

1504 CFP
12 April 2017

Hiltonian Society
Private Bag 6001
Hilton
3245
Attention: Mr I. D. Macmillan

Dear Iain,

NOTE ON THE PROCESS FOLLOWED IN ACQUIRING DEVELOPMENT RIGHTS ON THE HILTON ESTATE

I wish to confirm that I was the Town Planner appointed by The Hiltonian Society to assist with the production of an Integrated Development Plan for the Hilton College Estate (and subsequently a Strategic Environmental Assessment). I was also responsible for the applications for the release of the Estate from the provisions of Act 70 of 1970, for the incorporations of the Estate into the uMngeni Municipal Town Planning Scheme, the rezoning of the areas of the Estate designated for residential development, and the approval of the sub-division of the Estate. I write to attest to the processes followed, and to the approvals granted.

As requested I have set out below the exhaustive and impressive process of strategic planning and engagement followed by the Hiltonian Society over a period of four to five years in determining the long - term use of the Hilton Estate.

Work commenced in 2006 with the preparation of the first Integrated Development Plan for the Hilton Estate. The process included full consultation with the Estate community, neighbouring landowners, the uMngeni Municipality, many government departments and Ezemvelo Wildlife. Of specific note however in the context of the Society's current work, is the fact that this consultation included extensive engagement with the National Department of Agriculture and the Department of Agriculture and Environmental Affairs. It must be noted that from the outset, the IDP identified three areas of the Estate, the Gates, Oaks and Dairy sites, which were identified as Catalytic Opportunity Spaces. It also addressed at some length issues around the protection and better utilisation of the high value agricultural land and the protection of the conservation areas on the Estate.

This engagement is recorded in the *Strategic Environmental Assessment 2007* prepared by the Hiltonian Society in the following terms:

"3.2.1 DEPARTMENT OF AGRICULTURE AND ENVIRONMENTAL AFFAIRS

"On 20 May 2008, a meeting was held with representatives of the Department of Agriculture and Environmental Affairs (DAEA) at Cedara at which a copy of the

Estate IDP and first draft SEA were presented. The Society was again lauded for having undertaken the strategic planning exercise for the Estate and was encouraged to take this planning a step further by completing the SEA including undertaking the necessary stakeholder engagement.

No formal response has been received from the Department to the presentation, however a draft response was prepared in which the department acknowledged and gave its support for the proactive approach adopted by The Society in promoting "the sustainable development and planning of the Hilton College Estate." This letter is not attached to the report as it has never been formally submitted to The Society. Only an unsigned and undated copy exists which has been used to inform the completion of the SEA. It must be noted that the content of the draft letter and the guidelines referred to have been used in the completion of this report" (Hilton Estate Strategic Environmental Assessment 2007, Page 24)

The engagement with the National Department of Agriculture is recorded in the report as follows:

"3.3 NATIONAL DEPARTMENT OF AGRICULTURE

"On 17 September 2008, a meeting was held on the Estate with members of the National Department of Agriculture, at which Provincial Department of Agriculture and Municipal officials were in attendance. The attendees were fully briefed about the IDP, the process followed and the outcomes. In addition, specific discussion was held around the release of the land in terms of Act 70 of 1970 for inclusion in the Municipal Town Planning Scheme and for limited development.

Yet again The Society was applauded for the enormous amount of work it had done on preparing such a thorough strategic plan for the Estate. The National Department representatives supported the proposed development of not more than 10% of the area of the Estate as well as the better utilisation of the high value agricultural land. The initiative was seen as a very good precedent". (Hilton Estate Strategic Environmental Assessment 2007, Page 26)

Following the completion and submission of this report, application was made in terms of Act 70 of 1970 for the release of the Estate from this Act in order that it could be incorporated into the Municipal Town Planning Scheme. This release was granted on the 23 April 2010. It must be noted that the Act had been suspended prior to this, but had been reinstated shortly before this application was lodged. The approval was an early one following this reinstatement of the Act, and hence does not contain an approval number as the numbering system was introduced some time after this approval was given.

Application was then made to the Municipality in May 2010 for the extension of the Hilton Town Planning Scheme over the full extent of the Estate. This application was approved in letters dated 28 October 2011 and 5 March 2012. As a result, the Estate is under full Municipal zoning control and the three opportunity spaces identified in the Estate IDP and which were discussed in the meetings cited above, were all zoned for Rural Residential purposes. The subdivision of these three sites off the parent property was also approved at this time.

No EIA is needed for the change of use, as the issue of the change in use from unzoned, agricultural land to zoned residential land with full development rights in terms of the Municipal Town Planning Scheme was fully ventilated during the full and comprehensive process outlined above. All the necessary approvals were obtained from each of the relevant authorities to enable this to occur. This process culminated in the final zoning and subdivision of the three opportunity spaces in 2010. All that may need to be addressed in any EIA are any issues which the construction phase may now trigger.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Platt', with a stylized initial 'C'.

CHRISTINE PLATT