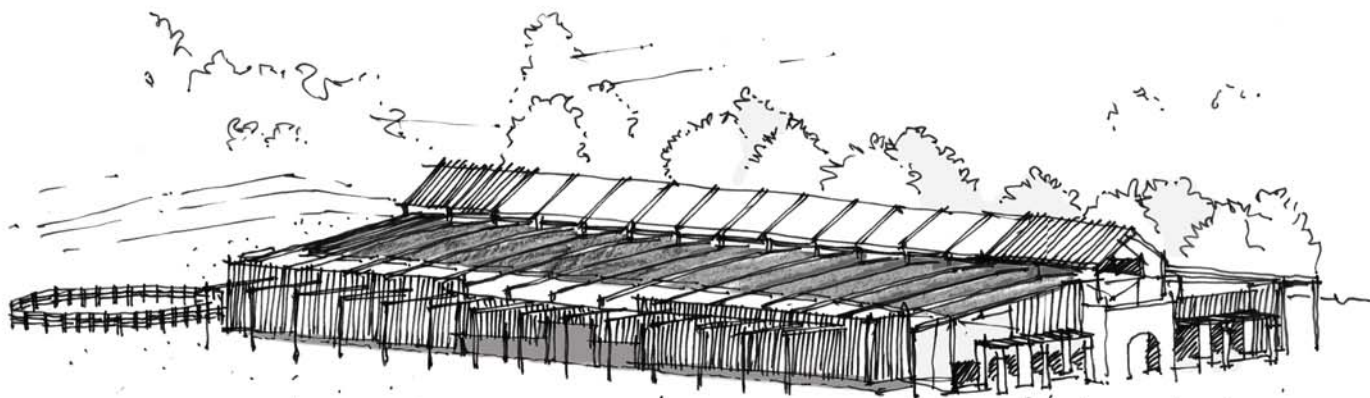
HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



