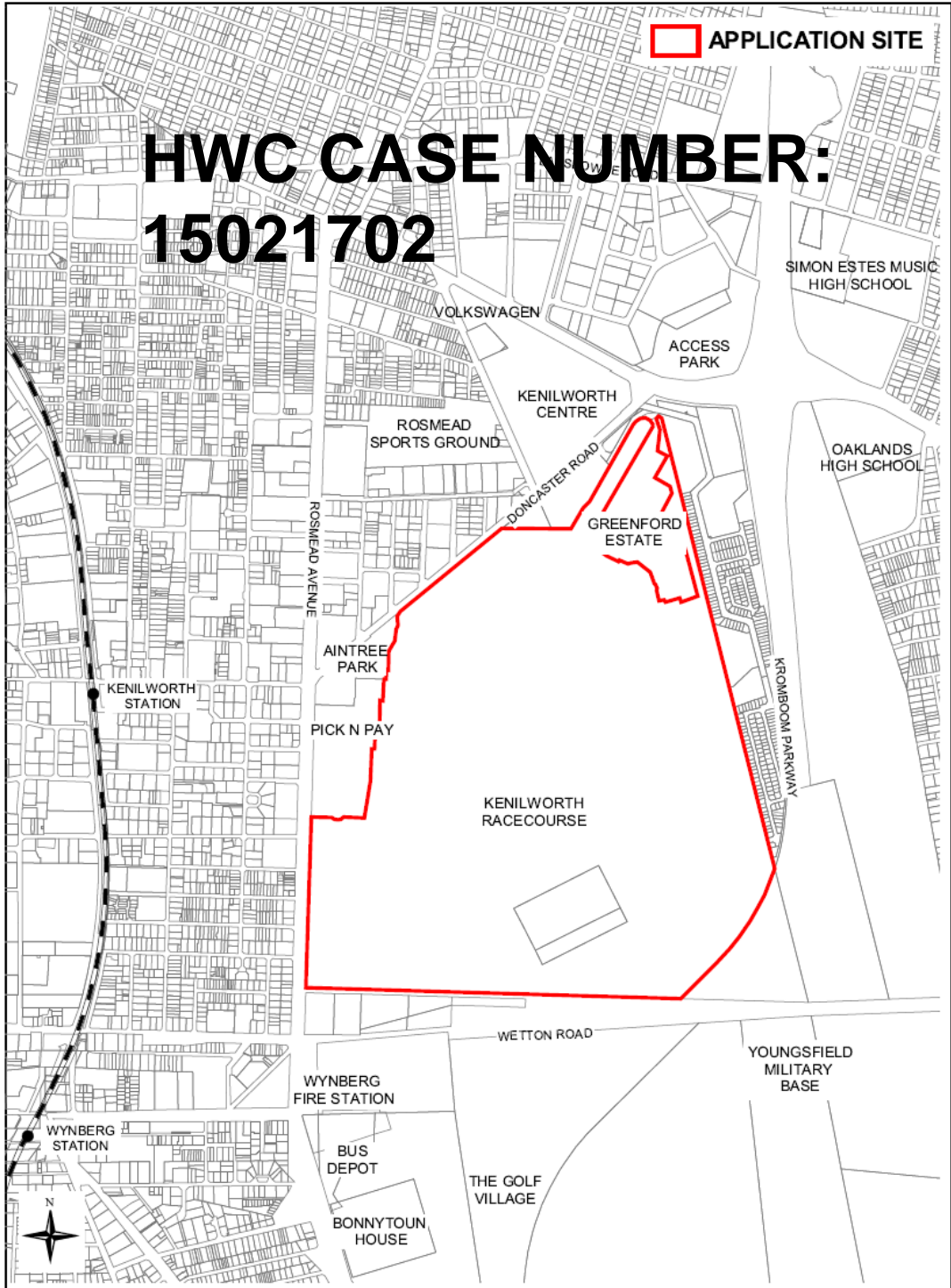




**NOTIFICATION OF INTENT TO DEVELOP.
 SUBMITTED TO HERITAGE WESTERN CAPE IN TERMS OF SECTION 38(2) OF THE NATIONAL HERITAGE
 RESOURCES ACT.
 THE PROPOSED REZONING AND DEVELOPMENT OF ERVEN 65238, 65274 AND 65274 KENILWORTH.
 KENILWORTH RACECOURSE.
 ACCOMPANYING DOCUMENTATION.**



