ATT: SAMORNAY SMIDT

THE PROPOSED LA GARONNE SPARKLING WINE PRODUCTION FACILITY ON REMAINDER OF FARM 1610 AND FARM 1772, STELLENBOSCH

EXTERNAL ENVIRONMENTAL AUDIT REPORT IN TERMS OF REGULATION 34 OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED).

DEA&DP EIA REF. NO. 16/3/3/1/B4/12/1069/23
NEAS REF. NO. WCP/EIA/0001327/2023

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KAPPEC

12 December 2025

DETAILS OF THIS REPORT

Status of this Report	**Final Regulation 34 External Compliance Audit Report**
Date Submitted	December 12, 2025
Public Review Period	Not Applicable
Report Title	The Proposed La Garonne Sparkling Wine Production Facility on Remainder of Farm 1610 and Farm 1772, Stellenbosch.
Applicant	**Anthonij Rupert Wines (Pty) Ltd** P.O Box 435 Franschhoek 7690 Mr. Francois Malan Mobile: 072 710 2772 Email: fmalan@deleeuw.co.za; js@rupertwines.com
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KAPP ENVIRONMENTAL CONSULTANTS	

DISCLAIMER

This report has been prepared for Anthonij Rupert Wines (Pty) Ltd and is subject to and issued in accordance with the agreement with Kapp Environmental Consultant (Pty) Ltd. (KAPPEC).

The opinions expressed in this report have been based on the information supplied to KAPPEC by the Client and the relevant Environmental Practitioner. The Author has exercised all due care in reviewing the supplied information, but conclusions from the review are reliant on the accuracy and completeness of the supplied data. KAPPEC does not accept responsibility for any errors or omissions in the information supplied and does not accept any consequential liability arising from commercial decisions or actions resulting from them. KAPPEC accepts no liability or responsibility whatsoever for it in respect of any use of or reliance upon this report by any third party.

Opinions presented in this report apply to the site conditions and features as they existed at the time of the writing of this report, and those reasonably foreseeable.

Copying of this report without the permission of the Client and KAPPEC is not permitted.

LETTER OF UNDERTAKING AND STATEMENT OF INDEPENDENCE

I Renier Kapp, as the appointed independent Environmental Practitioner hereby declare that I:

- Will perform the work relating to the appointment in an objective manner, even if this results in views and findings that are not favourable to the applicant;
- Other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity;
- Work performed for this study was done in an objective manner irrespective of how such findings may be favourable or not to the applicant;
- declare that there are no circumstances that may compromise my objectivity in performing such work;
- All facts and findings will be presented in an objective manner in accordance with my professional experience and information derived from the study;
- have expertise in conducting the independent audit, including knowledge of the relevant legislation and any guidelines that have relevance to the development; and
- All particulars furnished in this report are true and correct.

(Renier Kapp)

Signature of the Principle Environmental Practitioner

Kapp Environmental Consultants (Pty) Ltd (KAPPEC)

Name of Company

12 December 2025

Date

CONTENTS

LIST OF FIGURES

LIST OF TABLES

ABBREVIATIONS

MMP .... Maintenance Management Plan
DEFF .... Department of Environment, Forestry and Fisheries
DWS .... Department of Water Affairs and Sanitation
EA .... Environmental Authorization
EP .... Environmental Practitioner
ECO .... Environmental Control Officer
EIA .... Environmental Impact Assessment
EMP .... Environmental Management Programme
DEO .... Designated Environmental Officer
KAPPEC .... Kapp Environmental Consultants
I&AP .... Interested and Affected Parties
RE.. Resident Engineer

APPENDICES

Appendix A: Site Photographs

Appendix B: Site Development Plan

Appendix C: Copy of EA

Appendix D: Copy of EMPr

Appendix E: Commencement Notification and I&AP Database

Appendix F: ECO reports

Appendix G: MMP

INTRODUCTION

Kapp Environmental Consultants (Pty) Ltd. (KAPPEC) has been appointed by Anthonij Rupert Wines (Pty) Ltd (the Applicant) as the independent environmental practitioners to undertake an external compliance audit in fulfilment of Condition 15 of the Environmental Authorization (the EA) and Regulation 34 of the NEMA EIA Regulations, 2014 (as amended).

An Environmental Authorisation (EA) was granted to Anthonij Rupert Wines (Pty) Ltd on 15 March 2024, in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended), under DEA&DP reference 16/3/3/1/B4/12/1069/23.

This external audit, conducted in alignment with the National Environmental Management Act (NEMA), is to increase the contractor's compliance rating in terms of the approved Environmental Authorisation and the EMPr. The body of this report will incorporate the auditable conditions and requirements contained in both the EA and the EMP. The conditions of the EA have been summarised in the report, including its corresponding level of compliance with each condition.

The methodology followed for conducting the environmental audit included:

- Compilation of background information for site visit
- Site Visit (04 December 2025)
- Documentation audit
- Compilation of environmental audit report
- Submission of environmental audit report

The items have been included in table format and compliance will be indicated based on assigned colour significance as per Table 1 below:

TABLE 1: COMPLIANCE RATING

Colour	Compliance Rating Significance
GREY (N/A)	A grey item indicates that a compliance rating is not relevant. Item is listed for awareness although will not/cannot be rated.
GREEN (4)	An item is marked green to indicate complete compliance in line with the EMP.
YELLOW (3)	An item is marked yellow to indicate sufficient compliance although possibly not as prescribed in the EMP.
ORANGE (2)	An item is marked orange to indicate a non-compliance although the resulting impact is not deemed significant.
RED (1)	An item is marked red to indicate a significant or ongoing non-compliance which needs to be addressed as per the ECO's instruction.

PROJECT DESCRIPTION

Locality

The proposed development is situated on farmland located approximately 8.5 kilometres north-west of the Franschhoek town centre. The site lies immediately south of the R45 provincial road and directly adjacent to Bridge House School. The surrounding area comprises a mix of agricultural production, rural activities, and existing farm infrastructure, with the site forming part of an established agricultural operation.

Proposed Development

The applicant proposes the establishment of a new sparkling wine production facility with a building footprint of approximately 3 420 m². In addition to the primary facility, an expansion of roughly 460 m² to the existing shed located immediately north of the proposed building is planned; however, this expansion does not trigger any listed activities under the National Environmental Management Act (NEMA). The development is intended to consolidate and modernise the current sparkling wine production process, which is presently dispersed across multiple structures on the farm.

Process Design

Gerard de Villiers has been appointed as the structural and process engineer for the proposed development. The new facility is designed to bring together all stages of the sparkling wine production chain into a single integrated complex. Presently, production pods are spread across the site, creating inefficiencies in workflow and storage. The consolidated facility will therefore accommodate the full process cycle, including grape receiving and primary fermentation, bottling operations, secondary bottle fermentation storage, riddling, neck freezing, disgorging, corking, labelling, and final goods storage. By centralising these functions, the development will improve production efficiency, product handling, and operational oversight.

Bulk Services Provision

A Civil Services Report prepared by Sippel and De Lange Consulting Engineers confirms that all required engineering services will be designed and implemented in accordance with the “Guidelines for the Installation of Engineering Services in Residential Areas” (the Blue Book), as well as the standards of the Department of Water and Sanitation, the Stellenbosch Municipality, and the Provincial Roads Engineer.