B·O·U·W·E·R  
ARCHITECTS

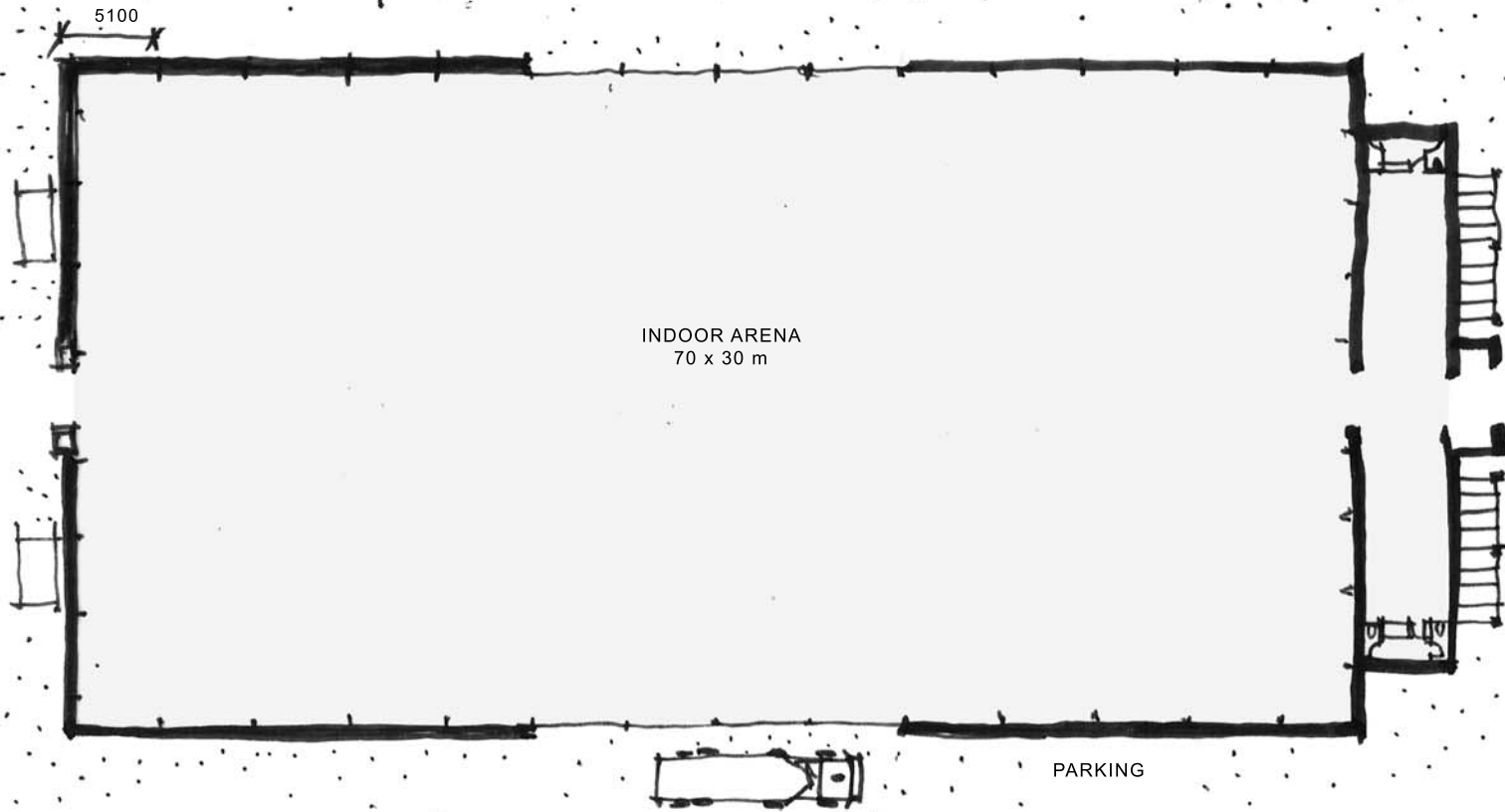


ROOF PLAN OF LUNGE RING, HORSE WALKER AND INDOOR ARENA



06 LUNGE RING AND 07 HORSE WALKER  
PROPOSED STRUCTURES



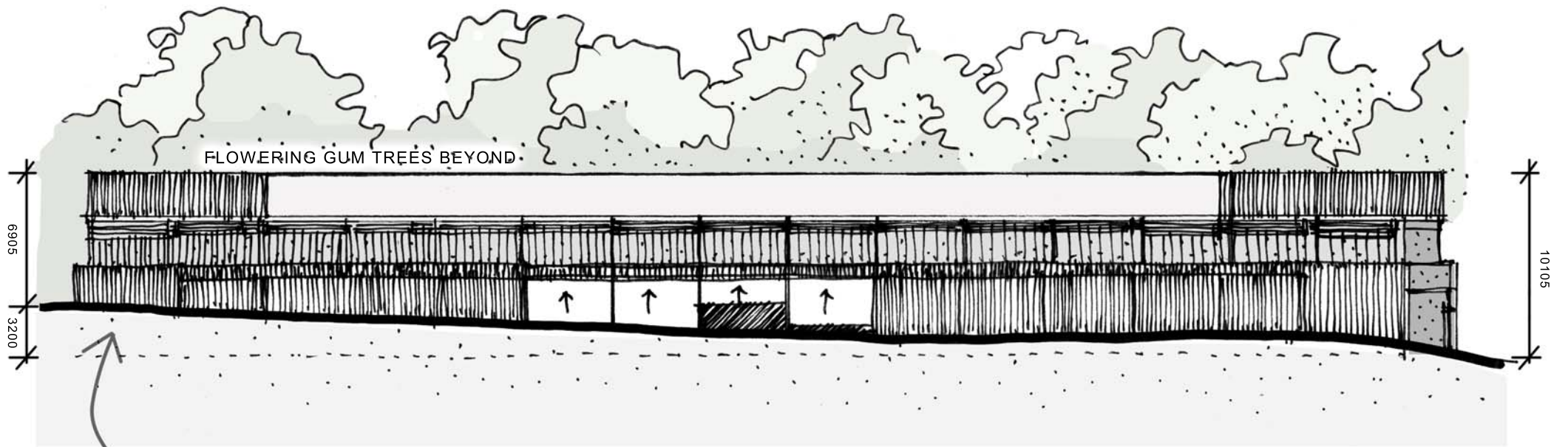


GROUND FLOOR LAYOUT

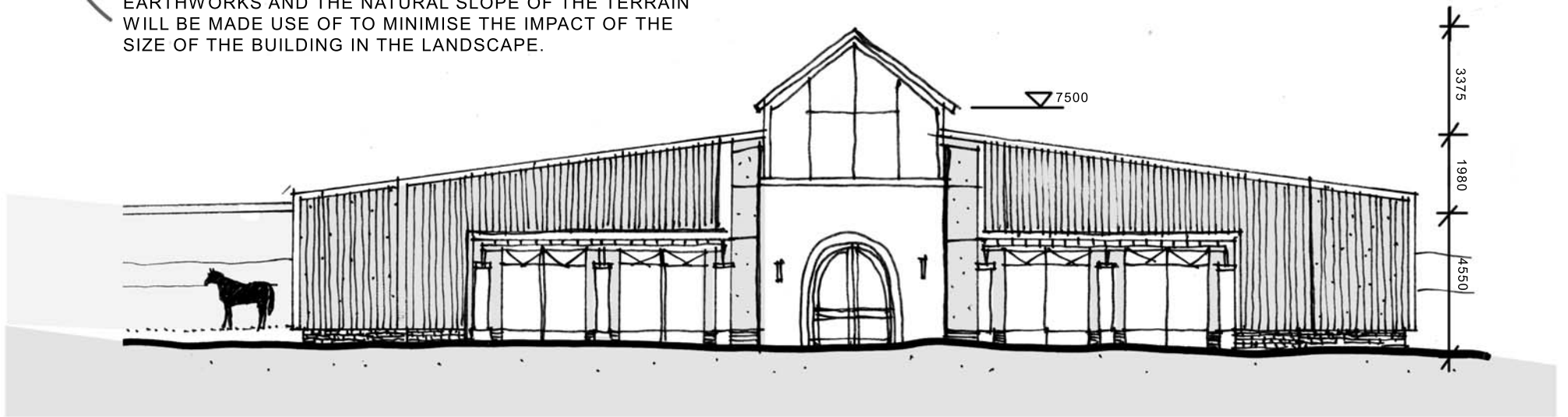
5m

08 INDOOR ARENA  
PROPOSED BUILDING

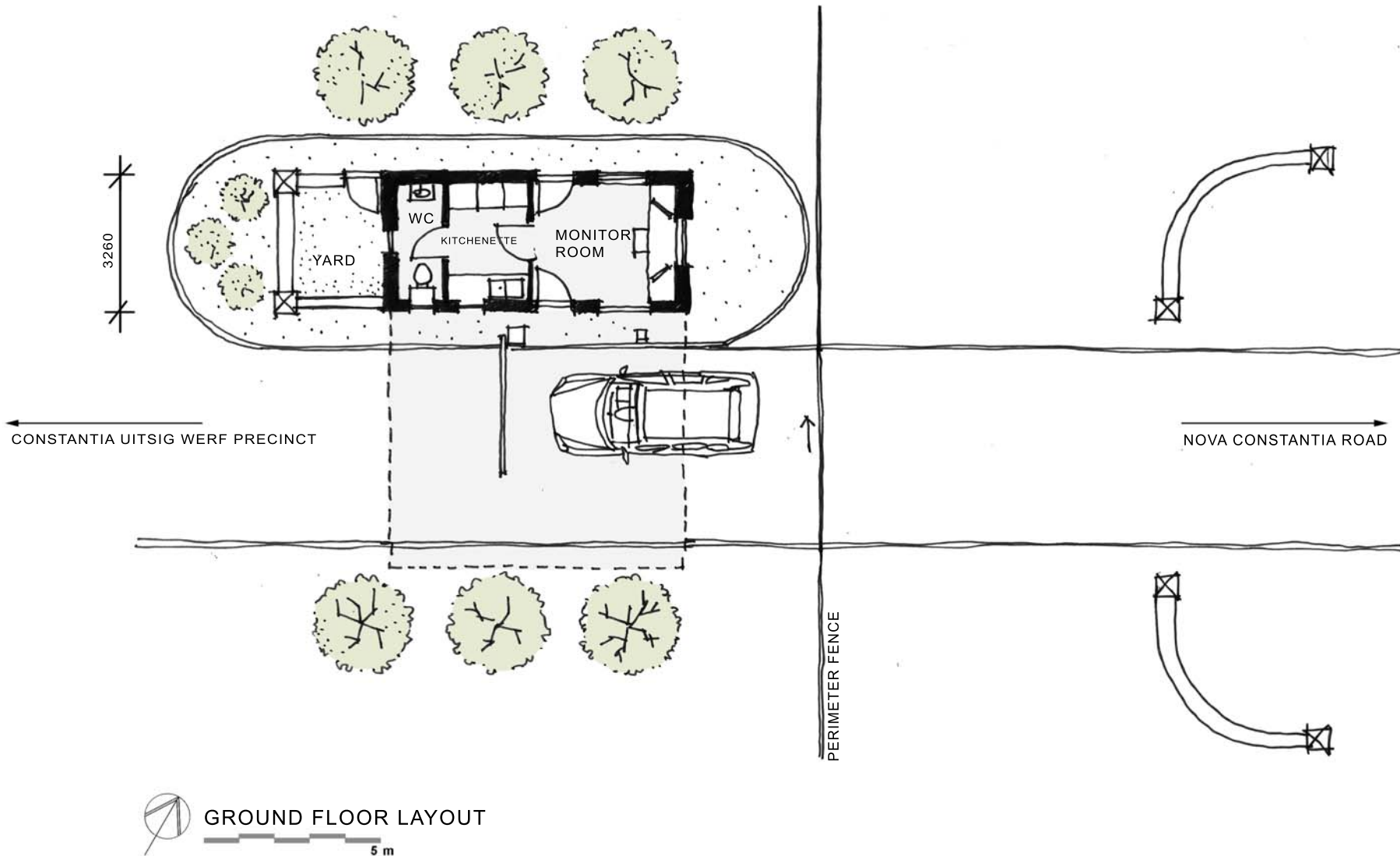




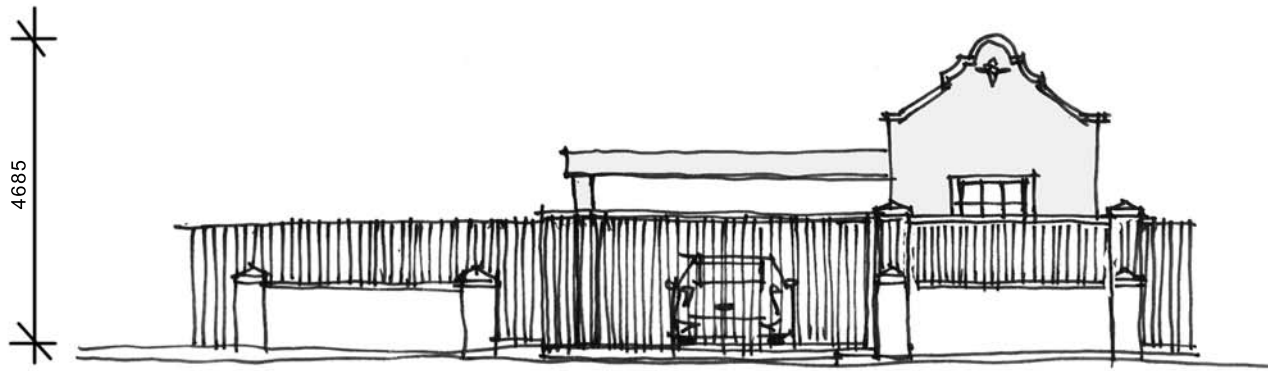
EARTHWORKS AND THE NATURAL SLOPE OF THE TERRAIN WILL BE MADE USE OF TO MINIMISE THE IMPACT OF THE SIZE OF THE BUILDING IN THE LANDSCAPE.



