

Appendix N: City of Cape Town confirmation of offset letter



28 May 2021

To Whom it may concern

BIODIVERSITY OFFSET PROPOSAL FOR ATLANTIS SOLAR PV PROJECT ON PORTION ERF 2556 RE

There are approximately 906 hectares of the vacant land in the Atlantis urban edge and industrial area that contains remnants of Critically Endangered Atlantis Sand Fynbos or Endangered Cape Flats Dune Strandveld vegetation. In May 2013, the City of Cape Town Council approved the Atlantis Industrial Incentives Scheme. One of the suite of incentives approved was that of holding land outside of Atlantis in order to pro-actively provide biodiversity offsets. To this end, the City has purchased 17 adjoining properties outside of the urban edge and to the east of Atlantis. These properties comprise of approximately 1022 ha of critically endangered vegetation of extremely high quality. See Figure 1 and Annexure A.

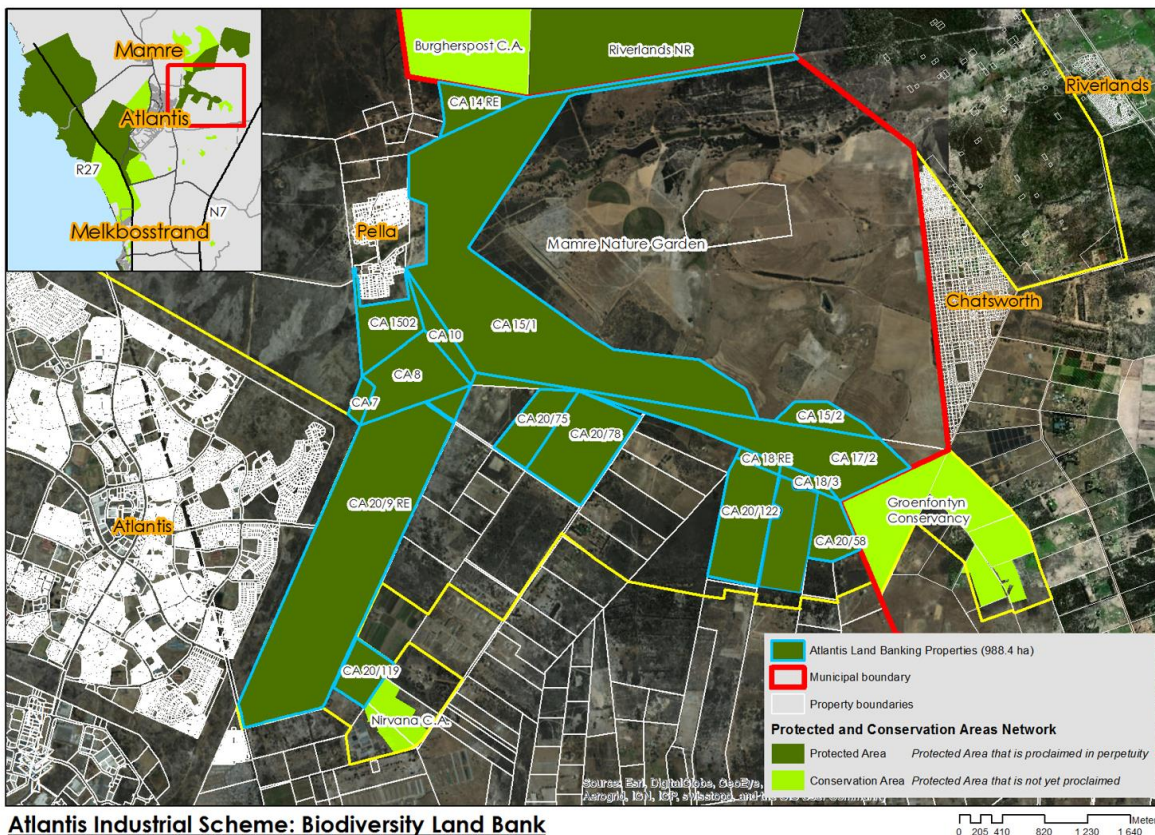
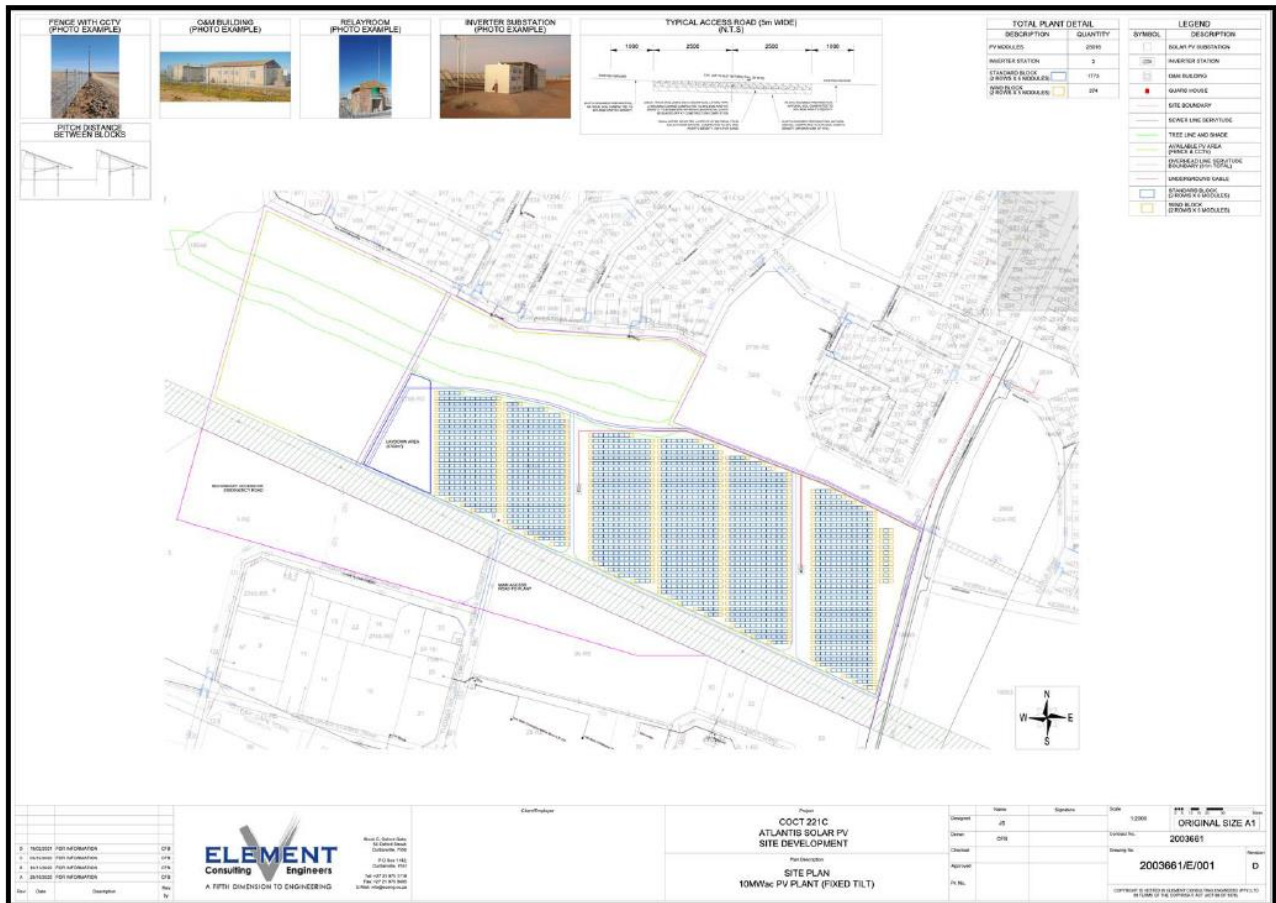