**HWC CASE NUMBER:
 15021702**

 <small>GRAPHIC CENTRE, 189 LOOP STREET, CAPE TOWN, PO BOX 1902, VLAARBERG 8016 TEL: 021 426 2212 FAX: 021 424 7810 E-MAIL: HER@MLH.CO.ZA</small>	Project	KENILWORTH RACECOURSE	Proj. No.	2015 642	Source:	MLH CoCT SG
	Drawing	LOCALITY PLAN	Date	OCTOBER 2014	Figure:	2



 mlh architects & planners <small>GRAPHIC CENTER, 199 LOOP STREET, CANTON, PORTLAND 97102, VLSRTRG 8018 TELEPHONE (503) 424-3210, FAX (503) 424-7810 P-8884_mlh@mlh.com</small>	Project	KENILWORTH RACECOURSE	Proj. No.	2015 642	Source:	MLH CoCT SG
	Drawing	SITE DESCRIPTION	Date	OCTOBER 2014	Figure:	5

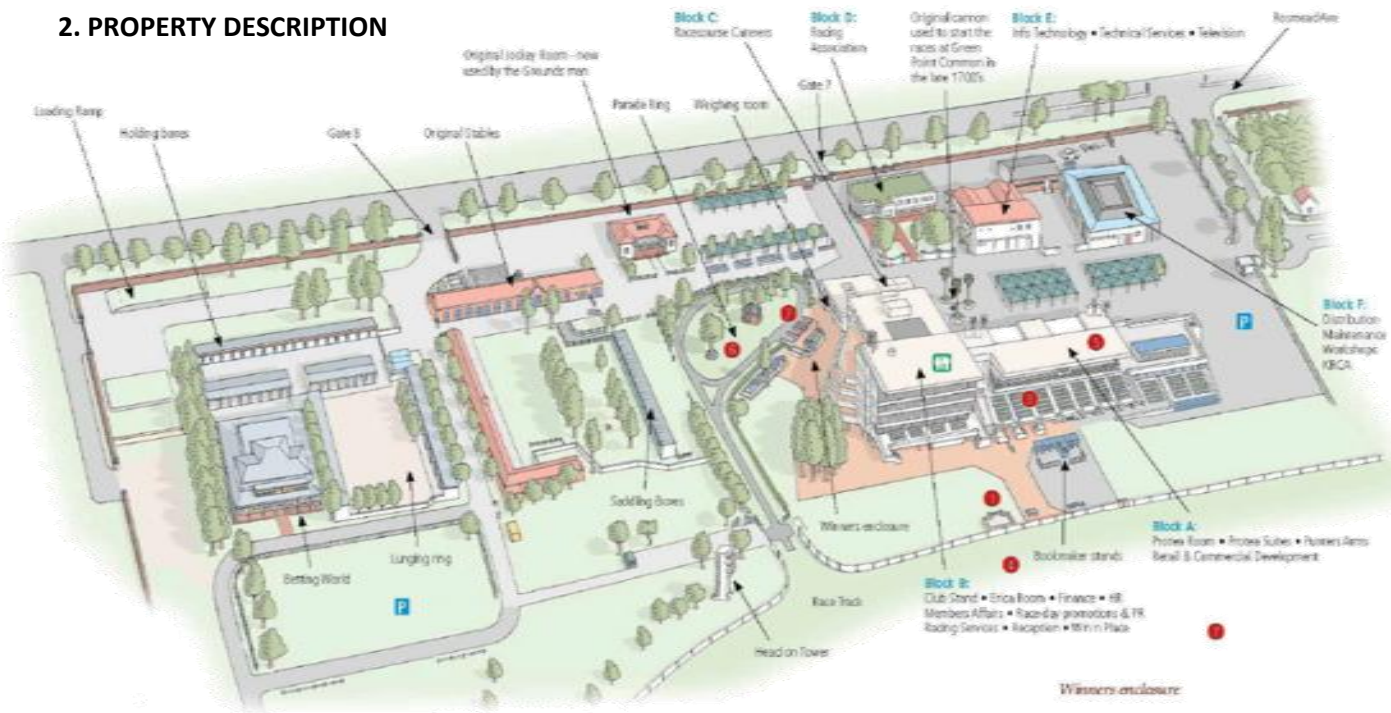
ABOVE: The area of the racecourse which is the subject of the application and proposed development.

1. LOCATION

Kenilworth Racecourse is located in the suburb of Kenilworth in the Southern Suburbs of Cape Town and falls between Rosemead Avenue to the west, the M5 to the east, Wetton Road to the south and Racecourse road to the north: see locality plan as tabled.

The portion of the site under consideration in respect of this application comprises the land located between the race track and Rosmead Avenue and south of the existing entrance to the Pic n Pay head office. It includes the existing Grandstand and existing buildings as well as a portion of land within the tracks but outside of the Kenilworth Race course Conservation Area: see site description plan on the previous page.