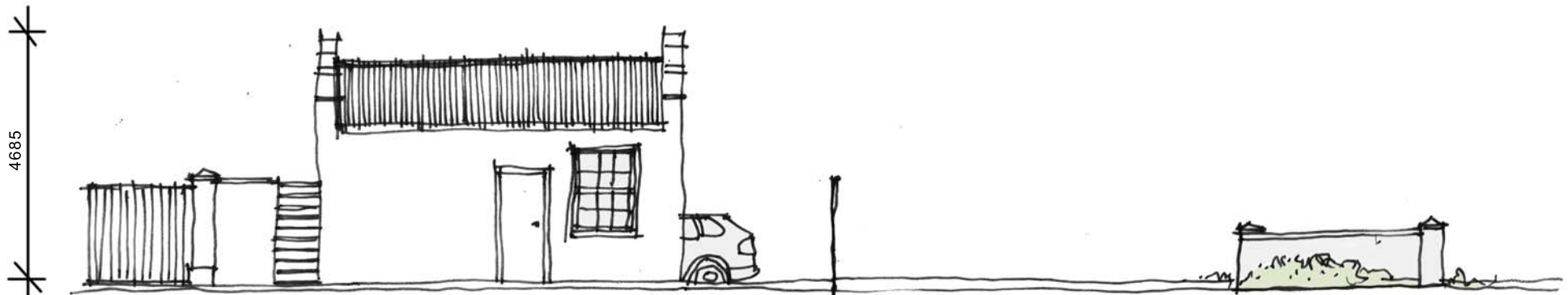
08 INDOOR ARENA  
PROPOSED BUILDING



10 SECONDARY GUARD HOUSE  
PROPOSED BUILDING



EAST ELEVATION



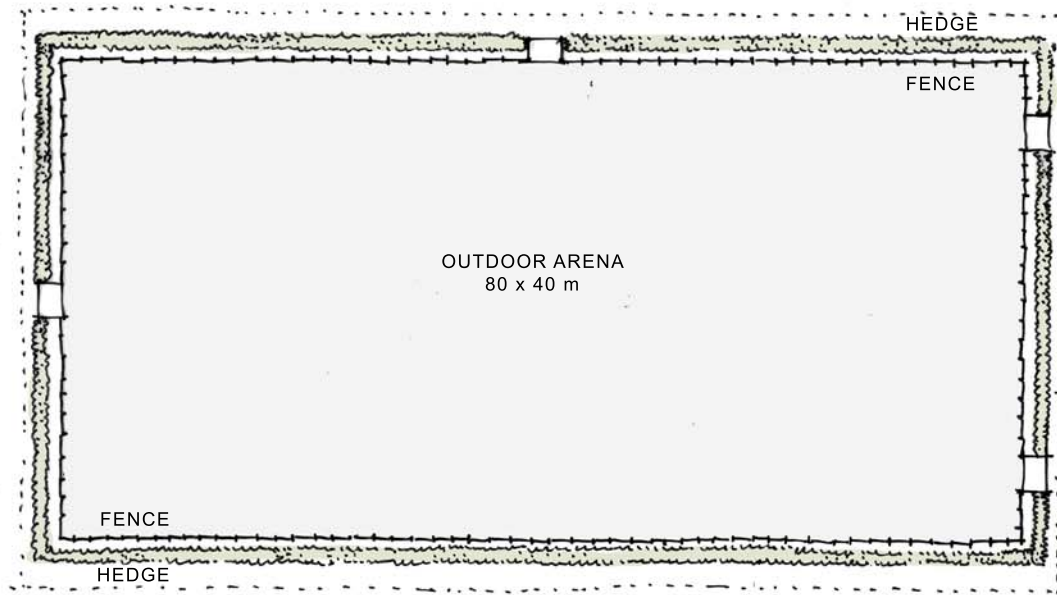
SOUTH ELEVATION

10 SECONDARY GUARD HOUSE  
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM

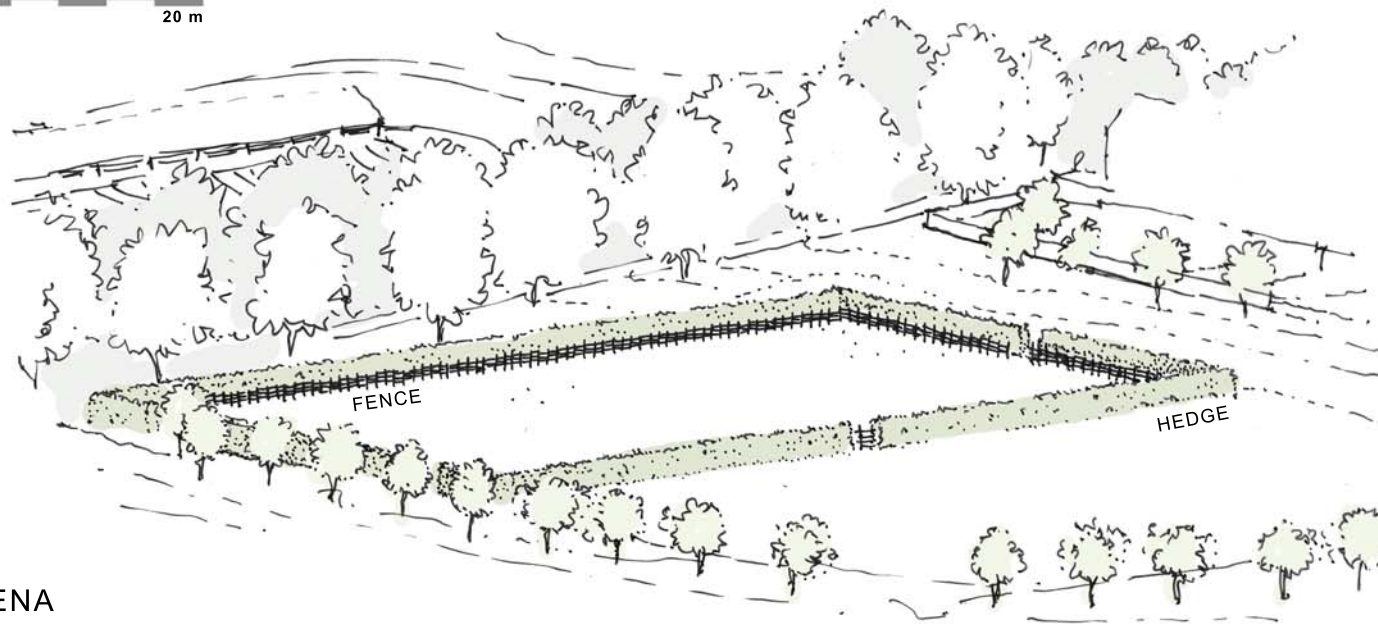


11 OUTDOOR ARENA AND 12 GRASS ARENA  
 PROPOSED STRUCTURES AND FUNCTION



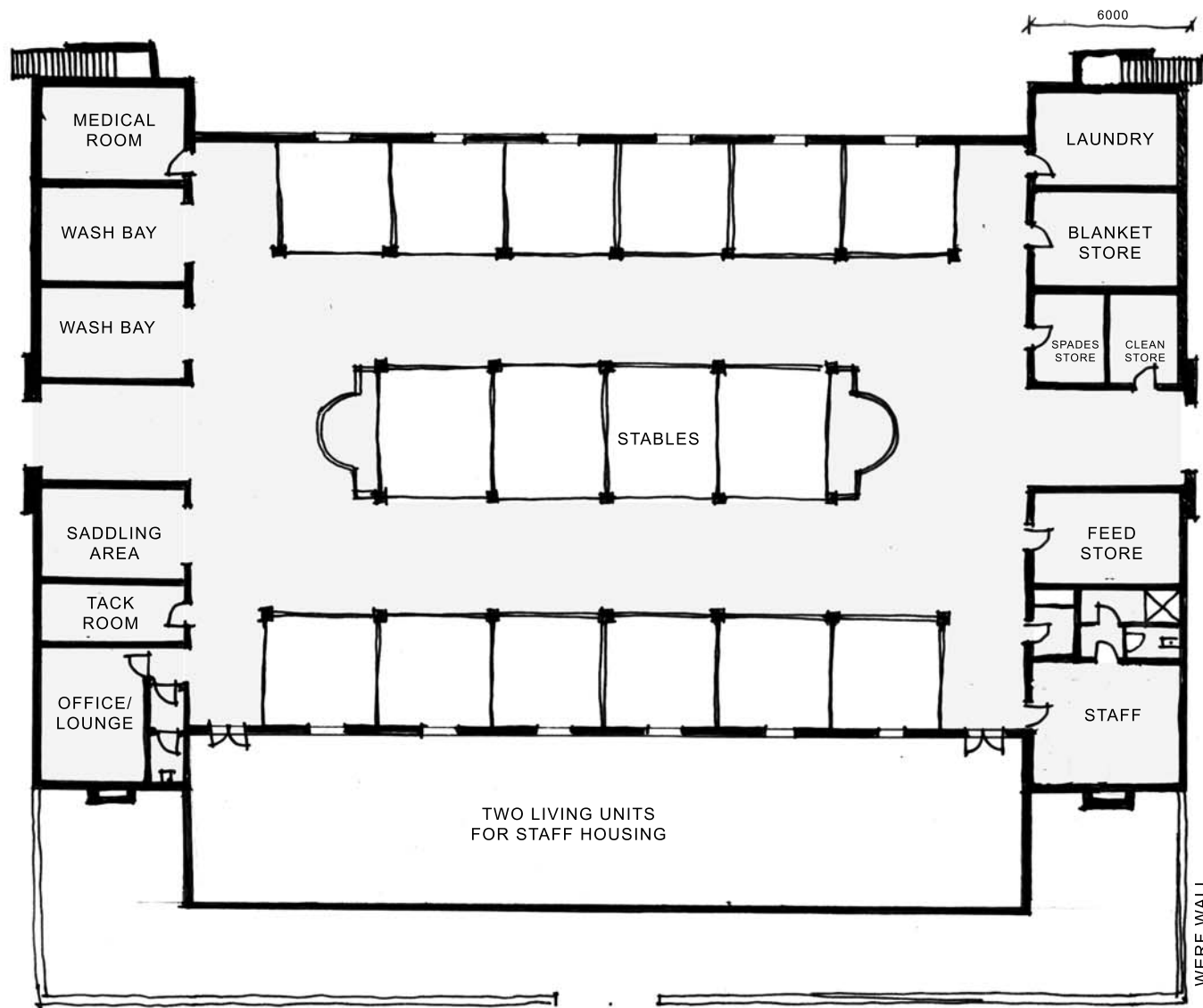

**ARENA LAYOUT**  

 20 m



**11 OUTDOOR ARENA  
 PROPOSED STRUCTURE**

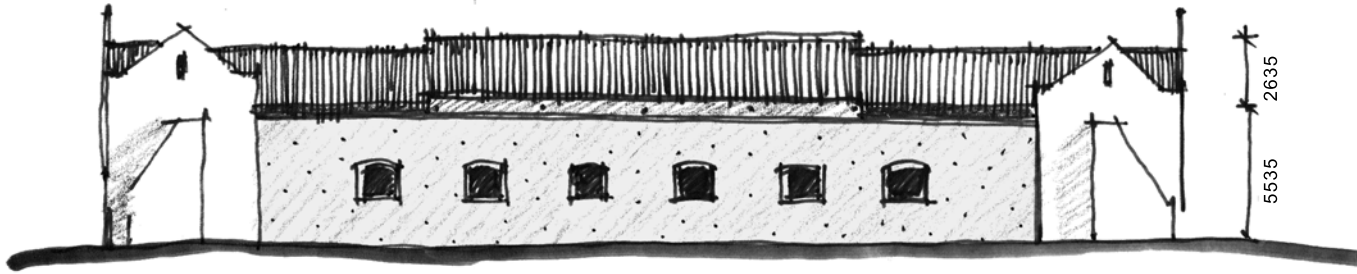