Potable Water Supply

The farm is already well serviced with potable water infrastructure, providing sufficient capacity and pressure to accommodate the new facility. Water quality and supply meet and exceed the minimum requirements set out in SANS 241-1:2015. A connection to the existing water network will be established near the proposed building. Certain existing pipelines lying within the development footprint will be relocated. The Annual Average Potable Water Demand has been calculated at 0.375 kl/day. Adequate spare capacity is available within the external bulk conveyance and treatment systems to meet this demand.

Sewerage Management

The volume of effluent generated by the proposed development is minimal. The annual average daily wet weather flow is estimated at 0.338 kl/day. The farm's sewerage system has sufficient spare capacity within both the reticulation network and the sewage treatment plant to accommodate effluent from the new facility. Some existing gravity sewer lines located within the building footprint will be realigned. The sewage treatment plant currently operates with the following capacities: Industrial – 10 m^3/day minimum, 40 m^3/day average, and 50 m^3/day maximum; Domestic – 30 m^3/day. The anticipated effluent contribution from the proposed development falls well within available capacity.

Stormwater Management

Stormwater arising from roofs and hardened surfaces during storm events up to the 5-year recurrence interval will be managed through a series of catch pits and inlet grids, directing flows into a combination of open channels and underground piped systems. A stormwater attenuation pond will be incorporated to ensure post-development runoff rates do not exceed pre-development levels, in accordance with Department of Water and Sanitation legislation and the Stellenbosch Municipal stormwater guidelines. Detailed stormwater calculations, retention facility designs, and litter trap specifications will be submitted to the Municipality during the construction drawing approval phase.

Firefighting Requirements

A dedicated Fire Plan will be commissioned in line with the Stellenbosch Municipality's firefighting standards. This plan will address internal and external firefighting requirements, including the placement of fire sprinkler pumps and tanks within the facility.

Solid Waste Management

The proposed development is expected to generate minimal solid waste. Waste produced on site will be collected by farm staff and consolidated with existing farm waste streams. All waste will be transported to a registered municipal waste disposal facility in accordance with municipal requirements.

Facility Components

The proposed sparkling wine production building at Site Alternative 1 will house all components necessary for a fully integrated sparkling wine production process. These include:

- A dry goods store;
- Chemical, dry goods, sales, and marketing storage areas;
- A workshop and a laboratory;
- A compressor room;
- Administrative offices;
- A staff green room;
- Bottling lines; and
- Fire sprinkler pumps and tanks.

APPROVED LISTED ACTIVITIES

TABLE 2: APPROVED LISTED ACTIVITIES

Environmental Impact Assessment Regulations Listing Notice 1 of 2014, as amended.	
Activity Number: 8 Activity Description: The development and related operation of hatcheries or agri-industrial facilities outside industrial complexes where the development footprint covers an area of 2 000 square metres or more.	*The proposed development is an agri-industrial facility with a footprint of approximately 3 042m².*
Activity Number: 12 <u>Activity Description:</u> The development of — (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; — excluding— (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; (dd) where such development occurs within an urban area; (ee) where such development occurs within existing roads, road reserves or railway line reserves; or (ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where	*The proposed development will be located within 32m of the wetlands identified by the freshwater specialist.*

indigenous vegetation will not be cleared.	
Activity Number: 19 Activity Description: The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse; but excluding where such infilling, depositing, dredging, excavation, removal or moving— (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	*The proposed development encroaches into the wetlands identified by the freshwater specialist.*

REGULATION 34 EXTERNAL AUDIT REQUIREMENTS

This section will attempt to detail the content requirements to be included as part of a Regulation 34 Audit Report as outlined in terms of Appendix 7 of Regulation 982 of the 2014 EIA Regulations.

Environmental audit report

The environmental audit report must provide recommendations regarding the need to amend the EMPr, and where applicable, the closure plan.

Objective of the environmental audit report

The objective of the environmental audit report is to

a) report on –
    i. the level of compliance with the conditions of the environmental authorisation and the EMPr, and where applicable, the closure plan; and
    ii. the extent to which the avoidance, management and mitigation measure provided for in the EMPr, and where applicable, the closure plan achieve the objectives and outcomes of the EMPr, and closure plan;
b) identify and assess any new impacts and risks as a result of undertaking the activity;
c) evaluate the effectiveness of the EMPr, and where applicable, the closure plan; and
d) identify shortcomings in the EMPr, and where applicable the closure plan, and
e) identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr, and where applicable, the closure plan.

Content of environmental audit reports

(1) An environmental audit report prepared in terms of these Regulations must contain –

a) details of the –
    i. independent person who prepared the environmental audit report; and
    ii. expertise of the independent person that compiled the environmental audit report;
b) a declaration that the independent auditor is independent in a for as may be specified by the competent authority;
c) an indication of the scope of, and purpose for which, the environmental audit report was prepared;
d) a description of the methodology adopted in preparing the environmental audit report;
e) an indication of the ability of the EMPr, and where applicable, the closure plan to –
    i. sufficiently provide for the avoidance, management and mitigation of environmental

impacts associated with the undertaking of the activity on an on-going basis;

ii. sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the closure of the facility; and

iii. ensure compliance with the provisions of environmental authorisation, EMPr, and where applicable, the closure plan;

f) a description of any assumptions made, and any uncertainties or gaps in knowledge;

g) a description of any consultation process that was undertaken during the course of carrying out the environmental audit report;

h) a summary and copies of any comments that were received during any consultation process; and

i) any other information requested by the competent authority.

FIGURE 1: SITE DEVELOPMENT PLAN

CONDITIONS OF AUTHORISATION

TABLE 3: ENVIRONMENTAL AUTHORISATION GENERAL CONDITIONS AND COMPLIANCE

No.	EA CONDITIONS	COMPLIANCE FINDING
1.	The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to the Preferred Alternative, as described in the BAR dated November 2023 on the site as described in Section C above.	Noted. All listed activities and the preferred alternative, as outlined in the updated November 2024 BAR, are being implemented accordingly.
2.	The holder must commence with, and conclude, the listed activities within the stipulated validity period which this Environmental Authorisation is granted, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority. (a) A period of **ten (10) years** from the date of issue, during which period the holder must commence with the authorised listed activities. This Environmental Authorisation is granted for- (b) A period of **ten (10) years,** from the date the holder commenced with the authorised listed activities, during which period the authorised listed activities must be concluded.	DEA&DP was notified of the intended commencement of work on August 4, 2025. The EA was granted on the 15th of March 2024, and the authorised listed activities commenced in August 2025, a year and 5 months after the EA was issued within the 10-year period. The contractor should be completed with the works before 2034.
3.	The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.	Noted. The holder remains responsible for all persons acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the Holder.
4.	Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in	Noted. No changes or deviations from the scope of the project description have occurred.

	writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.	
5.	Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities. 5.1 The notice must make clear reference to the site details and EIA Reference number given above. 5.2 The notice must also include proof of compliance with the following conditions described herein: Conditions: 6, 7 and 11.	DEA&DP was notified of the intended commencement of work on August 4, 2025, and the letter of notification made clear reference to the site details, EIA Reference, and proof of compliance as referred to below: *Condition 6: The 2024 EA has been granted on the 15th of March 2024, the I&AP's were notified of the EA on the 22nd of March 2024, seven days after the EA was granted. Please refer to proof attached.* *Condition 7: The listed activities has not commenced within 20 days from the date of issue of the amended EA.* *Condition 11: Guillaume Nel Environmental Consultants (GNEC) has been appointed as the Environmental Control Officer (ECO) to conduct fortnightly audits on compliance in terms of the EA and the Environmental Management Programme (EMPr).*
6.	The holder must in writing, within 14 (fourteen) calendar days of the date of this decision– 6.1 notify all registered Interested and Affected Parties ("I&APs") of – 6.1.1 the outcome of the application; 6.1.2 the reasons for the decision as included in Annexure 3; 6.1.3 the date of the decision; and	The EA was granted on the 15th of March 2024, and the I&APs were notified of the EA on 22 March 2024, seven days after the EA was issued.