2. PROPERTY DESCRIPTION



The diagram above, courtesy MLH Architects and Town Planners provides a visual description of the site under consideration. The largest building on the site is the Grand Stand which includes seating and standing ramps for spectators, offices, function rooms and a number of other spaces accommodating security and technical functions of Kenilworth Racing.

Other buildings on the site, as indicated in the diagram above, include the stables, tote, administration and Jockey club offices as well as maintenance and storage facilities.

The site is separated from Rosmead avenue by a high face brick wall with a number of gated openings.

3. APPLICANT DETAILS :

The applicant is Grand Parade Investments; GPI Properties (Pty) Ltd and the land owner is the entity known as Kenilworth Racing (Pty) Ltd.

MLH Architects have been commissioned to attend to the Town Planning related issues pertaining to the application.

Chris Snelling, a professional heritage practitioner recognized by Heritage Western Cape as being competent to undertake Heritage Impact Assessments of this scope will undertake the heritage related aspects of this application.

5. LEGAL CONTEXT.

The Kenilworth Racing facility comprises erven 65238, 65274 and 65275 and measure 97ha in extent. The site is owned by Kenilworth Racing (Pty) Ltd which acquired the Western Cape assets of Gold Circle (Pty) Ltd in 2012. The property is held in terms of Title Deed No T65270/2005.

The application does not trigger any requirement in terms of the National Environment Management Act. It does however trigger the provisions of Section 38(1)(c)(i), 38(1)(c)(ii) and 38(1)(d) of the National Heritage Resources Act., Act 25 of 1999.

4. PROPOSED DEVELOPMENT.

Historically horse racing used to draw significant crowds to the majority of its race days and major crowds to its blue ribbon events, however there has been a notable shift in attendance in recent times with only the classic events drawing any crowds of significance as the races are now televised to punters throughout the country who no longer need to be at the venue itself. The consequence of this has been that many of the spaces and buildings within the facility are no longer required for racing and the relationship of the facility to the public realm has deteriorated. It is in this regard that a range of development opportunities are being investigated in order to rationalize and improve the racing facility.

The development concept is based on the retention and improvement of the racing facilities, reinforcing the Kenilworth Racecourse Conservation Area as a regional park and the creation of a positive interface with Rosmead avenue through the provision of mixed use development. The following development activities are envisaged:

- Horse racing facilities are to be concentrated around the grandstand, parade ring and stables . Maintenance facilities and the offices for the KRCA are to be relocated within the track and provision is to be made for parking and hospitality facilities, (essentially formalizing the existing status quo), for 'classic race days', within the track but outside of the KRCA.
- The land between the grandstand and Rosmead avenue has been identified as being suitable for a hotel opportunity which would link directly to the grandstand and will provide opportunity for linking directly with Rosmead Avenue and provide a far more positive street interface than is the situation currently. It is intended to convert the original Jockey Room to a restaurant which would also link to the hotel.
- The area located between the existing access off Rosmead avenue and proposed hotel site is intended for mixed retail and commercial purposes.
- The original stables to the south of the Jockey room and hotel site, along with the parade ring et al are to be refurbished and newer stables to be upgraded and the area to the south of the this is proposed for high density high rise residential units.

6. IDENTIFIED HERITAGE RESOURCES.

A previous study conducted in 1999 by Sarah Winter and Chris Henshilwood **“REPORT OF A PHASE 1 CULTURAL HISTORICAL SURVEY OF ERF 65238, known as KENILWORTH RACE COURSE, CAPE TOWN”**, had noted the following:

“The buildings of possible cultural historical value in Precinct 3, (essentially the area which is the subject of this application), are the course managers house* (>50 years old*), and two of the stable blocks (>50 years old). There are no other discernible areas or items of cultural historical significance in Precinct 3”.

*The course managers house is the Jockey Room as identified in the diagram below.

*The reference to (>50 years old) is due to the application having been considered in terms of the old National Monuments Act.