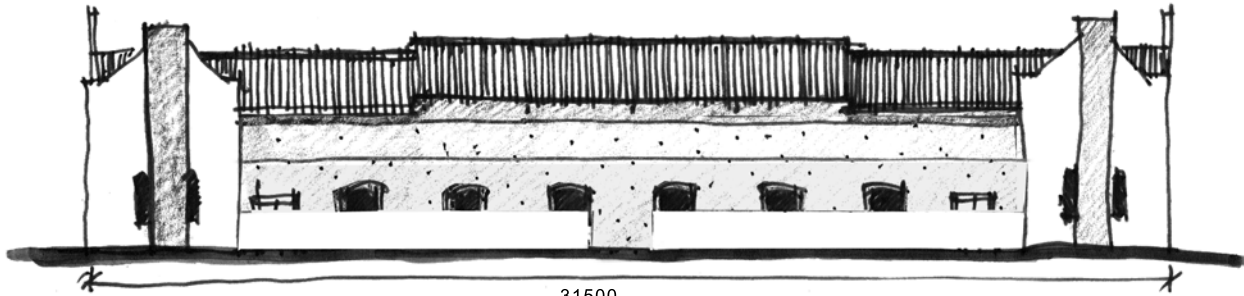

**GROUND FLOOR LAYOUT**  
 5m

**13 HORSE STABLES  
 PROPOSED BUILDING**

HERITAGE IMPACT ASSESSMENT  
 CONSTANTIA UITSIG FARM



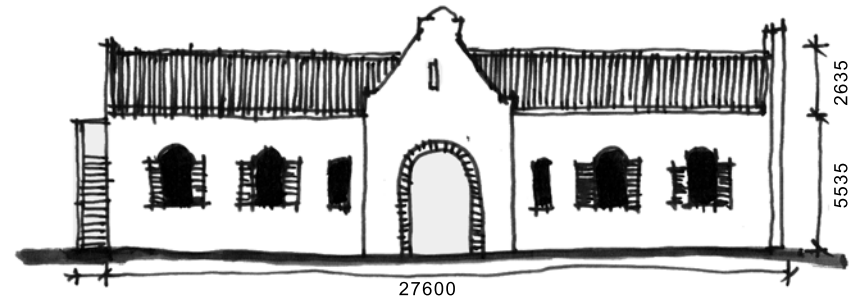
NORTH ELEVATION



SOUTH ELEVATION



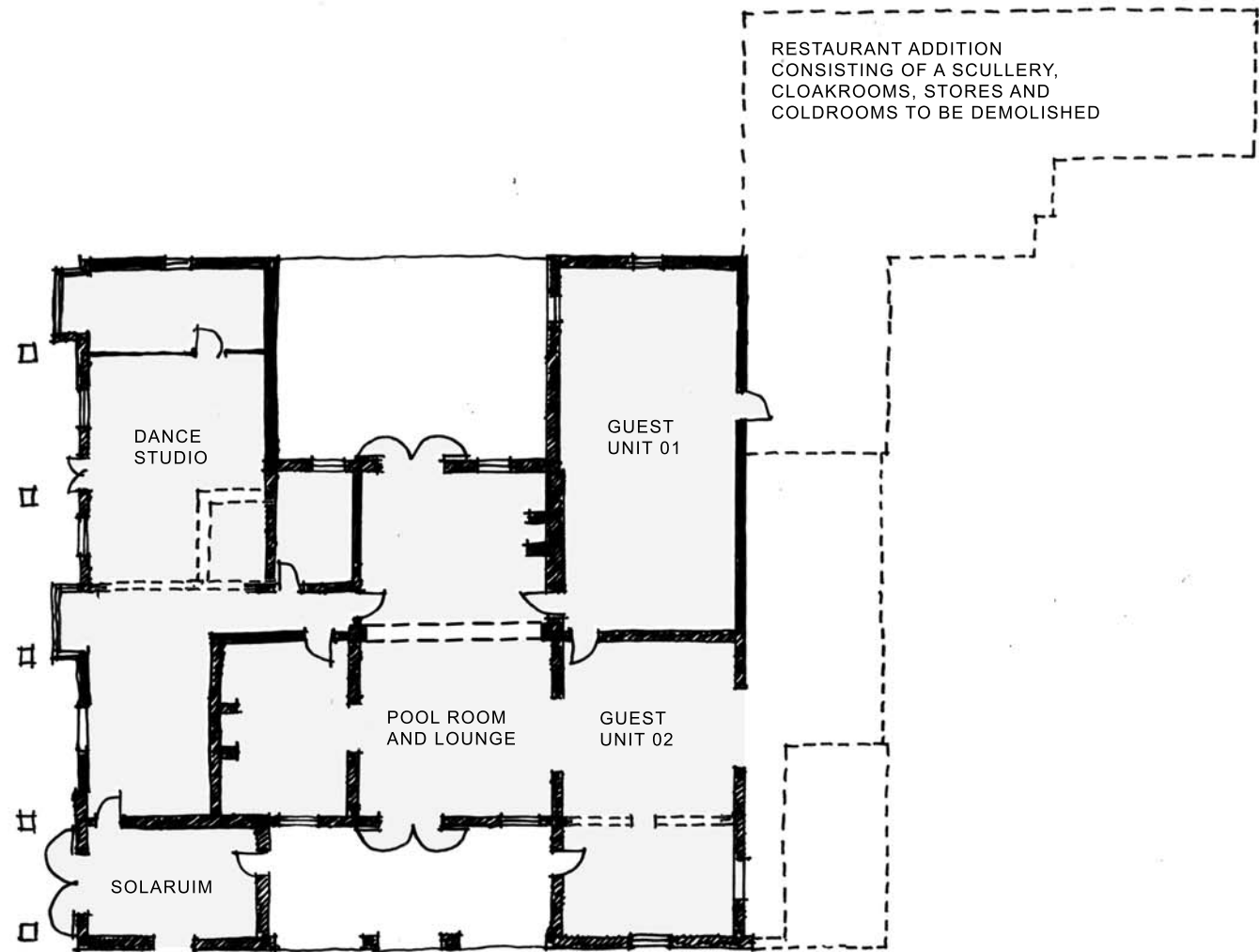
EAST ELEVATION



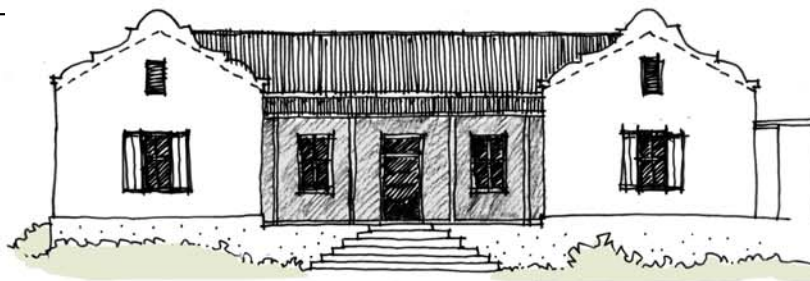
WEST ELEVATION

13 HORSE STABLES  
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM

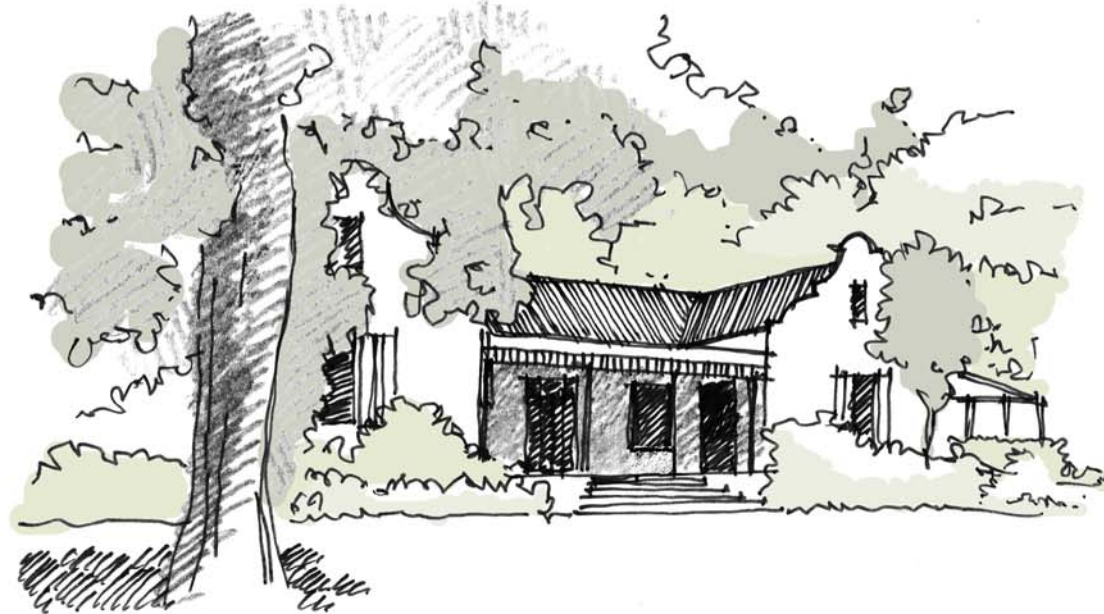
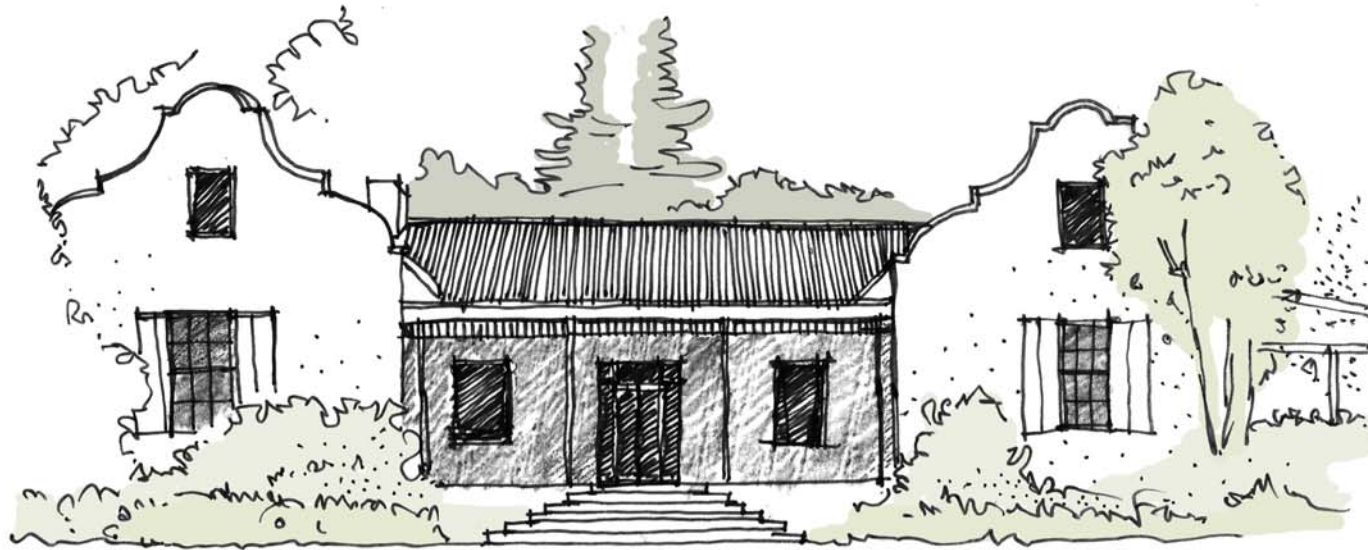