	6.1.4 the date when the decision was issued. 6.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) detailed in Section G below; 6.3 draw the attention of all registered I&APs to the manner in which they may access the decision; 6.4 provide the registered I&APs with: 6.4.2 name of the responsible person for this Environmental Authorisation, 6.4.1 the name of the holder (entity) of this Environmental Authorisation, 6.4.2 name of the responsible person for this Environmental Authorisation, 6.4.3 postal address of the holder, 6.4.4 telephonic and fax details of the holder, 6.4.5 e-mail address, if any, of the holder, and 6.4.6 contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).	
7.	The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activities, including site preparation, must not commence until the appeal is decided.	The EA was issued on 15 March 2024, and all I&APs were notified on 22 March 2024, seven days after its issuance. Construction activities commenced in August 2025, approximately one year and five months after the EA was granted.

8.	The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.	Noted, the EMPr is being implemented.
9.	The Maintenance Management Plan ("MMP") adopted as part of the Environmental Authorisation must be implemented.	Noted, the MMP is being implemented.
10.	The EMPr must be included in all contract documentation for all phases of implementation.	Noted, according to the ECO, the approved EMPr and MMP have been included in the contract documentation.
11.	The holder must appoint a suitably experienced environmental control officer ("ECO") before commencement of any land clearing or construction activities to ensure compliance with the EMPr and the conditions contained herein.	Guillaume Nel Environmental Consultants (GNEC) has been appointed as of August 2025 as the Environmental Control Officer (ECO) to conduct audits on environmental compliance and will subsequently submit a monthly report to your Department.
12.	The ECO must conduct monthly site visits, and report on compliance with the EMPr to this Department and the relevant authorities, in writing, on a monthly basis during the construction phase.	Monthly site visits and audit reports have been submitted to your Department.
13.	A copy of the Environmental Authorisation, EMPr, MMP, audit reports and compliance monitoring reports must be kept at the site of the authorised activities, and must be made available to anyone on request, including a publicly accessible website.	An environmental file is available on-site and includes all the necessary documentation.
14.	Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.	Access to the site was permitted at the time of the external audit.
15.	In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as	Kapp Environmental Consultants (Pty) Ltd. (KAPPEC) has been

	amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an **independent person** (other than the ECO appointed in terms of condition 10 above or the appointed Environmental Assessment Practitioner) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended). The holder must undertake two environmental audits, with **the first Environmental Audit Report being submitted to the Department within three months of commencement of the construction activities during the construction phase** and the final Environmental Audit Report within three months after completion of the construction phase. The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).	appointed, dated November 2025, by Anthonij Rupert Wines (Pty) Ltd (the Applicant) as the independent environmental practitioners to undertake an external compliance audit in fulfilment of Condition 15 of the Environmental Authorization (the EA) and Regulation 34 of the NEMA EIA Regulations, 2014 (as amended). Noted.

ENVIRONMENTAL AUTHORISATION SPECIAL CONDITIONS AND COMPLIANCE

TABLE 4: SPECIAL ENVIRONMENTAL AUTHORISATION CONDITIONS AND COMPLIANCE

No.	EA CONDITIONS	COMPLIANCE FINDING
16.	Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains include: meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.	No heritage remains were exposed during excavations as per the ECO reports provided, thus far.
17.	A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.	Noted. A qualified archaeologist and/or paleontologist will be contacted should any heritage remains be discovered on site.
18.	The relevant requirements with respect to occupational health and safety must be adhered to at all times.	Noted. An OHS officer has been appointed.

EA Compliance Rating	**100%**

TABLE 5: REHABILITATION MAINTENANCE AND MANAGEMENT PLAN GENERAL CONDITIONS AND COMPLIANCE

No.	RMMP CONDITIONS	COMPLIANCE FINDING
1.	Repairs and maintenance undertaken only during the dry season except in emergencies.	Noted, construction commenced end of August 2025.
2.	Existing access routes used; any new routes follow degraded areas and avoid sensitive vegetation.	Construction boundaries are pegged and demarcated, and no new access routes through sensitive vegetation were noted.
3.	Pollutants stored and handled outside the watercourse and riparian area.	A lockable storage container is located away from Wetland A and B, with no pollutants observed within the wetland areas.
4.	Machinery inspected for leaks; refuelling conducted outside the riparian area.	Machinery was observed operating within the designated development footprint; no refuelling or leak-related issues were observed near the wetlands.
5.	Watercourse flow not blocked; temporary diversions do not obstruct aquatic or riparian species movement.	No activities were recorded within the watercourse itself, and no blockages or diversions were observed during the site walkthrough.
6.	No new berms created.	No unapproved berm construction was observed; however, a retaining wall is being installed along the southern boundary for erosion and stormwater management.
7.	Topsoil removal followed by adequate restoration using sustainable practices.	Noted, will be audited after construction is complete.
8.	Repaired or reshaped banks actively rehabilitated with indigenous vegetation.	Noted, will be audited after construction is complete.
9.	No deepening of the watercourse beyond the original thalweg unless ecologically justified. Disturbance to the thalweg zone kept to a minimum.	No disturbance to the watercourse or thalweg was observed. The contractor is reminded to install and maintain a 10m buffer surrounding Wetland B.
10.	Inspect debris and sediment removed from the watercourse to confirm:	No debris-removal activities from the watercourse were observed. The contractor is reminded to install and maintain a