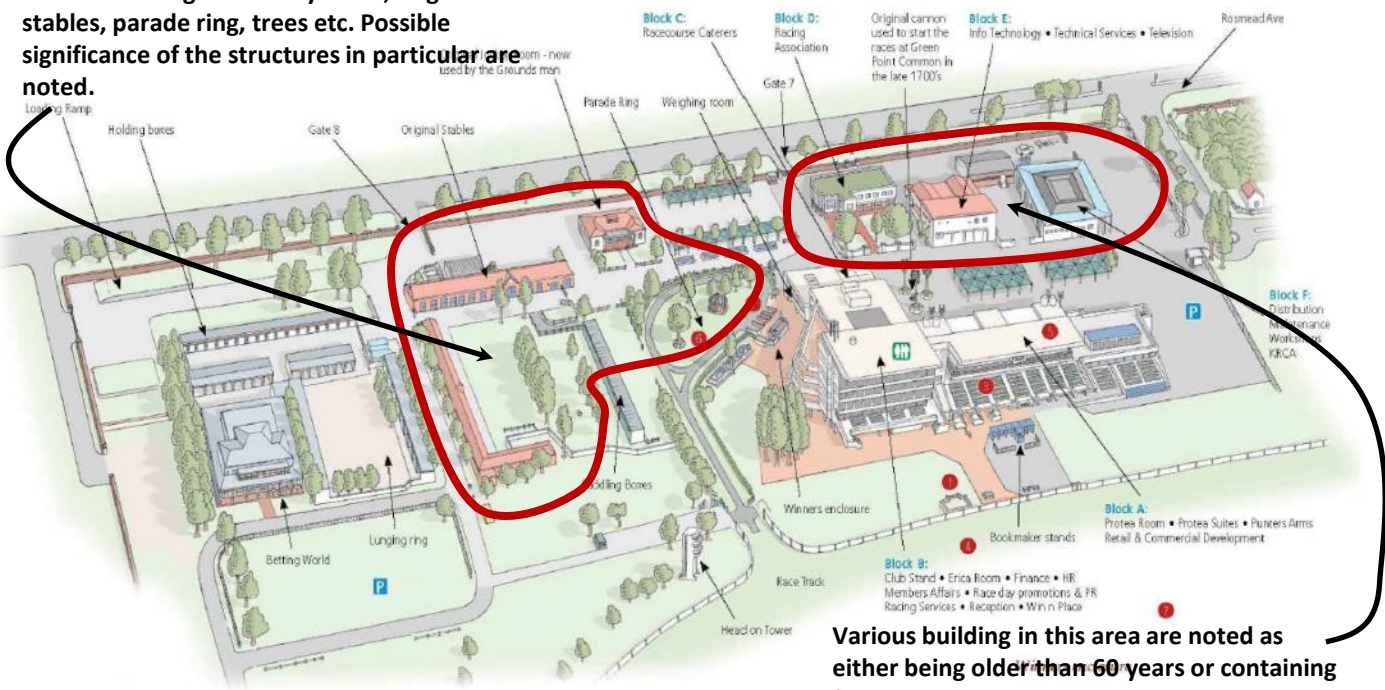
Although unsurveyed as yet, it is confirmed that both the structures referred to above are likely to be considered as having heritage significance, though to what degree can only be ascertained within the ambit of a Heritage Impact Assessment.

It is also noted that the Winter/Henshilwood report, which also contained an archaeological component, was conducted during a period prior to the promulgation of the National Heritage Resources Act and as such tended to be more archaeologically and building specific based. It is noted that specific areas of the racecourse, particularly in the area around the stables and parade ring contain mature trees which assist in imparting a particular quality to the site which is also of potential significance.

All these aspects will be investigated within the ambit of a Heritage Impact Assessment.

The diagram below with supplied annotations give indication of some of the elements within the precinct that will be assessed.

Area containing the Jockey room, original stables, parade ring, trees etc. Possible significance of the structures in particular are noted.



Various building in this area are noted as either being older than 60 years or containing fabric older than 60 years. Barely assessed in the previous report; these structures will be re-examined and any significance noted.



ABOVE: EXISTING STABLES.



ABOVE: JOCKEY ROOM.



ABOVE: PARADE RING AND GRAND STAND.





ABOVE: DISTRIBUTION MAINTENANCE WORKSHOPS.



ABOVE: INFO TECHNOLOGY. TECHNICAL SERVICES. TELEVISION..



ABOVE LEFT: RACING ASSOCIATION.



ABOVE RIGHT: BETTING WORLD. TOTE.

7. RECOMMENDATIONS:

The proposed redevelopment of the site is supported, however it is considered appropriate to conduct a Heritage Impact Assessment in terms of the provisions of Section 38(3) of the NHR Act.

It is proposed to conduct the Assessment in 2 phases: The first Phase will be provided to fully identify the Heritage Resources pertaining to the site and thereafter to provide Heritage resource indicators to which any future development should respond.

The First Phase HIA will be submitted to HWC for comment and or endorsement.

The Second Phase will be conducted in order to test the development response to the indicators as provided and will be submitted to HWC for approval in terms of the provisions of Section 38(4) of the NHR Act.

Chris Snelling.

24th February 2015.