 GROUND FLOOR LAYOUT  
5 m



14 ALTERATIONS AND RENOVATIONS  
TO EXISTING HOMESTEAD

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



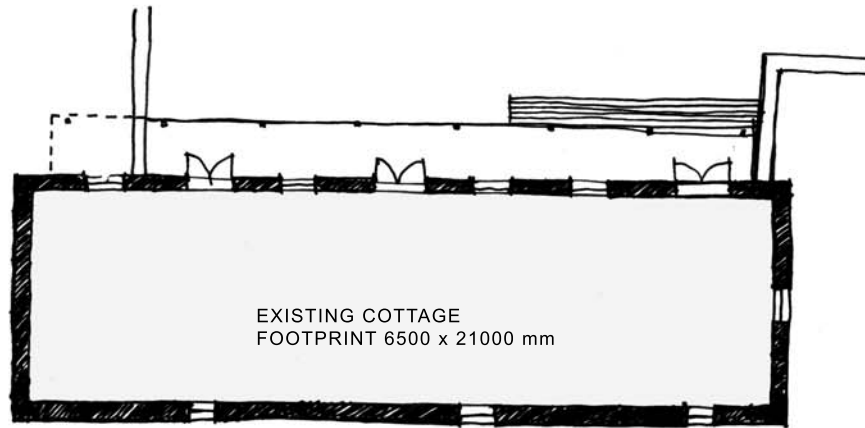
PERSPECTIVES OF  
EAST ELEVATION

14 ALTERATIONS AND RENOVATIONS  
TO EXISTING HOMESTEAD

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM

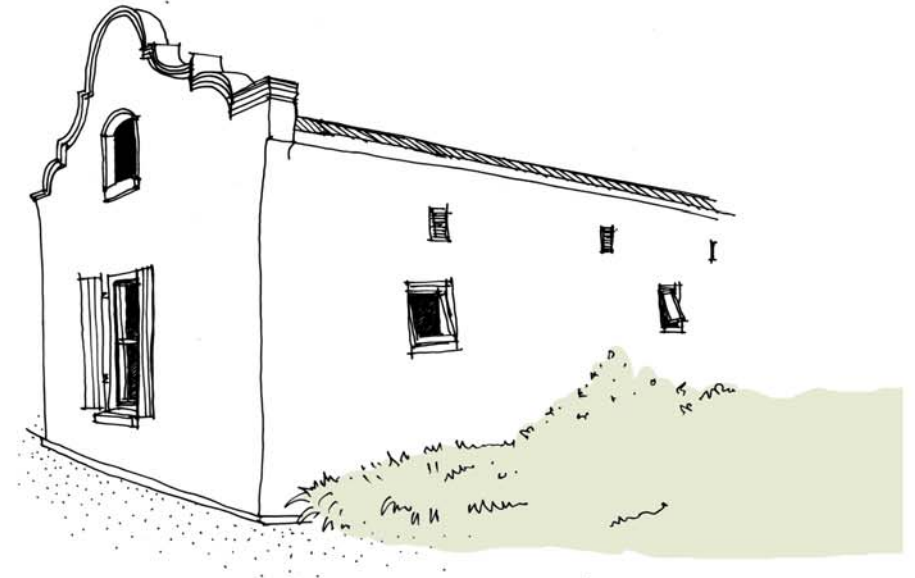
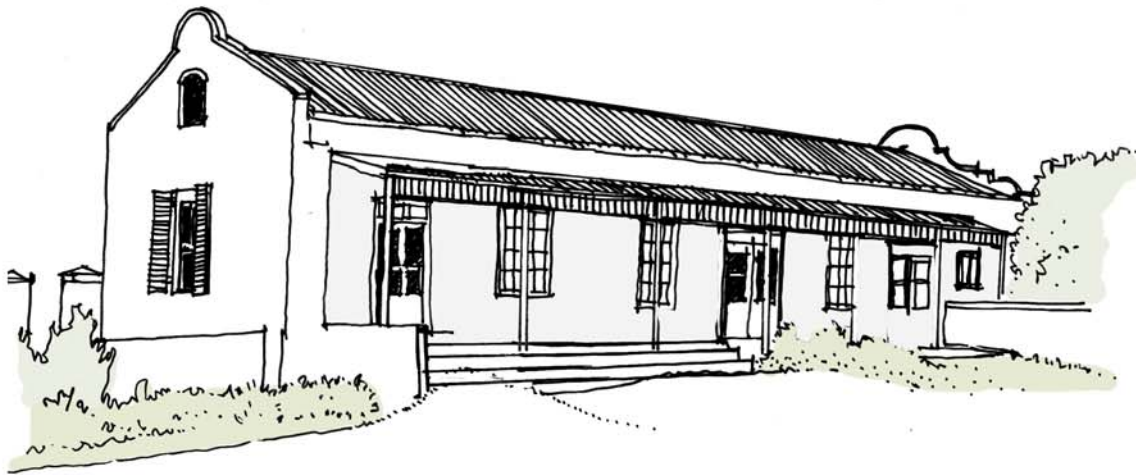