	– It is used only for approved in-filling or maintenance actions under the MMP; – It is not used to increase the height, width, or extent of existing berms; – It is not deposited in the watercourse or on riverbanks unless part of an approved activity; – Any unused material is removed from the riparian area to an appropriate stockpile or disposal site.	10m buffer surrounding Wetland B.
11.	No foreign material (concrete, rubble, dryland soil, woody debris) used except for infrastructure repairs with mitigation.	No foreign materials were placed within the wetlands or watercourse areas. Contractor to ensure construction only occurs within the approved development footprint when commencing within Wetland B.
12.	Post-maintenance site topography restored to pre-damage condition.	Noted, will be audited after construction is complete.
13.	Construction store located outside the 10 m buffer of Wetland A.	The storage container and site office are located within the existing facility area and outside the wetland buffer zones.
14.	Measures in place to prevent contaminated runoff entering Wetland A or B.	A silt fence has been installed along the Eucalyptus trees where a drainage line is in place adjacent Wetland B to manage stormwater runoff. Cement batching is confined to an impermeable surface.
15.	Subsoil drains installed as specified in the geotechnical report.	Subsoil drains have not been installed as of yet.
16.	A 10 m buffer maintained from both wetlands during all activities.	The contractor is reminded to erect a 10m buffer surrounding Wetland B.
17.	Vegetation clearing limited to approved footprint area.	Vegetation disturbance was confined to the approved construction footprint; no clearing was observed outside

		authorised areas.
18.	Cleared vegetation stockpiled outside the watercourse boundary and disposed of at a registered facility.	No cleared vegetation stockpiles were observed during the site audit.
19.	Litter and unnatural debris removed by hand and stockpiled outside the watercourse boundary (max 2 m high).	Minor builders' rubble was noted within the treeline and must be removed and placed in bins for correct disposal.
20.	All waste disposed of at a registered disposal facility	Chemical toilets are serviced by a registered provider, and rubble/waste is being collected; however, some rubble requires removal to ensure full compliance.
21.	Soil stockpiles kept outside the watercourse boundary and under 1 m in height; trenches backfilled promptly.	Stockpiles are currently located within the development footprint and outside the wetlands.
22.	No vehicles entering identified watercourses; stormwater maintenance conducted on foot unless authorised.	No vehicle access into Wetland A or Wetland B was observed.
23.	Indigenous vegetation used in landscaping and open-space areas.	Landscaping has not yet commenced, will be audited at a later stage.

SITE AUDIT FINDINGS

An external environmental audit and site walkthrough were conducted by the ECO on 4 December 2025. The auditor was accompanied on site by the appointed ECO, the contractor, and a representative of the applicant.

Construction commenced at the end of August 2025, and the proposed sparkling wine facility is currently nearing completion. The expansion of the existing sparkling wine facility is also nearing completion. At present, the contractor's laydown area and stockpile zone are located along the northern boundary of the two facilities. At the time of the audit, the contractor had commenced with the loading and transporting of excess stockpiled material and builders' rubble from this area.

It was observed that the required 10-metre buffer from Wetland B has not yet been implemented. This buffer must be installed before further construction continues to ensure adequate protection of the wetland and compliance with the approved environmental requirements. Similarly, this buffer has been created, and no-go demarcation is in place for Wetland A and the remnant indigenous vegetation located toward the southeast of the site.

An underground sewer conservancy tank was being installed at the time of audit, which will be emptied by a honeysucker truck as the need arises during the operational phase. Other services underway include trenching, pipe installation, and electrical works.

A lockable storage container is positioned on site for secure storage of equipment and materials, and an adequate number of chemical toilets is available for the workforce currently present. The site office is located between the buildings of the existing wine facility and is equipped with the required firefighting equipment. The office also contains a complete environmental file that outlines all necessary procedures and includes the relevant authorisations, method statements, and supporting documentation.

Temporary fencing has been installed along the southern boundaries of the facility. Along this boundary, the contractor is constructing a retaining wall to assist with erosion control and stormwater management.

Stockpiles and laydown materials have been placed within the area earmarked for the expansion; however, the contractor is reminded that the entirety of Wetland B must not be encroached upon or filled in at any stage, and the 10-metre buffer demarcation must be established.

Minor amounts of builders' rubble were observed within the treeline and should be removed, placed in appropriate bins, and managed on a continuous basis. Cement batching is taking place on an impermeable surface, in line with best practice. A silt fence and temporary stormwater channels were in place along a drainage channel.

ENVIRONMENTAL MANAGEMENT PLAN COMPLIANCE

TABLE 6: ENVIRONMENTAL MANAGEMENT PLAN COMPLIANCE

No.	EMP REQUIREMENT	COMPLIANCE FINDING
1. 1.1	**Site Demarcation and Development** Demarcate the project area and construction footprint in accordance with the approved Environmental Authorisation (EA) before any crew camps are established or construction begins.	Construction boundaries have been pegged and demarcated on both sides of the existing wine facility.
2. 2.1	**Protection & Rescue of Flora & Fauna** Identify all sensitive faunal species on site and relocate them to a suitable area before construction activities commence.	No sensitive faunal or flora species were recorded or relocated.
2.2	Use locally indigenous plants for landscaping.	Noted, this will be audited at a later stage.
2.3	Remove and control any declared invasive or noxious species.	No invasive or noxious alien species were observed during the site audit.
2.4	Rehabilitate construction camp and disturbed areas after construction, including ripping and mulching compacted soil.	Noted, this will be audited at a later stage.
2.5	Restore unbuilt areas to an acceptable aesthetic and ecological condition.	Noted, this will be audited at a later stage.
2.6	Implement active revegetation with local indigenous species under ECO supervision.	Noted, this will be audited at a later stage.
2.7	Inform workers that intentional harm to fauna is prohibited.	During the environmental induction and training, this was noted and explained.
2.8	Enforce disciplinary measures for any poaching activity.	No poaching has been reported/recorded.
2.9	Provide training on proper procedures for handling fauna.	The appropriate specialist will be contacted in the event fauna needs to be handled.
3. 3.1	**Freshwater Mitigation Measures** Schedule construction activities, where possible, during the dry	Construction commenced at the end of August 2025, limited rain

	summer months.	days have been recorded.
3.2	Prevent contaminated runoff from entering Wetland A or Wetland B.	A silt fence has been installed along the Eucalyptus trees where a drainage line is in place adjacent Wetland B to manage stormwater runoff.
3.3	Restrict disturbance within wetland buffer zones except where authorised.	Wetland B buffer (10 m) has not yet been implemented; no-go demarcation and notice boards have been erected surrounding Wetland A and the remnant vegetation.
3.4	Rehabilitate and revegetate disturbed natural areas using indigenous species.	Noted, this will be audited at a later stage.
3.5	Install subsoil drains as recommended in the geotechnical report.	Subsoil drains have not been installed as of yet.
3.6	Maintain a 10 m buffer from both wetland areas for all future activities.	The contractor is reminded to erect a 10m buffer surrounding Wetland B.
4. 4.1	**Oils and Chemicals** Confine hazardous substances to secure, bunded areas with sufficient containment capacity.	A lockable storage container is positioned on site for secure storage of equipment and materials.
4.2	Place drip trays beneath all machinery and vehicles to prevent soil contamination.	As per the ECO reports provided a drip tray is available for use when necessary.
4.3	Report any spills greater than 100ℓ to relevant authorities immediately.	No spills have been reported.
4.4	Maintain spill kits on site and in all vehicles transporting hydrocarbons.	A spill kit is available at the site office.
4.5	Dispose of contaminated spill material and soils at authorised hazardous waste facilities.	No spills have been reported.
5. 5.1	**Cement Handling and Batching** Use ready-mix concrete wherever feasible to reduce environmental impact.	Ready-mix concrete is being used.
5.2	Locate cement batching areas outside drainage lines, stormwater	Cement batching occurs on an impermeable surface, in line with