Figure 1: The 17 properties that were purchased as the conservation land bank.

There is a process running to consolidate eight of these properties into a single erf. Once this is done, all the properties will be proclaimed as Nature Reserve under the National Environmental Management Protected Areas Act, 2003. All the properties have been reviewed by CapeNature’s Protected Areas Expansion Review Committee and qualify for the status of Nature Reserve. The area is managed as the Klein Dassenberg Section of the Dassenberg Coastal Catchment Partnership.

The City is busy with the Atlantis Solar PV project on Portion Erf 2756 RE Westfleur Atlantis. This property is on the fine Scale Conservation Plan for the region, the BioNet, as unselected natural vegetation. The site contains both Atlantis Sand Fynbos and Cape Flats Dune Strandveld. The botanical specialist report by Bergwind (David McDonald) dated May 2021 confirms this. The preferred option for the 10MWac Fixed-tilt PV Plant, Alternative 1, is shown in Figure 2. The detailed design is being finalised but the footprint will be approximately 18 hectares in extent, the exact area to be finalised on approval. The Biodiversity Management Branch of the City of Cape Town is in support of utilising the proactively secured Atlantis Conservation Land Bank to mitigate for the loss of terrestrial vegetation that will occur from this development at a ratio of 1:1.



If the competent authority, the Department of Environmental Affairs and Development Planning are in support of this proposed mitigation, the exact area of natural vegetation lost as a result of development in the issued environmental approval will be deducted from the conservation land bank. The Biodiversity Management Branch will also undertake to inspect the site to see if there is any material or topsoil that could be utilised for restoration activities prior to site clearing.

For any additional information, please don't hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Cliff Dorse', written over a light blue rectangular background.

Cliff Dorse

Conservation Services Coordinator

Biodiversity Management Branch

Environmental Management Department

Physical Address: Westlake Conservation Centre, Steenberg Drive, Tokai.

Annexure A:**Table 1:** Details of the 17 properties purchased

Year	#	Farm	Area (ha)
2012_13	1	CA20-9	256.33
2013_14	2	CA7-0	5.93
	3	CA8-0	47.75
	4	CA10-0	14.62
	5	CA1502-0	32.14
2014_15	6	CA14	21.49
	7	CA 20 - 78	60.86
2015_16	8	CA20-68	20.53
	9	CA 15	349.90
	10	CA 17	87.82
	11	CA20-75	27.89
2016_17	12	CA18- 0	4.78
	13	CA18-3	6.34
	14	CA20-RE	56.00
2018_19	15	CA20-58	21.51
2019_20	16	CA19	15.50
	17	CA20-26	43.00

- 50 ha (buffering Pella)

Land Bank: 1022