B·O·U·W·E·R  
ARCHITECTS



EXISTING COTTAGE AND WERF WALL TO BE RETAINED

5 m



PERSPECTIVE VIEWS OF NORTH ELEVATION,  
AND SOUTH WEST CORNER

15 REFURBISH GUEST COTTAGE  
EXISTING BUILDING

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM

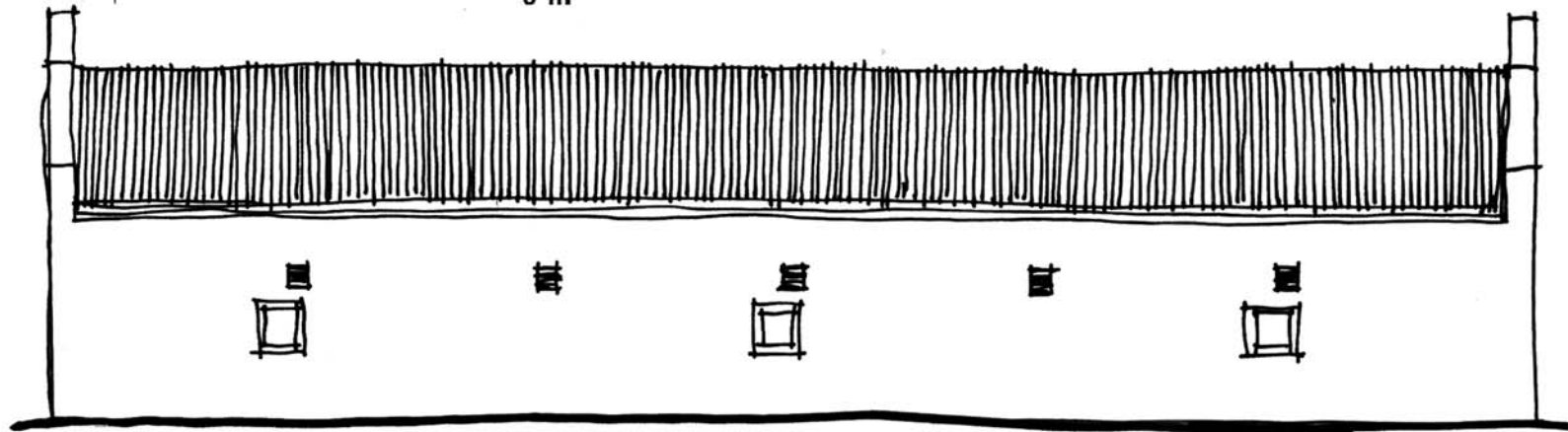


B·O·U·W·E·R  
ARCHITECTS

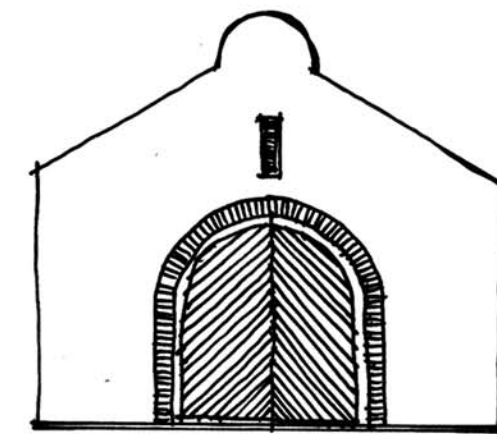


PROPOSED STORE  
FOOTPRINT 6500 x 21000 mm

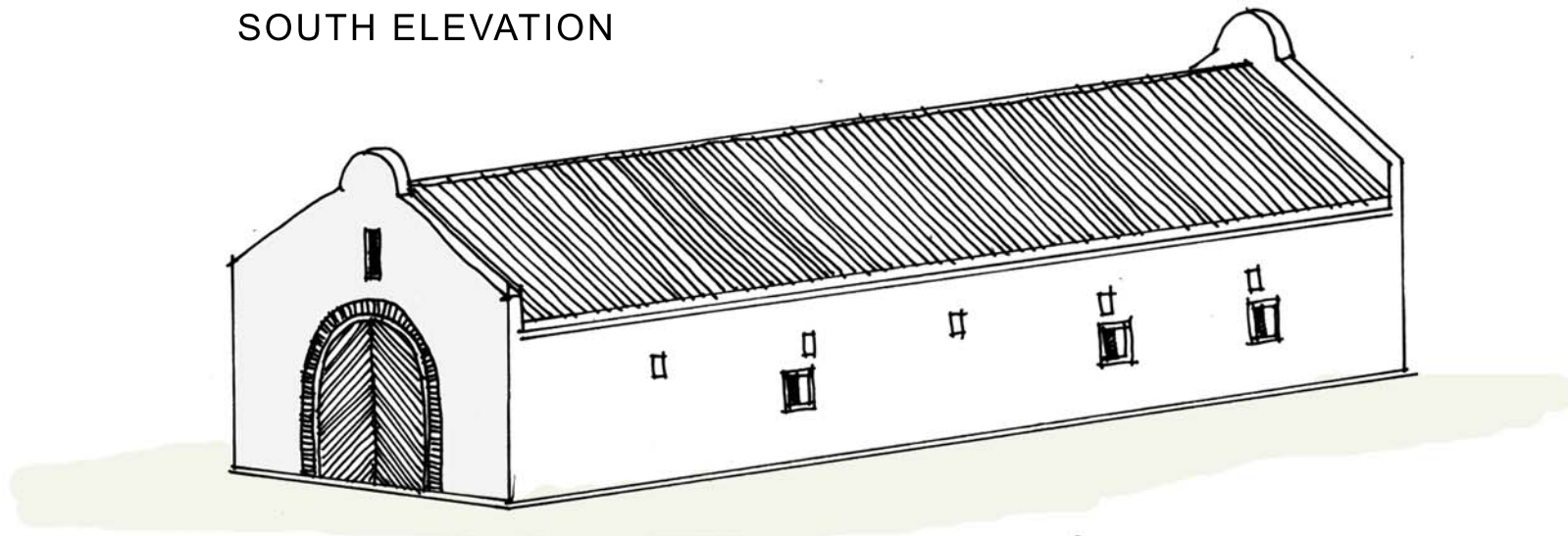
GROUND FLOOR LAYOUT  
5 m



SOUTH ELEVATION



WEST/ EAST ELEVATION



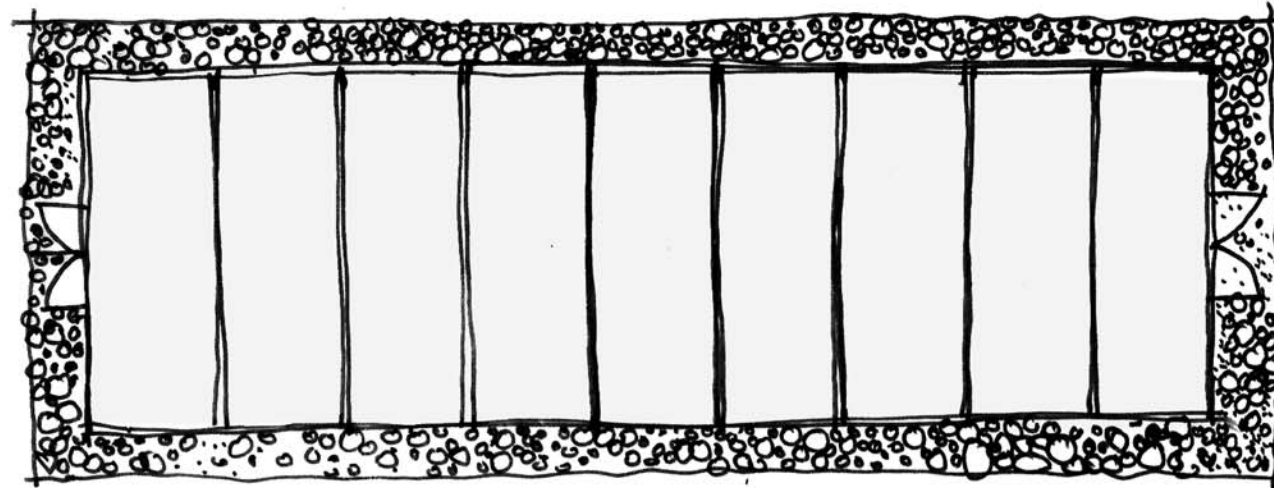
PERSPECTIVE

16 FARM STORE  
PROPOSED BUILDING

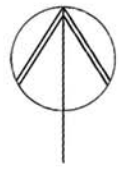
HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