	channels, and sensitive areas.	best practice, away from Wetland A and B.
5.3	Limit concrete mixing to designated contained areas such as mortar boards or trays.	As per the ECO's request, cement batching occurs on an impermeable surface.
5.4	Store and dispose of empty cement containers in dedicated areas; remove to licensed facilities.	No empty cement bags were observed during the site audit.
5.5	Remove cement dust and concrete residues immediately; prevent washing into soil or watercourses.	A per the ECO's request, all cement remains have been removed and properly disposed of.
5.6	Prohibit direct placement of mixed concrete onto the ground.	As per the ECO's request, cement batching occurs on an impermeable surface.
6.	**Dangerous and Toxic Materials**	
6.1	Store hazardous materials in secure, bunded, roofed, and weather-proof facilities.	A lockable storage container is positioned on site for secure storage of equipment and materials.
6.2	Display clear labels and safety signage at all storage facilities.	Specific signage on the storage containers was not observed during the site audit.
6.3	Notify DWS immediately of any surface or groundwater pollution.	No pollution was observed during the site audit.
6.4	Dispose of empty hazardous containers at licensed hazardous waste sites.	Noted, no hazardous containers were observed during the site audit.
6.5	Ensure spill and fire response equipment is available on site at all times.	A spill kit is available at the site office.
6.6	Keep detailed records of all spills and corrective actions taken.	No spills have been reported/recorded.
7.	**Eating Areas and Camp Management**	
7.1	Establish a designated eating area with two lidded refuse bins cleaned daily.	No designated eating areas were observed during the site audit.
7.2	Provide clearly marked smoking areas	No clearly marked smoking areas were observed during the site audit.
7.3	Remove litter, cement bags and general waste to bins daily.	Minor builder's rubble was observed; contractor reminded to remove and manage continuously.

8.	**Method Statements**	
8.1	The contractor must provide method statements on the protocols to be followed, and contingencies to be put in place for the following, before construction may begin: • Emergency spills procedures for the contamination of soils from spills and fire • Handling & storage of oils and chemicals • Cement and concrete batching, which includes the storage, washing & disposal of cement, packaging, tools and plant. • Diesel tanks and refuelling procedures. • Crew camps and construction lay down areas. • Workshop maintenance and cleaning of plant.	Method statements for the site establishment, site clearance, and cement catching are located within the environmental file.
9.	**Toilets and Ablution Facilities**	
9.1	Provide chemical toilets at a minimum ratio of 1 per 15 workers.	An adequate number of chemical toilets are available adjacent to the storage containers.
9.2	Locate toilets within the contractor camp or within 150 m of work areas.	Chemical toilets are available adjacent to the storage containers and current works area.
9.3	Arrange daily cleaning and servicing by an approved provider. Keep toilets supplied with toilet paper and functioning dispensers.	Chemical toilets are serviced by a registered provider and kept in a hygienic condition.
9.4	Anchor toilets securely and ensure functioning locks.	Chemical toilets are in good working order.
10.	**Dust Management**	
10.1	Use non-potable water for dust suppression where possible and legally permitted.	No dust fallout was observed during the site audit.
10.2	Water roads and camp areas during dry and windy conditions.	No dust fallout was observed during the site audit.
10.3	Secure cement bags and prevent cement dust dispersal.	All cement bags have been properly disposed of; none were observed during the site audit.
10.4	Rehabilitate the camp area upon completion, including soil	Noted, this will be audited at a later stage.

	loosening and revegetation with indigenous species.	
11. 11.1	**Workshop Equipment, Maintenance and Storage** Use drip trays for all servicing to prevent soil contamination.	As per the ECO reports provided a drip tray is available for use when necessary.
11.2	Repair or remove leaking equipment immediately.	No leaking equipment has been reported as per the supplied ECO reports.
11.3	Keep a complete emergency spill kit available at all times.	An emergency spill kit is available at the site office.
12. 12.1	**Noise Management** Enforce working hours between 07:00 and 18:00 unless otherwise authorised.	All work has taken place during the stipulated working hours from Monday to Friday.
12.2	Provide written notice to adjacent residents and businesses 24 hours before noisy work.	Noted. No such notification was reported by the ECO.
13. 13.1	**Fires** Prohibit wood collection from surrounding private or public property.	No unnaturally damaged trees were observed during the site audit.
13.2	Restrict fires to designated, enclosed facilities within the fenced contractor camp.	No fire remains were observed/evident during the site audit.
13.3	Prohibit all waste burning on site.	No waste burning was observed or reported.
13.4	Prohibit tree felling or wood collection on or near the site.	No unnaturally damaged trees were observed during the site audit.
13.5	Keep appropriate firefighting equipment available on site.	The appropriate firefighting equipment is available at the site office.
14. 14.1	**Erosion and Sedimentation** Minimise disturbance and vehicle movement to reduce erosion risk.	The contractor has limited general disturbance to the active construction areas.
14.2	Rehabilitate eroded areas to reduce future erosion potential.	Noted, no significant erosion scars were observed during the audit; this will be audited during a later stage.

14.3	Apply mulch or water-routing funnels on rehabilitated areas.	This requirement has not yet become applicable as no eroded or rehabilitated areas were identified at the time of the audit.
14.4	Mulch all disturbed areas not scheduled for landscaping with alien-free material.	No mulching activities were observed on site during the audit. Disturbed areas outside the active construction footprint should be stabilised using alien-free mulch where landscaping is not planned.
14.5	Cover stockpiles during strong wind or rain to prevent erosion.	The contractor is reminded of this during the builder's break if any stockpiles remain on site.
15. 15.1	**Visual Impact** Install shade cloth to screen contractor camps, laydown, and storage areas.	Shade cloth screening around the contractor's laydown and storage areas was not observed during the audit as the site office is concealed by the existing facility.
15.2	Remove rubble and litter every two weeks or more frequently as required. Dispose of rubble and litter at a registered municipal landfill site.	Minor builders' rubble was noted within the treeline. The contractor is to place a skip near the construction and laydown area and additional bins near the works areas.
16. 16.1	**Stockpiling** Place stockpiles only within approved, demarcated areas.	Stockpiles are currently placed within an area earmarked for expansion.
16.2	Ensure stockpiles are easily accessible without causing damage to surrounding vegetation or property.	No damage to vegetation was observed in association with stockpile placement; however, the proximity of stockpiles to Wetland B requires ongoing monitoring to stay within the development footprint.
16.3	Cover stockpiles with tarpaulins during rain or strong winds to prevent erosion	The contractor is reminded of this during the builder's break if any stockpiles remain on site.
16.4	Stabilise stockpiles if signs of erosion are visible.	No erosion of material stockpiles was observed during the site audit.
16.5	Monitor topsoil stockpiles for invasive vegetation and remediate as	No topsoil stockpiles were observed during the site audit.