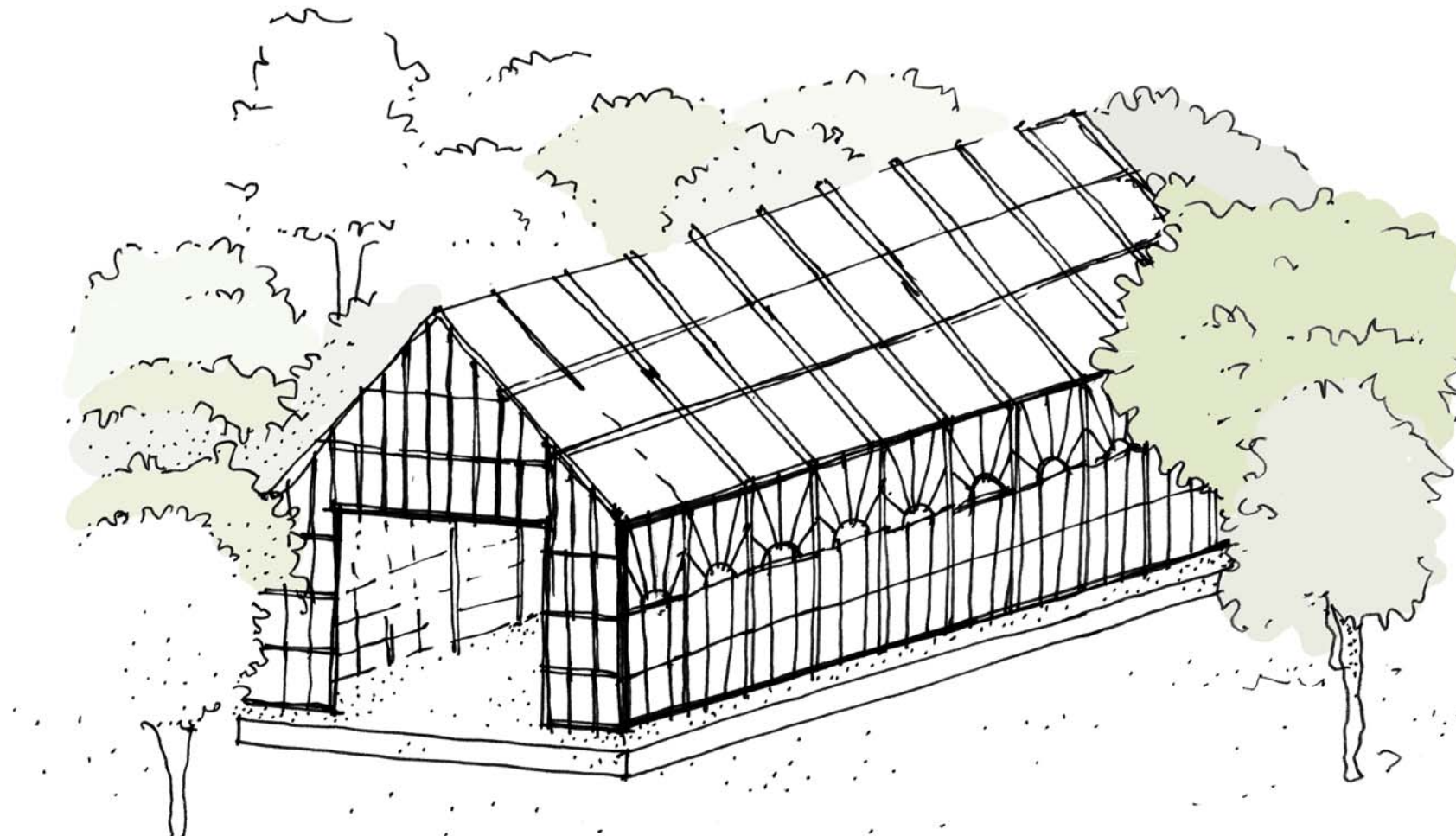
B.O.U.W.E.R  
ARCHITECTS



GREENHOUSE  
FOOTPRINT 6800 x 22800 mm

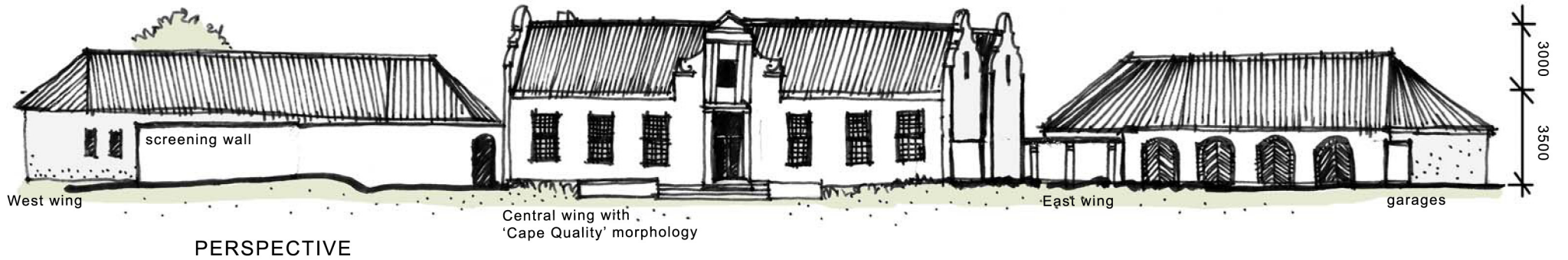
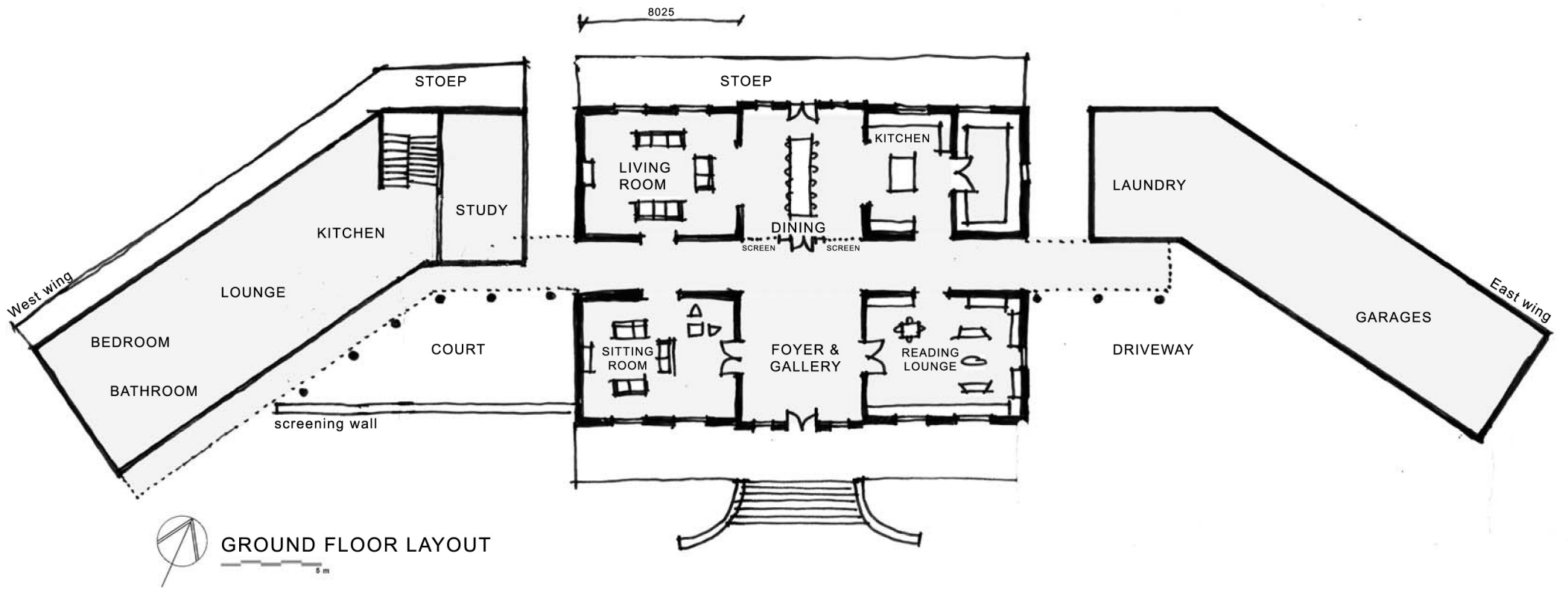


GROUND FLOOR LAYOUT



17 GREENHOUSE  
PROPOSED BUILDING

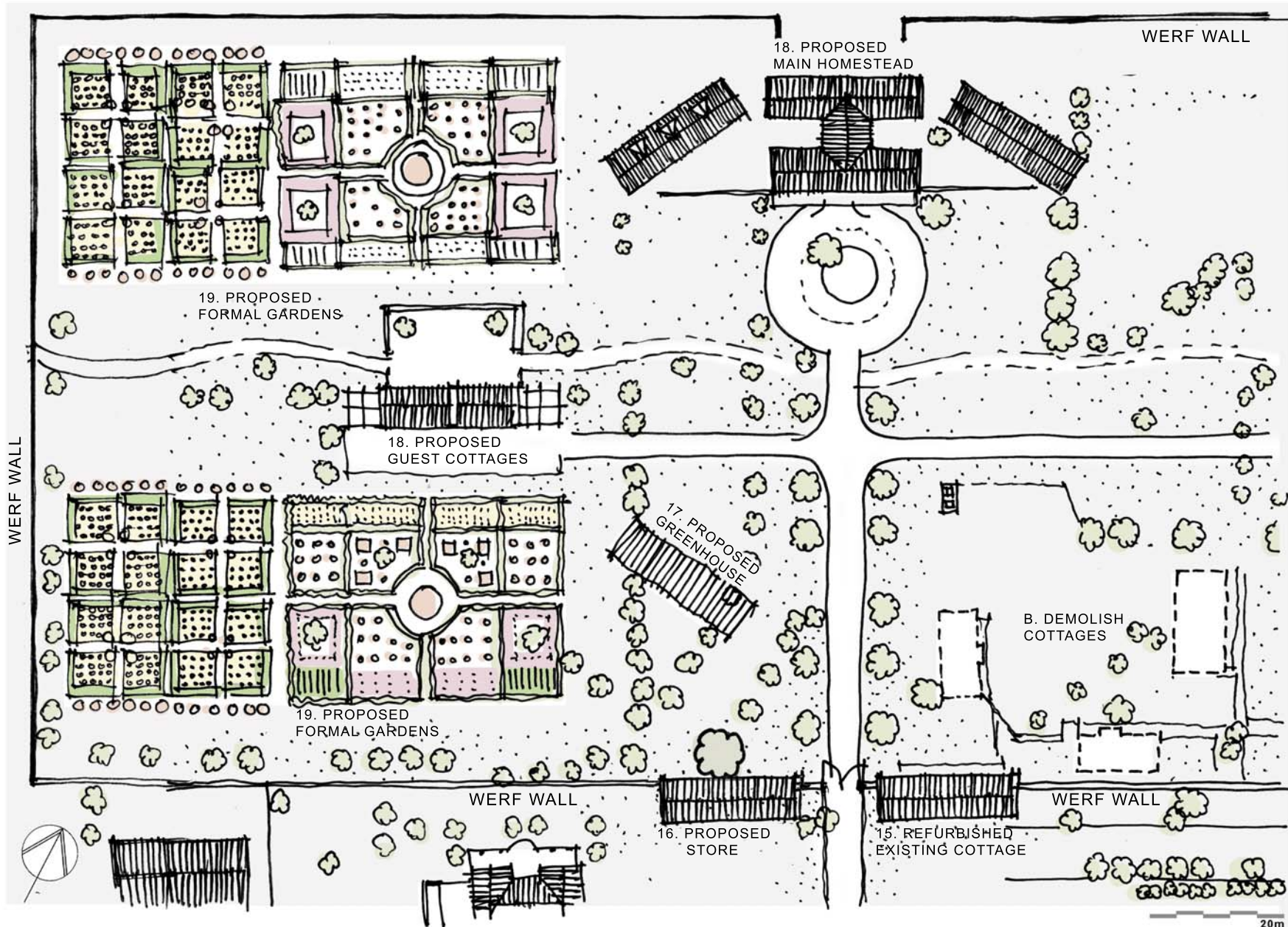




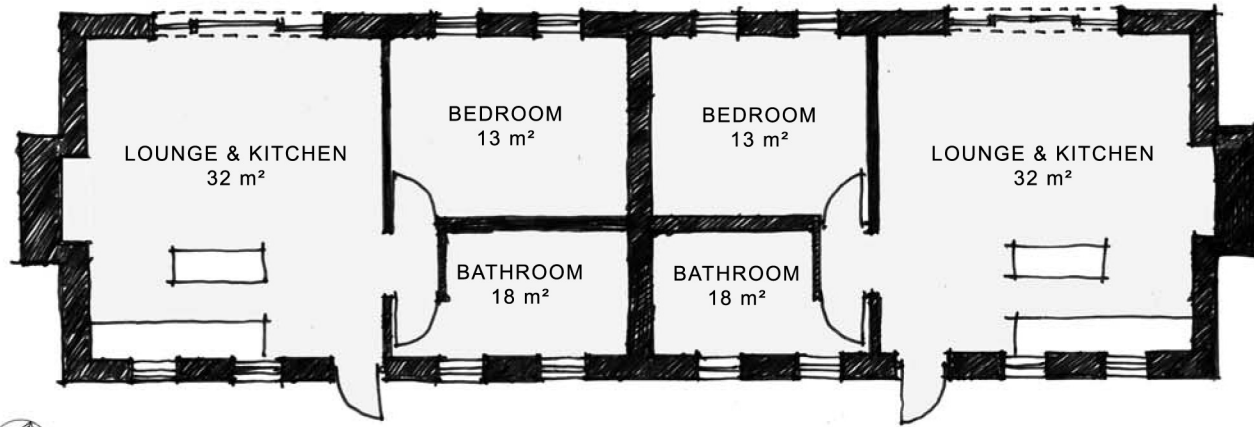
18 MAIN HOMESTEAD  
PROPOSED BUILDING

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



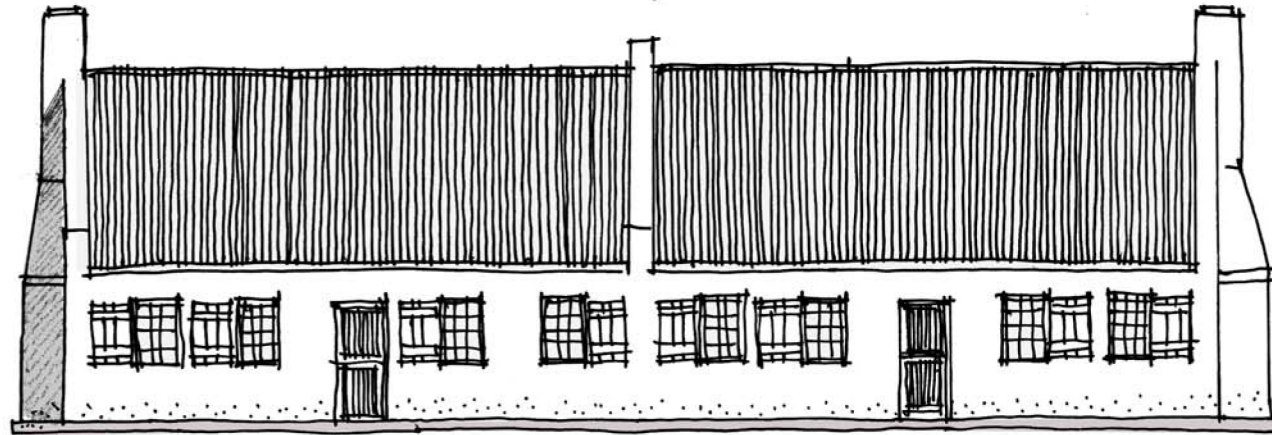


19 WERF GARDENS  
PROPOSED SITE DEVELOPMENT

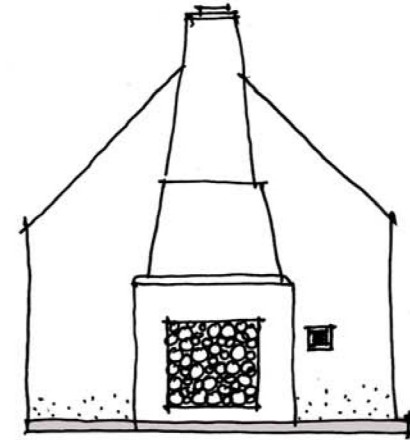


PERSPECTIVE

GROUND FLOOR LAYOUT  
5m



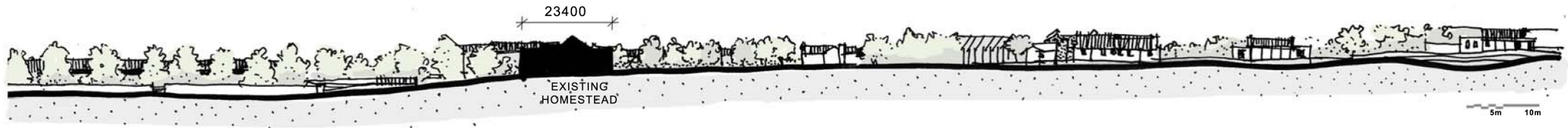
SOUTH ELEVATION



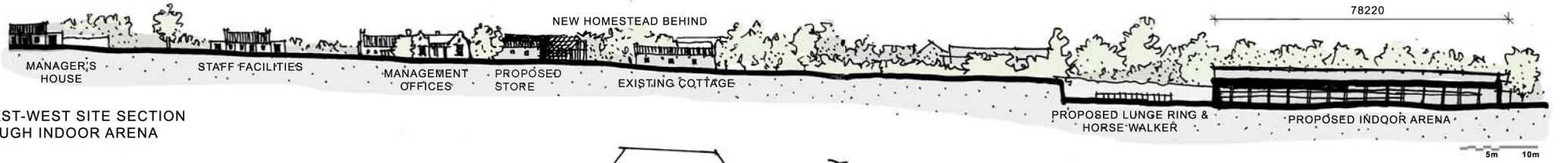
EAST/ WEST ELEVATION

20 GUEST COTTAGES  
PROPOSED BUILDING

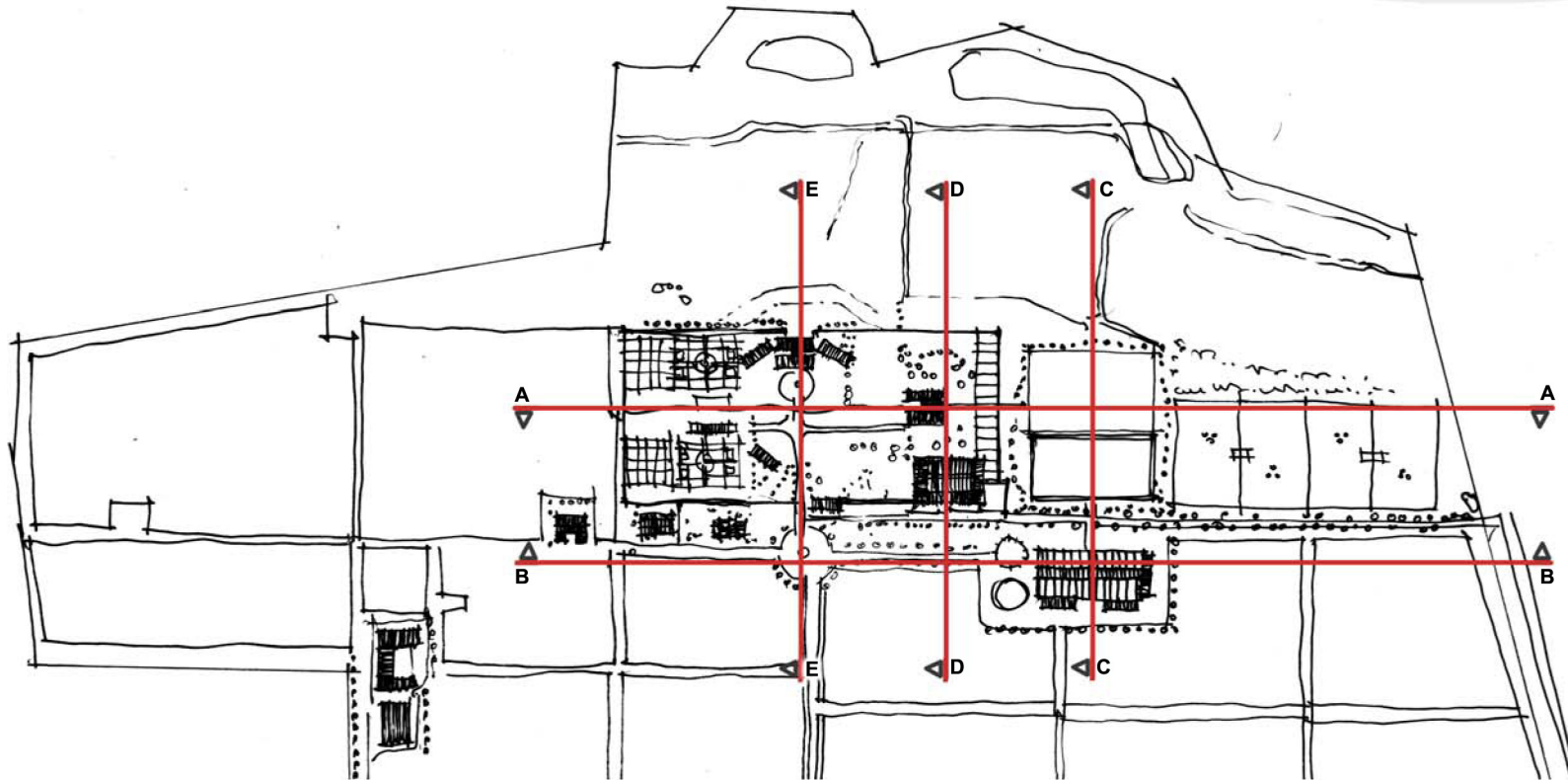
HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



AA EAST-WEST SITE SECTION THROUGH EXISTING HOMESTEAD



BB EAST-WEST SITE SECTION THROUGH INDOOR ARENA

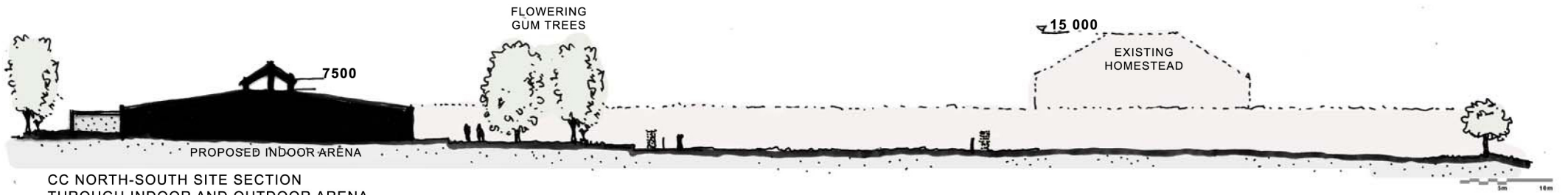


SITE SECTIONS  
PROPOSED SITE DEVELOPMENT

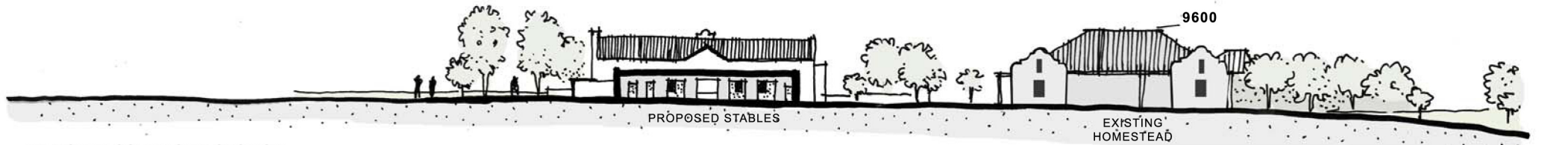
HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM



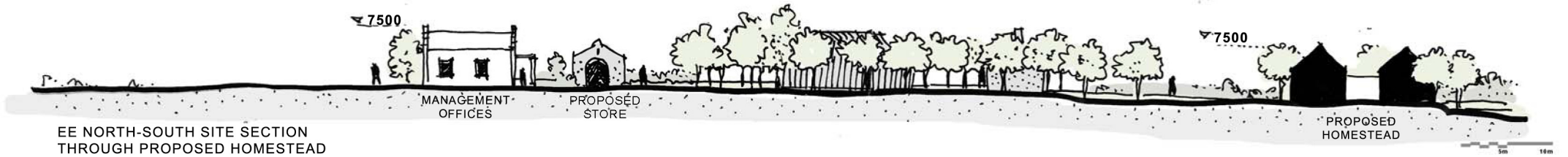
B.O.U.W.E.R  
ARCHITECTS



CC NORTH-SOUTH SITE SECTION  
THROUGH INDOOR AND OUTDOOR ARENA



DD NORTH-SOUTH SITE SECTION  
THROUGH HORSE STABLES AND EXISTING HOMESTEAD



EE NORTH-SOUTH SITE SECTION  
THROUGH PROPOSED HOMESTEAD

## SITE SECTIONS PROPOSED SITE DEVELOPMENT

HERITAGE IMPACT ASSESSMENT  
CONSTANTIA UITSIG FARM