	necessary.	
16.6	Keep topsoil and subsoil stockpiles separate to prevent contamination.	No topsoil stockpiles were observed during the site audit.
16.7	Prohibit plant, labour, or construction activities on topsoil stockpiles.	No topsoil stockpiles were observed during the site audit.
16.8	Restrict stockpile height to a maximum of 2 m to avoid compaction.	The material stockpiles remained within the 2m height restriction.
17.	**Hydrology**	
17.1	Use berms and other structures to reduce stormwater flow velocity during construction.	Temporary stormwater channels have been installed where necessary.
17.2	Implement measures to control erosion from stormwater runoff.	A silt fence and temporary stormwater channels are in place.
17.3	Allow stormwater to infiltrate on-site wherever feasible.	Noted.
17.4	Prevent sand, silt, or silt-laden water from entering on-site watercourses.	A silt fence and temporary stormwater channels are in place.
17.5	Prohibit wastewater discharge into the surrounding environment.	Noted. No wastewater discharge was observed during the site audit.
18.	**Soil Management**	
18.1	Strip topsoil from all areas required for construction and access. Strip topsoil to a minimum depth of 300 mm and stockpile in designated areas.	No topsoil stockpiles were observed during the site audit. According to the supplied ECO reports, this was compliant at the beginning of construction.
18.2	Apply dust suppression for stockpiles older than one month.	No dust fallout was observed during the site audit.
18.3	Contour backfill areas to blend with the surrounding natural topography.	Noted, this will be audited at a later stage after construction is complete.
19.	**Stormwater Management**	
19.1	Allow stormwater to infiltrate the ground wherever possible.	Noted, this will be audited at a later stage after construction is complete.
19.2	Prevent waste or refuse from entering stormwater infrastructure.	Noted, this will be audited at a later stage after construction is complete.

19.3	Investigate and remediate any off-site silt runoff using vegetation or flow-diversion measures.	Noted, this will be audited at a later stage after construction is complete.

EMPr Compliance Rating	**93.9%**

CONCLUSION

An Environmental Authorisation (EA) was granted to Anthonij Rupert Wines (Pty) Ltd on 15 March 2024, in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended), under DEA&DP reference 16/3/3/1/B4/12/1069/23.

The external environmental audit conducted on 4 December 2025 confirms that the applicant is compliant with the conditions of the EA, MMP, and the Environmental Management Programme (EMPr), and that the EMPr has proven effective in mitigating and guiding the environmental impacts of the ongoing construction activities.

Overall, construction of the sparkling wine facility and the associated expansion works are nearing completion. Certain compliance actions remain outstanding, particularly the establishment of the required 10-metre buffer for Wetland B, although this area was only used as a material laydown area. Minor waste management issues were identified as the contractor was loading and transporting rubble at the time of the audit. The contractor is reminded that a skip must be placed near the laydown area for continuous use.

No major environmental risks or unmanaged impacts were identified that would warrant triggering a public participation process in terms of Regulation 34(5) of the EIA Regulations. As such, no further public engagement will be undertaken at this stage.

In compliance with regulation 34(6), the holder of the EA must, within 7 days of the date of submission of an environmental audit report to the competent authority, notify all potential and registered interested and affected parties of the submission of that report, and make such report immediately available –

(a) to anyone on request; and
(b) on a publicly accessible website, where the holder has such a website.

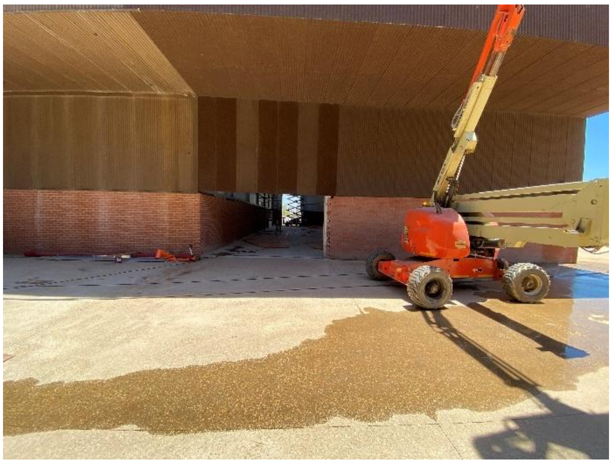
Compiled by:

Renier Kapp
for KAPPEC

ANNEXURE A – SITE PHOTOGRAPHS

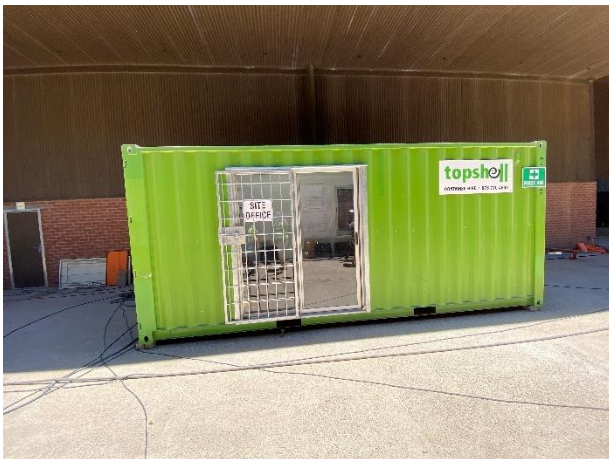
 Storage container adjacent to the existing facility.	 Chemical toilets available adjacent to the current works area.
 Construction material laydown area where the expansion is to occur. No buffer demarcation in place for wetland B	 The completed extended facility as seen along its northern boundary in an eastern direction.
 Construction material laydown area where the expansion is to occur. No buffer demarcation in place for wetland B	 Current construction activities underway along the completed northern boundary of the facility.

The walkthrough area between the two buildings, with the existing to the right and the new to the left.



A picture demonstrating the completed extension of the existing facility.

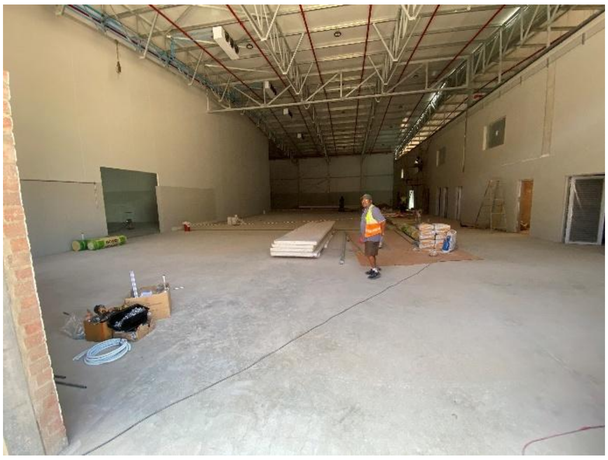
Internal section of the newly built sparkling wine facility, indicating finalised structural elements.



Site Office container placed within the walkthrough area.

Internal section of the newly built sparkling wine facility, indicating finalised structural elements.

Appropriate firefighting equipment within the site office.



Internal section of the newly built sparkling wine facility, indicating finalised structural elements.

Southwest side of the existing as seen towards the west. All tree lines have been retained.

South of the newly constructed facility as seen towards the east. All tree lines have been retained.

South of the newly constructed facility as seen towards the east. All tree lines have been retained.

South of the newly constructed facility as seen towards the west. All tree lines have been retained.

View towards the northeast along the boundary of the new facility where demarcation is in place to the right.

 Stockpile area adjacent to the current works area towards the south of the facility.	 Stockpile area adjacent to the current works area.
 View towards the remnant fynbos and Wetland A adjacent to the sparkling wine facility.	 View towards Wetland A adjacent to the expanded facility.
 View towards the remnant fynbos and Wetland A with demarcation and no-go signage in place.	 View towards the remnant fynbos and Wetland A with demarcation and no-go signage in place.

 View towards the remnant fynbos and Wetland A with demarcation and no-go signage in place.	 View towards the remnant fynbos and Wetland A with demarcation and no-go signage in place.
 View towards the north with Wetland B to the left of picture.	 Construction progress of the facility adjacent to the new facility seen towards the southwest.
 Builders rubble and waste material being loaded onto mobile skip for transportation.	 Material laydown area with Wetland B to the back of picture.

 Gravel access road leading towards the material spoil used as platform for the approved future PV plant.	 Gravel access road leading towards the material spoil used as platform for the approved future PV plant.
 Excavated material spoil used as platform for approved future PV plant towards the northeast of the site.	 Excavated material spoil used as platform for approved future PV plant towards the northeast of the site.
 Construction access roads along the remnant fynbos section.	 Discarded vehicle tyres to be removed within the tree line adjacent to Wetland B.

Silt fence installed along the Eucalyptus trees where a drainage line is in place adjacent Wetland B.

Along the Eucalyptus trees where a drainage line is in place as seen towards the south.

Cement batching taking place on an impermeable surface.

Cement batching taking place on an impermeable surface.

Construction laydown area adjacent Wetland B.

An underground sewage tank being installed immediately north of the existing facility.

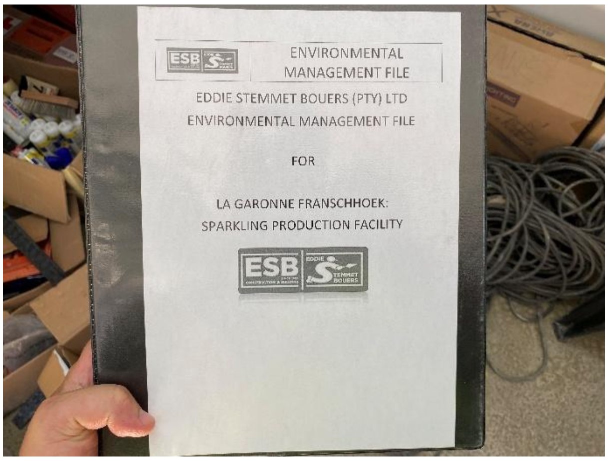
View towards Wetland B where the laydown footprint protrudes into a section thereof.

View Wetland B as seen from the laydown area towards the north.

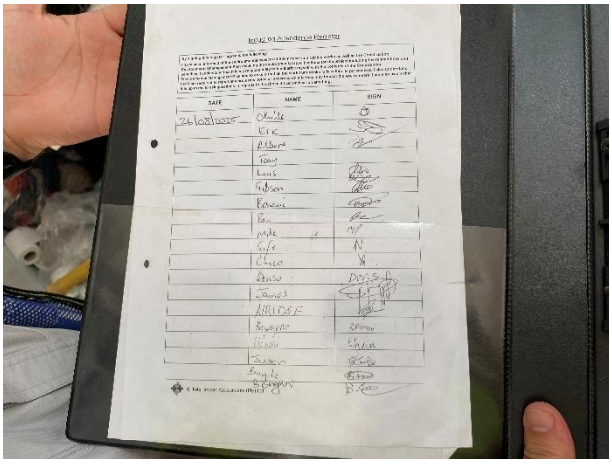
A picture demonstrating the completed extension of the existing facility as seen towards the south.

Parking area west of the existing facility with a wine tank temporarily placed as seen towards the south.

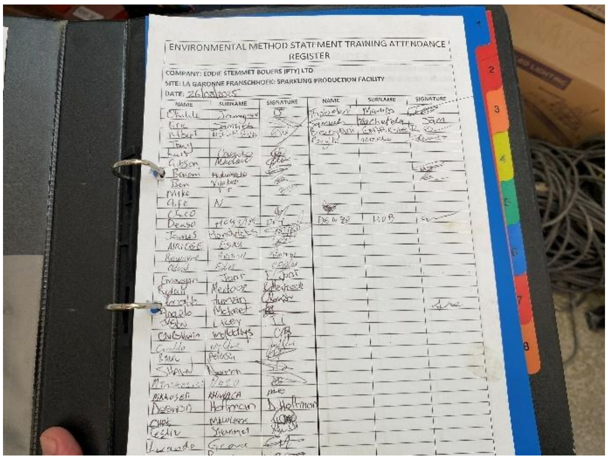
Environmental File



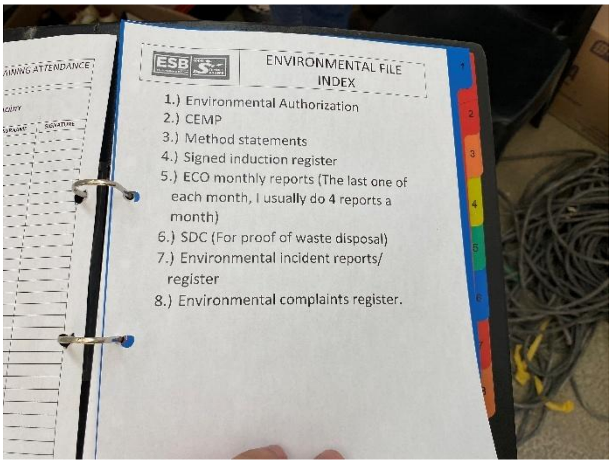
Environmental File within the site office.



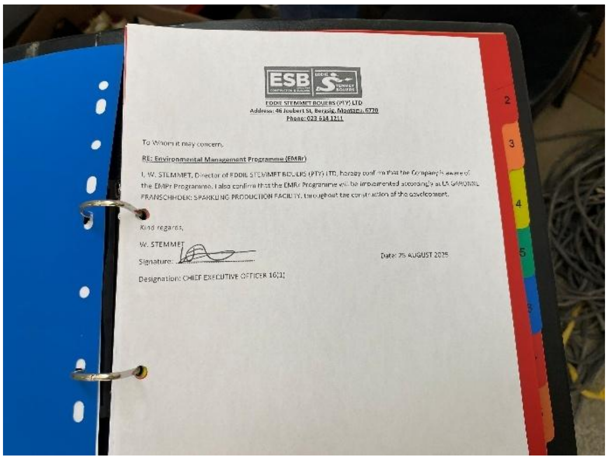
Induction Register.



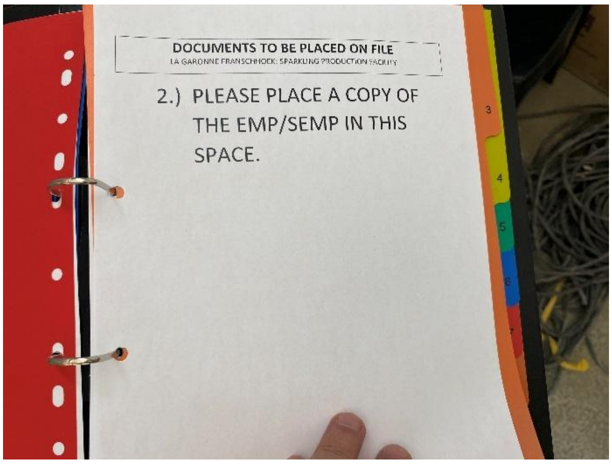
Environmental Training Register.



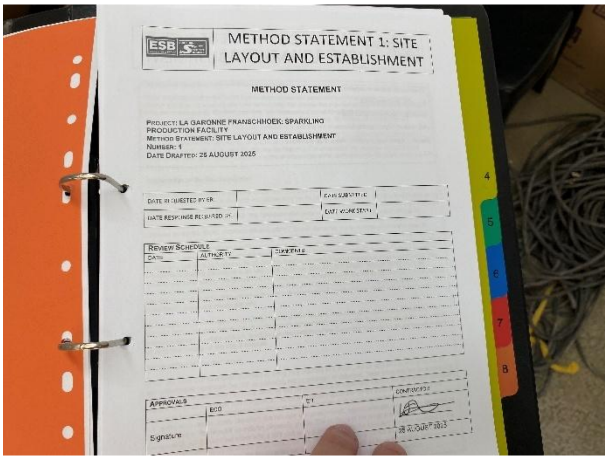
Contents of the Environmental File.



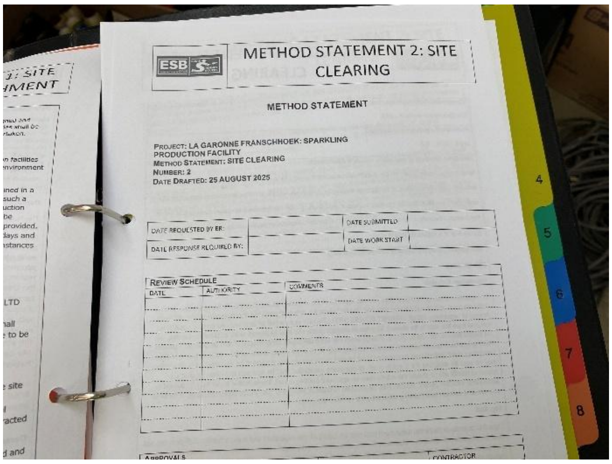
EMP part of the contract documentation.



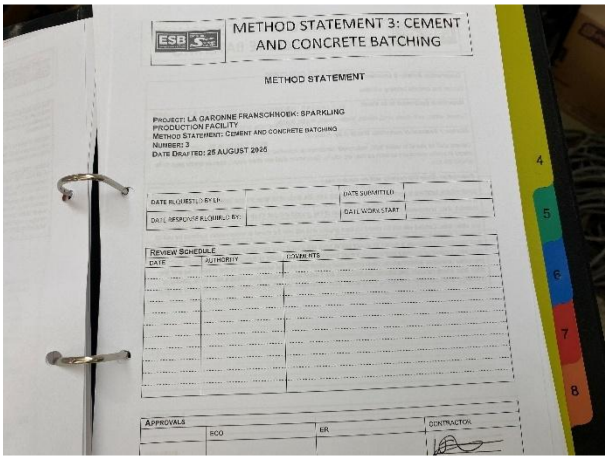
Copies of the EMP and MMP.



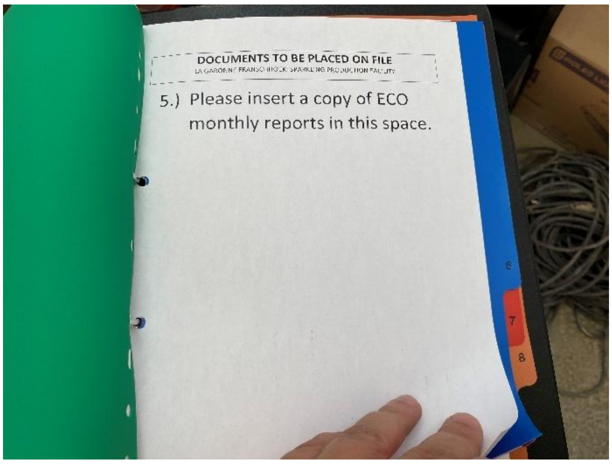
Method Statement for Site Establishment.



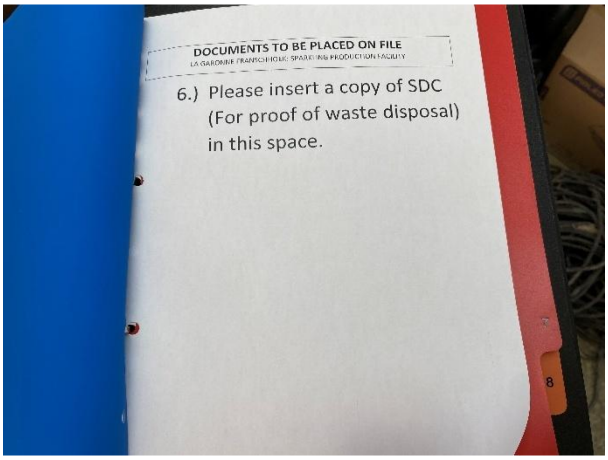
Method Statement for Site Clearance.



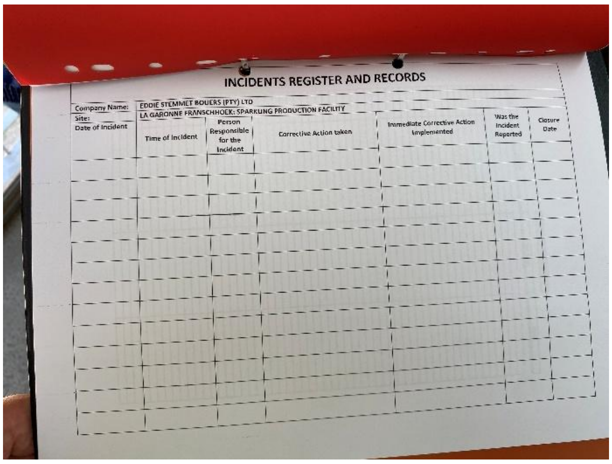
Method Statement for Cement and Concrete Batching.



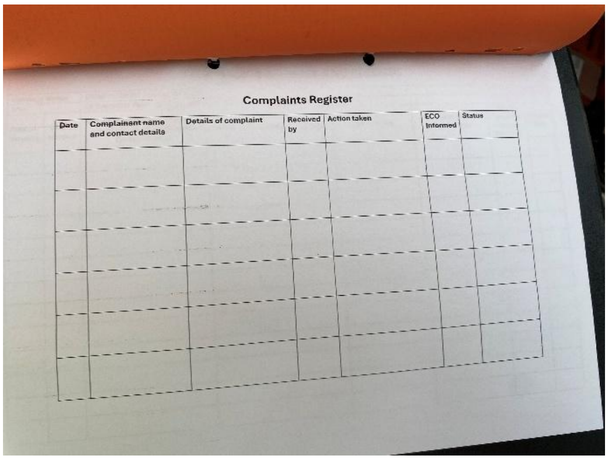
Copies of ECO Reports.



Proof of Waste Disposal Slips.



Incidents Register: None recorded.



Complaints Register: None recorded.